



Equity Solutions & Partners

# Chadderton Wellbeing Centre Oldham LIFT



**Equity Solutions**

Asset backed investments



## Chadderton Wellbeing Centre

Equity Solutions is the private sector partner in the Oldham LIFT (Local Improvement Finance Trust) company, Community 1<sup>st</sup> Oldham Limited. The Oldham LIFT company is delivering the most significant investment in health and well-being facilities in Oldham in recent years, in partnership with NHS Oldham and Oldham Council.

The Chadderton Wellbeing Centre will be the first of its kind in Oldham, bringing together a range of organisations including the police and key council services under one roof, to deliver joined up services at a local level.

This innovative approach not only ensures that the community has access to excellent, fit for purpose facilities such as a 25-metre swimming pool, community meeting rooms, fitness suite and library, but it is a positive investment for the borough in terms of guaranteeing the provision of important services that are joined up for the foreseeable future, and in a cost effective way through the prudent use of space by multiple organisations.

The development is the first LIFT project to be developed between Community 1<sup>st</sup> Oldham and the Local Authority and demonstrates the breadth of activities LIFT can participate in and successfully deliver.

Following the forced closure of the existing Chadderton pool in 2007 due to health and safety concerns, the new development also demonstrates the speed at which LIFT can deliver - the scheme reached financial close only 11 months after the appointment of Community 1<sup>st</sup> Oldham.

As a signatory to the Strategic Partnering Agreement, on a non exclusive basis, Oldham Metropolitan Borough Council could benefit from reduced procurement costs and increased speed of delivery through not having to follow the OJEU procurement rules, as LIFT has already satisfied these requirements.

It is intended that the development will act as a catalyst for the wider regeneration of Chadderton district centre. The relocation of the existing leisure facility and the revitalisation of the old depot site and surrounding area opens up further phased redevelopment opportunities for the old swimming pool site and library.

The new facility is located opposite the Chadderton health centre. Through this co-location, cross agency working will be encouraged through a campus approach. The PCT have identified the redevelopment of the health centre as a future priority area which has been factored in when developing the well-being centre through various master planning exercises to accommodate this later phase, either through a campus approach (and possible road closure to create public realm space between the two facilities) or a second phase integrated construction solution.