



**the
healthcare
property
company**

The Healthcare Property Company Limited (HPC) is an independent company which has developed, financed and project managed healthcare buildings for over 20 years.

The HPC Team has delivered more than 80 projects from refurbishment and small extensions to large community regeneration developments throughout the UK in the Primary, Tertiary and Secondary healthcare sectors.

Our Team includes both property experts and staff with significant hands-on healthcare services management experience.

HPC's entire service model is based on building successful relationships with Medical Practitioners, other healthcare professionals, NHS Organisations, Local Authorities and charitable trusts.

- **Primary Care**
- **Laboratories and specialist facilities**
- **Dental**
- **Care Homes**
- **Regeneration / Mixed Use community facilities**





SERVICES

Services are tailored to meet the requirements of each client and project and include:

Feasibility Studies:

HPC assists clients in establishing their accommodation needs, timetables and project costs to enable timely decisions to be reached on ownership and finance.



Site Finding:

In the absence of an identified preferred site, the HPC Team will undertake a detailed local search to identify suitable sites. When a site has been selected and a schematic layout prepared, HPC will make the necessary submissions to the local planning authority and prepare preliminary heads of terms for the acquisition of the site.

Programming:

On appointment HPC will prepare an initial programme in conjunction with the clients. This is updated throughout the development process until completion.



Buckley Medical Centre



Cost Control:

Preliminary project costs are initially established as an integral part of the feasibility studies then continually reviewed until fixed on receipt of construction tenders.

Design:

HPC has a panel of specialist healthcare architects so that the required balance of functionality and aesthetics can be employed in the development.



Construction Management:

A two-stage negotiated tender process is used to select a suitable, experienced construction company. The construction process is project managed by HPC and monitored by its Employer's Agent/Cost Consultant.

Financing:

HPC will provide the funding options to suit the client's and the development's requirements with supporting analyses.



Client Care:

HPC places great importance in working closely with the Client to ensure the development process is as smooth as possible; there is a regular flow of information to the Clients and the Clients' feedback is dealt with without delay. We recognise that the development has to not only provide the environment and facilities for the care and treatment of patients but also for the wellbeing and enjoyment of the staff and others working in the completed building.

The Healthcare Property Company Limited
South House Farm
Mundon Road, Maldon
Essex CM9 6PP

Phone: 0203 617 8730 **Fax:** 01621 738880 **Email:** office@thpco.co.uk

www.thehealthcarepropertycompany.co.uk