

Case Study

Foleshill Health Centre, Coventry



Client: CHP and NHS Coventry and Warwickshire CCG

Size (m2): 619m²

Capex: £3.3m

Project status: Completed, opened August 2021

Services provided: Development management services leading on the development, procurement, and construction management of the project from inception through to completion and operation.

The Foleshill Health Centre in Coventry is the first healthcare building in the UK to be built to international Passivhaus standards. The primary care centre has a three-year energy data monitoring plan in place to demonstrate its benefits and potential for repetition and upscaling across the NHS estate.

Housing a GP practice, five consulting rooms and two treatment rooms, it serves an area of Coventry with high health needs. Previously, the GP surgery delivered services in poor quality, cramped accommodation. Patients are now treated in a modern, innovative 21st century primary care building.

The £3.3 million project is a partnership between CHP and NHS Coventry and Warwickshire CCG, with gbpartnerships, (via Arden Estate Partnerships) providing development management services from the project's inception.



Our Role:

- gbpartnerships provided development management services leading on the development, procurement, and construction management of the project from inception through to completion and operation.
- Passivhaus is very demanding and gbpartnerships has been delighted to contribute and combine our local knowledge and operational expertise from our existing portfolio to ensure the project was a success.
- Delivery partners included Portakabin (main contractor), Tooley Foster Architects (Passivhaus specialists), AECOM infrastructure consultants.



Impact:

- The project was delivered during the Covid-19 pandemic in only 10 months. This presented many challenges, which included ensuring contractors and staff could work safely and socially distanced on site. The foundations were laid out, including all underground utilities, concrete poured, and the modular units placed onsite within 10 days in December 2020.
- The modules were manufactured by Portakabin at its specialist facility in York before being transported to site, installed, and assembled. Portakabin is the market leader in modular construction and has specially adapted its modular building system to meet the Passivhaus standards.
- The building avoids fossil fuel consumption on site, with heating provided by an electric powered air source heat pump instead of gas boilers. Photo voltaic (solar) panels on the roof generate renewable electricity used in the building. There are charging points for electric cars and secure cycle parking to encourage greener travel to the site.
- Despite a higher initial capital cost, the annual utility running cost for the building is expected to be less than a third of the cost of a traditional building, giving significant savings over its lifetime.

“We are really happy to continue to offer our patients a high-quality service from within a modern and energy-efficient new building.”

Dr Peter O'Brien, Chairman of Coventry and Rugby GP Alliance

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For more information:

www.communityhealthpartnerships.co.uk/estate-of-the-future/foleshill-health-centre/