

# History in the making

Prime's development of a pioneering funding model combined with thoughtful design, matched NHS Wirral's clear vision to deliver a new hub for the local patient population in a facility to rival the very best in the NHS.

St Catherine's Health Centre is an 11,100 sqm, four storey development commissioned by NHS Wirral in the grounds of the existing eight acre St Catherine's Hospital site to sustainably meet the health and social care needs of the local population. As well as two GP practices, St Catherine's is home to a range of Wirral Community NHS Trust services and lifestyle advice.







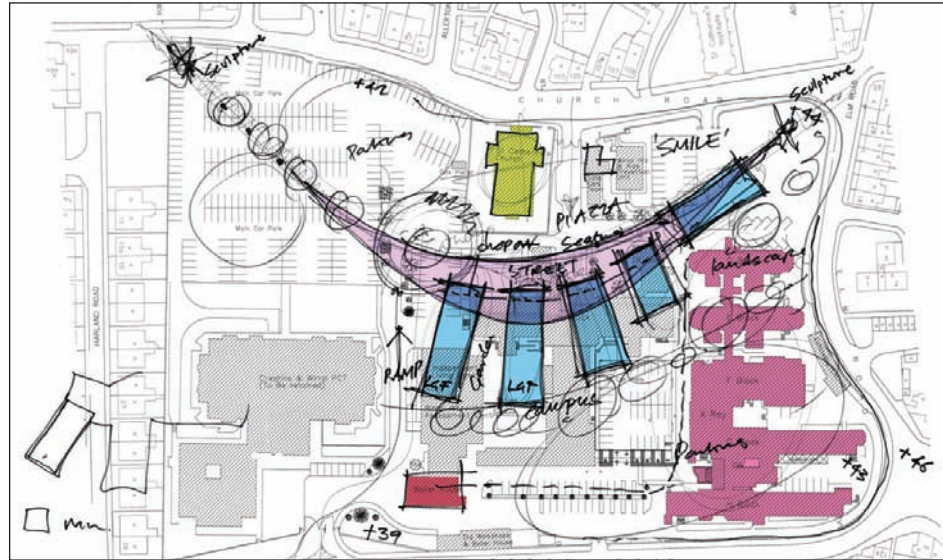
## The challenge

St Catherine's Health Centre is at the heart of an area undergoing significant regeneration, where the **demand for local healthcare provision is only set to increase**.

Having delivered a range of healthcare services on the site for many years, the local PCT recognised a clear need for investment. Many of the buildings were more than 100 years old and with **fragmented service delivery** across a number of sites, there was limited scope for collaborative working within the existing facilities.

NHS Wirral was focused in its aim to provide a **'one stop shop'** for the community that would revive local facilities while bringing together public services and independent and voluntary sector agencies all under one roof. Preserving and enhancing the area's vital health and social care services was central to its commissioning strategy.

The development of a more efficient building also provides scope for further investment in healthcare – where it really counts.



**“ Doug Baker, Former Head of Capital Projects and Premises Management at NHS Wirral:**

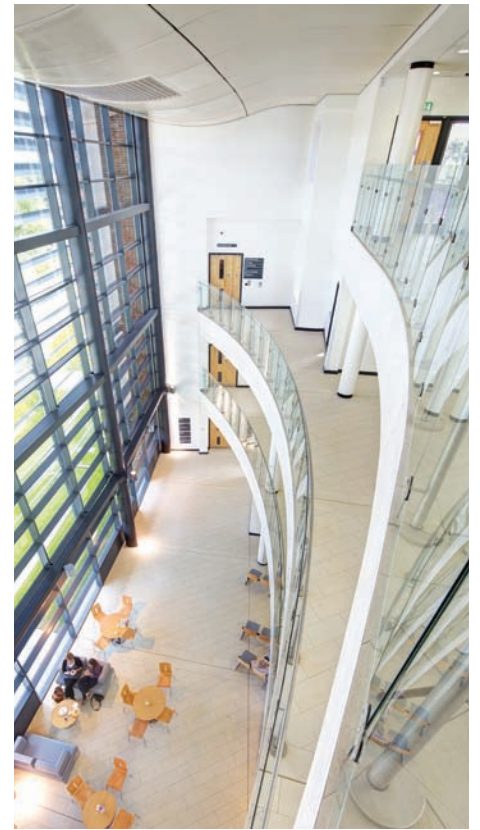
*Within the local community there has been a feeling of real excitement that such an important project is being delivered for the provision of healthcare. The state-of-the-art new building transforms the Church Road site, creating a major new centre for health and wider care services for the residents of Tranmere and Birkenhead. It once again puts this important site at the heart of the community. ”*

## The solution

Devised by Prime, the Shared Investment Agreement (SIA) between NHS Wirral and Prime enables the PCT to contribute 55% of the capital cost of the development, with the remaining 45% of funding provided by Prime. While this type of shared-ownership model is common in other areas of property investment, such as retail, it is a breakthrough for the healthcare sector. This approach to funding will enable Trusts the scope to progress key development projects under a financially viable and secure agreement.

This freedom from established ways of thinking, combined with a new model of funding, has enabled NHS Wirral to realise a key aspiration of its commissioning strategy. It shows how the NHS can make the most of existing assets and capital to get “more for less” without compromising on the vision of bringing improved services closer to home.

This Procure 21 development was recognised as an “exemplar” project in public sector procurement even before its completion in 2013. This is thanks to the successful partnership between the project team - NHS Wirral, Prime, Integrated Health Projects (Vinci Construction UK) and One Creative Environments Ltd and close collaboration and involvement of patients, local residents, community groups, staff, clinicians, Wirral Community NHS Trust, the local authority, Tranmere History Society and English Heritage, at every level of the project.



## The benefits

- **Regeneration of the local area** – The design of the new facility has seen the Grade II listed St Catherine's Church become a focal point for the development, while opening up the site to create a new public space that connects with the local community.
- **Reduced timescale for delivery** – As well as an innovative approach to funding, this project has seen a new benchmark in timescales for a scheme of this size. From SHA Stage 2, Prime was able to use its wealth of experience in property development to ensure a quick and efficient financial close inside eight weeks.
- **Improving patient experience** – The brief for the building was created through an extensive consultation process with patients, clinicians, staff and the local community. The result is a health and social care hub able to cope with increased and changing service demands and a facility that has improved access, safety and a better, more therapeutic environment.



**“ Matt Tebbatt, Director at One Creative Environments Ltd:**  
*The building naturally flows across the site, putting St Catherine's Church back at the heart of the development and opening up a wide range of public realm spaces for visitors and the wider community to enjoy. ”*

One Creative Environments Ltd worked closely with all partners to ensure that NHS Wirral's vision to bring improved services closer to home could be realised. The health centre comprises five individual wings linked together by an internal street which join all the clinical areas into a single entity. The natural curve and form of its layout, encourages links to the community and has earned the design the affectionate name of 'The Smile'.







# Prime comment

“ Leighton Chumbley, Managing Director of Prime (UK) Developments Ltd and Development Director on the St Catherine's project:

*We were very keen to partner with NHS Wirral on this project – they were clearly focussed in what they wanted to achieve and we felt that a clinically-led approach to funding was critical to realising their vision. ”*

## Project at a glance...

### St Catherine's Health Centre, Merseyside

#### Statistics

Size: 11,100 sqm  
Value: £32million  
Completion date: 2013

#### Awards

- Partnerships Bulletin Best Healthcare Project 2011

#### Services and facilities

- GP services
- Wirral Heart Support
- Physiotherapy
- Minor operations
- Outpatients
- Health visitors
- Contraception & Sexual Health
- Minor injuries and X-Ray
- Wirral MIND
- Wirral Drugs Service
- Leg ulcer clinic
- Podiatry
- Speech and language therapy
- Children's Development Centre
- Community nurses

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## The future

Prime has brought the benefit of its experience in health and social care property development to this visionary project. Working closely with NHS Wirral and taking a genuine partnership approach, the resulting St Catherine's Health Centre sets a benchmark for integrated care, delivering a health and social care hub able to cope with increased and changing service demands from the local community.

