

Reasons to smile

Birmingham Dental Hospital & School of Dentistry is the first integrated, standalone dental hospital and dental school to be built in the UK for almost 40 years. Officially opened by Her Majesty Queen Elizabeth, the £50m facility provides dental services to a patient population of around 1.5 million people and is home to undergraduate and postgraduate students from the University of Birmingham's School of Dentistry.

The award-winning, landmark building was developed by Birmingham and Solihull (BaS) LIFT's private sector development and investment partner Prime, in partnership with Birmingham Community Healthcare NHS Foundation Trust (BCHC), the University of Birmingham and Calthorpe Estates on the site of the former BBC Pebble Mill studios in the heart of Birmingham's new medical quarter.





The challenge

The original dental hospital was based in a 1960s building in the heart of the city centre. As a leading clinical, teaching and research institution, action was required to build a replacement facility that would better reflect the high standards of training excellence and secure the future of dental teaching in the West Midlands. In the wake of rising cuts to NHS funding, this would need to be achieved without any capital contribution from BCHC.



As the dental hospital was more than 50 years old, its facilities had become outdated and were no longer fit-for-purpose. It had significant backlog maintenance, making it expensive and uneconomical to run, and was located some distance from the University of Birmingham's main campus in Edgbaston. A refurbishment was not deemed financially viable, so for more than 10 years, various partners had pushed the business case for a replacement teaching hospital, but to little success.

Tracy Taylor, Chief Executive of Birmingham Community Healthcare NHS Foundation Trust said:

This is a real success story that shows how partners from different sectors can together deliver value-for-money infrastructure projects that meet the needs and expectations of the public and practitioners.



The solution

As the local LIFTCo's private sector development and investment partner, Prime was appointed for the project, re-igniting the scheme with new site feasibility appraisals. Working on the masterplan alongside design team One Creative Environments Ltd, four potential sites in Birmingham were considered, before the former site of the BBC's iconic Pebble Mill studios was finally chosen as the new location for the development. It was large enough to deliver a building which would accommodate the needs of the NHS and the University; it had good access and transport links; space for on-site parking and would form part of a wider healthcare and life sciences quarter in the area.

Securing Financial Close in under two years, including two Department of Health approvals, outline and detailed planning consent and consultation and engagement events for staff, students and the local community, the Birmingham Dental Hospital & School of Dentistry was delivered using the LIFT vehicle, which helped to deliver the project at pace and reduce the time, cost and risk of having to procure via OJEU. It is the largest single healthcare project to be procured through the NHS LIFT programme during its 10-year history.

The four-storey dental hospital will see more than 120,000 patients annually and c.600 undergraduate and postgraduate students. The facility houses a range of services for the public as well as state-of-the-art laboratories for research into the diagnosis of oral diseases, preventative dental treatments, regeneration and rehabilitation science, and periodontal disease.

Birmingham Dental Hospital & School of Dentistry is an excellent example of how a complex mixed use health and education project can be delivered by playing to the strengths of public and private sector partners, achieving both quality and value for money.



2017 RICS Award Winner



Barry Cockcroft,
Former Chief Dental Officer
for England said:

“This [project] demonstrates the confidence people have in the university and NHS teams in Birmingham to deliver high quality education for dental students and services for patients. The design of the building is innovative and provides a great opportunity to integrate dental treatment, learning and research in a modern, state-of-the-art environment.”

The benefits

- **Contract structure delivers value for money** – Birmingham Dental Hospital & School of Dentistry is one of the largest public sector facilities to be built using a property lease agreement, rather than PFI. By adopting LIFT's Lease Plus Agreement model, BCHC rents the building and benefits from life cycle funding for ongoing facilities management and maintenance, demonstrating better value for money for the Trust.
- **Fit-for-purpose facility improves the patient experience** – Patients visiting the dental hospital are treated in a modern, welcoming environment with the equipment and infrastructure to match the high level of expertise and care they receive there. The facilities are close to major transport links, with parking also available on site.
- **Careful project planning to minimise downtime and ensure a smooth transition** – The complexity of the dental hospital project was compounded by the challenges of moving to a new facility without interrupting service delivery. There were also limits imposed by transferring training equipment for students, which could only be moved and commissioned outside of term time. Prime worked closely with the Trust and University to successfully plan the move to minimise disruption to staff, patients and students. This included careful scheduling of planned appointments and co-ordinating the move around the University's teaching and exam timetables.



Prime comment

“**Ewan Forsyth, Development Director on the Birmingham Dental Hospital project:**

With only 10 dental hospitals of this kind in the country, the dental hospital project was a once in a career opportunity for us to work on a rare asset for the UK. Throughout the project we have been able to demonstrate how the public and private sector can work together to deliver cutting-edge healthcare facilities and how Prime can successfully de-risk larger scale projects for healthcare providers and funders alike.”



Project at a glance...

Birmingham Dental Hospital & School of Dentistry Edgbaston

Statistics

Size: 15,465 sqm

Value: £50million

Completion date: February 2016

Services

- Walk-in emergency dental care
- Restorative care
- Oral surgery
- Oral medicine
- Orthodontics
- Paediatric dentistry

Research facilities for

- Diagnosis of oral diseases
- Preventative dental treatments
- Regeneration and rehabilitation science
- Periodontal disease

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