



**The Charter School**  
East Dulwich



## **New school and health centre on Dulwich Hospital site**

### **FAQS - June 2016**

Major developments on the Dulwich Hospital site are planned to expand and improve the public services available to the local community. These include a new primary and community healthcare centre being developed in partnership by Community Health Partnerships and NHS Southwark Clinical Commissioning Group, and a new community secondary school being developed by The Charter Schools Educational Trust with Southwark Council.

The frequently asked questions (FAQs) below are designed to provide further detail about the plans and answer the most common questions people ask. You can find out more about the health centre at [www.southwarkccg.nhs.uk/our-plans](http://www.southwarkccg.nhs.uk/our-plans) and about the school at [www.chartereastdulwich.org.uk](http://www.chartereastdulwich.org.uk).

You can give your views about the current plans in the next stage of consultation which will be live between 8 June 2016 and 15 June 2016. The proposals and a survey are available online at <http://tinyurl.com/CharterSchoolED>, and will also be on display, along with consultation forms, in the exhibition area of the hospital building. There will be an open event for members of the public on 8 June at the United Reformed Church, East Dulwich Grove, in the Main Hall from 4.00pm – 7.30pm. Please see the regeneration section of Southwark Council's website for full details: [http://www.southwark.gov.uk/info/200079/regeneration/3959/east\\_dulwich\\_hospital\\_site](http://www.southwark.gov.uk/info/200079/regeneration/3959/east_dulwich_hospital_site).

### **Pre-planning engagement process**

This is the second consultation following an initial consultation between 22 March 2016 and 19 April 2016. The designs have been revised and developed further using feedback from the first consultation. The planning submission to Southwark Council will be in June 2016.

#### **What has happened to the feedback you received in the first pre-planning consultation?**

The pre-planning process enables us to pick up people's views about how the outside of the buildings would be designed and make revisions to our proposals before they go to the council's planning committee. Comments about the plans for the buildings have been given to the architects for consideration and where possible, they have made changes to the designs.

There were a number of comments about the health centre and in particular the services that will be provided there. We have responded directly to the individuals who gave this feedback and also published the comments and responses on NHS Southwark CCG's website. We have also created a larger board to illustrate what the proposed services are.

## **Education provision**

### **Why is this school necessary?**

The number of secondary school-aged children in the local area continues to increase and will shortly outstrip the supply of school places. The new school is intended to address this growing demand from local families.

### **What type of school will it be?**

The Charter School East Dulwich will be a co-educational, non-faith, inclusive school for pupils aged 11 – 19. As part of The Charter Schools Educational Trust, the school would be expected to provide outstanding teaching and learning for pupils.

### **How many pupils will be taught at The Charter School East Dulwich?**

When at full capacity, the school will have up to 1,680 pupils of ages 11 - 19.

### **Will the school have a sixth form?**

The school will have a sixth form of up to 480 pupils.

### **Will the school provide any specialist teaching facilities?**

The proposed development would fully equip the school to offer a broad and balanced curriculum, including the capacity for students to study towards both academic and vocational qualifications in Key stages 4 and 5.

### **When will the school day start and end?**

The school day will typically run from 8.30am – 3.00pm when the bulk of teaching and learning would take place. It is expected that enrichment activities and school clubs will take place outside of the school day, starting at 8.00am and ending by 5.30pm.

### **When would the school project start on the Dulwich Community Hospital site?**

We anticipate that construction works, comprising initially of demolition and site clearance would begin on site in October 2016.

### **When would it be complete?**

The construction would take until approximately 2020-21 to complete in a series of self contained phases.

**Will there be any sports facilities?**

The permanent school will have a multi-use games area and a fully equipped sports hall.

**Who is paying for the school development?**

The funding is being provided by central government with a contribution to the scheme by Southwark Council

**Who will build the new school?**

If planning permission is granted Southwark Council would procure construction contracts from contractors with the skills and experience to build the new school in an inner London area.

**Will the school require temporary accommodation onsite?**

TCSED will operate from the former Lewisham Southwark College Camberwell Annexe site on Southampton Way from September 2016 until September 2018. This will provide a better educational environment for the school's students while the bulk of the heavy construction takes place on the hospital site. It will also increase the certainty of delivery of the new facilities, as building contractors will not have to work around a temporary school site.

**How much access would the community have?**

The Charter Schools Educational Trust, which will run the new school, is committed to making some of its facilities available to the community at evenings and weekends.

**How long would the construction take?**

The NHS will hand over the Dulwich Community Hospital site to the school in stages in order to ensure no interruption to the provision of vital health care services to the local community. The first two parcels of land (the north east and south west corners) are already leased by the school. Most of the school accommodation would be completed on these parcels by September 2018, when the school and its pupils plan to take up residency on the site.

The NHS will release the third parcel of land (the central area) when the new health centre development is completed in around 2019.

**NHS provision**



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### **What is happening to health services provided on the Dulwich Hospital site?**

The local NHS in Southwark plans to build a new health centre on the south east corner of the site.

NHS Southwark Clinical Commissioning Group (CCG), the organisation responsible for planning and paying for health services in Southwark, is leading the work to build the new health centre.

The NHS is retaining a portion of the land on the south east corner of the site and is working up plans to build a new health centre to provide primary care and community health services. This takes into account feedback from local people about the importance of easy access from both East Dulwich Grove and East Dulwich station.

### **Will any clinical services be provided on the site whilst construction is underway?**

The health services currently provided from the Dulwich Hospital site will continue to be provided from the site until the new health centre is ready to open. NHS clinical services will continue to be provided from the existing buildings in the central area until they move across to the new health centre.

### **When is the health centre due to open?**

We are currently planning for early 2019.

### **How long will it take?**

It is important to get the design right. We are currently working through the design process and expect to have developed a proposal for submission for planning permission by June 2016. We are involving patients and clinicians in this process. During this time there will be a 'pre-application' process where early plans are discussed with the planning team at the council.

Both the school and the health centre projects will be submitting planning applications together in June 2016, with the aim of getting planning approval in September 2016. After that there is a period when the building designs are developed in greater detail, and the construction company is appointed.

Alongside this there is an NHS England approval process, which ensures that the NHS is getting best value from the proposals. This is a two stage approval, based on a detailed business case, which we have already started. The CCG expects to reach a firm formal agreement shortly after NHS England approves the business case.

Thereafter, there would be the construction period, where the building is put up, and the commissioning period where it is prepared for occupation.

### **Why has it taken so long to get to this stage?**

This is a complex project, with a number of different organisational stakeholders, especially since the creation of clinical commissioning groups and the abolition of primary care trusts. This has meant that decision-making – especially by new organisations – has been complex. It is also a large project involving significant amounts of public money so it is important that the right decisions are made based on the right information.

### **When will local people see the plans for the health centre?**

The CCG is working with the architects and a large group of clinicians and patients to shape the internal designs. In terms of the outside of the building we ran a public event on 22 March 2016 and a consultation from 22 March 2016 until 19 April 2016. A second event will be held on 8 June 2016 at the start of a second consultation from 8 June 2016 until 15 June 2016. The planning application process itself will also seek public views on the plans.

### **How big will the health centre be and what will be in it?**

As many people will be aware, the CCG has been working on this project for some time, and has built up a service model based on what people have said during the engagement and consultation exercises. Essentially the centre would be big enough to accommodate GP services, a pharmacy, services for people with long term conditions, including mental health, some diagnostics (such as X-ray and blood tests) and some more general out-patient services.

The size of the health centre plan has been based on the number of patients we would expect to be treated there in the future. We have built that picture up using current activity in the south of the borough, how we expect that activity to change given the new services we are developing, and how the population is growing and changing.

There would be a lot of space there initially, and we would expect services to grow. We would also expect to use the space more efficiently and using it in the evenings and at weekends would mean more services can be provided.

### **Will there be space for voluntary organisations in the centre?**

The new health centre would be a high quality building which focuses on the provision of clinical services to patients. We do not expect there to be very much administrative space in it at all. However, we have had helpful discussions with local voluntary sector organisations about how we can support them having a presence in the building in a way that does not impact on them

financially. We concluded that creating a 'help desk' in the main foyer area and agreeing a system of sharing the use of it could offer real benefits so that, for instance, we might have representatives from the local Diabetes UK group there on days when there were diabetes clinics running.

### **Will the GP out of hours service continue to be available at the new health centre?**

The way that people access primary care when they need urgent care is changing. In Southwark we have an Extended Primary Care service to provide additional primary care appointments in the day time, evenings and at weekends. These extra appointments are offered to patients who need urgent care when they phone their practice both in and out of hours. When they phone out of hours, the GP Out of Hours (SELDOC) service manages the call. Currently, the additional appointments are available at the Lister Health Centre in Peckham and Bermondsey Medical Centre in Bermondsey, meeting the needs of registered patients in the south and north of the borough.

The service supports better continuity of care, having access to patient records and being delivered by local practices working together.

### **How will the health centre support the CCG and wider NHS vision?**

The CCG has led a comprehensive engagement and consultation process that has built up a picture of what local people wanted to see, what local clinicians wanted to see and what public health information told us would be the main health problems in the area over the next ten-fifteen years. That has led to the development of a model of care that will offer a range of primary and community health services from a community hub that will serve the south of the borough. The CCG is commissioning more services which are aimed at keeping people well and out of hospital.

This range of services and the level of ambition we have for their integration is entirely consistent with national policy and the NHS Five Year Forward View and our own Southwark Five Year Forward View. You can read the Southwark Five Year Forward View on the CCG website, [www.southwarkccg.nhs.uk](http://www.southwarkccg.nhs.uk) on the [publications page](#).

### **How will the health centre be funded?**

The Department of Health has confirmed that they want the building to be funded through a LIFT scheme - under a Land Retained Agreement. This means that our local LIFT (Local Improvement Finance Trust) partner South London Health Partnership would build the health centre and the NHS would pay rent on it for 25 years. At the end of that time the building and the land would revert back to NHS ownership.



**Why build a new health centre? Why not renovate the existing building on the site?**

We went through a formal process to look objectively at all the options for the health centre including both refurbishments and a new build. We analysed each option to see what the financial implications of each would be, and also what the non-financial benefits of each would be. Financial implications include the cost of building and the cost of maintenance over the life of the building. Non-financial benefits include things like accessibility, how easy and quick it would be to build, how much services would be disrupted, and whether it would easily deliver the services we need, including space for future growth.

The conclusion was that a new build represents best value for public money. The things that particularly made a difference were the difficulty in using any part of the existing building efficiently because of its size and shape, and the cost of refurbishment as against a new build.

The options appraisal showed us that Dulwich Hospital is no longer fit for purpose as a modern healthcare facility and would require significant investment to bring it up to all relevant clinical standards. A brand new, purpose built health centre would provide a better environment for patients and staff, would cost less than renovating the old building, and there would be on-going annual savings from an efficiency point of view. Building a new building upon the site's south east corner would also mean that existing services can continue in the existing buildings until the completion of the new facility.

Building a new building on the south east corner also takes into account feedback from local people about the importance of easy access from both East Dulwich Grove and East Dulwich station.

**Will the services provided on site be displaced while the new health centre is being built?**

No, health services would remain on site until the new facility is complete. The main occupied buildings will not be released for redevelopment until the services have moved.

**What will a new school on the site mean for people using the new health centre?**

The new health centre would retain its own identity, with its own access points onto both East Dulwich Grove and Jarvis Road.

**What will a school development mean for people using the current health services?**

NHS Property Services, which owns part of the site, will retain the space that the CCG needs to develop the new health centre and will continue to safeguard existing health services as well as seeking to accommodate the needs of the Education Funding Agency (EFA). The final part of the



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site will be released to the EFA once the new health centre is complete and all services have relocated from the existing buildings in around 2019.

### **How will you keep local people informed about the development of the new health centre?**

The CCG produces regular information updates for interested groups and individuals and regularly attends Dulwich Community Council meetings to update on the project. The CCG is undertaking engagement activities with patients and clinicians to design the inside of the building and has held wider public meetings and provided opportunities for people to feedback on the plans now that it has started to work on how the outside of the building would look and relate to its environment.

If you would like to be kept informed about the health centre please email NHS Southwark Clinical Commissioning Group at [souccg.southwark-ccg@nhs.net](mailto:souccg.southwark-ccg@nhs.net) or telephone 020 7525 7888.

## **Access to the site and traffic management**

### **How will traffic to and from the site be managed?**

NHS Southwark CCG, The Charter Schools Educational Trust, the Education Funding Agency and Southwark Council are looking at how we can most effectively work together. Traffic surveys are being completed so that we can better understand the implications of the developments and plan effectively to keep any inconvenience to a minimum.

### **Management of the new school site**

The school's admissions criteria are predominantly based on distance, meaning that the majority of its pupils will live within a safe walking distance. The school would encourage pupils to walk or cycle to school, as part of their green School Travel Plan. There would be provision for cycle spaces to encourage sustainable modes of transport. There would be minimal parking on site for staff and school visitors.

The main entrance to the school will be in East Dulwich Grove. No vehicle drop offs will be allowed in Melbourne Grove.

### **Management of the new health centre site**

We want people to be able to use public transport to reach the centre, and are making sure that there is easy access to bus routes on both East Dulwich Grove and Grove Lane. However, we recognise that not everyone can use buses to get to the centre, especially as it will be



accommodating services for older people with long term conditions, so there will also be a drop-off point and some parking on the site.

## About the construction

### **How will local residents be kept updated on the construction programme and who do they escalate any issues to, such as about noise or dust?**

There are likely to be two main contractors, one for the school and one for the health centre, who are yet to be appointed. As part of the Considerate Constructors' Scheme process, they will ensure their Site Managers work together to communicate regularly with neighbours and local residents and address any issues in an appropriate manner.

### **What is the Considerate Constructors scheme?**

The Contractor will ensure safety on and around the site for the operatives and public alike. They will manage construction traffic to and from the site in accordance with the Logistics Plans submitted with the Planning Application. All deliveries to site will conform to the Fleet Operator Recognition Scheme (FORS) scheme Silver Standard. The project will register with the Considerate Constructors scheme upholding the following standards:

- A high code of considerate practice
- Care about the appearance of the project
- Utmost respect for the community
- Utmost respect for the environment
- Security of Everyone's safety
- Valuing the workforce

### **What is the extent of the construction?**

The majority of this project would comprise of new buildings that meet the needs of the new school, and the new health centre. This will involve the demolition of some of the existing hospital buildings, most of which are unoccupied. The school expects to retain and refurbish the Victorian 'Chateau' building facing East Dulwich Grove along with the WWI memorial. The new health centre would be built on the already demolished site to enable the services to move across.



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**Where will construction vehicles access the site?**

A haulage road will be created on East Dulwich Grove to accommodate most of the construction traffic and deliveries. The gated entrance to the south west corner would be re-opened in order to demolish a number of buildings there (commonly referred to as the 'cottages') and erect a new building on that portion of land.

**What times of the day will construction take place?**

The contractor will be expected to comply with all planning and construction regulations which will mean that construction will generally take place between 8.00am and 5.00pm Mondays-Fridays and possibly Saturday mornings.