



# Case Study

## Construction of new community GP surgery

### ECCLESTON MEDICAL PRACTICE RUGBY

<b>Type of project</b>	New build
<b>Investment (£)</b>	Funded by Orbit Developments
<b>Start date</b>	June/July 2018
<b>Completion date</b>	4th March 2019
<b>Number of storeys</b>	1
<b>Size</b>	307 sq m GIA
<b>Architect</b>	JM Architects
<b>Surveyors</b>	In-house
<b>Construction company</b>	Orbit Developments
<b>NHSPS lead</b>	Michael Hill, Senior Construction Manager

### Customer Feedback

*"Eccleston Medical Centre is the first new build that St Helens CCG have worked with NHS Property Services colleagues on, in doing so ensured the plans got brought to fruition in a professional manner with the right skill mix. The support that NHS Property Services provided was critical to ensuring a successful project was delivered for the patients of St Helens."*

Sue Griffiths, Primary Care North/Central Network Manager, NHS St. Helens CCG

*"The Spinney Group of practices have worked closely with NHS property services colleagues in the delivery of the new Eccleston Medical Centre with the help as well of the CCG. We have received support in terms of liaison with acquiring the site, working with the developer, sorting the specification of both the building and identifying the appropriate fixtures and fittings for a 21st Century GP practice. We are really grateful to the team for all their help."*

Prof. Stephen J Cox, Executive Partner, Spinney Group, Visiting Professor, University of Chester

### The Challenge

For over a decade, a GP surgery in St. Helens was based in a porta-cabin in a church car park. The threat of eviction from the land was constant. Our construction experts, alongside St Helens Clinical Commissioning Group, identified an opportunity to use land at a new housing estate to build a permanent residence for the provision of GP services to the local community.

### The Solution

Our asset management experts worked closely with the CCG, Orbit Developments and the GPs to ensure the correct leases and documentation were in place prior to work starting onsite. To meet the needs of the occupiers, we worked closely with the GPs and St Helens CCG to identify the requirements and maximise the use of space. We provided all specifications and design elements to Orbit Developments for the new building, checking that their proposed designs would meet our tenants' requirements. Orbit Developments were building the housing estate and thus took on the role of constructing the new GP surgery, starting works in June 2018. We were in constant communication with the occupiers throughout construction to ensure the building was meeting expectations. It was identified that the area at the front of the building was going to cause issues for patients getting in and out and so we successfully worked with Orbit Developments to make amends. The building was completed in March 2019.

### The Result

One of the key successes of this building is the compact design and efficient use of space leading to the new practice offering more rooms to see patients and greater staff space. The new GP surgery includes four consultation rooms, a treatment room, interview room, meeting room, office, staff room and storage areas. Our expertise in property and facilities management kicked-off this scheme and saw it through to a successful outcome. The new building provides a permanent home to the GP surgery after years of temporary accommodation and uncertainty over the future of the practice.