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HOUSE OF COMMONS
LONDON SW1A 0AA

10 August 2018

Suspending proposed sale of the Emsworth Victoria Cottage Hospital site

Dear John,

I am writing to you further to our recent correspondence regarding the Emsworth Victoria Cottage Hospital (EVCH) site, and the actions taken by NHS Property Services (NHSPS) to place the site on the market for sale without informing me or the community in advance.

Since last Friday I have spoken to the South Eastern Hampshire NHS Clinical Commissioning Group (CCG) and I have asked them to reverse their declaration that the EVCH site is surplus to requirements for medical use. I have also asked the CCG to provide me with information about how they reached their decision in the first place.

I have also met a number of community representatives who believe the EVCH site is the best location for Emsworth Medical Practice (EMP) to build a new surgery building.

As you may know, the EMP are currently exploring the potential of a site at Redlands Grange in north Emsworth. While the EMP's negotiations with NHS England and the CCG are ongoing, they are far from being concluded. In fact, I understand that the EMP are yet to submit a formal Business Case to the CCG and NHS England for the Redlands Grange site.

Dr. Abu Chinwala from the EMP has provided me with confirmation that the EMP notified the CCG on 6 August 2018 that they would now be willing to consider the EVCH site as the location for their new building if the community's efforts to acquire it are successful and a financial arrangement for the doctors can be agreed with relevant NHS stakeholders.

I would also like to draw your attention to the current draft Havant Borough Council Local Plan which states that the EVCH site is reserved as the location for a new doctors' surgery if the Redlands Grange site does not go ahead. The relevant extract from the Plan is below:

"The Local Plan as a whole provides for a new site for primary care in the Emsworth area. The Victoria Cottage Hospital site is allocated for residential development. However this is specifically only allocated if the proposal to relocate the surgery to the Hampshire Farm development takes place. If this does not happen, the site will remain available to use as a health centre."

Once this draft planning document is voted upon by local councillors in early 2019 and reaches a pre-submission stage it will have a legal impact on planning decisions, so I understand it would not be straightforward for NHSPS to sell the site for non-health purposes anyway.

With the above in mind, if the CCG reverses its declaration that the EVCH site is surplus to requirements for medical use, please would you take the EVCH site off the market for sale immediately, and remove the "for sale" signage at the site and all other sale-related promotional materials.



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Secondly, I draw your attention to the draft Emsworth Neighbourhood Plan, which states the community goal for this site. The relevant extract is below:

Community & Public Services Hub

a) Support will be given for planning applications for the development of health or social care facilities on the former site of Victoria Cottage Hospital.

b) If applications for such uses do not come forward on this site, a mix of community and public services will be supported with particular emphasis on ground floors.

c) Applications for a public library, nursery or other social or cultural service that enhances social integration in the proposed public service hub will be supported.

As you can see, there is considerable public support for the EVCH site remaining for community use, even if the site does not become the location for the new EMP surgery building.

Therefore, I am asking you to engage with the Emsworth community regarding their vision for the future of this site and for NHSPS to work towards a solution that fulfils the ambition outlined in the draft Emsworth Neighbourhood Plan. NHSPS' objective is to find best value for the taxpayer not necessarily to sell to the highest bidder.

There is a public meeting taking place in Emsworth on Wednesday 22 August 2018 to discuss the above issues (and a roundtable meeting which I am convening for key stakeholders in early September which you have agreed to attend), so I would be grateful if you could come back to me on the above two questions before the public meeting.

Given the community's interest in this matter, I am putting this letter into the public domain, and I would be grateful for your swift response. Thank you very much for your assistance.

Yours sincerely,

Alan Mak MP

CC:

- Daniel Hotson, Principal Transaction Manager (London & South England), NHS Property Services Ltd
- Nicola Booth, Senior Transaction Manager (Portsmouth Office), NHS Property Services Ltd
- Cllr Leah Turner, Cabinet Lead for Communities and Housing, HBC
- David Hayward, Planning Policy Manager, HBC
- Nicki Conyard, Community Manager, HBC, with responsibility for Assets of Community Value
- Cllr Richard Kennett, Cllr Rivka Cresswell, Cllr Lulu Bowerman (Emsworth's councillors on HBC)
- County Cllr Ray Bolton (Emsworth's representative on Hampshire County Council)
- Dr. Barbara Rushton, Chair, South East Hampshire NHS Clinical Commissioning Group
- Maggie MacIsaac, CEO, South East Hampshire NHS Clinical Commissioning Group
- Dr Abu Chinwala, Emsworth Medical Practice