



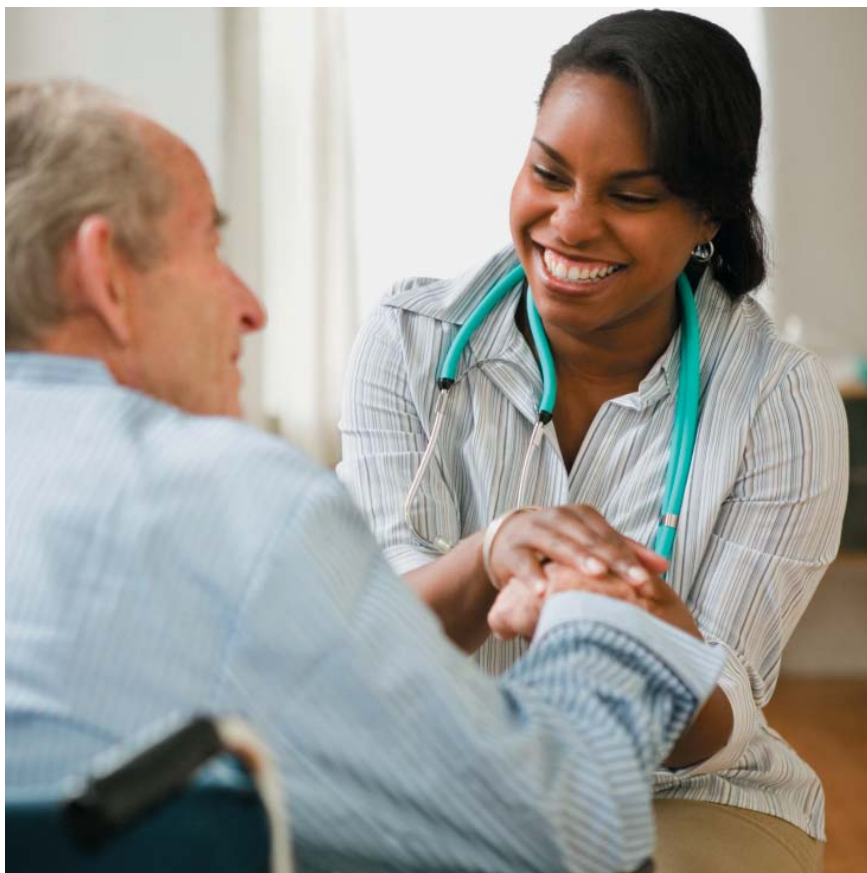
HPC Wales

Providing Primary Care Facilities in Wales



HPC Wales is a bespoke company specifically set up to finance, design, construct, manage and maintain primary health and social care facilities in Wales.

Par www.hpcwales.co.uk



Our highly qualified in-house team of healthcare property experts can bring even the most challenging projects to fruition.

We can make the development process as smooth as possible so that you can concentrate on your patients.



Partnership

Healthcare and Service Planning

We work and engage with:

- all key users;
- patients and carers to translate their aspirations into an easy to understand conceptual plan;
- Local Health Boards;
- GPs;
- Dentists and other healthcare providers;
- Local Authorities;
- Welsh Health Estates; and
- Welsh Assembly Government to develop and upgrade primary healthcare facilities.

Patient Pathways and Clinical Functionality

Our aim is to promote buildings that are ethically effective but also ensure patients remain calm and comfortable.

We concentrate on:

- pathways through buildings, giving equal attention to public and waiting spaces as we give to clinical areas;
- atmosphere;
- way finding;
- aesthetics.

DON'T PLAY ON PICKS



Illustration from Crossgates school

Community

Our facilities are designed to maximise community gain as well as health gain, enabling them to be used by community groups out of hours.

We engage with:

- local schools through:
 - Health and Safety Competitions
 - linking with curriculum
 - careers advice;
- utilising local employment and suppliers;
- liaising with community groups:
 - voluntary sector
 - local residents.

HPC Wales delivers all aspects of the development process. We aim to provide durable and flexible buildings allowing for the changing needs in healthcare.

Des



Site Selection

Finding the right site in the right location is essential in making any project a success. Our in-house team consider:

- easy access;
- good transport links;
- good supporting infrastructure.

Innovative Design

We have partnered with Austin-Smith: Lord, an award winning architectural practice, with offices in Cardiff and Liverpool and a substantial portfolio of primary healthcare experience.

Our policy is to provide landmark buildings that:

- respond to the site context and local environment;

Design

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- enhance the sense of arrival;
- are easy to secure and access;
- the community can be proud of.

We aim to achieve a design solution that:

- meets local needs;
- has built in capacity for flexibility and growth.

Sustainability and the Environment

We address sustainability from the start:

- recommending the most cost-effective means of reducing building energy consumption; and
- contributing to the wider sustainability agenda within the community.

In line with the Welsh Assembly Government's policies, such as BREAM, AEDET and NEAT, we develop robust solutions for our clients by producing early technical and financial viability studies and assessments.

We produce Energy strategies including CO₂ predictions and analysis of low and zero carbon (LZC) fuels and technologies, to meet local CO₂ reduction targets.

Sustainable design practice is fully integrated into our procedures and company culture, including the monitoring of the building performance in use.

All of our Welsh properties are built from timber frame sourced from a licensed renewable forest supplier.





Flex



Operational and Facilities Management

We can provide a management service to ensure facilities are managed and maintained on behalf of all users, enabling them to concentrate on their own service provision.

When the facility is commissioned we continually evaluate how it is working to ensure we have achieved optimum efficiency. We also work with the users to monitor operations and plan for future expansion.

Financial Solutions

Our considerable financial resources and tailored approach to ownership arrangements allow us to overcome even complex funding issues. Our flexible contracts are structured to find the best possible financial solution.

Additional Services

We partner with companies that can provide additional revenue, for example, pharmacies, retail outlets and cafes. We can also introduce clinical support and complimentary services for both the NHS and private markets, such as STI testing and / or clinics, and long-term chronic pain management services.

HPC Wales is a joint venture between CareCapital and Gaufron Healthcare of Llandrindod Wells with a combined portfolio of 33 healthcare buildings in 25 locations.

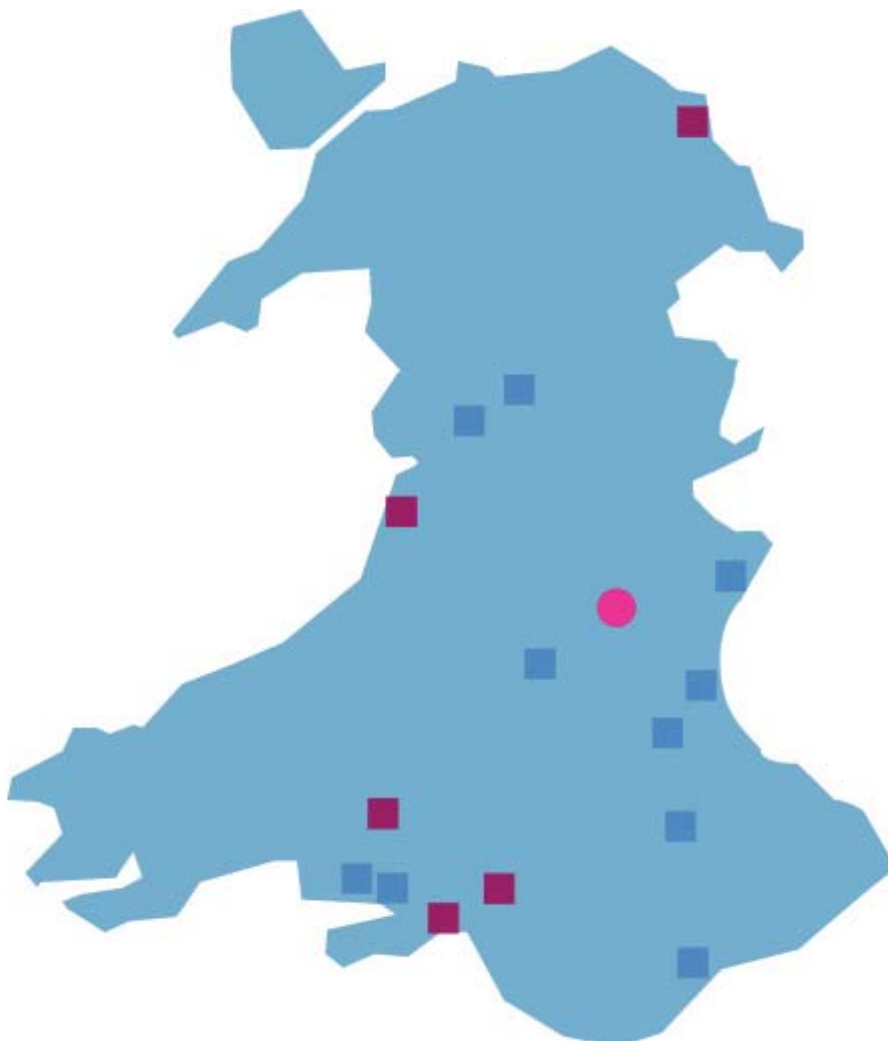
This includes 11 medical centres in Wales and a developing portfolio of super healthcare centres in Europe.

Our developments range from dedicated GP surgeries and dental units to multi-occupancy and community resource centres hosting a wide variety of healthcare services, private healthcare providers, social and voluntary, housing and leisure facilities.



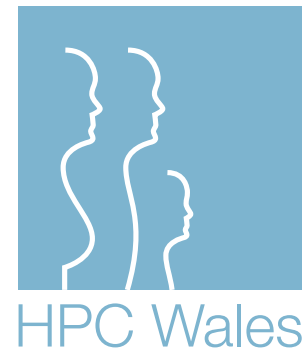
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- Healthcare facilities
- HPC Wales head office
- Current projects

Contact details for our offices are given on the back page of this brochure or visit our website at: www.hpcwales.co.uk



Our team

HPC Wales is a family friendly company that has flexible policies to support and care for its staff. Our dedicated team of experts is ready to make your plans reality. For further information please contact:



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Illustrations and photographs
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