

NHSBSA Strategic Estates Plan

2024-2026

Estates Vision

- Providing strategic leadership of the NHSBSA's estate to deliver value whilst retaining flexible and responsive workspaces that meet the needs of the business. Ensuring we have the right buildings in the right place to support effective ways of working, supporting change and transformation at pace.
- Identifying the NHSBSA estate as a key enabler of change, maximising opportunities to meet or exceed targets for sustainability and reduce our environmental impact.
- Owning the standards which keep our buildings operational, safe, secure and compliant.

Strategic Estates Principles

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Cost effective
Connected
Sustainable

Delivering value for money

- Rationalise our estates, where required, to minimise annual running costs
- Comply with the Government Property Strategy and National Property Controls, utilising public sector estate where possible, meeting workplace occupancy standards and best practice efficiency benchmarks
- Delivering effective contractual arrangements for Facilities Management across NHSBSA to deliver best value

Creating a connected organisation

- Supporting collaboration and partnership working through effective workplace design
- Ensure that office layouts are designed to support flexibility and hybrid ways of working
- Ensure that our properties are fit for purpose to support our specialist activities (e.g. contact centre/processing) in the short, medium and longer term

Ensuring a sustainable estate

- Ensure our property portfolio has the minimum possible detrimental impact on the environment by ensuring that each property we hold is as environmentally efficient as possible, minimising energy and water consumption
- Deliver agreed environmental benefits to support the NHSBSA to deliver its 2030 Net Zero commitment
- Deliver efficient environmental performance of our properties by introducing environmental benchmarks for all new building acquisitions, refurbishments and estates related contracts

Inclusive and healthy

Heritage

Providing an inclusive and healthy workplace

- Recognising that our environment can have a huge impact on our people and their productivity and wellness
- Develop innovative workplace designs and solutions which support a healthy working environment
- Ensure the estates supports our commitment to equality and diversity and complies with Equality Act
- Achieve compliance with current, known and planned statutory safety legislation and best practice standards

Remain committed to our community heritage

 Being mindful of our heritage as an employer and the communities our workforce are a part of when considering our future NHSBSA estate

Property Benchmarking

Estates Costs Benchmarking Pre-Covid (range 2017/18 to 2018/19)							
КРІ	Civil Estate	DHSC Benchmark	Private Sector Benchmark	NHSBSA KPIs			
Property Cost per FTE in Office estate	£4,553	£4,896	£5,976	£3,376			
Property Cost per m ² on Office estate	£486	£606	£560	£253			

Estates Costs Benchmarking Post-Covid 2021-22							
KPI	Average ALB	Average ALB and Funders	Private Sector Benchmark	NHSBSA KPIs			
Property Cost per FTE in Office estate	£5,103	£5,632	n/a	£2,418			
Property Cost per m ² on Office estate	£541	n/a	£740	£272			

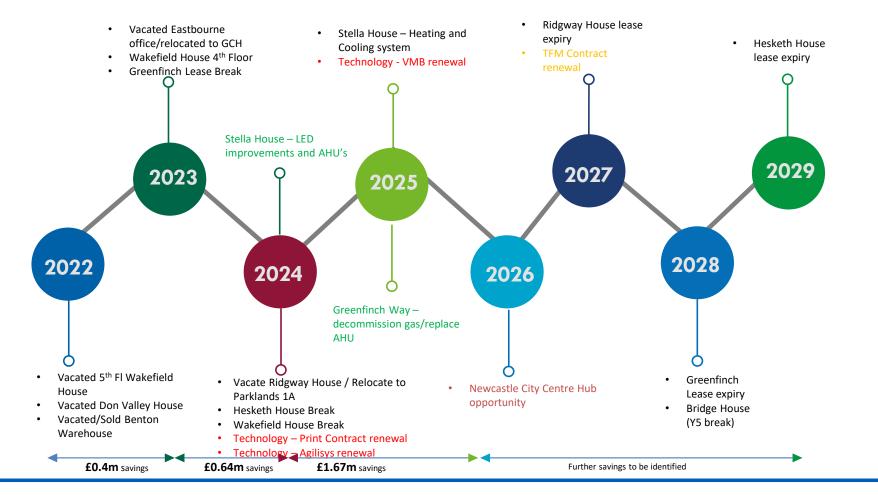
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Estate Overview (Mar 2024)

Location	Tenure	Asset Type	Lease break	Lease Expiry	Area (m²)	Total cost £p/a	Desks	FTE
Stella House, Newcastle	Leasehold	Office	31/3/2026	31/03/2036	5017	£1,384,397	627	1051
Greenfinch Way, Newcastle	Leasehold	Industrial	21/09/2023	21/09/2028	5366	£883,839	0	74
Bridge House, Newcastle	Leasehold	Office	25/06/2066	25/06/2066	5675	£1,846,148	890	1235
4F Wakefield House, Wakefield	Leasehold	Office	28/09/2029	23/06/2022	641	£403,845	80	87
Hesketh House, Fleetwood	Leasehold	Office	n/a	01/09/2029	11,116	£2,465,320	340	837
Ridgway House, Bolton	Leasehold	Office	01/11/2024	01/11/2027	2741	£1,062,019	403	170
Northgate Close, Bolton	Leasehold	Industrial	01/11/2024	01/11/2027	480	£115,911	0	0
Greencoat House, Eastbourne	Licence	Office			175	£68,607	20	46

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Estate Timeline (2022 - 2029)



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