

HILLINGDON HOSPITAL REDEVELOPMENT UPDATE

Committee name	Health and Social Care Select Committee
Officer reporting	Jason Seez, The Hillingdon Hospitals NHS Foundation Trust
Papers with report	None
Ward	All

HEADLINES

This report provides an executive summary of the Hillingdon Hospital redevelopment programme, covering progress to date and next steps.

RECOMMENDATION

That the Health and Social Care Select Committee notes the report.

SUPPORTING INFORMATION

Hillingdon will proceed as a wave 1 scheme, with construction expected to start in 2027/28 and a capital envelope of £1-1.5bn - the Hillingdon Hospital's redevelopment will be part of the initial phase of hospital rebuilds and will act as a testbed for future hospital redevelopments in England, this places an additional expectation and focus on this overall programme.

The redevelopment is alongside the seven high priority RAAC (reinforced autoclaved aerated concrete) hospitals; Hillingdon Hospital is one of a small number of schemes that have been selected to proceed in wave 1 and the only one in London.

Following the Government announcement, The Hillingdon Hospitals NHS Foundation Trust (THH) received a letter from the Minister of State for Health confirming its status as a wave 1 scheme and setting out the following expectations of the Trust:

- Develop a Hospital 2.0 compliant design (NHP's standardised approach to design);
- Engage and gain support from Local Authority planners for the H2.0 compliant design; and
- Move forward with the Outline Business Case (second stage of the three stage business case process for major construction schemes in the NHS) supported by a programme plan to be agreed by March 2025.

Latest developments - key progress

Site Preparation

- An integrated approach to site clearance, the Integrated Site Clearance Programme (ISCP), is being led by the Redevelopment Estates Lead and comprises the enabling and decant schemes and the BAU site moves, including any known gaps in terms of BAU site moves.
- The integrated plan (including recommended solutions for gaps) is informing onward activity through collaborative and integrated working between Redevelopment Estates workstream and Trust BAU teams (clinical, operational and estates / capital planning).

Progress the enabling and decant programme in support of a cleared site in 2027, including:

- Completion of the Furze refurbishment by October 2025;
- Agreement and completion of the next phase of works to support the new power supply; and
- Conclusion of the New Hospital Programme (NHP) / NHS England assurance process for the remaining enabling and decant business cases to ensure a cleared site for the new build.

Programme development

- The Trust has received details of budget and the target Gross Internal Floor Area which will form the basis of the redevelopment scheme. A suitable schedule of accommodation, describing the content and spaces in the hospital, is being finalised.
- Work has progressed with the New Hospital Programme to align the schedule of accommodation with the budget available. Validation and sign off of this process is expected by mid-July 2025.
- Work has started on enabling strategies: including the revised Digital Strategy, Facilities Strategy and Workforce Strategy. Work is expected to commence on the Target Operating Model over summer 2025.
- The design refresh is due to commence in July 2025.

The Trust is working with the New Hospital Programme to develop the detailed programme of works. Draft milestones at this stage are indicated below:

Design refresh begins	July 2025
Contractor selection and onboarding	Early 2026
Outline Business Case submission	October 2026
Full Business Case submission	March 2028
Construction	2028 - 2032
Hospital available to patients	Early 2033

Contractor selection

The New Hospital Programme has commenced a procurement process to appointment 10 contractors to the new Hospital 2.0 Alliance (H2A) framework. This £37 billion, multi-supplier framework agreement will be used by Trusts to appoint Alliance Partners who will provide the detailed design, construction and handover of individual New Hospital Programme schemes between 2025 and 2040. The Hospital 2.0 Alliance will play a critical role in transforming healthcare infrastructure to deliver hospitals that are faster to build, safer for patients and staff, digitally enabled and the best value for money for the taxpayer. NHP is on track to award places on the Hospital 2.0 Alliance framework in Q4 of 2025.

The Trust will provide a scheme prospectus to be matched to a contractor through collaborative allocation in due course.

Community Engagement

THH will continue to engage with staff, patients and the local community to gather input and provide updates on the hospital redevelopment. There has been support and collaboration on a broader engagement road map with input from Hillingdon Council, Healthwatch and wider

voluntary charity sector leveraging on the local relationships. Work to reset the relationships with the Trust, and particularly stakeholder management, has been key in strengthening partnership working in the Borough.

Anchor Institution - Business and Academic Community

We have proactively connected with Brunel University in being a key partner to the hospital rebuild and the opportunities that lie ahead with employment and education pathways. Hillingdon Chamber of Commerce has also welcomed us to connect their series of upcoming events and be part of their broader network with Heathrow Business Summit and Heathrow's Lift Off Programme.