

# Case Study:

## Business Case support for a new health centre for Northwood & Pinner



**Client:** NHS Property Services (NHS PS)

**Project:** Northwood & Pinner Cottage Hospital redevelopment

**Services Provided:** Delivery of a comprehensive Outline Business Case (OBC) and Full Business Case (FBC)

**Timescales:** February 2022 – July 2023

**This project involved a crucial capital investment in the existing Northwood & Pinner Cottage Hospital, facilitating the development of a purpose built, fit for purpose modern health centre.**

**This project will also enable the sale of the Northwood Health Centre site and surplus land from the current Northwood & Pinner Cottage Hospital site, opening opportunities for residential development and ensuring the best value for money in the disposal process.**

As a result of gbp consult's extensive Business Case experience, credentials and proven track record, we were commissioned to provide a detailed Outline Business Case (OBC) and subsequent Full Business Case (FBC), with both documents being prepared in-line with the H M Treasury (HMT) Green Book guidance.

This scheme is fully aligned with the national and local strategic objectives, with the FBC having full support from the various stakeholders, as well as NHS PS as landlord and freehold owner of the site.

With funding provided by NHS PS, the capital required from the Health system as set out in the FBC was limited to their proportion of the IT and FF&E costs, of which the majority will be funded from existing Section 106 agreements.



### Activities undertaken by gbp partnerships:

- Preparation of a HM Treasury Green book compliant OBC, allowing the scheme to be approved and progress to FBC stage, with the subsequent development of a fully compliant FBC.
- A significantly summarised version of the FBC was required for submission and approval by the NHS North West London ICB to proceed to construction procurement. A further report was created in a specific template, as required by the Department of Health and Social Care for their approval.
- In partnership with the NHS PS finance team, a fully compliant Comprehensive Investment Appraisal model was developed in support of the Economic case, to determine (and confirm at FBC stage) the preferred, value for money option.
- Project management and development of long and short-listed options (in conjunction with the NHS PS team) assessing costs, risks and benefits to determine the preferred option for development.



### Our Impact:

- ✓ Enabled the Northwood & Pinner Cottage Hospital redevelopment programme to proceed to the next stage. The final scheme will provide a modern health facility, improving the patient and workforce experience.
- ✓ Delivering better access to a greater range of high-quality healthcare services for the local population, supporting prevention and early intervention, in line with best practice models of care and giving patients more control over their care.
- ✓ Addressing health inequalities and improving health outcomes in Northwood Hills and, to a lesser extent, neighbouring wards.
- ✓ Maximising the use of NHS assets, with site and land disposal creating funding to support the development of the new Northwood & Pinner Cottage Hospital.

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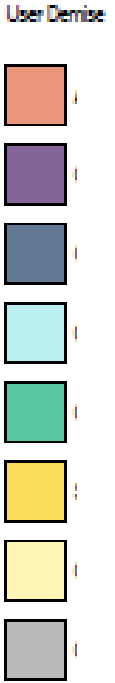
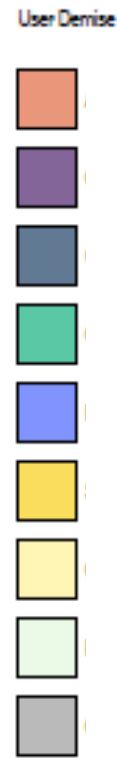
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Current Northwood and Pinner Cottage Hospital



Design image for new development



Floor plans, coloured by tenant and usage



## The Power of Partnership

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We develop and deliver partnerships with clients across health, local authorities and the wider public sector. Empowering people to change practices, processes and the use of physical assets, in order to embed long lasting organisational transformation.



Unlike other consultancy companies who only provide advisory services, gbpartnerships consult - as part of the gbpartnerships group - are able to apply the group's operational delivery experience in managed services, asset management, property development, and long-term partnerships with 14 local community and healthcare systems across England, to deliver grounded, end to end service transformation, change management and asset management services to clients.



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If you'd like to find out more or arrange an informal chat about our work, contact:  
Sam McCumiskey, gbpartnerships consult Managing Director  
Email: [sam.mccumiskey@gbpconsult.co.uk](mailto:sam.mccumiskey@gbpconsult.co.uk)