# Delivering healthcare and affordable housing

## Alexandra Avenue Health and Social Care Centre, Harrow

**LIFT Co:** Brent, Harrow and Hillingdon LIFT          **CCG:** NHS Harrow
**Head tenant:** CHP                                     **Size:** 2,767m2
**Property value:** £7.5m                                **Opened:** 2006

## Profile

The £4.8m Alexandra Avenue Health and Social Care Centre provides much-needed health centre that has replaced inadequate facilities and the project has established a model of service delivery that has been 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 £600,000 in cost efficiencies.



**Services:**
- GPs
- Child & adolescent mental health
- Children's services
- Podiatry
- Physiotherapy
- Speech & language therapy
- Counselling
- BPAS
- Minor surgery
- Audiology
- Diabetes and retinal screening
- Physiotherapy
- Family planning
- Paediatric and adult therapy
- Coronary heart disease team
- Harrow wheelchair services

### Delivering For the Community

Alexandra Avenue Health and Social Care Centre provides a purpose-built environment, allowing the delivery of high quality health and local authority services to a population very much in need.  This is in stark contrast to those services available prior to this development, which were delivered from out-of-date, inappropriate buildings in poor repair.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 scheme also has an integrated affordable housing scheme, with ten flats occupying the top two floors of the health centre.

### 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.  Partners in the project invested time and effort to establish and maintain a strong conduit of communication and understanding. This resulted in effective planning and issue resolution.