



Location	Islington, London
Project type	PPP (NHS LIFT)
Client	Islington Primary Care Trust
Owner / Developer	Camden & Islington Community Solutions Limited
Start	May 2005
Opening	September 2006
Funder	Barclays Bank plc
Architects	Sprunt
Contractor	Bluestone plc
Facilities Management	Integral
Estate Management	Community Solutions for Primary Care

The Partnership Primary Care Centre is a £4.1 million project that not only aims to cater for a diverse range of needs, but also hopes to provide a focal point for the vibrant community of Islington.

Within Islington there are stark inequalities in health. For example, there is a much higher mortality rate from heart disease among the manual social classes and a much higher rate of diabetes among the Bangladeshi population. Also primary care services suffer from poor accommodation with many premises being old, cramped and inaccessible. The aim of this project is to enhance the health and well-being of patients and staff, while remaining flexible and adaptable to meet the changing needs of health and social care and broader community-based services.

Set to house various essential healthcare facilities as well as a GP practice that will serve some 6000 patients, the centre will also be home to 10 one-bedroom social housing flats being built for the Mosaic Housing Association.

Owned by the Corporation of London and leased on a long-term basis to the Mosaic Housing Association, one of the conditions of the permission to develop the site is that the existing single-storey Community Hall being demolished must be re-provided.

This project is part of a Public Private Partnership (PPP) agreement between Community Solutions for Primary Care (CSPC), Partnerships for Health (PfH), Camden Primary Care Trust (PCT) and Islington PCT.

The 'LIFTCo' that was formed as a result of this agreement (Camden & Islington Community Solutions Limited) has entered into a 25 year Lease Plus Agreement with Islington PCT for the facilities, which will include:

- 645 sq. m. of accommodation space
- The Fairweather House practice, which will gradually expand to four 'whole timeequivalent' GPs and become a training practice
- A practice nurse consulting room
- A minor surgery treatment room with utility areas
- A child health facility
- Office space for visiting community nursing staff
- A multi-purpose meeting room and a library/resource/teaching room to develop training and education facilities for both clinical and non-clinical staff

There are no plans for PCT teams to be permanently located at this site. However Trust staff will use some rooms on a temporary basis until the practice expands.

Camden & Islington Community Solutions Limited is 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 Partnership Primary Care Centre

"The setting up of Camden and Islington LIFTCo is a major step for primary care facilities in the two boroughs. It will now mean we can start to realise our vision of developing more than 20 new primary care centres over the next five years."

*Lorraine Robjant,
Camden & Islington LIFT Project
Director*

