



Location	Barnsley, South Yorkshire
Project type	PPP (NHS LIFT)
Client	Barnsley PCT, Barnsley MBC & 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

With its innovative use of space and design The Goldthorpe Centre, completed on 22nd November 2004, achieves more than simply replacing existing facilities; instead it also provides a focal point for the community as well as offering a selection of complimentary public and private services.

Consultation and engagement with stakeholders, throughout all phases of the development process, focused on understanding and integrating local needs and priorities. As such an extensive range of health and social care facilities, as well as an eight-GP surgery, are housed within the building therefore providing improved services to cater for the growing needs of patients in this part of Barnsley.

The centre, located on the site previously occupied by the Dearne Town Hall, was completed on time and to budget within a 46-week contract period - this included demolition of the Town Hall. Affordability and value for money has been enhanced through the development of multi-purpose rooms and the attraction of a private sector tenant as third party revenue provider.

One of the first three of a series of developments planned for Barnsley, the project aims to enhance the health and well-being of patients and staff, whilst at the same time being flexible and adaptable in order to meet the future changing demands of community-based health and social care.

The first phase, with a value of £13.6 million, 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 (MBC).

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

The facilities provided in the new centre include:

- 2500 sq. m. of accommodation space
- General medical services provided by eight GPs for 14,000 patients, with space for GP trainees and associated primary care teams (community nurses, health visitors etc) and administration staff
- Secondary to primary care and community health accommodation including two minor surgery suites, ENT facilities, a podiatry treatment facility, a community dental suite, multi-purpose and health promotion rooms and visiting consultant rooms
- A Community Information Service reception and information facility
- Accommodation for two Children and Families Social Care teams including soft contact and case conference rooms and a community based Adult Care and Assessment team

Barnsley 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 Goldthorpe Centre

"We can now say to people that if they want to see what the 21st century NHS looks like they should come to Barnsley. Outside London, Barnsley is the first to open these fantastic new buildings and they are a tribute to all those involved in making them happen."

John Hutton, Health Minister

