

## Seaham Health Centre, County Durham 2012

### New Community Health Centre Leads on Green Innovation

**Project Type:** Design and Build +  
**Capital value:** £10.2million  
**Partners:** NHS Durham  
 Dr George & Partners (GP)

Dr Dusad & Partners (GP)  
 Lloyds Pharmacy

#### Project description

The development, design and build of a new 4,357m<sup>2</sup> purpose-built health facility to service and regenerate the locality.

Community Ventures partnered a range of stakeholders and was pivotal in every stage of the project from site acquisition to post-build support. Delivered under the LIFT programme, our role also included health planning, business care support, finance and maintenance for a 25-year concession.

Seaham Health Centre offers a large range of services including:

- Unscheduled Care Services
- Plastics/Minor Operations
- Long-term conditions management including 'Diabetes One-Stop Shop'
- Coronary Heart Disease and Rehabilitation Clinic
- Musculo-skeletal Services
- Respiratory Rehabilitation
- X-Ray/Ultrasound
- Audiology
- Speech And Language
- Physiotherapy
- Occupational Therapy
- Podiatry
- Mental Health
- Substance Misuse
- Contraception and Sexual Health
- Community Dental Services
- Specialist Clinics including Enuresis and Continence Clinics

Full stakeholder involvement during development generated recreational features such as the staff balcony overlooking the harbour and sea beyond. The project has succeeded in not only providing a hub for primary care and community services but in regenerating a run-down area of the town.

The building itself achieved a BREEAM 'Excellent' accreditation and incorporates a number of innovative 'green' technologies. A Combined Heat and Power unit (CHP) substantially reduces CO<sub>2</sub> omissions whilst a section of the roof has been designed as a bio-diverse habitat to encourage insect life, with the added benefit of reducing the storm water run-off.



#### Ongoing involvement

Community Ventures will provide full hard Facilities Management service for 25 years

#### Awards and accreditations:

BREEAM 'Excellent'

2013 RICS Awards – shortlisted in both the Regeneration and Community Benefit categories.