



THE PRIMARY CARE PROPERTY MODEL

Now confirmed as
BREEAM
rated EXCELLENT
★★★★☆



SD123 Cert. No. BREEAM-0072-8304



**Partnerships
Awards 2021
WINNER**



Little Hulton Health Centre completed with the market-leading ZCap® structure.

The Little Hulton Health Centre in Salford provides the local community with state-of-the-art primary healthcare services in a convenient neighbourhood location.

The two-storey 1,600m² building provides accommodation for GPs, a range of enhanced primary care services, community services and bookable clinical space all under one roof, offering a joined-up clinical service in modern fit-for-purpose premises.

The project, using the unique ZCap structure, has enabled the GPs to implement their preferred self-delivery and ownership model. Under this structure, the GPs have developed the facility as landlord via a Special Purpose Vehicle with the ZCap funding partner with no requirement for NHS capital funding and no GP personal funding guarantees required. The GPs have entered into a flexible FRI head lease for the whole building, allowing sub-letting without additional approvals, enabling other health partners to respond to commissioning needs and permitting building adaptations to meet changing requirements without landlord approval.

Whilst the GPs own the majority of the asset and thus control its use, they are able to take advantage of any future property returns. The ZCap structure de-risks the project for the GPs by managing the partnership with the funder and fully mitigates risks by effective risk transfer overseen by the ZCap professional team.

The benefits of ZCap® to the Little Hulton GPs are:

- Building ownership – full operational control
- No capital or personal guarantees required
- Investment returns, pension fund options
- No development risk or costs
- Fully reimbursable costs and lease payments
- No negative equity risk

NHS Strategic Fit – ZCap® provides accommodation solutions that will...

- Support the delivery of the NHS Long Term Plan and emerging Models of Care
- Enhance primary care delivery with flexible accommodation both in design and lease structure
- Support health and social care partners to provide enhanced, locally delivered solutions
- Help integration and efficiency of joined-up service provisions closer to communities
- Meet NHS advice on procurement and full compliance with Treasury '5 Case Business Model'



Partnerships Awards 2021

WINNER – Healthcare Project of the Year

The awards recognise the outstanding achievements in public-private partnerships, reflecting the strength of the unique ZCap partnership structure between the NHS and the funder.



The market-leading, shared ownership model that keeps you in control

Sound interesting?

For a no-obligation discussion or meeting, please visit www.z-cap.co.uk