

Case Study

Stourport Medical Centre, Worcestershire



Client: Wyre Forest Health Partnership

Size (m2): 1950m2 GIA

Capex: £7m

Project status: On Site

Timescales: Due to be completed in Autumn 2021

Wyre Forest Health Partnership (WFHP) has two surgeries in Stourport, currently accommodated in very poor buildings that limit services that can be delivered from them. For one of the surgeries the lease expires in 2021, so there was an urgent need to find alternative accommodation. The Partnership wanted to deliver a new, fit-for-purpose, health centre, bringing the two sites together “under one roof”.

After an extensive period of searching for, identifying, and negotiating on various alternative site opportunities, a site was chosen and secured by gbpartnerships for the new £7m Medical Centre in Stourport.

The project had outline approval to access a National NHS Grant to part fund some of the capital costs and offset ongoing rental costs to the CCG. The Grant was heavily reliant upon the project demonstrating deliverability at all stages; land acquisition; business case; planning; robustness of financials and legal agreements.



Our Role:

- gbpartnerships’ in-house Consultancy Team initially worked with GPs from WFHP’s York House and Stourport Health Centre surgeries to understand current building utilisation and what accommodation was required for the future.
- The team then developed an outline business case and the subsequent full business case. The business cases were approved at a local, regional and national level, securing both the NHS Capital Grant and CCG revenue support.
- The gbpartnerships Consultancy Team’s Business Case expertise was then dovetailed with the Development Team’s delivery acumen and our capability to act as development partner. This approach ensured that the Business Case was fully backed up by gbpartnerships as the developer - with a robust and deliverable project benefiting at all stages from our legal input and technical due diligence.
- We worked closely with Assura plc - the largest specialist investor in Primary Care Estate in the UK - on funding for the development. Assura will become the building’s long-term owner and property partner.



The end result:

- The project faced numerous hurdles along the way - the identification and acquisition of a 1.25-acre site, multiple business case approval processes, flood risk issues given the proximity to a major river, specific timescales for the Grant Approval and, more latterly, the completion of the legal processes and placing of a build contract during the Coronavirus pandemic.
- The Medical Centre will welcome its first patients in Autumn 2021. The new modern, sustainable, BREEAM excellent building, will replace two of the town's doctors' surgeries that are outdated and no longer fit for purpose, serving c22,000 of the town’s residents.

“This was a complex project to bring together and it has taken a great degree of commitment and determination on all sides to turn the building from an ambition to a reality. We look forward to sharing it with our patients.”

Clare Nock, Chief Executive at Wyre Forest Health Partnership