



Location	Doncaster, South Yorkshire
Project type	PPP (NHS LIFT)
Client	Doncaster East PCT, Doncaster MBC and pharmacy
Developer	Doncaster Community Solutions Limited
Start	Summer 2005
Opening	October 2006
Funder	Barclays Bank plc
Architects	P&HS
Contractor	Bluestone plc
Facilities Management	Integral
Estate Management	Community Solutions for Primary Care

15,300 patients needs are met by the Velymuyden Centre, Thorne and with its multiple and complex health and social needs this ex-mining community benefits hugely from the two GP practices (a total of nine GPs), extensive range of healthcare facilities as well as a full local authority provided library service.

Alan Wright, Chair of Doncaster Community Solutions (LIFTCo) Ltd, said: "We are very proud of the completion of this superb centre and know it will prove to be a massive benefit to the people of the area. In all of our Doncaster projects, completed and still to come, it's a real pleasure to be working with such ambitious people as the Primary Care Trust, the Council, and our professional partners. Above all, the reaction from local residents has been the very best thing to see. They are enjoying top class facilities for themselves and their families and we are thrilled to be part of the team providing this."

This 3,620 sq. m. project is one of the first three of a series of developments planned for Doncaster 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 and social care and other local services. 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 provider. In a ward requiring regeneration and investment this new centre is seen as an instrument not only to provide services but to also act as a focal point in bringing the community together.

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 East PCT and Doncaster Metropolitan Borough Council (MBC) for parts of the facility. A separate third party tenant lease will be entered into with the pharmacy consortium.

The facilities provided in the new centre include:

- Dr Owen & Partners' GP practice and Dr Burne's GP practice
- Minor surgery, District nursing, Health visiting
- Physiotherapy, occupational therapy, speech and language therapy and dietetics
- Diagnostic suite (out patients)
- Mental health services
- Dentistry
- Full library service and ITC suite
- Social services/benefits agency
- Sure Start
- Community pharmacy

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 Thorne Centre

"The new centres will bring other benefits alongside being able to deliver more local services, including helping our drive to encourage more doctors and health professionals to come and work in the Doncaster area."
 Mike Potts, Doncaster West Primary Care Trust Chief Executive

