

Case Study

Development of new, modern and compliant health facility

ORPINGTON HEALTH AND WELLBEING CENTRE

Background

Capital Expenditure (£)	<ul style="list-style-type: none"> £4.225M long lease purchase £3.1M for fit out, and design fees
Start date	September 2018
Completion date	September 2019
Number of storeys	Two floors within a 7 storey residential building
Size	2,081sqm
Architect	Murphy Phillips
Surveyors	Calford Seaden
Construction	Logan Construction (SE) London
NHSPS lead	Catherine Webster, Senior Construction Manager

The Challenge

Demand on primary care services in Orpington was rising and the current premises was substandard, cramped, insufficient, and poorly located. Bromley CCG worked with Berkley Homes who were redeveloping the former Orpington Police Station into a residential-led mixed use scheme, to incorporate a new Health and Wellbeing Centre in the ground and first floors of the development. This would provide not only primary care but also co-locate with out-patient and community services for the wider Bromley population.

The Solution

We were asked to lead on project management and procurement of the contractors required to design and deliver the new health and wellbeing centre. The shell space was completed in March 2018 and handed over to our teams for development. We worked with commissioners to produce the Full Business Case and once approved by NHS England, we were able to award a construction contract for the fit out at Orpington Health and Wellbeing Centre. The main works started on site on 3rd September 2018.

The project was designed to latest HTM/HBN guidance to ensure a fully compliant clinical space.

We undertook the role of Head Leaseholder with a 125 year lease at a peppercorn rent with Berkeley Homes for the ground and first floor of this mixed use building.

One of the main challenges was working within an occupied residential building and the restriction on both working hours and activities. Communication was key and the contractor ensured that the residents were updated and informed as the works progressed via a resident newsletter. Also any noisy and disturbing works such as drilling were restricted to core hours i.e. not before 0900.

The Result

The building accommodates primary care and community services for the local population of Orpington in a new, modern and compliant health facility, and located in the easily-accessible town centre. The building includes a GP practice relocating from previous accommodation within the Orpington area, rooms for the GP Alliance, clinical space for therapy services, bookable clinical space, provision for health and wellbeing services, supporting accommodation and a shell space for the development of an MRI suite. Throughout the project we have been fully engaged with the CCG on all decisions, providing excellent customer service and collaboration.

Customer Feedback

"We are so excited to move into the new Orpington Health and Wellbeing Centre. Our staff and patients are set to benefit from having modern and fit for purpose premises that will enable us to develop our services further".

Dr Ruchira Paranjape
GP Partner, Knoll Medical Practice