



Private Finance Initiative

Nurses' Tower - Royal Free Hospital

The 66,500 sq ft, £18.5m development for The Royal Free NHS Trust comprises an eight-story building within the hospital grounds.

The lower three floors comprise a mental health unit that benefits from a garden and two external areas for recreation. The second to sixth floors accommodate 94 single bedroom residential units, with lift access to all floors.

Land Group worked with the Trust to develop an innovative funding solution for the scheme under which the property is let on a single overriding lease to the Royal Free NHS Trust, with Land Group providing maintenance services. They in turn sublet the mental health unit to the Camden and Islington Mental Health and Social Care Trust and the nurses accommodation to Sutherland Housing Association, who further sublet the individual bedroom units by way of Assured Shorthold Tenancies. This structure enabled the development to attract a substantial housing grant.

