



<b>Location</b>	Radcliffe, Bury
<b>Project type</b>	PPP
<b>Client</b>	Bury PCT
<b>Developer</b>	Community Solutions for Primary Care Limited
<b>Start</b>	Spring 2007
<b>Opening</b>	Summer 2008
<b>Funder</b>	Barclays Bank plc
<b>Architects</b>	Nightingale Associates
<b>Contractor</b>	Bluestone plc
<b>Facilities Management</b>	Integral
<b>Estate Management</b>	Community Solutions for Primary Care

With planted public open spaces that will exhibit public works of art, as well as the potential for a self-funding Community Café, it is hoped that the Radcliffe Centre will not simply replace existing facilities but will also become a new vibrant community hub for this part of Bury; a place that all members of the community can enjoy and be proud of.

Set to house a 15-GP surgery and a dental practice along with an extensive range of other health and social care facilities, the centre will provide improved services that will cater for the growing needs of patients as well as flexible and adaptable environments in order to meet the future demands of community-based health and social care.

The Centre's focus on understanding and integrating local needs and priorities is a reflection of extensive consultation and engagement with stakeholders throughout all phases of the development process. This process informs the design and ensures that the health and well-being of patients and staff are improved. Affordability and value for money has also been enhanced through the development of multi-purpose rooms and the attraction of a private sector tenant as third party revenue provider.

The project is one of two schemes in the first of a number of series of developments planned for the Bury and Tameside & Glossop Primary Care Trusts. The first phase, with a capital value of £28 million, is part of a Public Private Partnership (PPP) agreement between Community Solutions for Primary Care (CSPC), Partnerships for Health (PFH), Bury Primary Care Trust (PCT) and Tameside & Glossop PCT.

The 'LIFTCo' that will be formed as a result of this agreement will enter into 25 year Lease Plus Agreements with Bury PCT for parts of the facility. A separate third party tenant lease has been entered into with the pharmacy and further leases with potential providers of clinical and diagnostic services are planned for.

The facilities provided in the new centre include:

- 4944 sq. m. of accommodation space
- General medical services provided by 15 GPs in 5 practices for more than 26,000 patients with additional space for GP trainees, and associated primary care teams (community nurses, health visitors etc), administration staff
- Secondary to primary care and community health accommodation including units for minor surgery, podiatry, physiotherapy, orthoptics, audiology, dermatology and sexual health as well as Integrated Clinical Assessment and Treatment Services (ICATS) and external mobile diagnostic infrastructure
- Community Services including facilities for district nurses, health visitors and school health visitors as well as a Community Information Service reception and information facility
- Community dental services accommodation
- Primary care mental health services accommodation
- Crèche and childcare facilities as well as Children's Services
- A community pharmacy

LIFTCo is responsible for the maintenance of external and internal fabric of the facility (Hard FM).

## Case Study

### The Radcliffe Centre

*"This is the future of health care. These state of the art medical facilities will help to improve the health of the population, providing modern services in appropriate buildings in locations where they are required. This public and private sector project is yet another prime example of how partnership working is benefiting our communities."*

*Tim Chamberlain,  
Executive Member for  
Health and Wellbeing  
of Bury Council*

