



Location	Doncaster, South Yorkshire
Project type	PPP (NHS LIFT)
Client	Doncaster West PCT, Doncaster MBC & Weldricks Pharmacy
Developer	Doncaster Community Solutions Limited
Start	Summer 2005
Opening	November 2006
Funder	Barclays Bank plc
Architects	Healthcare Design Partnership
Contractor	Bluestone plc
Facilities Management	Integral
Estate Management	Community Solutions for Primary Care

One of the first three of a series of developments planned for Doncaster, The Denaby Springwell Centre has been specially designed to provide improved services to cater for the multiple and complex health and social needs of patients in this ex-mining community.

Built adjacent to the existing health centre, which will eventually be demolished, the two-storey 1300 sq. M. building has been designed to enable expansion by a third of its original size. It houses a GP practice that serves some 4,000 patients as well as nursing and residential homes in the area, along with an extensive range of other healthcare facilities.

Affordability and value for money has been enhanced through the development of multi-purpose rooms and the attraction of a private sector tenant as a third party revenue. The aim of the project is to enhance the health and well-being of patients and staff, while being flexible and adaptable in order to meet the changing demands of community-based health, social care and other local Services.

The first phase, with a value of £13.3 million, will be part of a Public Private Partnership (PPP) agreement between Community Solutions for Primary Care (CSPC), Partnerships for Health (PfH), Doncaster Central Primary Care Trust (PCT), Doncaster East PCT and Doncaster West PCT.

The 'LIFTCo' that will be formed as a result of this agreement (Doncaster Community Solutions Limited) will enter into 25 year Lease Plus Agreements with both Doncaster West PCT and Doncaster MBC for parts of the facility. A separate third party tenant lease will be entered into with the pharmacy.

The centre will house the following services:

- Dr Fitton's GP practice, District nursing and Health visiting
- Therapy services including physiotherapy, dietetics, occupational therapy and speech and language therapy
- Counselling and Health promotion
- Podiatry and chiropody
- Midwifery and baby clinic
- National Service Framework clinics
- Diagnostic suite (out patients) and other secondary care out patient sessions
- Internet self-help suite and Voluntary sector meetings
- Child and adolescent mental health
- Dentistry
- Social services, benefits agency and Outreach social services
- Sure Start
- Community pharmacy
- Sexual health

Doncaster Community Solutions Limited will be responsible for the maintenance of external and internal fabric of the facility (Hard FM) and tenants for internal cleaning etc (Soft FM).

Case Study

The Denaby Centre

" We consulted widely with the residents of Denaby to ask them what kind of services they would like to see in the building and we've done our best to meet their expectations. This is a key development for the village, an opportunity for the NHS and Doncaster Council to bring more services closer to where people live and a big step forward in supporting the regeneration of the village."

Jayne Brown, Chief Executive of Doncaster Primary Care Trust

