



LIFT in partnership:

Alexander Avenue Health and Social Care Centre, Harrow, London

DELIVERING HEALTHCARE AND AFFORDABLE HOUSING

Profile

The £4.8m Alexandra Avenue Health and Social Care Centre has brought together a much needed health centre, replacing inadequate facilities and established a model now adopted by the local authorities in the delivery of affordable housing.

With £1m of affordable housing built on the same site as the Health and Social Care Centre, the partners in the Alexandra Avenue development have not only made the most of the premium land, but through co-subsidisation, saved Harrow PCT £600,000 in cost efficiencies.





Delivering for the Community

The partnership between Brent, Harrow and Hillingdon (BHH) LIFTCo, Harrow PCT and its sub-leasing partners, has established a purpose-built environment, which allows the delivery of high quality health and local authority services to a population very much in need - the local ward is the sixth most deprived in Harrow and has the highest child poverty index score.

This is in stark contrast to those services available prior to this development, which were delivered from out-of-date, inappropriate buildings in poor repair.

The Alexandra Avenue development has integrated ten flats occupying the top two floors of the health centre, which offer residents increased security and less noise pollution.

Partnership in Action

The private LIFTCo partner Babcock and Brown recognised the synergies between the Notting Hill Housing (NHH) Group, who required land to provide key worker/affordable homes, and BHH LIFTCo who were developing a new health centre and had the capacity for further development.

Head-leaseholder of the new centre, Harrow PCT, along with the LIFTCo, Notting Hill Homes and Harrow Council, a major provider of services in the new development, invested time and effort to establish and maintain a strong conduit of communication and understanding. This resulted in effective planning and issue resolution, leading to the project being delivered on time and on budget.

Improving Delivery, Improving Lives

- Ten affordable housing flats
- A modern, purpose built health centre, with services including:
 - Child & Adolescent Mental Health Services (CAMHS)
 - Local authority children's services
 - Podiatry
 - Physiotherapy
 - Speech & language therapy
 - Brief Intervention Counselling Services (BICS)

'The LIFT project has enabled us to have 'state of the art' accommodation, offering a comfortable environment for the provision of a wide range of clinical and social services'

Joan Reeves, Centre Manager

Building for the Future

Using the successful delivery of the affordable housing element of the Centre as a model, Brent Council and Brent Housing Partnerships are working with BHH LIFTCo across a number of new projects.

Together, the partners are aiming to develop affordable housing in the locality, including a combined healthcare, social care and social housing facility within a large scale regeneration area forming part of a New Deal for Communities (NDC).

Additionally, LIFT is the preferred delivery vehicle in Brent Council's bid to DCLG for Round 5 non-HRA PFI credits. The bid envisages 200 affordable dwellings on a mixture of land held by Brent Council and that acquired by LIFTCo from the PCTs.

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