

CASTLEFORD (AND OTHER DEVELOPMENTS)

Emma Bolton

Chief Executive Officer, Community Ventures



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A BIT ABOUT US

- Established in 2008
- Management Services Provider of 9 (and a half!) NHS Joint Venture Companies (LIFTCos)
- Provider of estates consultancy services to partners – local authorities, NHS
- Developer – for ourselves, and on behalf of others
- ‘Improving Life In the Communities We Serve’ – social ethos
- EB – local government and NHS experience. Joined Community Ventures in 2019. CEO from 1st October 2023.



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MIDDLETON ST GEORGE

- 2018 Community Ventures invited by CCG to work with the practice on a new scheme
- Part of delivery solution – NHSPS included as head tenant, to then sub-let to the practice.
- Commenced on site in summer 2023
- Completion expected Spring 2024



BURMANTOFTS

- 6 years in the making
- Huge number of stakeholders
- Health inequalities
- Regeneration area
- Existing health building not fit for purpose
- Tension – need to secure a quick solution versus partnership/best community solution



CASTLEFORD

- 2011 – NHSPS building in poor condition – need for new HC established



CASTLEFORD

- Requirement for 3 GPs and community services
- 2012 – Community Ventures selected as preferred developer
- Viability issues/NHS structural changes – 2014 needed to start from scratch – OBC commissioned
- Best VFM achieved through Council - Prudential Borrowing
- Circa £12m construction cost
- Innovative (and unique, we think!) model established to produce value for money solution



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ANY QUESTIONS?

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