

FAQS: Rookwood Hospital – Expressions of Interest

Updated: 25th January 2024

1. Why is the Health Board and the Health Charity looking to sell Rookwood Hospital? Is this because of the current financial position?

The main part of Rookwood Hospital has been closed since 2020 when services were relocated to University Hospital Llandough. The reason for this relocation was due to the restrictions the current premises and surrounding infrastructure posed to a modern-day hospital facility. As a result of these limitations, the Health Charity and the Health Board are reviewing expressions of interest in the sale of the Rookwood Hospital site as a whole, or in parts.

2. Is the Health Charity separate to the Health Board?

Cardiff & Vale Health Charity is the official charity of Cardiff and Vale University Health Board which supports all the wards, departments, hospitals, community services and research areas throughout Cardiff and The Vale of Glamorgan.

The Health Charity manages over 300 funds for equipment, research, treatment and patient care so that donations can support work and projects over and above what normal NHS funding provides. Providing cutting-edge research and equipment is central to our charitable role.

3. Where will this money from the sale go and how will it be used?

The beneficiaries of the sale of Rookwood Hospital will be Cardiff & Vale Health Charity where the monies will be used to support patients, staff, visitors and the community of Cardiff and the Vale.

4. Are the monies accrued by the Charity included as assets of the Cardiff and Vale University Health Board Budget?

All income such as fundraising income, legacies or grants donated to Cardiff & Vale Health Charity are separate to the UHB.

Full details of all income received is documented in the annual accounts and the annual report. Internal scrutiny is via the Charitable Funds Committee and the Board of Trustees. External audit of the finance and compliance of operating within the Charities Act and Standing Financial Instructions is provided from Audit Wales and formally reported to the Board of Trustees and Welsh Government.

5. Are there published accounts of the balance, expenditure and purchases made by the Charity?

Please see the above answer. These are published on the Health Board website: [Public Board 2023 - 2024 - Cardiff and Vale University Health Board](#) page 128 of the most recent Board papers and also via the Board of Trustees and Charitable Funds Committee, also the Health Charity website, under Resources section: [Resources | Cardiff & Vale Health Charity](#)

6. Is there a maximum amount that can be held by the Charity before it overflows into the Cardiff and Vale University Health Board budget?

The Charitable Funds are an entirely separate entity to the Cardiff and Vale UHB financial position.

The income generated supports, colleagues, patients and the community with work above and beyond what the NHS normally provides. There is a minimum amount the Health Charity has to retain called a reserve, but no maximum amount. The Charity Commission and the Charity Act sets out these details which ensures appropriate financial management and is detailed within the Act: [Charity reporting and accounting: the essentials November 2016 \(CC15d\) - GOV.UK \(www.gov.uk\)](#)

7. What Health Board services are provided at the site and what will this mean for those services?

The current services that are operational from the site are the Artificial Limb and Appliance Services (ALAS), Electronic Assistive Technology (EATS), Wales Mobility Driving and Assessment Service (WMDAS), Mass Vaccination Centre and Occupational Therapy. These services will remain fully operational during this entire process until a replacement facility is sourced. Alternatively, if the land that accommodates these services is not sold, full rights of access, egress and servicing will be retained.

8. What will this mean for other services provided at the site, such as South Wales Mobility and Driving Assessment Service and Rookwood Spur?

These services will remain fully operational during this entire process until a replacement facility is sourced. Alternatively, if the land that accommodates these services is not sold, full rights of access, egress and servicing will be retained.

9. What will the former hospital site become?

There are no set proposals on the future form of the site. It is anticipated that the marketing process will generate these options.

10. Will the community be involved in any decisions regarding the re-development of the site?

The community will have opportunity to make representation on any planning applications associated with the development.

11. The site is home to Grade II listed buildings, will the sale be respectful of this? Will Rookwood Hospital and Summerhouse be demolished?

As elements of the site are listed, any proposals for development on this site are legally obliged to protect these.

12. There are a large number of protected trees on the site and a Registered Historical Park and Garden. How can you guarantee the protection of the buildings, parks and trees?

As elements of the site are registered parkland with protected trees, any proposals for development on this site are legally obliged to protect these.

13. How long will the expression of interest stage take?

The EOIs are issued on 24th Jan and will be returned on 21st Feb.

14. What are the next steps and timescales?

The EOIs will be analysed before a full marketing process is undertaken between March and May. After offers are received, the process will be informed by the type of offer. This will dictate the length of the process after May.

15. The Rookwood Hospital site was gifted to healthcare for the purpose of helping to rehabilitate patients who had suffered paralysis, limb loss etc. How can you ensure that these essential services will still remain accessible? Will the money from the sale benefit these patients?

The Health Board has no intention of reducing service provision. The inpatient services previously provided from Rookwood have already been re-provided in improved facilities at the University Hospital Llandough. Should the sale dictate the relocation of the services currently remaining on site, then a process will commence with all stakeholders on a suitable strategy.

16. Where will patients currently using prosthetics need to go to have their artificial limbs fitted/replaced?

These patients will continue to use the Rookwood Hospital site until a suitable replacement facility is provided.

17. Will the community be offered the opportunity to buy Rookwood Hospital? (e.g. this is becoming more popular [Edward Hain Hospital: Community group in £1m deal to buy hospital - BBC News](#))

The marketing process is open to all and anybody can register an interest and bid for the site.