

Case Study

Edenbridge Memorial Health Centre



Client: Kent Community Health NHS Foundation Trust

Size (m2): 2,180m2

Capex: £12.7m

Project status: In construction

Timescales: Financial close June 2022. Due to be completed in Autumn 2023

Services provided by gbp: Developer – design, build and finance

Combining services from Kent Community Health NHS Foundation Trust (KCHFT) and Edenbridge Medical Practice, the new Edenbridge Memorial Health Centre in Kent will put health services at the heart of the community. Services planned include a GP practice, outpatient services, a minor injury unit, x-ray services, therapies and social prescribing.

gbpartnerships was selected as the Trust's development partner following a rigorous procurement process testing the quality of our solution and value for money of the construction, development and finance costs.

The innovative 'income strip' contract model used will see the Trust lease the building for 35 years and sub lease areas to Edenbridge Medical Practice. Crucially, the centre transfers back to the NHS at the end of the lease period at no cost.

Building for the future, the health centre has been designed to be sustainable with no fossil fuels used to heat the building and photo voltaic panels producing renewable energy on site. The high quality design has a striking roof line and a memorial garden which both respond to community feedback.



Our Role:

- gbppartnerships is the developer of the project - providing development management services, letting the design and build contract and securing external funding.



Our Impact:

- **Managing hyper construction inflation** – the timing of the project saw our team contending with construction cost inflation at its highest level in decades, putting the project's affordability at risk. To combat this our team worked in partnership with the Trust, our build contractor and the wider project team in order to ensure the scheme remained affordable. Measures included delivering improved funding terms, reducing tax liabilities, removal of risk items by completing early survey works and the value engineering of inefficient design elements
- **Highly competitive funding** – by scouring the funding market our team was able to secure a funder that could deliver extremely competitive funding terms that met the Trust's objectives (notably that the asset would revert to the NHS at the end of the lease term). The income strip structure is unusual for projects of this value and is a game changer in the market. The savings achieved have been passed on to the Trust.
- **Tax structuring** – by considering the contractual structure our team was able to reduce the project's stamp duty liability by over £400k. This saving was also passed on to the Trust.
- **Health centre development expertise** – our team's collective know-how and experience assisted the Trust and GPs in successfully navigating a hugely complex multi stakeholder process with numerous workstreams spanning technical, legal and financial.

"This project is a good example of what can happen when we work together to achieve the best outcomes for people. Thank you to everyone involved; I am very grateful for all the hard work that has been done so far."

**Paul Bentley, Chief Executive designate
NHS Kent and Medway Integrated Care Board**



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Artist Impressions of the Edenbridge Memorial Health Centre



Project partners at the ground breaking ceremony in June 2022



The Power of Partnership



We work in partnership with NHS and public sector organisations to unlock complex estate challenges, planning, developing, and maintaining the highest quality, sustainable health and public buildings that serve the needs of communities, now and in the future.

www.gbpartnerships.co.uk

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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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