

# Case Study

## Construction of new community GP surgery

### BROWNSOVER MEDICAL CENTRE RUGBY

<b>Type of project</b>	New build development
<b>Investment (£)</b>	£2.3 million incl. VAT
<b>Start date</b>	22 January 2018
<b>Completion date</b>	17 January 2019
<b>Number of storeys</b>	2
<b>Size</b>	624m <sup>2</sup> GIA
<b>Architect</b>	The Design Buro Ltd
<b>Surveyors</b>	Quadrant Surveying Ltd
<b>Construction company</b>	Greswolde Construction Ltd
<b>NHSPS lead</b>	Paul Jones, Principal Construction Manager

### Customer Feedback

*"The CRCCG has worked with a number of key partners to bring the new Brownsover Medical Centre to fruition. Having been heavily involved in the project, the CCG have found that the NHS Property Services team have been instrumental in bringing the construction of the premises to successful completion. Having now opened to patients, it is clear that the facility and the works completed have been done to high standards and the NHSP Property Services leadership in securing this has been invaluable. Developing good working relationships with the leads has been an easy process and has ensured that ongoing communications were maintained and responsiveness has been key to delivering the project to completion by an agreed date to a high standard."*

#### Nikki Temperley

Head of Primary Care Commissioning, NHS Coventry and Rugby and NHS Warwickshire North Clinical Commissioning Groups

### The Challenge

For many years, Brownsover residents were travelling to Rugby Town Centre to see a GP following the closure of their branch surgery in Brownsover. NHS England therefore asked NHS Property Services (NHSPS) to support the delivery of a new building in Brownsover for the provision of GP services to the local community.

### The Solution

Rugby Borough Council owned vacant land immediately adjacent to the old medical centre and so it was agreed that we would build a new Medical Centre and Community Centre for the Brownsover residents on this plot. NHSPS appointed a management and design team and the building contractor was procured via a competitive tender process. Based on the size of the building, this was considered the most efficient strategy to deliver value for money. Once FBC approval was received and land purchase was completed, construction began on 22 January 2018 and the building was completed just under a year later. We funded the project via customer capital, where the revenue generated from selling unfit-for-purpose or unused buildings is reinvested back in to the estate.

### The Result

The Medical Centre opened its doors to residents on 28 January 2019, much to the delight of the local community who now have access to GP services in their community after several years of temporary re-location. The building includes five consultation/exam rooms, two treatment rooms, a group room, supporting ancillary rooms, storage rooms as well as staff facilities and administration functions on the first floor. The new Community Centre we built on behalf of Rugby Borough Council will become an asset to be used for the wider community. The success of this project lies in the organisation and communication between NHSPS, Coventry and Rugby Clinical Commissioning Group, Rugby Borough Council, Brownsover Patient Action Group and Rt Hon Mark Pawsey MP who worked together closely to ensure the needs of the community and GPs were met. The centre was completed to a very high standard of specification and finish. The building has achieved a BREEAM Excellent rating and is the first project in the country to complete all five stages of the Design Quality Indicator (DQI) process.