To the Chair and Chief Executive,

As you are aware, the Government has committed to build 100,000 new homes by 2015 to help families access affordable housing. It is only right our NHS plays its part in this initiative and helps boost the housing market and the wider economy by freeing up its surplus land which is not required for clinical purposes.

Historically it is clear that a significant number of trusts have continued to retain surplus NHS land. The Government has therefore established the £100 million Growth and Efficiency Fund to incentivise and encourage NHS organisations to generate savings by reducing their Estate costs, and contribute to economic growth by releasing land for housing. Both are vital if the NHS is to provide additional funds to invest in local clinical infrastructure as well as to support the growth of local communities.

The new fund has been designed to incentivise identification and disposal of surplus land in the NHS through providing revenue based contributions to trusts who accelerate the delivery of their land sales and access to capital loans to finance estate configuration The department will also underwrite the risks of early transfer of the land for smaller building plots to SMEs. This fund is a unique opportunity for the NHS to dispose of its surplus land and improve the efficiency of its estate.

We wanted to write to you personally to encourage you to utilise this fund to help provide new homes across the country and to boost the money available for your trust to deliver improvements in patient care.

We are sure you will agree that this is a win, win opportunity for trusts, for patients, and for local communities.
If your trust has been in discussions with the department about the progress on existing surplus land sales, please get in touch with their regular contact. Alternatively you can contact either, David Gubb, Michael Bellas or Robert Oldham by emailing:

nhssurplusland@dh.gsi.gov.uk.

Yours sincerely,

DR DAN POULTER  
Minister for Health

STEPHEN HAY  
Managing Director of Provider Regulation, Monitor

DAVID FLORY  
Chief Executive, NHS TDA