

Case Study

Dartmouth Health and Wellbeing Centre



Client: Torbay and South Devon NHS Foundation Trust

Size (m2): 1,625m2

Capex: £4.6m, including the car park: £5.2m

Project status: Operational. Completed April 2023

Services provided by gbp: Property Developer and Development Management

The new Dartmouth Health and Wellbeing Centre provides a wide range of health and wellbeing services under one roof for the residents of the town. It replaces out of date and inaccessible premises that are no longer fit for purpose with a state-of-the-art facility.

The centre is built on a former overflow park-and-ride car park that is easy to access for the residents of Dartmouth. It contains GP consulting rooms, physiotherapy, outpatient services, podiatry, audiology, phlebotomy, office space, volunteering space and a pharmacy. The day care space, physiotherapy and centre staff all have access to an attractive external courtyard and garden space on the site – creating new possibilities.

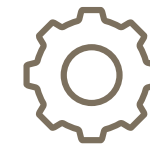
The new health centre was built on council owned land and has been funded by South Hams District Council (with funding sourced from the public works loan board), with the Trust taking an occupational lease; and Dartmouth Medical Practice and the pharmacy taking a sub-lease from the Trust.

“This facility provided will be greatly improved on what we have had in the last few years since the closure of the hospital and the combining of all the health facilities, this facility will be a great improvement for the residents of Dartmouth and the surrounding parishes.” **Cllr Jonathan Hawkins**



Our Role:

- We provided development management services, leading the professional team to develop the design, secure planning permission, procure the main contractor and liaise throughout construction to handover the new Health and Wellbeing Centre. The team also delivered a car park for South Hams District Council as part of the contract.
- In our role as developer, we took full delivery risk for the scheme during construction stage, providing the project to the Trust and Council for a fixed price - within the agreed budgets set.
- We worked closely with the Trust, GP's and other users of the building to finalise how the building will operate on a day-to-day basis.



Project Partners:

- The project has been developed through gbpartnerships' joint venture with Torbay and South Devon NHS Foundation Trust - SD Health Innovation Partnership (SDHIP).
- It is an example of innovation and collaboration between gbpartnerships, the Trust, South Hams District Council and the Dartmouth Medical Practice (the local GP practice).



Our Impact:

- Our skilled project team navigated a complex multi-stakeholder project with significant public scrutiny. The team also managed the technical solutions needed to account for ground water risks, visual impact, and ecological issues – all within a tight budget.
- The project completed in April 2023 despite difficulties arising from the impact of COVID and inflationary pressures.
- Patients are benefitting from a building that allows for “joined up healthcare”, making referral to other services easy and streamlined.
- It is anticipated that the new building will assist with the recruitment and retention of staff in an isolated area of Devon where this is typically challenging for the NHS.



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Official Opening: May 2023. Sir Richard Ibbotson and stakeholders opened the building.



All rooms are NHS compliant size.



Topping out: Summer 2022.



Development in progress: November 2021.



Garden spaces and courtyards, provide an attractive outdoor environment for users.



The new centre is fully accessible for all users, improving on previous GP buildings.



Turf Cutting, L to R: Ian Tuddenham (gbp develop), Dep Mayor Graham Evans, CEO Liz Davenport, Dr Tony Anderson, Iris Pritchard, Chairman Sir Richard Ibbotson





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If you'd like to find out more or arrange an informal chat about our work contact:

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