

Health Real Estate NHS and Public Sector

Our experienced and approachable Health Real Estate Team deliver solution-focused and effective advice to a wide range of NHS clients. We act for NHS Trusts and Foundation Trusts across the country, as well as ICBs, Commissioning Support Units and national bodies, such as NHS England and NHS Property Services.

We focus on:

- delivering **day-to-day** NHS estates work in an efficient and cost-effective manner and build long-term relationships with our clients so we understand their estates requirements; and
- delivering **transformational health infrastructure projects** using a multi-disciplinary team approach to bring together experienced, motivated and collaborative specialists across Real Estate, Construction, Planning, Procurement and other connected disciplines

At Hill Dickinson we combine health-specific expertise with the team strength and depth of an international commercial law firm. As a result, we are able to deliver an exceptional service to clients across the NHS and are proud to do so.

How our Health Real Estate lawyers can help you

Our team advises on:

- New leases of clinical or non-clinical facilities
- Leasehold management, such as alteration projects, sub-lettings and assignments
- Development projects, including the construction of new acute, community or mental health facilities
- The disposal of redundant facilities, including on a subject to planning basis and with the imposition of overage and clawback arrangements
- The creation and operation of wholly-owned estates subsidiary companies
- PFI estate management, including handback, variations or alterations to project redlines

- MoTos, uLPAs, sessional licences and other routine NHS estates matters
- Contractual or corporate estates joint ventures, including DBFO and PPP arrangements
- Interpretation of HBN00-08 Estatecode, the Premises Costs Directions and other technical health estate legislation and guidance
- Rights of light, access and other easement issues

Example clients

- A major NW multi-site Foundation Trust
- An Ambulance Service NHS Trust
- A London NHS Foundation Trust
- A NW Children's NHS Foundation Trust
- A WM NHS Foundation Trust
- A Yorkshire Integrated Care Board
- A NW Integrated Care Board
- NHS Property Services Limited
- NHS England

Our team's experience

- Acting on the real estate elements of **New Hospital Programme** and **Community Diagnostic Centre** developments, including advising on the legal aspects of development deliverability
- Acting for an **NHS Foundation Trust** on a potential merger with a target NHS Trust which will involve the acquisition of two large hospital sites which are subject to multiple leases.
- Acting for a **national NHS body** on a joint venture project to develop an integrated health and well-being facility
- Advising an **ICB** on use of section 106 funding to invest in new primary care estate

- Acting in the disposal of surplus estate for an **NHS Foundation Trust**, worth £4.4m with conditionality, overage and clawback arrangements
- Advising on the development of a **£32m** health and wellbeing hub for an **NHS Trust** in the North East
- Acting for an **ICB** on a review of its local primary care estate, including advising on grant making arrangements for primary care development projects and support for GPs in exiting existing premises
- Acting for an **NHS Body** on the sale of a redundant site in the South of England, including advising on complex rights to light issues
- Acting on the £50m + development of an integrated health and care campus for an **NHS Foundation Trust**
- Advising an **NHS Body** on complex questions of the application and interpretation of the Premises Costs Directions.

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- Finalist in the HealthInvestor Awards 2023
 - Legal Advisors of the Year - Private
 - Legal Advisors of the Year - Public
 - Shortlisted in The Lawyer 2023 Awards for Private Equity Team of the Year

Key contacts



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Client feedback on our work in Real Estate, Planning, Construction, Commercial and Regulatory Teams in the Legal 500 Directory in 2023 and 2022 included:

‘Hill Dickinson possesses significant construction expertise. It offers robust representation across a range of non-contentious and contentious matters, with experience of dispute resolution including mediation, adjudication and litigation.’

‘They are very user-friendly and translate complex matters into an easy-to-understand process.’

‘Excellent knowledge of construction law, sound tactical and strategic vision.’

‘They can always be relied upon to give practical and sensible advice, that puts the client’s interests first.’

‘Excellent knowledge of planning laws and regulations. Access to top barristers for appeals and hearings.’

‘Dedication to clients, timely response.’

‘The team have a good balance of experience and technical engineering knowledge and are able to offer a range of strategies and tactics which are cost effective and cost/time risk based.’

‘They have a customer and solution focus and are flexible in terms of timing and approach to problems. They are happy to challenge us, they provide a balanced view to enable a sensible conversation and are happy to offer cost-effective options.’

‘We have found the service to be second to none. The team have advanced technology. Their fees are very competitive and we found their service and communication skills to be far superior to firms we have previously instructed.’

‘The individuals I have worked with have demonstrated an excellent understanding of contractual commercial matters, but just as importantly have demonstrated and applied a practical approach. It is very good to work with people who can convey requirements to non-legal clients.’