

# Case Study

## Dartmouth Health and Wellbeing Centre



**Client:** Torbay and South Devon NHS Foundation Trust

**Size (m2):** 1,623m2

**Capex:** £3.6m

**Project status:** Planning permission granted; start on site Spring 2021

**Timescales:** Financial close Spring 2021. Due to be completed in Spring 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 It will replace out of date and inaccessible premises that are no longer fit for purpose with a state-of-the-art facility.**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 will be built on an overflow park-and-ride car park that is easier 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.



### Our Role:

- gbp partnerships has provided development management services leading the professional team to develop the design, secure planning permission and procure the build contractor.
- In our role as developer, gbp partnerships will be 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.



### Project Partners:

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



### Our Impact:

- The gbp partnerships 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.

*“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**

