

Fit for the future

Exemplar medical centre in Stoke-on-Trent demonstrates how the local LIFTCo can work quickly and flexibly with GPs to deliver new accommodation designed to meet their needs.

Set against the background of an NHS strategic service development plan to improve primary healthcare and community services in Stoke-on-Trent, Hartshill Medical Centre and pharmacy is a GP-led project designed and developed by Prime, through partnership with local LIFTCo, Prima 200.

Serving more than 6,300 registered patients, the 800 sqm single storey centre provides new and improved accommodation to Hartshill Surgery GPs currently based in a converted residential property just 400 metres away.

The £2.6 million development is an example of how their local LIFT partnership can provide a simple and effective solution for GPs to move to new, high quality and affordable accommodation quickly.



The solution

Hartshill Medical Centre began as **part of NHS Stoke on Trent's wider plans for regeneration in the area** when the PCT called for expressions of interest from local GPs in need of improved premises. Keen to move to new accommodation, this presented a timely opportunity for the practice. With their case for new premises agreed by NHS Stoke on Trent and the commissioner, the GPs were put in touch with local public private partnership, Prima 200 and its specialist development partner, Prime.

Overseen by the PCT, the GPs were then able to lead the creation of a new fit-for-purpose facility, which was built within 12 months of financial close being reached. **This proven approach offers GPs a simple solution**, which gives them control over the creation of new healthcare buildings through **a smooth and efficient Department of Health approved procurement route**.

The new facility, which is built under the latest building regulations, was designed by healthcare specialists One Creative Environments Ltd (One) in consultation with Hartshill Surgery and the local community and residents' association. Regular meetings were held with the practice team, patients' forum and residents to ensure the design for the new centre would be well received in the area.



“ Craig Walding of One explained:

Hartshill Medical Centre has been an exciting project to work on and the final result is not just a contemporary building, but a new surgery with its own identity that has been shaped by the local community. The centre will also incorporate a number of sustainable features including solar PV panels, while maximising natural ventilation, demonstrating that we've designed the building with sustainability in mind. ”



“ **Dr Ann Pursey, Chief Executive of Prima 200:** *LIFT can be a highly efficient route to procurement as we've seen with Hartshill. A project that had previously taken years to get off the ground has very quickly come to fruition and will be complete in just over two years from the start of planning to completion.* ”

The GPs from Hartshill used Prime's experience in developing healthcare buildings to ensure everything would meet the required standards and quality, whilst at the same time helping to create a purpose-built facility that was designed specifically around their needs. With the backing of the PCT, the GPs had direct contact with Prima 200's pre-approved suppliers, which avoided a lengthy NHS tendering process and ensured an efficient timetable for the planning and design stages.

The benefits

One of the most important benefits for Hartshill Surgery in using LIFTCo was that the PCT made available additional rent reimbursement so that finance for the project was in place from the beginning, subject to business case approvals, which provided greater certainty the development would go ahead.

As Stoke City Council is also a partner of Prima 200, the development team was able to work closely with its urban planning and building controls teams, as well as with other local organisations such as the Highways Agency, **to allow for smoother business case development**. This began with the council's swift approval of Prima 200's bid to buy the council owned land on which the centre is being built and also enabled the team to address residents' concerns about parking more readily by working through an agreement with the council directly. This relationship, combined with Prime's experience in putting together similar cases, ultimately led to the planning being submitted with no objections.

What's more, as the GPs lease the centre directly from the LIFTCo, they have more control over the future of the centre and will be able to grow their services and patient numbers to develop their business and improve patient experience. In addition, the GPs will be reimbursed, in accordance with the Regulations, for their rent through their GMS contract.

The result is a high quality facility that is tailored to the surgery's needs and will have a positive effect on community life and wellbeing.

“ **Dr Dent, lead GP at Hartshill Surgery (opposite), commented:** *Since we started working with Prime, the project has come together very quickly. This new facility will help us improve and expand our service offering for the local community and we look forward to seeing these plans realised.* ”



“ Alison Challinor, Practice Manager at Hartshill Surgery, added:

While this has been a long awaited facility for the practice and its patients, working with Prime has helped our vision finally become a reality. The team has supported us throughout the process, helping us to progress the business case, finalise the plans and shape the design. It's been great having their experience and advice at hand. ”



Project at a glance...

Hartshill Medical Centre and Pharmacy, Stoke-on-Trent

Statistics

Size: 800 sqm

Client: NHS Stoke on Trent

Value: £2.6 million

Services and facilities

- GP services
- Onsite pharmacy
- Multi-purpose room
- Minor surgery
- GP training facilities

“ Sandra Jones, Project Manager for NHS Stoke on Trent:

Enabling GP practices to develop more suitable accommodation to grow their services and deliver better healthcare has been a key objective for NHS Stoke on Trent as part of our strategic service development plan and we're pleased to see Hartshill Medical Centre completed. The centre is a good example of how GPs can work with Prime to develop a modern healthcare facility in Stoke-on-Trent, improving the provision of high quality, accessible GP services in the region. ”

Prime comment



“ Steve Sprackling, Development Director for Prime (UK) Developments Ltd:

Working directly with the local LIFTCo and its healthcare specialists has huge benefits for GPs, who have been able to control how the scheme came together by working closely with our team from an early stage right through to construction. The result is a purpose-built facility tailor-made for the GPs' future needs. ”

The future

The medical centre provides improved facilities including an onsite pharmacy and a multi-purpose room for the 6,300 patients currently registered at Hartshill Surgery, as well as allowing space for the practice to grow. In addition, the centre's larger and better equipped treatment rooms mean it will also be able to offer minor surgery procedures, helping to take pressure off the local hospital and providing support for neighbouring practices.

Representing real investment and regeneration at the heart of the Stoke-on-Trent community, Hartshill Medical Centre can be viewed as a tailored solution for other GPs looking to improve and grow their practice. It demonstrates how working with the local LIFTCo can quickly lead to a purpose-built facility shaped by the practice and result in improved patient care for the future.



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