



Building for Tomorrow

A fundraising appeal to raise £10 million to redevelop
the North London Hospice Inpatient Unit



By contributing to our £10 million fundraising appeal you can help us redevelop North London Hospice's Inpatient Unit and provide the best care for those in need.

Simon Morris, MBE, Chair of the Board of Trustees at North London Hospice



For 40 years, North London Hospice has been at the heart of our community, as the sole provider of free, specialist palliative care when people need us most. Since 1992, our central hub in Woodside Avenue, Finchley, has been the home of our Inpatient Unit, where patients with the most complex needs are offered expert, tailored, 24-hour support.

Since our building opened, our community's needs have changed. People are living longer, often managing multiple complex conditions. Simultaneously, we are seeing more young people whose conditions went undiagnosed during the pandemic. As a result, demand for our services is at an all-time high. Our models of care have adapted and advanced, our facilities and structures have fallen behind.

The care delivered is world class, but not matched by our facilities.

The time has come to ensure our building is brought back in line with our care.

In everything we do, we work to keep our patients at the heart. We know that at their most vulnerable hour, a homely, comforting, personable environment really matters. It makes a lasting, meaningful difference. So, we owe it to them and their families to remodel and update our Inpatient Unit in accordance with current standards, to preserve and safeguard our specialised, vital care.

It was 40 years ago that this community came together to create North London Hospice and thus a new landscape for end-of-life care in our extensive catchment area. Now is another such moment where you can make a real difference, as we ask you to accept this challenge to redevelop and rebuild our hospice, so that we can offer the highest-quality care for the next 40 years and beyond.

I sincerely hope you will share our ambition to give the best care, in exceptional surrounding, to those in north London that need it. Please give your support so we can build a better tomorrow for people who need us.

Simon B Morris

“

If the space in the room would've allowed us to eat there together as a family, I think it would have offered some normality into the day. It's a shame to leave a loved one alone at mealtimes on a logistical issue, when time is so precious and shared meals are so meaningful. ”



“
As we turned every new corner, the hospice met us with open arms, guiding us through. Day and night, whenever we needed them, North London Hospice was there.”



Our new home - designed to put patients first

Jo Hempstead, Head of Inpatient Services



North London Hospice is where you matter, every day and in every way. So, when you need us, we will be here for you, offering safety, understanding, compassion and care. We do not just ask what the matter is, but what matters to you.

We provide a superb service to local people, but the reality is that our much-loved hospice isn't designed to allow 21st century care. We have made small changes over the years, but it no longer meets the demands of our services, let alone for future demands.

When patients arrive, they enter through the main entrance, which is often busy with visitors and provides no privacy or dignity. Our bedrooms are too small and it's difficult for staff to provide that exceptional personalised care at the bedside. Our room sizes limit the number of visitors that can comfortably share the space at any one time. Bathrooms are small and not wheelchair friendly. Heating is either on or off – we have no control over temperature variability across the unit, let alone in each room. And in summer it gets unbearably hot - we don't have air conditioning.

Our nursing and support teams work so incredibly hard to find ways of working around these issues to provide the very best care to patients and families. However, they can't do anything about the hospice's room sizes or facilities – and that's where the real problem lies.

You can make a difference.

We need to redevelop and rebuild our hospice so we can continue to provide exceptional care but now in exceptional surroundings. Patients coming to the new Inpatient Unit will be welcomed in through a new private entrance just for them maintaining their privacy and dignity. They will feel safe and upon arrival will have our full attention. Each bedroom and bathroom will be designed and built with patients' needs in mind. There will be space in each room to allow family members to be together, to eat together and stay together. We want to create a home away from home. Our bathrooms will be ensuite and will be fully accessible for wheelchair users, allowing patients to maintain independence.

Our new Inpatient Unit will be a huge leap forward for our community, allowing nursing and medical teams to continue to deliver exceptional care.

A handwritten signature in black ink, appearing to read 'Jo Hempstead'.





Your new hospice

It is now imperative that the Inpatient Unit at the hospice is subject to major redevelopment and reconfiguration to create a state-of-the-art, sustainable facility for patients and their families that will continue to meet their complex care needs now and into the future.

The entrance

Designed with the patient and their loved ones in mind, a new separate, accessible entrance directly into the Inpatient Unit will offer everyone coming into the space the time and privacy to adjust to their surroundings, away from public view. Discreet and welcoming, the creation of this direct entryway will in turn allow for better security for overnight visitors, staff and volunteers and means patients can be settled into their bedroom quickly and seamlessly.

The bedrooms

We plan to create 15 bedrooms of equal, spacious sizing to meet our forecasted maximum occupancy whilst safeguarding our outstanding service delivery in state-of-the-art, compliant facilities. All bedrooms will feel warm and homely, with medical equipment discretely hidden. With air conditioning as standard, some will be fitted with ceiling-mounted hoists in readiness for those that need it. Natural light will be maximised and wherever possible, direct access to our manicured gardens or courtyard will be created.

The bathrooms

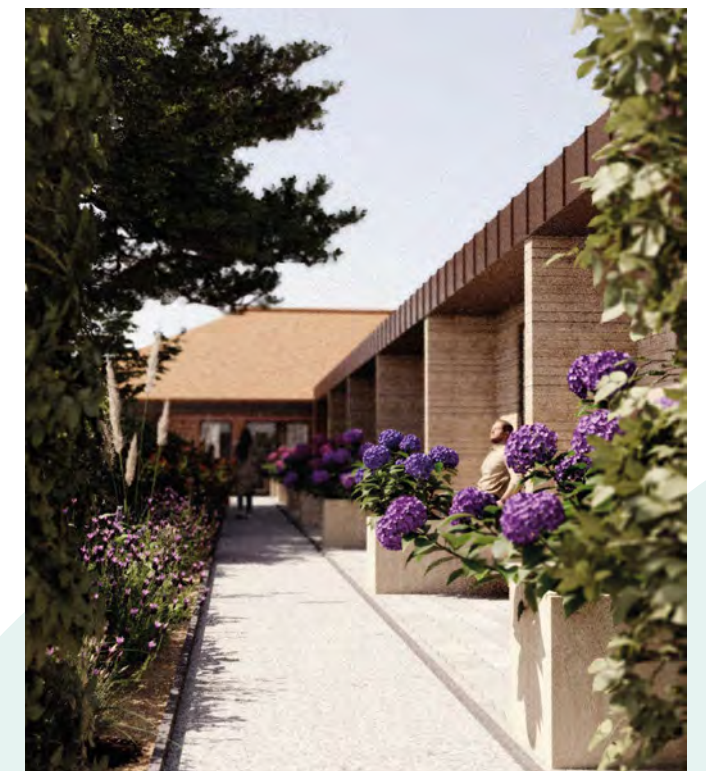
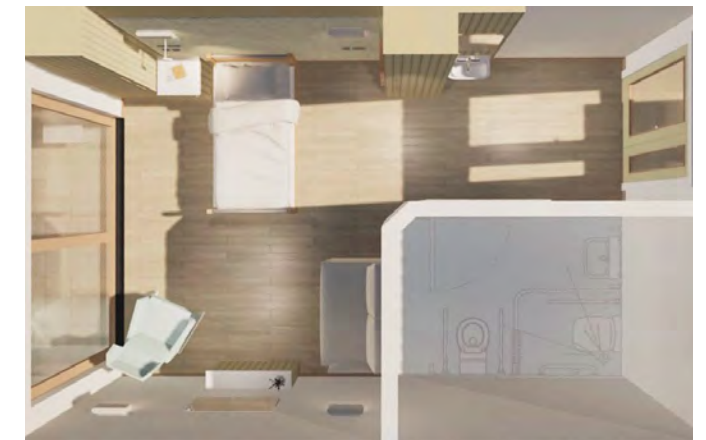
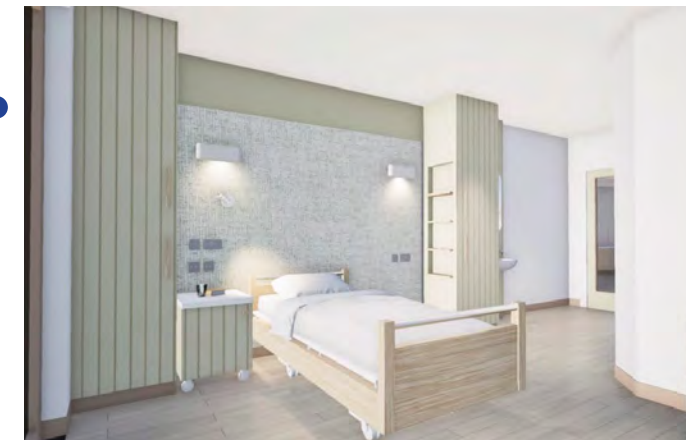
The all-ensuite shower rooms with toilets will be reconfigured for full disability access and to make personal care easier and more dignified. A new water system throughout will guarantee its quality and deliver hot water as needed into each space. Fitted assistance equipment, such as built-in shower seats, will safely support the most vulnerable patients.

The staff areas

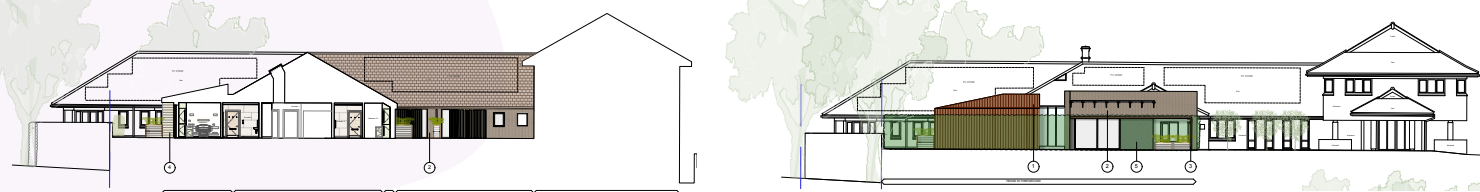
The new staff hub will allow all clinical teams to be seated together in a new open environment - also making them accessible to patients and families. In addition, private spaces on the unit for staff to use for confidential conversations, will ensure such interactions can take place with ease and discretion. A new staff room with food preparation area and adequate seating will offer the team a suitable environment in which they can take much needed breaks.

The facilities

Featuring solar panels and LED lighting, all energy sources will be efficient and thus will reduce our carbon footprint and help us achieve our Green Pledge. A modern ventilation system throughout will ensure fresh air is continuously being circulated. Lighting in bedrooms and common areas will be softer and dimmable for a calmer and less clinical ambiance. Soft-closing doors as standard will support the peaceful environment that patients deserve.



Artist impressions of what the space will look like



Our fundraising target is £10 million: We need your support

For our patients and their families, every moment becomes precious. The compassionate, specialist medical team at North London Hospice provide the best possible care, but our Inpatient Unit does not make this easy for them. They are increasingly finding it harder to give our patients all the comfort and tenderness they need at their most vulnerable time.

Your support will create a place of comfort and dignity, support our dedicated staff and ensure that our hospice remains a high-quality service for the local community for many years to come. To redevelop our hospice building, we need to raise £10 million by September 2027. Thanks to the generous support of a small number of major donors, including Peabody Community Foundation, Pears Foundation and Wolfson Foundation, and the release of historic endowments and the Department of Health and Social Care Hospice Capital Grant, we have already secured funding of over £5 million.

We now need to ask our community to come together to help us raise the remaining £2.5 million to create this new vital resource so we can continue to provide the best palliative care to all that need it.

Cost breakdown to rebuild the Inpatient Unit (May 2026)

Costs	£'000s	Funding	£'000s
Construction	6,641	Gifts secured	3,453
Continuation of service at another location	1,400	Allocated reserves	2,963
Fees / Project costs	1,210	Historical endowments	735
Contingency	725	DHSC Capital Grant	710
Furniture, fittings, medical equipment	355	Funding still to be raised	2,470
TOTAL	10,331	TOTAL	10,331

Your support recognised and celebrated

North London Hospice would not exist without the vision and generosity of its donors. The hospice strives to build a continuing relationship with our supporters, old and new, which ensures their deep involvement in the journey of the charity.

North London Hospice is dedicated to treating its donors with the highest levels of care and respect and is delighted to recognise the generosity of donors in a variety of ways. These include attending events, acknowledgement in key publications, offering naming opportunities in honour of donors and their families and providing donors with regular updates on the impact of their philanthropy.

A prominently placed Board of Thanks will be established in the hospice to formally recognise our major supporters and benefactors to this project.

Your gift will play an important part in enabling us to redevelop and rebuild to make the North London Hospice Inpatient Unit fit for the future. We hope you will consider joining the visionary benefactors who are taking part in this philanthropic venture to create a lasting legacy for the people of North London.

Hayley and Mathew

In the summer of 2019, our lives were turned upside down when my husband Mathew was diagnosed with bowel cancer. A former competitive swimmer and Parkrun enthusiast, we were busy enjoying life with our beautiful nine-year-old son Gus. Mathew was just 46. Life from that moment was sawn in half. A before and an after.

The years that followed seemed to exist in a vacuum of hospital visits, therapies, scans and trials, all while trying to savour each other and to cocoon Gus from the storm around us. It was only once the active treatment ceased that my thoughts had room to surface. I had believed our family would grow together, that we'd always be together.

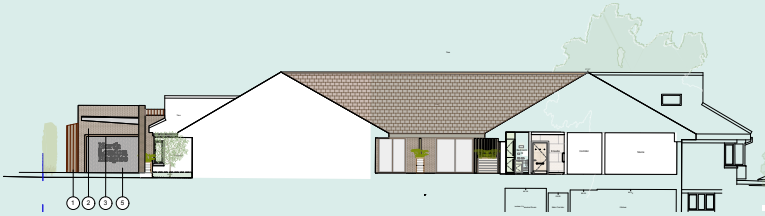
Before the hospice became involved, I thought it was just a place where you go to die. Actually, it came to be the place and the people that held our hands, offered us kindness and understood what we were going through. In taking care of Mathew's needs, we could just be, as a couple and as a family. I could never have imagined needing the hospice as we did, and yet at our most vulnerable hour, they were our strength.

When I think back, what I remember most about Mathew's time on the Inpatient Unit, is watching television together. We found a new rhythm to our days, which included giggling in unison at silly shows. The ordinariness of it, side by side and being temporarily swept up in the moment, is a memory that remains incredibly precious.

Being at the hospice, where all Mathew's needs were met, freed us to enjoy each other for a little bit longer. Without North London Hospice, my story would have simply been one of unparalleled heartbreak, as the person I loved more than anything in the world was cruelly taken from us far too soon. The hospice didn't rewrite the hardest chapter of our lives, but they wove into it endless compassion, a tenderness of care and a sense that we were never alone. They carried us when our world was falling apart. For that, I will always be grateful.

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If you wish to find out more or to discuss supporting our appeal, please contact us:

BuildingForTomorrow@northlondonhospice.co.uk

