

# OJEU: Ashford, Kent for Eastern and Coastal Kent PCT and Ashford Borough Council



**Practice Provision:**  
10 GP Surgery plus PCT  
Services, Pharmacy, Youth  
Club and Play Area

**Floor Area (GIA):**  
GMS Space 1412 sqm  
Pharmacy 160 sqm  
Youth Club 400 sqm  
Shared Car Park 48 spaces

**Development Value:**  
£3.5 million

**Completion Date:**  
Phase 1 - Doctor's Surgery  
and Pharmacy: October 2006  
Phase 2 - Youth Club: April  
2007

Having undertaken an OJEU procurement process commencing in July 2004, LSP were appointed as preferred bidder in February 2005 to deliver a new Health Centre for the PCT and a new Youth Club for the Borough Council.

LSP structured and led a consortium incorporating Assura Property Limited as long term investor, Jefferson Sheard as project architect and Anglo Holt Construction as the building contractor from the outset.

The Borough Council owned the site, which formally comprised the youth club, however in partnership with LSP and the PCT, the site now provides for the new health centre fronting St Stephen's Walk, fulfilling the Council's requirement for a 'statement building'. The new youth club has also been reprovided on the site, together with a children's play area.

The delivery of the development is testament to how the key stakeholders have worked together in partnership.



Site Layout

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**Development Team:**  
Project Co-ordinator:  
Phil Lilley: LSP Developments Limited

**Funder/Long Term Landlord:**  
Assura Property Limited

**Architectural Design:**  
Jefferson Sheard Architects

**Construction:**  
Design and Build:  
Anglo Holt Construction

Ground Floor Plan

