



Location	Doncaster, South Yorkshire
Project type	PPP (NHS LIFT)
Client	Doncaster Central Primary Care Trust
Owner / Developer	Doncaster Community Solutions Limited
Start	Summer 2005
Opening	July 2006
Funder	Barclays Bank plc
Architects	Healthcare Design Partnership
Contractor	Bluestone plc
Facilities Management	Integral
Estate Management	Community Solutions for Primary Care

Case Study

The Sandringham Road Centre

“ NHS LIFT is offering us the opportunity to sit down with our Doncaster Council colleagues and include many of the services they provide under one roof, which is good news for patients and residents alike.”

Mike Potts, Doncaster West Primary Care Trust Chief Executive

Understanding and integrating local needs and priorities was paramount when work began on the Sandringham Road Centre, Doncaster and consultation and engagement with stakeholders throughout all phases of the development process helped in achieving fantastic results.

Now serving some 8,000 patients from its five-GP practice and with an extensive range of other healthcare facilities available this project, one of the first three of a series of developments planned for Doncaster, has undoubtedly enhanced the health and well-being of patients and staff, while remaining flexible and adaptable in order to meet the changing demands of community-based health, social care and other local services.

Mike Potts, Doncaster West Primary Care Trust Chief Executive, said: “NHS LIFT is offering us the opportunity to sit down with our Doncaster Council colleagues and include many of the services they provide under one roof, which is good news for patients and residents alike.” Located in the Intake area of Doncaster, the population of this ex-mining community has complex health and social care needs and suffers a high level of deprivation. Sandringham Road is specially designed to provide improved services to cater for the growing needs of these patients.

Sited next to the existing health centre, which was demolished when the work was completed in June 2006, the two-storey 1279 sq. m. building was designed to enable expansion by a third of its original size, and forms part of a larger regeneration programme in the area.

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 a 25 year Lease Plus Agreement with Doncaster Central PCT for the facility.

The centre houses the following services:

- Dr Love & Partners’ GP practice and Minor surgery
- Community nursing, Health visiting, School nursing
- Midwifery and baby clinics
- Podiatry and chiropody
- Mental health Outreach clinics and Child and adolescent mental health
- Sexual health clinics
- Therapy services including dietetics and rehabilitation
- Secondary care out patients
- National Service Framework clinics and Counselling
- Sure Start
- Older persons clinics
- Community pharmacy

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

