

Public land public value-
progressive use of
NHS estates

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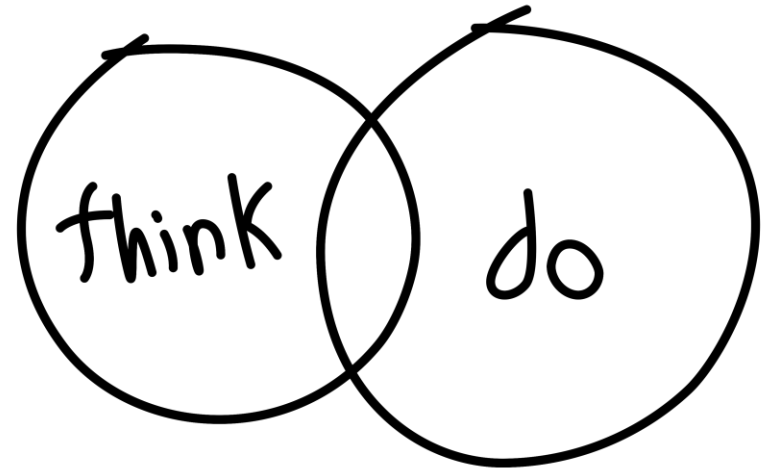
Plan for today

- **Intro to CLEES**
- **Anchors 101** – why do anchors matter ?
- **Estates case studies** – what's happening right now, what's the art of possible?
- **Discussion** – getting more public value out of your land and assets



About CLEES

- The **national organisation** for **local economies**
- Progressive economics for people, planet and place
- Thinking *and doing*, to achieve social justice and effective public services





Introductions



Anchors 101

What's it all about?

Why do anchors matter?



The power of anchor institutions



- Local government
- The NHS
- Universities and colleges
- Housing associations
- Some Large private businesses...



Community wealth building

- Community wealth building is a **progressive approach to economics and economic development.**
- A set of guiding principles to help us build a more inclusive economy.
- It seeks to change the way that our economies have come to function by aiming to retain more wealth and opportunity for the benefit of local people.

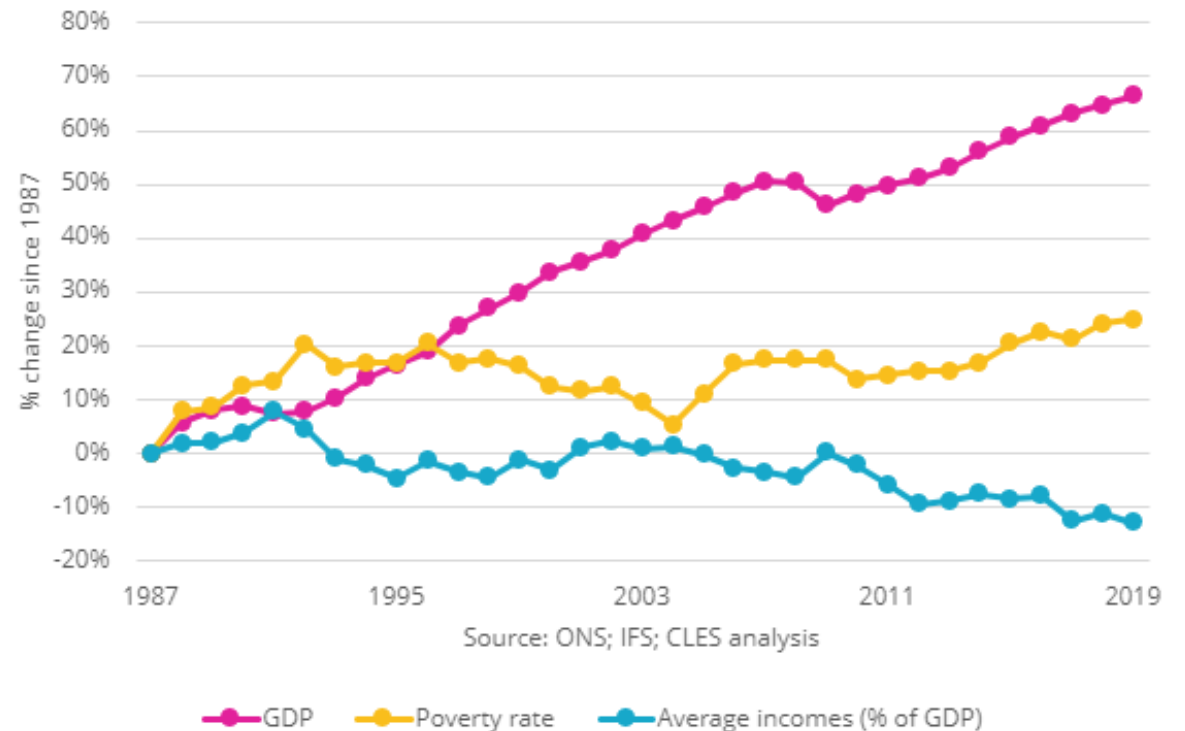


An antidote to the current growth problem

It's not a given that even if your economy grows (as measured by GDP) that all people will benefit.

While GDP has increased, incomes have fallen and poverty rates have climbed.

This means that **wealth is not benefitting the communities that create it.**





But it doesn't have to be this way..

NIHR | National Institute
for Health Research

Study published in Lancet finds health and wellbeing benefits from Preston model

'Our research indicates that an approach focused on community wealth building may be more effective at achieving wellbeing improvements'

- CWB and anchor activity can drive positive health and wellbeing impacts
- Improvements in mental health, life satisfaction and wages
- Peer reviewed evidence



In practice

Why does this look like on the ground?



There are challenges – particularly around land disposal

Health institutions as anchors

Establishing proof of concept in the NHS

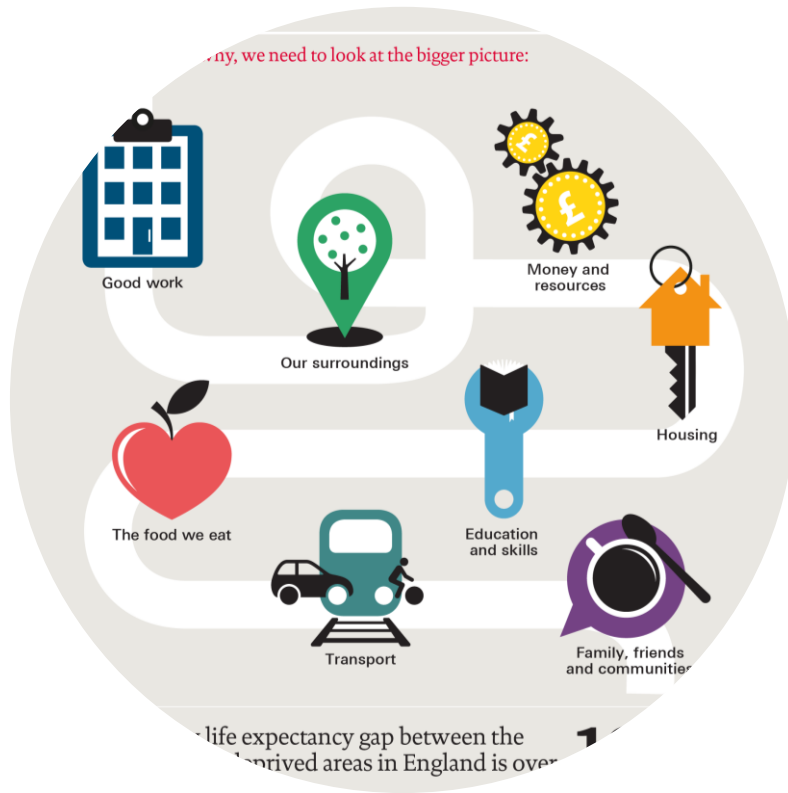


Doing things differently requires headspace.

“getting rid of estates, flogging it off, whatever they can get the money for, in order to show their annual accounts are in balance, in order to qualify for this further cash... [B]ut meanwhile, they've sold this asset, which might be useful to them in the future.”



But there are positive policy drivers too...





Progressive use of land at a glance

- Giving over space to community groups
- Support for local enterprise
- Employment support hubs
- Health and wellbeing hubs
- Key worker accommodation
- Affordable housing





University Hospitals Birmingham



- Local community can make use of building
- Charities can use conferencing facilities for free
- Have established skills and employment hub
- Use land to host farmers markets



Liverpool University Hospitals



- Rather than selling off land, have created a health and wellbeing hub
- Mixed use, including key worker accommodation
- Cafés, restaurants and retail space to support local economy



Carmarthenshire and Hywel Dda



- Partnership between local gov and NHS
- Innovative use of levelling fund money to buy a “Debenhams”..
- Health hub plus a way of driving footfall on the high-street to support local economy



The art of the possible – East Lancashire and Sandwell



- Some NHS land is being developed for affordable housing
- Usually involved partnership with other anchors – council/housing association
- Targeted towards key workers and/or vulnerable groups such as young homeless people



Any questions...?



For discussion

How does what we've outlined resonate?

What are the challenges and opportunities here?

Other examples of emerging practice?

Where could you start?

What pledges could make?



Thank you!



Get in touch



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