

07 May 2020

**Exeter, Moor Lane, former Homebase
to become NHS Nightingale Exeter Hospital by June**



On 24 April 2020, NHS South West supported by NHS England announced that a property that had previously been identified as a suitable Nightingale Exeter hospital location had been changed. They confirmed that the former Homebase on Moor Lane, Sowton would be converted to a fully functioning hospital with a proposed opening in May.

Gregory Moore had advised the landlord, Threadneedle Property Unit Trust, on the initial enquiry a few days earlier, leading to agreement of Heads of Terms with NHS Property Services Ltd and completion of the lease on 7 May 2020. Gregory Moore also liaised with the existing occupier, Western Power Distribution (WPD), whose decision to allow the temporary lease to be broken outside of the original contract meant that matters could proceed so quickly. It took WPD four days to remove all the items that they have been storing behind the former Homebase's closed doors.

Threadneedle's agents Gregory Moore Property, JLL Exeter and Adept Consultancy will maintain the property on their books "To Let", but on the basis that the property will not be available to another occupier until spring 2021.

The turnaround of the deal from conception to execution shows what can be done when all parties act in concert during a national emergency. Grateful thanks from the NHS were received by Threadneedle and WPD and their teams for their support. CBRE acted pro-bono for the NHS.

News Release

24 April 2020

NHS Nightingale Exeter Hospital

NHS Nightingale Exeter is set to open in a new location, it was announced today.

The NHS' newest hospital will now be built on the site of a former retail unit on the outskirts of the city. Earlier plans had indicated that this hospital would be based at Westpoint. However, having carefully considered the value which Westpoint brings to the community north of Exeter, and the disruption it could cause to its everyday operations, we have used the time available to us to consider alternatives.

We are very grateful to the charity which runs Westpoint for their help, hard work, and kindness in welcoming us over the last ten days as we considered our decision.

“Westpoint have been nothing less than exemplary and were the first to heed the call,” said Dr Michael Marsh, Regional Medical Director for the NHS in the South West. “They understand why we have made the decision and support us in doing the best we can for patients.”

The new hospital will be a regional facility providing care and treatment for patients from Devon, Cornwall, Dorset and Somerset. The lower than expected COVID-19 transmission rates in the SW combined with updated modelling of care needs also shows that a smaller site would be a better use of resources, and enable the NHS in the South West to use the site for a longer period of time if needed.

Conversion of the former Homebase store to a fully functioning hospital will begin over the next few days and as it is currently vacant, there shouldn't be a material impact on its planned opening in late May.

The Army is helping with logistics for the build, working alongside contractors BAM Construct Ltd, who also built the NHS Nightingale Hospital in Harrogate.

The NHS Nightingale Exeter brings the total to seven confirmed NHS Nightingale Hospitals in a matter of weeks, with others in Bristol, Birmingham, Harrogate, London, Manchester and Sunderland.