

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: In construction

Timescales: Due to be completed in summer 2022

Services provided by gbp: Development Management

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 It will replace out of date and inaccessible premises that are no longer fit for purpose with a state-of-the-art facility.

The centre is being built on an overflow park-and-ride car park that is easy to access for the residents of Dartmouth. It will contain GP consulting rooms, outpatient services, podiatry, audiology, phlebotomy, office space and a pharmacy.

The project will see the new health centre built on council land using council funding (sourced from the public works loan board), with the Trust taking a lease on its completion. Dartmouth Medical Practice is 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:

- gbpartnerships has provided development management services leading the professional team to develop the design, secure planning permission and procure the build contractor for the new Health and Wellbeing Centre. The team are also delivering a car park for South Hams District Council as part of the contract.
- In our role as developer, gbpartnerships is taking 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.
- gbpartnerships are working closely 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 SD Health Innovation Partnership (SDHIP) - gbpartnerships joint venture with Torbay and South Devon NHS Foundation Trust.
- It is an example of innovation and collaboration between gbpartnerships, the Trust, South Hams District Council and Dartmouth Medical Practice (a local GP practice).



Our Impact:

- The gbpartnerships project team worked diligently alongside their Trust counterparts through the design development period to navigate a complex multi-stakeholder project with significant public scrutiny. On top of this, the technical solution needed to account for ground water risks, archaeology, visual impact, and ecological issues – all within a tight budget.
- The team were delighted to receive planning permission at a full committee meeting in December 2020 with the strong support of the committee.
- The project is currently on schedule despite difficulties arising from the impact of COVID, with gbpartnerships coordinating and managing multiple stakeholders.

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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



Development in progress: November 2021