



Ymddiriedolaeth GIG
Prifysgol Felindre
Velindre University
NHS Trust



Pencadlys Ymddiriedolaeth GIG Prifysgol Felindre
Velindre University NHS Trust Headquarters
2 Cwrt Charnwood
Heol Billingsley
Parc Nantgarw
Caerdydd/Cardiff
CF15 7QZ
Ffôn/Phone : (029) 20196161
<https://velindre.nhs.wales>

Date: 16th August 2024
Ref: CORP 2024-099

Dear xxx

Freedom of Information request: Clarification of land between C&VUHB and Velindre

University NHS Trust (CORP 2024 - 099)

Thank you for your request for information which the Trust received on 9th May 2024. Your Request:

Under the FIO request.

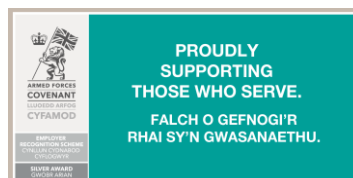
In FIO Request Reference Fol/24/193 Properties and Land; C&VUHB stated ; Cardiff and Vale University Health Board (the UHB) currently have Whitchurch Hospital declared as surplus.

This is currently in the process of transfer to a neighbouring NHS organisation.

Could you please clarify the following under the FIO act.

- 1. Is Velindre NHS Trust is the neighbouring NHS organization that C&VUHB refers?*
- 2. If you are the neighbouring NHS organisation ,can you clarify what land the site of Whitchurch Hospital covers and the area in which will be transferred from C&VUHB to Velindre NHS Trust.*
- 3. C&VUHB states that this is a transfer can you clarify what they mean by transfer?*
- 3. Is the transfer actually a transfer of land where monies will be exchanged so it is a purchase by Velindre NHS Trust From C&VUHB.*
- 4. If this is a purchase did Velindre NHS Trust pay the book value of Whitchurch Hospital?*
- 5. What is the book value to Whitchurch hospital?*
- 5. Where have Velindre NHS Trust acquired the funding to allow Velindre NHS Trust to purchase Whitchurch Hospital?*
- 6. When will the date of the purchase/transfer be completed?*
- 7. Can you confirm what plans Velindre NHS Trust has for Whitchurch Hospital site?*
- 8. What plans does Velindre NHS Trust have for the Grade11 Listed buildings Whitchurch Hospital main building / the Chapel?*
- 9. Will Velindre NHS Trust continue to ensure that the Grade11 listed buildings will continue to be covered by security?*
- 10 . What is the annual cost of security to the buildings.*

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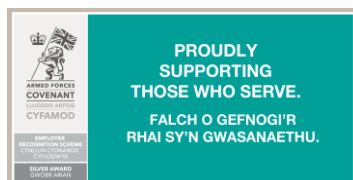
For ease your questions have been renumbered as below:

Number	Request
1	Is Velindre NHS Trust is the neighbouring NHS organization that C&VUHB refers?
2	If you are the neighbouring NHS organisation ,can you clarify what land the site of Whitchurch Hospital covers and the area in which will be transferred from C&VUHB to Velindre NHS Trust.
3	C&VUHB states that this is a transfer can you clarify what they mean by transfer?
4	Is the transfer actually a transfer of land where monies will be exchanged so it is a purchase by Velindre NHS Trust From C&VUHB.
5	If this is a purchase did Velindre NHS Trust pay the book value of Whitchurch Hospital?
6	What is the book value to Whitchurch hospital?
7	Where have Velindre NHS Trust acquired the funding to allow Velindre NHS Trust to purchase Whitchurch Hospital?
8	When will the date of the purchase/transfer be completed?
9	Can you confirm what plans Velindre NHS Trust has for Whitchurch Hospital site?
10	What plans does Velindre NHS Trust have for the Grade11 Listed buildings Whitchurch Hospital main building / the Chapel?
11	Will Velindre NHS Trust continue to ensure that the Grade11 listed buildings will continue to be covered by security?
12	What is the annual cost of security to the buildings.

The Trust has undertaken a significant amount of work in finding answers to your request, but this has taken longer than anticipated due to other work that needed to be undertaken by the NVCC Team for the project.

However, the questions that you have asked have now been answered and those answers are provided in the table below as well as a map which is an enclosure to this letter.

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Question Number	Request	Response
1	Is Velindre NHS Trust is the neighbouring NHS organization that C&VUHB refers?	Yes
2	If you are the neighbouring NHS organisation ,can you clarify what land the site of Whitchurch Hospital covers and the area in which will be transferred from C&VUHB to Velindre NHS Trust.	The map attached identifies the area owned by Cardiff and Vale UHB. In terms of your second part of the question regarding the Transfer of land and current activity, planning for the transfer of this area is currently underway.
3	C&VUHB states that this is a transfer can you clarify what they mean by transfer?	The Trust is aware that C&VUHB have answered this question for you in its response in June 2024.
4	Is the transfer actually a transfer of land where monies will be exchanged so it is a purchase by Velindre NHS Trust From C&VUHB.	Movements of assets between NHS organisations are termed a transfer. Funding will be transferred between the Welsh Government, Velindre and Cardiff and Vale UHB.
5	If this is a purchase did Velindre NHS Trust pay the book value of Whitchurch Hospital?	An Exception under Regulation 12(4)(d) is applied.
6	What is the book value to Whitchurch hospital?	The registered title for the land is a public document, which can be purchased from the Land Registry.
7	Where have Velindre NHS Trust acquired the funding to allow Velindre NHS Trust to purchase Whitchurch Hospital?	Exchanges between NHS Organisations are not sales in the traditional sense, as it is an internal organisational transfer; money will change hands, but be offset by a funding adjustment
8	When will the date of the purchase/transfer be completed?	An Exception under Regulation 12(4)(d) of EIR has been applied
9	Can you confirm what plans Velindre NHS Trust has for Whitchurch Hospital site?	An Exception under Regulation 12(4)(d) has been applied

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10	What plans does Velindre NHS Trust have for the Grade 11 Listed buildings Whitchurch Hospital main building / the Chapel?	Final planning regarding the future of these buildings is yet to be undertaken.
11	Will Velindre NHS Trust continue to ensure that the Grade 11 listed buildings will continue to be covered by security?	Yes
12	What is the annual cost of security to the buildings.	The contract for security for the land and buildings at Whitchurch Hospital is not held by Velindre University NHS Trust. This is because they are not owned by Velindre University NHS Trust.

The Trust has applied an Exception under **Regulation 12(4)(d)** of the EIR in relation to questions 5, 8 and 9.

An Exception under **Regulation 12(4)(d)** of the EIR can be applied in the following circumstances:

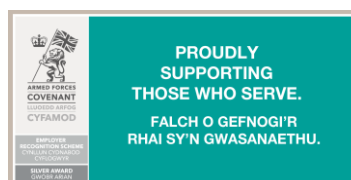
1. Material which is still in the course of completion;
2. Unfinished documents; or
3. Incomplete data

The reason for applying the Exception is that the Trust is still conducting appropriate activity in relation to the information you have requested. In applying an Exception under **Regulation 12(4)(d)**, the Trust has ensured that it has;

1. Identified the material that is actively being worked upon; and
2. Explained to you that appropriate activity in relation to the material is still underway and is being worked on; and
3. Considered whether the requested information is a separate and independent piece of work in its own right

The information you have requested but is not able to be released is an integral part of an overall project and is not a separate and independent piece of work. It is also work that being worked on and as a result where the Trust is able to release information, it has done so.

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In deciding whether to apply an Exception to questions 5,8 and 9, the Trust has considered **Regulations 12(1)(b)** and **12(2)** of EIR.

Regulation 12(1)(b) states:

“a public authority may refuse to disclose environmental information requested if in all the circumstances of the case, the public interest in maintaining the exception outweighs the public interest in disclosing the information.”

Regulation 12(2) states:

“a public authority shall apply a presumption in favour of disclosure”

It means that there is a presumption in favour of disclosure which must be tested against **Regulation 12(1)(b)**. The Trust has carefully considered its obligations under the Regulations and has decided to maintain an Exception under **Regulation 12(4)(d)** as maintaining the Exception outweighs the Public Interest in this case. Should this position change within the next 6 months, the Trust will review its response to you.

This letter forms the final response to your request for information but is separate to your request for Review which was acknowledged by the Trust on 16th July 2024. You will receive a full response to your request for Review by 16th August 2024.

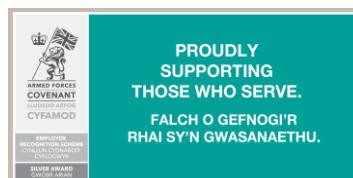
Your right to complain and request a further review remains. Please note that you must submit a request for a review within 40 days of the date of this letter.

Should you wish to make a complaint, you should forward your complaint to:

Mr. Ian Bevan via FOI.VUNHST@wales.nhs.uk
Head of Information Governance
Velindre University NHS Trust
2, Charnwood Court
Heol Billingsley
Parc Nantgarw
Cardiff / Caerdydd
CF15 7QZ

Should you wish to take your complaint further, if you are still unhappy with the decision after review, you can contact the:

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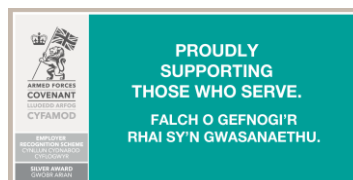
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CF15 7QZ
Ffôn/Phone : (029) 20196161
<https://velindre.nhs.wales>

Information Commissioner's Office - Wales
2nd Floor,
Churchill House,
Churchill Way,
Cardiff,
CF10 2HH
Telephone: 0330 414 6421
email: wales@ico.org.uk

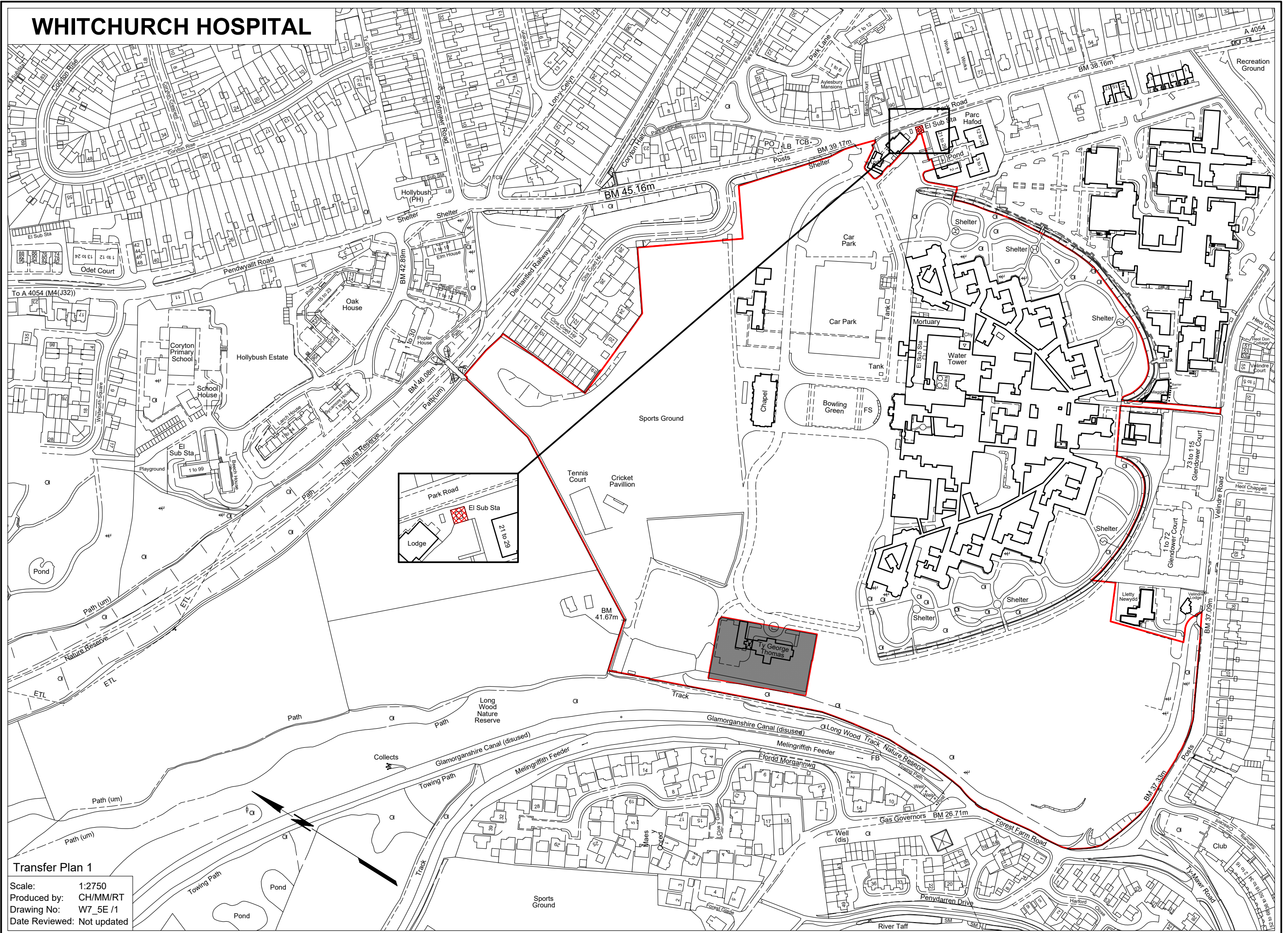
Yours sincerely,

Non Gwilym
Interim Director of Corporate Governance
Velindre University NHS Trust
2 Charnwood Court
Heol Billingsley
Parc Nantgarw
Cardiff
CF15 7QZ

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WHITCHURCH HOSPITAL



Transfer Plan 1

Scale: 1:2750
 Produced by: CH/MM/RT
 Drawing No: W7_5E /1
 Date Reviewed: Not updated