

Case Study

New build development

SWINDON HEALTH CENTRE SWINDON

Investment (£)	£10 million
Start date	January 2016
Completion date	June 2017
Number of storeys	4
Size	2,460 sqm
Architect	Roberts Limerick
Developers	Muse Developments
Construction company	Rydon
NHSPS lead	James Wakeham

Customer Feedback

"We are delighted to have this excellent facility in the heart of our town centre, providing high quality services to the local community which patients and staff are already very much enjoying. Even in these challenging financial times, investment in health care services remains a priority to ensure patients can access services as close to home as possible."

Nicki Millin
Accountable Officer, NHS Swindon

The Challenge

£10 million was invested into building a new health centre to replace and relocate the outdated medical centre, as part of a wider regeneration scheme in partnership with Swindon Borough Council. The existing health centre was no longer fit for purpose to serve the growing local population and was in the wrong location for the wider regenerations scheme.

The Solution

We appointed a team of project managers, technical advisors, and architects to work with Muse Developments and their appointed architects to design and provide input into the construction process. The concept of the design was to maximise the flexibility of the accommodation with generic room layouts and to make best use of the compact site available to provide a welcoming feel to the building with light and area waiting areas.

We completed an agreement for lease prior to construction, following commitment by the three commissioning organisations, NHS England, Swindon CCG and Public Health, to provide and fund services, allowing MUSE to construct and sell the completed investment to Primary Health Properties who now own the building.

Services moving into the new building were commissioned by NHS England, Swindon CCG and Public Health. Upon completion, we entered into a 20 year lease and became the Head Lessee to enable the incoming services to occupy the building on shorter term occupancy agreements in line with their individual service contracts.

Complex stakeholder management was required with three commissioners and seven incoming service providers.

The capital funding for the project was provided by Muse Developments. The revenue funding was supported by the Commissioners based upon a market rent assessed by the District Valuer.

The Result

We officially opened Swindon Health Centre in June 2017. It includes two GP practices, a sexual health clinic, dentistry, podiatry and diabetic retinopathy which all existed in the old centre, and the addition of recently commissioned services including an urgent care centre and children's centre.

The centre can provide the growing local population with high quality primary care in the state of the art medical centre. It serves the local population of 22,000 previously registered patients and 14,000 previously unregistered patients.

The new centre achieved BREEAM excellent and was shortlisted for 'Best Healthcare Development' at the international MIPIIM Awards 2019.

James Wakeham, Principal Construction Manager for NHS Property Services in the South West, said: "We're proud to have delivered this health centre as part of our work to ensure the NHS operates from modern, fit-for-purpose buildings. By taking a 20-year lease we are ensuring healthcare commissioners can provide services to meet the changing needs of patients and the NHS for many years to come. It is making a real difference to patient care in Swindon and we'd like to thank our NHS and developer partners for their hard work in creating this excellent facility."