

Case Study

Forrest Medical Centre, Coventry



Client: Forrest Medical Centre

Size (m2): 750m2 over two storeys

Capex: £1.2m

Project status: Completed

Timescales: Opened Autumn 2015

Services provided by gbpartnerships: Full development management services

The Forrest Medical Centre development combined the services previously offered in local main and branch surgeries on to a single site.

Having one site for clinical delivery also saved the clinical team time transferring between the sites and enabled better access to GP and nurse appointments.

By disposing of the two properties it also ensured that health service provision to the local community was not impacted by the retirement of the practices' senior GP partners (who had equity tied up in the old properties).

“Looking around the centre you can see that this new facility will be providing first class primary care for the next 25 years and beyond. This is a wonderful development.”

(Former) Senior Practice Partner Dr. Peter O'Brien



Our Role:

- Forrest Medical Centre was developed as a third-party development (3PD). This meant the local gbpartnerships managed LIFTCo, Arden Estate Partnerships, contracted directly with the GP practice, supporting the practice in all stages of the project from succession planning, business case production to development management.
- The 25-year lease allows the practice to enjoy the benefits of maintaining the building themselves, while having an established local landlord.



The end result:

- The new centre was delivered successfully by our team within a very restricted NHS budget equating to just £1,600/m2.
- The new medical centre supports Coventry City Council's masterplan for regeneration in the area and at 750m² over two storeys, the modern purpose-built facility has been efficiently designed to accommodate both the current and regeneration population increase