



# Complex PFI project provides new 21st Century health facilities for Oxted, Surrey



Development of the new Oxted Therapies Unit and a 62-bed nursing home has been completed on the site of the old Oxted and Limpsfield Memorial Hospital in Oxted, Surrey. The new facilities have been developed via a Private Finance Initiative (PFI) deal by Anvil Healthcare Group (AHG), a joint venture between Cathedral Healthcare and United Healthcare.

The new development is the culmination of a long and complex project that started with a decision in 1998 to replace the old hospital with a modern facility offering 21st Century medical services to the local community. The combined skills of the joint venture partners were able to put together a project that included development of the new medical facilities to replace those provided by the old hospital and a plan to develop a mixed private and affordable housing scheme on part of the old hospital's estate to maximise value for money for the public purse.

The new Oxted Therapies Unit will be retained as part of AHG's investment portfolio and leased to and run by East Surrey Primary Care Trust. The 62-bed nursing home will complete the service provision of the new complex, replacing, and bringing completely up to date, the services formerly provided by the old hospital. The nursing home will be run by private sector operator, Barchester Healthcare which has a 10-year contract to provide 10 intermediate care beds for the population of the East Surrey Primary Care Trust.





Key to the success of the development of the new complex was the private sector residential development on part of the site of the old hospital, whose planning was overseen by AHG and whose development was completed by a partnership of private sector developer Linden Homes and London & Quadrant Housing Trust. This development provided a significant financial receipt to the local hospital trust.

The success of the project has been secured due to the unique mix of skills brought together in the joint venture partnership, AHG. The extensive construction and design experience of the directors at Cathedral Healthcare and the PFI hospital development experience of United Healthcare provided the combined skills necessary to see through what was a particularly complex deal involving many partners and many difficult political and planning issues. It provides a perfect example of the benefits to the public sector when a private sector developer brings commercial skills and financial risk to the table to facilitate delivery of the NHS's vision of modernised and much improved local healthcare services.

Award-winning healthcare and master-planning architects PRP were the designers of the scheme and AHG were advised by Tarlo Lyons solicitors. Castleoak Construction was principle contractor on the scheme with Meadhurst as project managers.

The scheme was completed on April 15th and is currently being occupied by East Surrey PCT and Barchester Healthcare.

