

## Case Study: NHS Wales Shared Service Partnership, Facilities Services (Formerly Welsh Health Estates)

### InterestMap - Benefiting from spatial data under the Pan Government Agreement: a case study from NHS Wales Shared Service Partnership, Facilities Services (Formerly Welsh Health Estates)

#### Background

Mark Miller works for the NHS Shared Service Partnership, Facilities Services (FS) which was previously known as Welsh Health Estates and has studied for an MSc in GIS on a part time basis. His final project looked into the trends of NHS sales over the past ten years to see if any patterns formed.

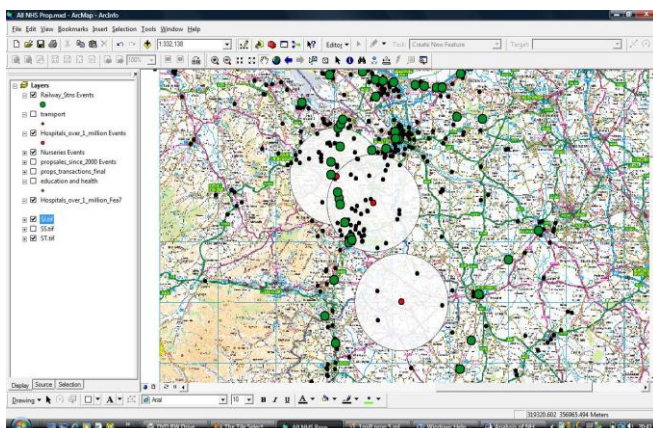
One of Mark's theories on the influences of NHS sales was based on transport and facilities provided by the locality in which the property was based. To prove this theory Mark used the PGA to acquire InterestMap. This product enabled him to run buffer queries on numerous facilities in an area. The range of categories in each field meant he could be quite specific in what type of facility he chose, e.g. he could choose from the Education category the type of school to query.

The other theory was based on the level of deprivation of a particular area. To achieve this Mark got in touch with The Office of National Statistics. (ONS). They provided him with boundary data and Lower Super Output Areas (now available within MarkerMap). Mark was then able to overlay this with deprivation data provided by the Welsh Assembly.

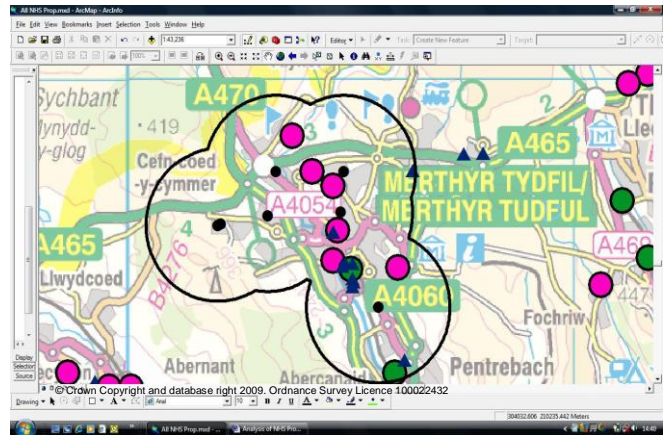
#### Results

The result of the project was that no facilities present in a locality affected the selling price of an NHS property. Local services are considered when compiling a selling pack but only looked at after a price has been agreed.

Geography did influence sales patterns and prices. Local Health Boards (LHB) in North Wales see the majority of its sales along the A55 corridor as opposed to deeper inland.



£1m sales (shown red) that are within five miles from train stations (shown green)



NHS sales in black overlaid with InterestMap to display the following amenities within 1 mile. Nurseries/Playschools using pink circles, railway stations using green circles and supermarkets using blue triangles. This gives an indication of what the town offers and how it might have affected the sale price.

#### Conclusions

Although a given, the project did show a link between deprivation and its influence on NHS property prices. Deprivation at town level was mapped and also deprivation at LHB level. Comparing and contrasting LHB sales income was an interesting study.

Mark also compared two deprivation datasets. One based on WAG data the other based on Townsend data. They both worked off different ONS output areas and different deprivation categories. In tandem they were able to identify areas showing consistent deprivation.

#### Benefits

This deprivation study will help FS better understand an area where it is considering selling a property. This knowledge will help form the plan of sale strategy and price. The deprivation information will also help LHBs understand an area before possibly purchasing a property thus knowing the potential resale value in a few years.

For further information on the project contact:

[mark.miller2@wales.nhs.uk](mailto:mark.miller2@wales.nhs.uk)

For further information on the PGA contact:

[elizabeth.seaman@bis.gsi.gov.uk](mailto:elizabeth.seaman@bis.gsi.gov.uk)

For further information on InterestMap contact:

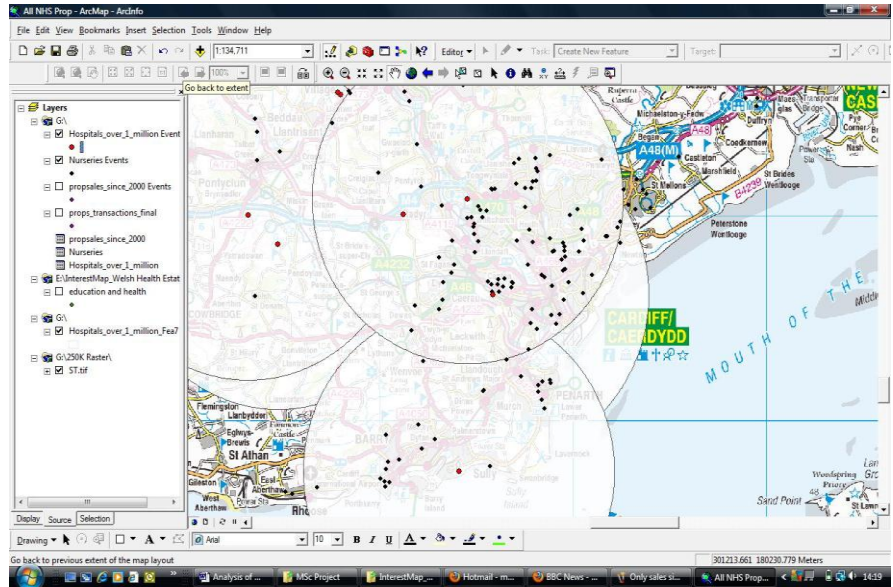
[rick.crowhurst@landmark.co.uk](mailto:rick.crowhurst@landmark.co.uk)

or [steve.clarke@landmark.co.uk](mailto:steve.clarke@landmark.co.uk)

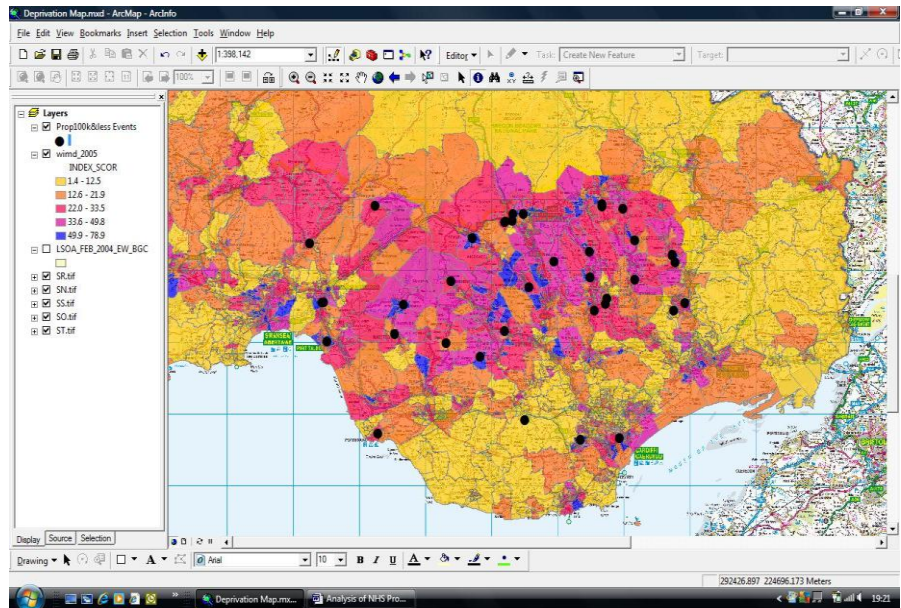
Additional screenshots are shown on the following page

## Screenshots showing NHS Wales Shared Service Partnership FS data in conjunction with InterestMap and OS data

£1m properties (shown red) within 5 miles of nursery facilities (shown black)



Properties sold for  $\geq$ £100k overlaid with Welsh Index of Multiple Deprivation data (WAG data)



Coefficient correlation graph showing value of NHS property against WIMD data at LSOA level

