



Location	Barnsley, South Yorkshire
Project type	PPP (NHS LIFT)
Client	Barnsley Primary Care Trust & Wedricks Pharmacy
Developer	Barnsley Community Solutions Limited
Start	January 2004
Opening	November 2004
Funder	Barclays Bank plc
Architects	Pearce Bottomley
Contractor	Bluestone plc
Facilities Management	Integral
Estate Management	Community Solutions for Primary Care

Cramped and out-of-date health premises are a thing of the past in Barnsley since the Thurnscoe Centre was completed on time and to budget on 8th November 2004. Housing a seven-GP surgery along with an extensive range of other healthcare facilities, this purpose-built centre now provides improved services to cater for the growing needs of patients.

Thurnscoe is one of the first three of a series of developments with a value of £13.6 million planned for Barnsley and is located on a Brownfield site previously owned by Barnsley Metropolitan Borough Council, bounded on the eastern side by a railway line.

John Hutton, Health Minister, said: "There are 15 new super surgeries planned across the country over the next year that will help transform the way we deliver health and social care and there is no better place than Barnsley to mark this new beginning."

To assist in meeting the demanding affordability criteria a private sector tenant was attracted as a third party revenue provider and work was started and finished within a 46-week contract period. The finished project hopes to enhance the health and well-being of patients and staff, whilst being flexible and adaptable in order to meet the future changing needs of health and social care and broader community-based services.

The centre is part of a Public Private Partnership (PPP) agreement between Community Solutions for Primary Care (CSPC), Partnerships for Health (PfH), Barnsley Primary Care Trust (PCT) and Barnsley Metropolitan Borough Council.

The 'LIFTCo' that was formed as a result of this agreement (Barnsley Community Solutions Limited) has entered into a 25 year Lease Plus Agreement with Barnsley PCT for this facility. A separate third party tenant lease has been entered into with the pharmacy.

The facilities provided in the new centre include:

- 1570 sq. m. of accommodation space
- General medical services provided by seven GPs for some 12,500 patients, with additional space for GP trainees along with associated primary care teams (community nurses, health visitors etc) and administrative staff
- Community health accommodation including a physiotherapy suite, an audiology consulting room, a talking therapy room, podiatry treatment facilities, a multi-purpose room and a visiting consultant and treatment room
- A local authority Community Information Service (CIS) information kiosk
- A community pharmacy

Barnsley Community Solutions Limited is responsible for the maintenance of external and internal fabric of the facility (Hard FM), with the tenants being responsible for internal cleaning etc (Soft FM).

Case Study

The Thurnscoe Centre

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