

Westwalk Community Healthcare Centre: Yate

Client

South Gloucestershire
Primary Care Trust

Services Provided

Retail & Leisure
Agency

Timescale

October 2006 - Present

Alder King Contact



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The Project

In 2006, the Avon, Gloucestershire and Wiltshire Strategic Health Authority approved the Yate Outline Business Case for the replacement of the existing Health Centre including upgraded facilities for the West Walk GP Practice in Yate town centre.

The population of the Yate locality is forecast to increase to c. 70,000 by 2013/14, of which some 60,000 will look to Yate for enhanced access to healthcare and social care facilities.

In November 2006, Alder King was instructed by South Gloucestershire NHS Primary Care Trust to act on their behalf in the tendering of a pharmacy within the new Health Centre and such advice was to include the following elements:-

1. Agree/negotiate the details of a new letting.
2. Instruct the PCT's solicitors.
3. Liaise and monitor the proposed transaction through to exchange and completion.

In addition, Alder Kings duties included:-

1. A review of the lease to ensure that it was in an institutionally acceptable form and fully repairing and insuring in all respects.

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2. That the legal arrangements for the management of the building were also institutionally acceptable and mirrored the fully repairing obligations of the proposed lease and;
3. Negotiate relevant percentages on the re-chargeable elements and management costs under the lease.

Alder King organised the informal tender of the pharmacy opportunity to a range of leading pharmaceutical providers at the end of 2006/beginning 2007.

In February 2007, Alder King reported the outcome of expressions of interest resulting from the informal tender and these were discussed at a meeting of Gloucestershire PCT in February.

Subsequent to the above meeting instructions were issued to Alder King to progress detailed negotiations with a leading pharmaceutical company for a new lease of the pharmacy element of the new Health Centre.

The lease was to be based on an agreement to take space within the new development with handover on practical completion expected in early 2009. A rental was negotiated under the tender arrangement and also the payment of a substantial positive premium for the benefit of the lease. The specification relating to the accommodation was agreed to a detailed stage based on a shell specification.

Solicitors were subsequently instructed to progress Agreement to Lease and Lease documentation leading to an exchange in March 2008. South Gloucestershire PCT have now placed the building contract for the development of the Health Centre and matters are proceeding towards completion as planned in 2009.