

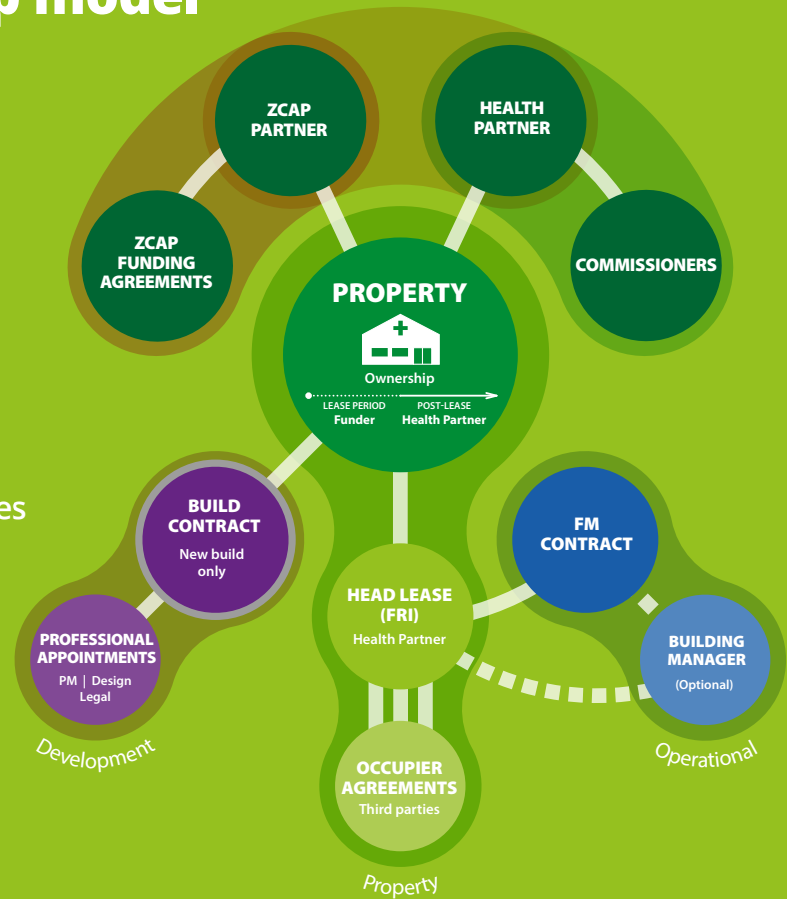
## ZCap15® shared ownership model

### The benefits:

- Fully amortised loan, tax efficient structure
- 100% ownership on lease expiry for £1
- No GP/NHS capital investment required
- Full operational control - land and building
- Health/Social Care subletting unrestricted
- No negative equity or personal guarantees
- Supports recruitment and succession plans
- Integrated design, delivery and build services
- No landlord maintenance agreements
- Suitable for batch/leaseback projects

### The requirements:

- £15m minimum investment threshold
- 15 year minimum investment period
- 15 year minimum 'NHS' FRI headlease
- GMS holder/NHS body as health partner



Little Hulton Health Centre

Delivered under original ZCap model

**Partnerships  
Awards 2021**

Healthcare Project of the Year



**Sound interesting?** For a no-obligation discussion or meeting, please visit [www.z-cap.co.uk](http://www.z-cap.co.uk) or call David Gratrix on **07702 893606**