

# Case Study

## Edenbridge Memorial Health Centre, Kent



**Client:** Kent Community Health NHS Foundation Trust

**Size (m2):** 2,180m2

**Capex:** £12.7m

**Project status:** Completed

**Timescales:** Financial close June 2022. Completed November 2023

**Services provided by gbp:** Developer – design, build and finance

**Combining services from Kent Community Health NHS Foundation Trust (KCHFT) and Edenbridge Medical Practice, the new Edenbridge Memorial Health Centre has placed health services at the heart of the community.**

Services include a GP practice, outpatient services, a minor injury unit, expanded children's services, therapies and social prescribing.

gbpartnerships was selected as the Trust's development partner following a rigorous procurement process testing the quality of our solution and value for money of the construction, development and finance costs.

The innovative 'income strip' contract model used will see the Trust lease the building for 35 years and sub lease areas to Edenbridge Medical Practice. Crucially, the centre transfers back to the NHS at the end of the lease period at no cost.

Building for the future, the health centre has been designed to be sustainable with no fossil fuels used to heat the building and photo voltaic panels (pictured opposite) producing renewable energy on site. The high-quality design has a striking roof line and a memorial garden which both respond to community feedback.



### Our Role:

- **Developer for the project - providing development management services, letting the design and build contract and securing external funding.**



### Our Impact:

- **Managing hyper construction inflation.** The timing of the project saw our team contending with construction cost inflation at its highest level in decades, putting the project's affordability at risk. To combat this, we worked in partnership with the Trust, our build contractor and the wider project team to ensure the scheme remained affordable. Measures included: delivering improved funding terms, reducing tax liabilities, removal of risk items by completing early survey works and the value engineering of inefficient design elements.
- **Highly competitive funding.** By scouring the funding market, our team was able to secure a funder that could deliver extremely competitive funding terms that met the Trust's objectives (notably that the asset would revert to the NHS at the end of the lease term). The income strip structure is unusual for projects of this value and is a game changer in the market. The savings achieved have been passed on to the Trust.
- **Tax structuring.** By considering the contractual structure, our team was able to reduce the project's stamp duty liability by over £400k. This saving was also passed on to the Trust.
- **Health centre development expertise.** Our team's collective know-how and experience assisted the Trust and GPs in successfully navigating a hugely complex multi stakeholder process with numerous workstreams spanning technical, legal and financial.

*"We have created a hub to bring people together, create opportunities and help people connect with their community. This is a great example of what we can achieve when health and care partners join together to provide truly integrated support for the people they serve."*

**Mairead McCormick, KCHFT Chief Executive**

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## Edenbridge Memorial Health Centre



### Sustainability and Social Value:

- **£8,803,390 in social value** has been delivered by the project, through the main contractor Galliford Try. With £2,927 raised for local charities and 63.5 hours of volunteering time.
- **£7,937,478 was spent locally with 58 new jobs for local people** created during the construction and 171 apprenticeship weeks delivered.
- **Funding from gbpartnerships foundation paid for carefully selected sensory planting including species-rich turf** and enhancements such as bird boxes and insect hotels will be included to encourage biodiversity within the memorial garden. Situated in the grounds of the new Health Centre, the Memorial Gardens are a valuable resource for patients, visitors, and staff, offering an informal setting for therapy and group activities and social prescribing.
- **The design of the gardens is mindful of those with additional needs**, for example, making the paths looped to be dementia-friendly and a sensory garden suitable for those who are blind or people with neurodiversity.
- **A donation from gbpartnerships foundation to Bore Place in June 2022** went towards educational programmes for vulnerable and disadvantaged young people from across the local area. Bore Place located near Edenbridge, Kent, is working to create a better future by providing a place that brings sustainability to life and offers opportunities to learn, grow and be inspired.



Memorial Gardens

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## Edenbridge Memorial Health Centre



Exterior



Interior



Project partners at the groundbreaking ceremony in June 2022

Official opening of the new Health Centre in April 2024





## The Power of Partnership

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We work in partnership with NHS and public sector organisations to unlock complex estate challenges, planning, developing, and maintaining the highest quality, sustainable health and public buildings that serve the needs of communities, now and in the future.

[www.gbpartnerships.co.uk](http://www.gbpartnerships.co.uk)

[www.linkedin.com/company/gbpartnerships](https://www.linkedin.com/company/gbpartnerships)

**If you'd like to find out more or arrange an informal chat about our work contact:**

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