Right to Contest - Application Form

This form will help you exercise the Right to Contest. The Right has two strands:

Strand 1

- Applies to land and property owned by Government Departments and their arms length bodies, which is potentially surplus or redundant and can be put to better economic use.
- Includes land and property in use as well as unused and under-used.
- We will write to all applicants within 6 weeks of their application. We would expect to determine most simple cases in this time. If cases take longer, we will keep applicants updated on progress.

Applicants may wish to consider before applying the reasons Departments can give not to sell.

Strand 2

- Applies to land and property owned by local authorities and certain other public bodies[1].
- The land must be unused or under-used.
- In these cases, legislation enables the Secretary of State for Communities and Local Government to direct that a site be disposed.
- This legal basis means that cases may take longer to conclude.

Applicants may wish to contact the site owner before submitting a Right to Contest application.

PART 1: APPLICANT AND SITE OWNER DETAILS

Name:	James Barber
Address (including postcode):	33 Champion Hill, London,SE5 8BS
Email address:	jb@jamesbarber.org.uk
Telephone number:	07900 227366
Reference (if applicable):	

1. Your details

Name:	James Barber (Councillor)
Address (including postcode):	33 Champion Hill, London, SE5 8BS
Email address:	jb@jamesbarber.org.uk
Telephone number:	07900 227366
Your position within the organisation:	Local Councillor and chair of the New East Dulwich Secondary School Campaign

2. Details if you are acting on behalf of a community group, company or other organisation

Site name (if appropriate):	Dulwich Hospital
Site address (including postcode):	Dulwich Hospital, East Dulwich Grove, East Dulwich, London, SE22
Site owner's name	NHS Property Services (Robert Brown)
Site owner's address	NHS Property Services Ltd, 451C Skipton House, 80 London

[1] This covers bodies that are listed under Schedule 16 of the Local Government and Planning Act 1980

	Road, London, SE1 6LH
Site owner's contact email, telephone number or website:	information@property.nhs.uk, www.property.nhs.uk

3. Details regarding the land/property about which you are making a Request

If you are uncertain who owns the land, you may be able to find out by:

- *Contacting the assumed owner for confirmation*
- *Checking whether the land or property is included in the public land database at www.data.gov.uk or https://www.epims.ogc.gov.uk/fmsgspublic/Home.aspx*
- *Using the services of the Land Registry (www.landregistry.gov.uk)*

PART 2: CASE FOR DISPOSAL

4.

a) If the site is owned by a Government Department or Arms Length Body, please say why you believe the land/property is potentially surplus or redundant.

b) If the site is owned by a local authority or other Strand 2 body, please say why you believe the site is unused or under-used, there are no plans to bring it into use, and why the current owner should disposed of it.

Please provide your reasons here or in a separate document
Dulwich Hospital has been largely closed for 20 years. During those 20 years a number of schemes have been proposed and not progressed. Currently circa 2,000m2 of floor space is occupied providing health services as per NHS Property Services statements made at the Dulwich Community Council meeting 29 January 2014. The overall site is around 27,000m2 of land. The local Clinical Care Group estimate they need 4,000-4,500m2 of floor space to provide a future local health centre. That this can be provided over a 2-3 story building. So it is absolutely clear that the bulk of the site is spare now and into the future. Conversely we have a school place crisis. We need two local new primary schools and one secondary school built and open by September 2016. Dulwich Hospital represents the only large body of public land in the area. NHS Property Services have been extremely unhelpful in trying to find a solution for one of the primary schools. They want another 3-5 years before agreeing anything which would mean an additional 1-2 years before a school could be built. This would mean 2018-21. The schools crisis hits us September 2016 for secondary school places. We hope to find alternative sites for the two primary school but will need a permanent site for a secondary school. A secondary school would need around half of the site at 15,000m2. The free school application for a new secondary school will be formally submitted May 2015. But practically we must propose a site. Hence this application.

Please provide as much information and supporting material as you wish, including:

- Ordnance Survey coordinates or a map of the location with the land and/or property clearly highlighted, e.g. outlining the assumed or known boundary in red. To help us orientate any map, it should include at least two road names as well as the general name of the location.
- If the Request relates to part of a property or certain properties within a site, a description of what is included in the application.
- Any other relevant information you may wish to provide, e.g. photos

5.

a) If the site is held by a Government Department or Arms Length Body, please say why you believe the land/property can be put to better economic use, e.g. for housing or business.
b) If the site is held by a local authority or other Strand 2 body, please say the purpose(s) to which you/your group believe the land could be used for (optional)

Dulwich Hospital is located on the north side of East Dulwich Road. It is located between 72 and 74 East Dulwich Grove. It northern boundary is demarked by a railway line. Please see HM Land Registry documents submitted with this application.

Currently the bulk of the site is either unused or underutilised and has remained so for 20 years. Approximately 1/3rd of the site has already been levelled to the ground (SE part). Clearly such public land and underutilised buildings for so long doesn't represent good public value for money.

A number of unsuccessful letters have been sent by the Dept of Education to the Dept of Health in an attempt to have land released for new schools.

Please note that such information may help us understand the reasons for your application. However, it may not necessarily be able to be used as part of the Government's decision as to whether the land or property should be disposed of.

Have you had contact with the site owner?

Yes
No

If yes: please supply details.

Yes, I have spoken with NHS Property Services on private conference calls with the local CCG and questioned them at public meetings. After 20 years of waiting the latest public statement was "important we don't rush this process" when talking about this site.

To the general public after 20 years, NHS property management have been brought themselves into disrepute. However reasonable each instance of delay may be the collective delay looks ridiculous especially at a time of national retrenchment.

6. In order to process your request we will share this form with the owner. This is to discuss the application and obtain any relevant information pertinent to it.

a) Cases relating to sites held by a Government Department or Arms Length Body will <u>only</u> be considered where applicants agree to this form being shared with the owner.
b) For cases relating to sites held by local authorities and other Strand 2 bodies, while we will respect any requests for anonymity, they may make it difficult to process the application. In such circumstances we will contact you to discuss how your case may be processed.

Therefore are you content for this form to be shared with the site owner?

Yes
No

If yes: please sign the box below:

James Barber

PART 3 - SIGNATURE

7. Date of application

30 January 2014

8. Signature of applicant

James Barber

Strand 1 applications
Please send this form and any supporting material to: righttocontest@cabinet-office.gsi.gov.uk
Or:
Government Property Unit
Cabinet Office
3rd Floor, 1 Horse Guards Road
London SW1A 2HQ

Strand 2 applications
Please email this form and any supporting material to: npcu@communities.gsi.gov.uk
Or:
The National Planning Casework Team
5 St Philip's Place
Colmore Row
Birmingham B3 2PW