



Guild Living,  
Metal Box Factory,  
Unit GG. 112-4,  
30 Great Guildford Street,  
London,  
SE1 0HS

Estates, Facilities & Capital Projects Directorate  
**St Helier Hospital**

Wrythe Lane  
Carshalton  
Surrey SM5 1AA

Tel: 020 8296 3773  
Web: [www.epsom-sthelier.nhs.uk](http://www.epsom-sthelier.nhs.uk)  
Email: [trevor.fitzgerald@nhs.net](mailto:trevor.fitzgerald@nhs.net)

19<sup>th</sup> July 2021

Dear Olivia Birtwistle,

### **GUILD Living – Planning Appeal**

The Trust sold the surplus land adjoining the Epsom General Hospital and as part of the sale process it was important for the Trust that a purchaser was selected that came forward with a proposal complementary to the clinical services provided by the Trust and the future environmental improvements to the hospital estate as the new development would be immediately adjoining the hospital.

The GUILD Living proposal was selected not only on price but because the proposed development matched a number of the requirements for the Trust. The proposed development will be providing a number of overnight beds which can be used as a “step down” facility for patients on their journey back to their own environment. The NHS may look at using these facilities, which would ease any pressures on hospital beds especially during the winter period. The overnight beds being close to the hospital will make patient transfer much easier and if there is deterioration in the patient’s health the hospital facilities are close by.

The new development will also provide 24 Affordable Housing units specifically for NHS staff which is an important consideration in recruitment and retention of staff especially junior doctors. These housing units for staff will be a mix of studio, one and two bedroom flats ideal for single or family staff members.

It is intended that the open access facilities comprising M&S store, café etc will be open to Trust staff as well as the local population. This will enable the hospital to work closely with GUILD Living to make sure that overall the full range of facilities can be provided in the most appropriate location be that in the hospital or in the GUILD Living development.

The ground floor of the new development will have a nursery the places of which will be prioritised for NHS staff which will further aid recruitment and retention of staff. Where the Trust has a nursery on the St Helier hospital site the nursery is fully integrated into the hospital with events throughout the year that stimulate some of the patients and bring a joy to the whole hospital environment.

***Great care to every patient, every day***

Patient Advice and Liaison Service (PALS) 020 8296 2508 | Main Switchboard 020 8296 2000

**Chairman** Gillian Norton | **Chief Executive** Daniel Elkeles

The Trust fully supports the proposed development by GUILD Living which is seen as integrated with the hospital site as this is developed to improve the hospital environment over the next phase of capital investment. It will provide a facility that will be used by a wide range of people in the locality including Trust staff and patients contributing to the health and wellbeing of local people.

Yours Sincerely,



Signed on behalf of:

Epsom & St Helier University Hospital NHS Trust

**Trevor Fitzgerald**

**Director of Estates, Facilities & Capital Projects &  
Programme Director for New Hospital Infrastructure**

***Great care to every patient, every day***

Patient Advice and Liaison Service (PALS) 020 8296 2508 | Main Switchboard 020 8296 2000

**Chairman** Gillian Norton | **Chief Executive** Daniel Elkeles