

Labour government – impacts & actions

Key changes for NHS estates, infrastructure and projects



We are six months in, under a new Labour Government, one which has promised to “fix” the NHS, invest in national infrastructure projects and deliver growth. Since then, the Darzi Report has been published, diagnosing the ailments facing the NHS and outlining the necessary steps needed to address them. Additionally, the Autumn budget promised further NHS investment. However, despite these assurances, at ICB and Trust level it feels like we’ve reverted to the pre-COVID days of Conservative austerity. Here we focus on what we can expect in terms of further investment in NHS infrastructure over the course of this government.

IMPACT ON NHS:

New Hospital Programme (NHP)

The delivery timescales of the NHP have been significantly delayed following the government’s review of the programme.

Whilst there is good news for the Wave 1 hospitals which includes the 7 RAAC hospitals, there is frustration for those in Wave 3 who now need to wait up to 15 years before development can commence, and there will be question marks over whether these schemes will be delivered at all.

Private Sector collaboration

The government has promised investment and growth, but is under significant pressure to reduce public spending. Wes Streeting has highlighted the need for further collaboration with the private sector.

Whilst PFI remains a four-letter word to many, it seems likely that Labour will reintroduce some form of PPP to help revitalise private sector funding into NHS developments and infrastructure. However, policy changes and changes to the Treasury’s CDEL rules are needed to make private sector collaborations with the NHS more achievable.

Planning reform

With the government’s promise to build 1.5m homes during the next four years, significant planning reform is coming in the form of the Planning and Infrastructure Bill which will help make house building easier.

This is likely to create further opportunities for NHS organisations to deliver cost savings and obtain capital receipts by selling surplus land for development as part of estates rationalisation.

Increasing diagnostic capacity

Over the last 3 years, 170 new Community Diagnostic Centres (CDCs) have been approved nationally, and 135 of these are now fully operationally. However, the government has promised a new ‘Fit For the Future’ fund to double the number of CT and MRI scanners, allowing the NHS to catch cancer and other conditions earlier, saving lives.

HOW CAPSTICKS CAN HELP

- We are a leading law firm, dedicated to helping NHS organisations with the upcoming changes.
- We advised on the construction of the new Midland Metropolitan University Hospital and continue to advise on 13 NHP schemes.
- We regularly advise NHS Trusts in relation to various PFI, PPP and other collaborations with the private sector.
- Our NHS property team is at the forefront of NHS disposals nationally, and we can help your Trust navigate NHS disposal requirements, to deliver best value.
- We have advised on over 25 CDC projects; helping on all elements of these projects from property acquisitions, planning requirements, construction, staffing and MES provider procurement.

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