

28<sup>th</sup> September 2020

Dear Councillors & Mr Dismore AM,

**Re: Edgware Community Hospital Consultation Response**

Thank you for your response to NHS Property Service's proposals for Phase 1 for Edgware Community Hospital.

As part of our commitment to community engagement, we will be carefully reviewing all of the feedback received before submitting a planning application to Barnet Council. If I may, I wanted to briefly respond to the comments outlined in your letter and offer a further opportunity to receive a briefing on the proposals for Phase 1.

**Impact on the local health service**

At NHS Property Services, our primary goal is to ensure that the NHS makes the right property choices to enable excellent patient care.

The proposed changes to the Edgware Community Hospital are clinically led and we are working to improve the hospital environment and its ability to provide high standards of care. The proposed change to the site benefits from the support of the North Central London Clinical Commissioning Group (CCG) and North Central London Sustainability & Transformation Partnership (NCL STP) who we have been liaising with throughout.

We also appreciate that there are a considerable number of residential developments planned nearby, reflecting the need for housing across the borough. These new residents and the existing community will need access to high-quality healthcare. No health or admin services will be changed or lost as a result of this scheme. In fact, by consolidating services into fewer buildings we can modernise and improve the environment and the general user experience for staff and visitors as well as for existing and future residents.

**Patient Parking Accessibility**

It is important to clarify that there will be no net loss in patient parking as a result of this or any future scheme on this site. A section of patient parking currently contained within the site will be relocated to the rear of the main hospital building, but all the spaces will be reprovided.

The hospital will be just as accessible from the new parking location as it is now. Existing drop-off areas will be retained so patients needing urgent treatment can be quickly seen by a medical professional. Similarly, those with mobility issues will continue to have immediate access to the hospital. All six disabled parking spaces currently within the site will be relocated to the echelon parking area, with the same proximity to the hospital main entrance.

**Loss of Staff Parking**

Currently, staff parking across the hospital site is abused due to a lack of enforcement. The result is a lack of spaces available for staff and key workers. We are proposing to increase the enforcement mechanisms to free up spaces for those that need them most. This will offset the modest reduction in staff car parking numbers and prevent any spill over into the surrounding streets.

We will also be submitting a Transport Management Plan (TMP) alongside our planning application for Phase 1 which will demonstrate the potential impact on the local road network and detail our mitigation measures, if required.

**Affordable Housing**

The exact figure for affordable housing has not yet been confirmed and will be subject to a robust viability assessment.

Given the complexities associated with redevelopment of the site and the consolidation of health and admin services, we are expecting the assessment to reveal only a very limited amount left for subsidised housing provision.

However, the merits of our proposals remain significant. Alongside the delivery of much-needed new homes in a sustainable location, our proposals will significantly improve the patient experience for hospital users and staff and play a key role in securing its long-term operation.

### **Masterplan for the Hospital**

As part of a longer-term project, the team is reviewing options for the remainder of the site in conjunction with the relevant health bodies. As this is clinically led, we will ensure that the hospital and the services on site remain a priority throughout. All proposals will be subject to comprehensive public consultation once they are brought forward and we will ensure all stakeholders have ample opportunity to review and comment on the plans.

I hope that this responds to your comments. The team would be happy to meet with you to discuss the plans in more detail.

Feel free to get back in touch with Ben Knock with any follow up questions or suitable dates for a (virtual) meeting. You can with call on 07789 465 017 or send an email to at [ben.knock@becg.com](mailto:ben.knock@becg.com).

Kind Regards,

**Dan Hotson**

Principal Transaction Manager (London & South)