

YOUR NEIGHBOURHOOD HEALTH SERVICE

Leading provider of
healthcare development
and construction services
across the UK



WILLMOTT DIXON

SINCE 1852



NHS NEIGHBOURHOOD REBUILD PROGRAMME

A GENERATIONAL INVESTMENT IN COMMUNITY HEALTHCARE

Budget 2025 announced the most significant community healthcare infrastructure programme in a generation:

250 new Neighbourhood Health Centres, with 120 operational by 2030.

Delivered through the NHS Neighbourhood Rebuild Programme, these centres will transform how communities access healthcare – co-locating GPs, with community health services such as diagnostics, physiotherapy, mental health services and social care in accessible, modern facilities that support the NHS's shift toward preventative, community-based care.

The programme will deliver new facilities through a combination of:

- **New builds on identified sites**
- **Upgrading and repurposing underused buildings**
- **A new model of Public-Private Partnership (PPP), developed by NISTA**

Early sites have been confirmed in Birmingham, Barrow-in-Furness, Truro and Southall, with the programme building on successful models already operating in Hull.



WHY WILLMOTT DIXON

A PROVEN NATIONAL LEADER IN COMMUNITY HEALTH DELIVERY

We are proud to be recognised as one of the UK's most experienced community health contractors. Over the past two decades, we have delivered 30+ community health centres, including 16 through the NHS LIFT PPP model - one of the largest track records of any contractor in the programme. We understand the funding structures, lease arrangements, stakeholder complexity and long-term partnership models that make PPPs successful.

Combined with our Development Solutions funding capability, pre-designed CURA platform, and national delivery network, we offer NHS bodies and local authorities a partner who can help unlock, fund and deliver Neighbourhood Health Centres at the pace the programme demands.

Our reputation is built on certainty, partnership working and sector insight, enabling us to deliver high-performing clinical environments that genuinely improve patient experience and staff productivity. Our expertise directly aligns with the requirements of the NHS Neighbourhood Rebuild Programme: integrated services, flexible multi-use clinical spaces, standardised footprints, digitally-enabled buildings and outstanding sustainability performance. This is work we are passionate about – and where we consistently deliver exceptional results.

Our collaborative approach enables us to build strong relationships with stakeholders, based on honesty and trust. This ensures that the solutions we offer are carefully tailored to our customers' needs.

“Willmott Dixon have a strong track record in delivering health and care hubs and are committed to working in a sustainable, responsible way. This makes them the perfect partner in helping achieve our vision for providing joined up health and care services in dunstable and the surrounding villages.”

Cllr Eugene Ghent, Executive Member for Housing & Assets at
Central Bedfordshire Council

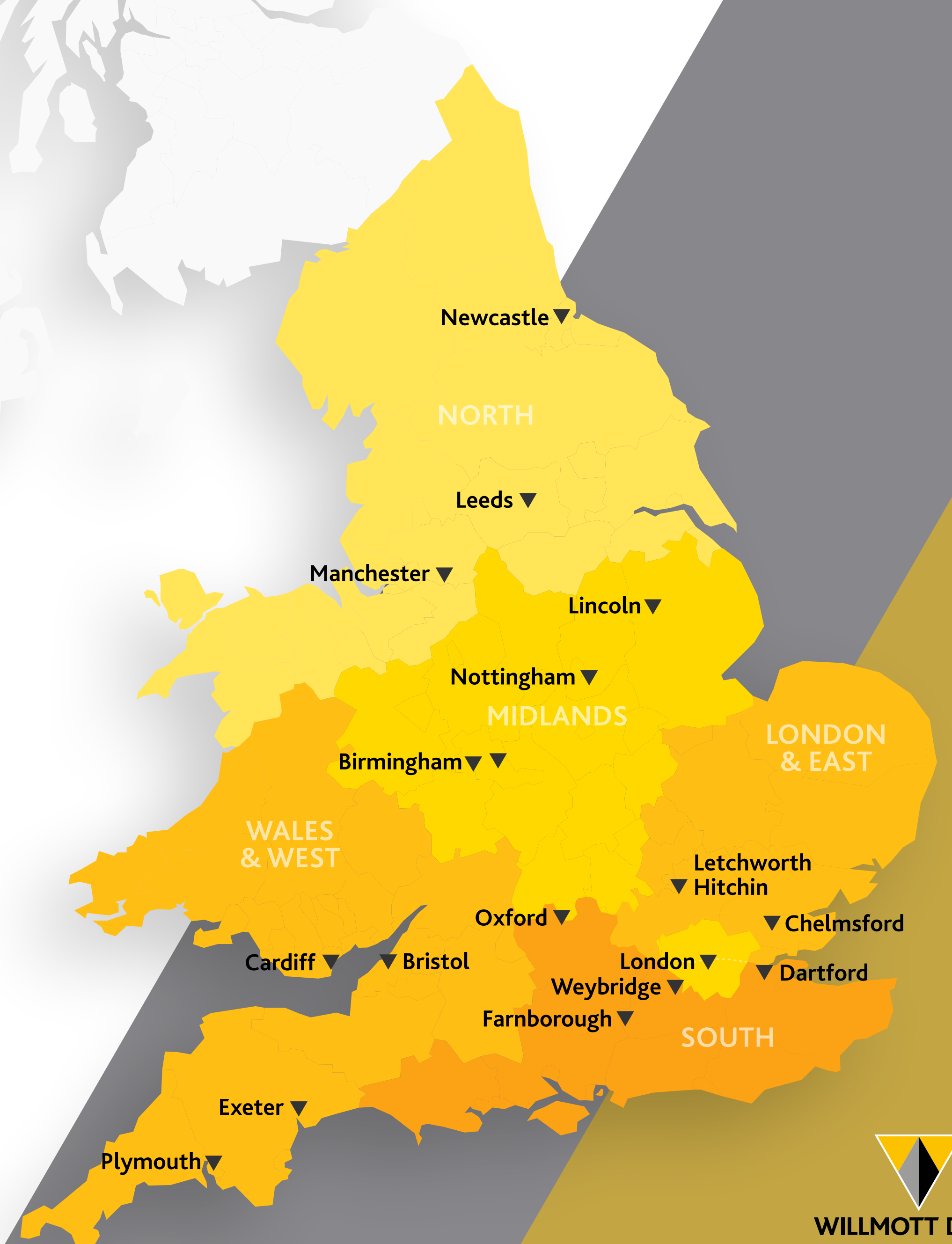
A CREDIBLE NATIONAL HEALTH SPECIALIST

With a strong portfolio, specialist supply chain, over 2,000 staff and 19 offices across England and Wales, we operate as a national contractor with strong local delivery capability.

Privately owned since 1852, we are financially stable with zero debt and a Dun & Bradstreet 5A1 covenant strength. With a repeat business rate of over 75% and industry-leading Net Promoter Score, our customers have confidence in our stability, quality delivery and partnership-based approach.

“You have confidence when you are working with Willmott Dixon and I am looking forward to the next one [health hub] because I know it will be a positive experience. I just felt as though we delivered the building together and they did everything they could to make it happen. I would work with Willmott Dixon again at the drop of a hat.”

Maria Demmon, Project Leader
Brooklands Health Centre, Milton Keynes





CURA

CURA – WILLMOTT DIXON’S PRE-DESIGNED, FLEXIBLE NEIGHBOURHOOD HEALTH SERVICE PLATFORM

The NHS Neighbourhood Rebuild Programme demands facilities that can be delivered quickly, cost effectively and consistently across the country - while remaining flexible enough to adapt to local needs and evolving models of care.

Cura is Willmott Dixon’s standardised, pre-designed building solution for delivering modern neighbourhood health services. It uses a proven, standardised “kit-of-parts” design and off-site manufactured components to deliver high-quality facilities faster, more affordably, sustainably and with reduced risk compared to traditional bespoke builds. It creates flexible buildings that can adapt to changing health and community needs – making it particularly well-suited to the delivery of Neighbourhood Health Centres.



"With 120 Neighbourhood Health Centres required to be operational by 2030, the NHS needs partners who can deliver at pace with proven solutions.

Our NHS LIFT experience and CURA platform provide the certainty commissioners need."





Anastasia Chrysafi, Principal Framework & Sector Manager (Health), Willmott Dixon

 FULLY COMPLIANT WITH NHS GUIDANCE INCLUDING HBNs & HTMs



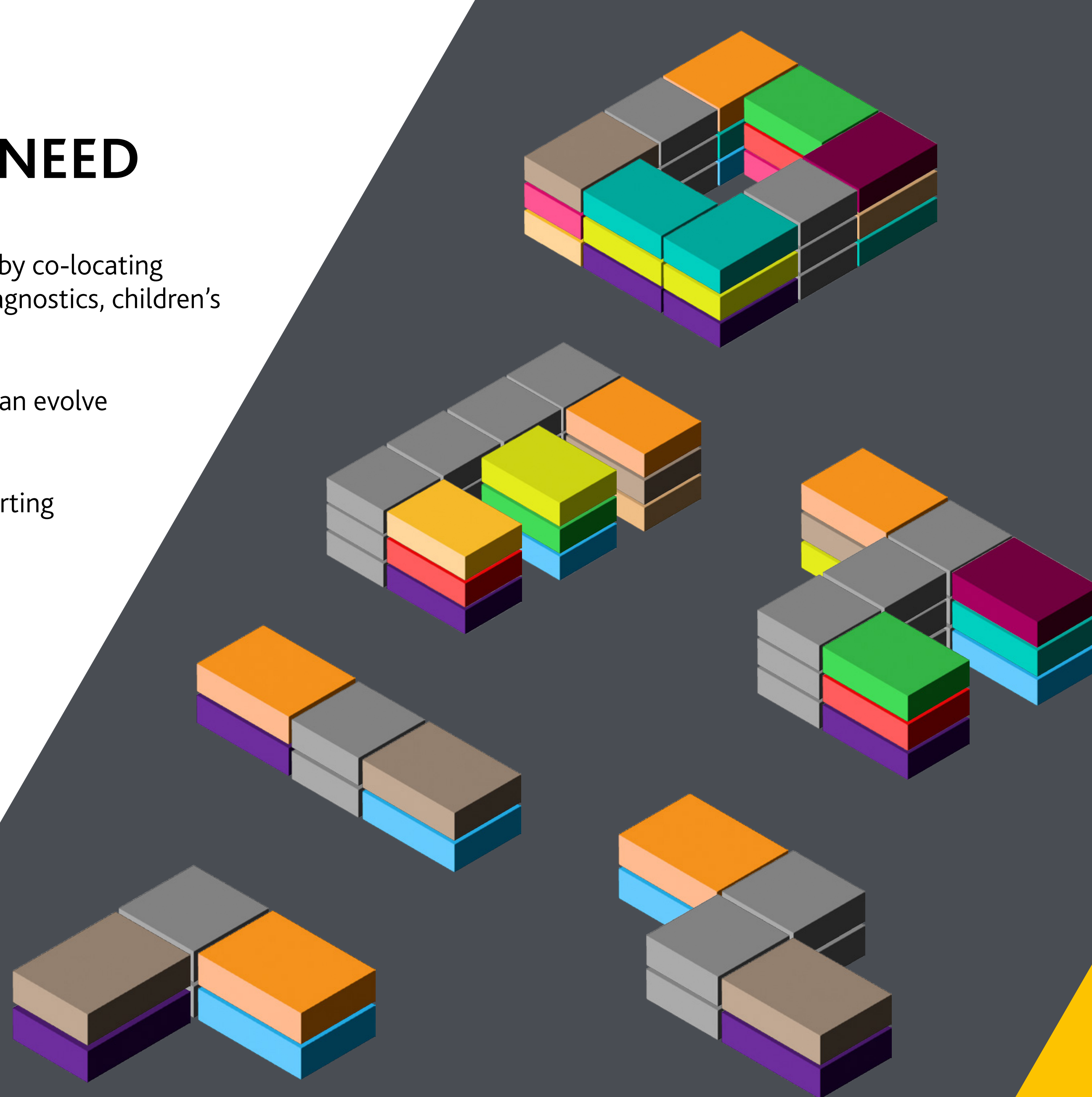
CURA











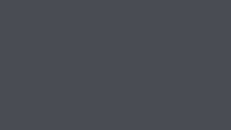
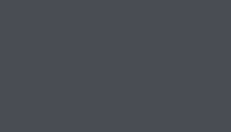
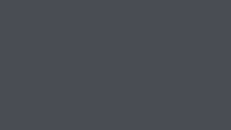
ADAPTABLE TO LOCAL NEED

-  Enables quality community-based healthcare by co-locating primary care with community services e.g., diagnostics, children's services, dental, mental health and social care
-  Provides flexible, future-ready buildings that can evolve as service models change
-  Cost, quality and programme certainty, supporting public sector business case development and providing value for money
-  High levels of sustainability including reduced embodied and operational carbon

From our library of pre-designed digitised components, we can create multiple configurations and sizes, tailored to meet your community needs, on even the most challenging sites with material and vernacular options to suit the local context.




The coloured blocks represent a clinical floorplate of approximately 200 sqm, used to explore layout options that respond to bespoke service requirements. They allow flexibility in scale and arrangement, supporting tailored clinical planning. The blocks illustrate the layout strategy and inherent design flexibility, rather than a prescribed construction method. Delivery is based on a kit-of-parts approach, incorporating off-site manufactured components to enhance quality and efficiency.

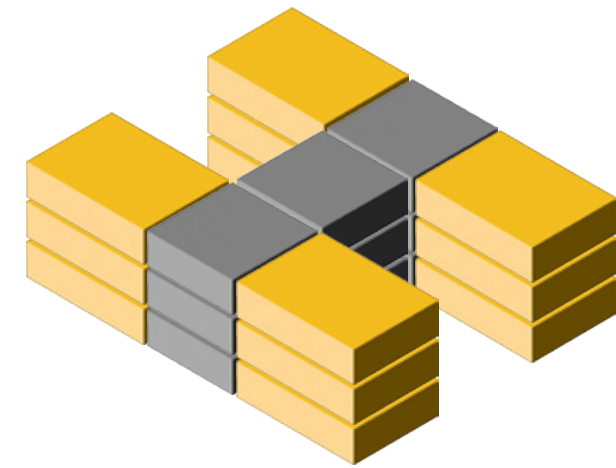


-  Circulation and shared spaces
-  Social prescribing
-  Social care
-  Diagnostics
-  GP suite
-  Outpatient services
-  Children's services
-  Therapies
-  Mental Health
-  Support offices
-  Staff support
-  Dental
-  Renal

CURA CASE STUDY

GROVE VIEW INTEGRATED HEALTH & CARE HUB

-  Central Bedfordshire Council
-  £43m (including 98 homes)
-  Dunstable



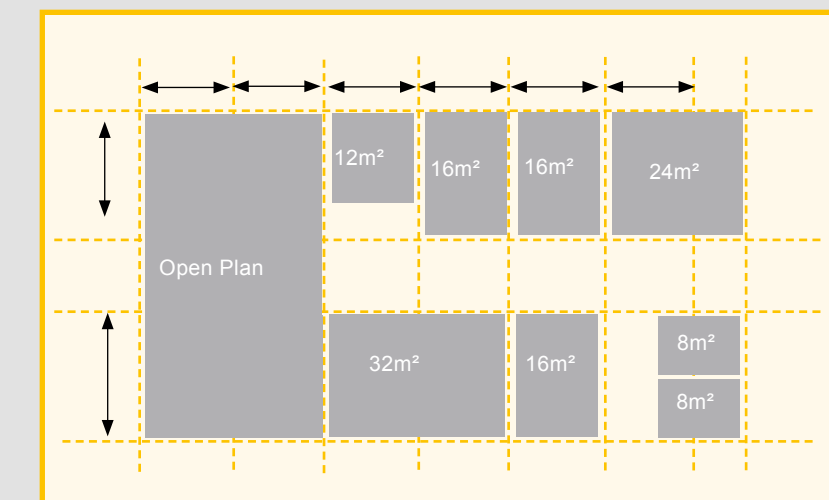
Key Features

Grove View is a 6,375 sqm integrated health and care hub based on our Cura pre-designed neighbourhood health solution. The four-storey hub offers primary, community and voluntary services, including general practice, social care, community mental health, services for children and people with long term conditions, and a dental suite, to name just a few. Bringing these services together in one place provides personalised, easy access, holistic care for the surrounding community.

Appointed during RIBA Stage 1 we worked closely with the Council and Integrated Care Board (ICB) to develop an initial options appraisal and subsequently led the development of the schedules of accommodation and operational policies with input from a vast range of stakeholders prior to our delivery of the detailed design and main build through to handover. Post occupancy, our Energy Synergy® service has been used to monitor operational energy and ensure the building systems are running optimally.



CLINICAL FLOORPLATE



Grid & structure optimised to work with standard HBN 11-01 room sizes and 4m² room size increments creating flexibility through multi-use rooms and ease of future layout reconfigurations if required.

LEADERS IN NEIGHBOURHOOD HEALTH DELIVERY




NHS LIFT

Green Wrythe Lane Health Centre
2006



NHS LIFT

St Johns Therapy Centre
2006




NHS LIFT

Cloister Road Health Centre
2006



NHS LIFT

Sunshine House Children's Centre
2007




NHS LIFT

Heart of Hounslow Centre for Health
2007




NHS LIFT

Gracefield Gardens Health Centre
2007



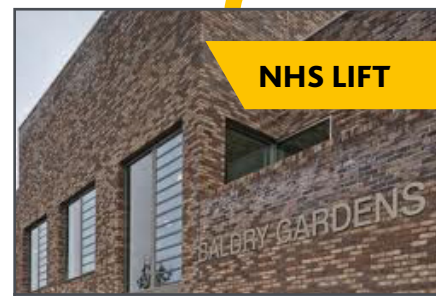
NHS LIFT

Waldron Health Centre
2008




NHS LIFT

Maltby Service Centre Rotherham
2009




NHS LIFT

Baldry Gardens Health Centre
2010



NHS LIFT

Grand Union Village Health Centre
2010



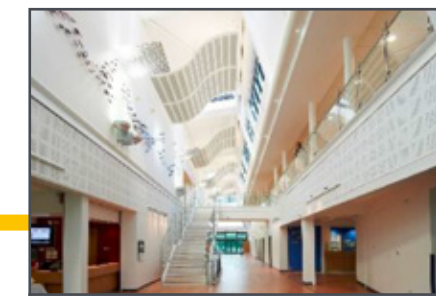
NHS LIFT

Bridge House Centre for Health
2010



NHS LIFT

Jubilee Gardens Health Centre
2010



NHS LIFT

Blaydon Community Hospital
2010




NHS LIFT

Houghton Le Spring Community Hospital
2011



NHS LIFT

St Ann's Joint Services Centre, Nottingham
2012



NHS LIFT

Akerman Road Health Centre
2012



NHS LIFT

Whitton Health Centre
2012



NHS LIFT

Trinity Health Centre Gateshead
2013



NHS LIFT

Surbiton Health Centre
2013



NHS LIFT

Olympic Polyclinic
2013



NHS LIFT

Eltham Community Hospital
2015



NHS LIFT

Limelight Health and Wellbeing Hub Manchester, 2017




NHS LIFT

Brooklands Health Centre Milton Keynes
2018



NHS LIFT

Whitehouse Medical Centre Milton Keynes
2020



NHS LIFT

Tessa Jowell Health Centre Dulwich
2020



NHS LIFT

Bro Dyfi Hospital Machynlleth
2022



NHS LIFT

Maelfa Wellbeing Hub Cardiff
2022




NHS LIFT

Grove View Integrated Health & Care Centre
2023



NHS LIFT

Chiswick Health Centre
2025



NHS LIFT

Weybridge Health Campus Started on site 2025



NHS LIFT

Alhambra Health on the High Street, Barnsley Preconstruction 2026

CAPABILITY PORTFOLIO

WEYBRIDGE HEALTH CAMPUS



 NHS Property Services

 £19.8m

 London

Key Features

A highly-sustainable two-storey 2,670 sqm community facility replacing the old hospital destroyed in a fire in 2017. It will deliver a full range of vital services – maternity care, same-day urgent care, diagnostics, plus flexible clinical and community space to meet evolving local needs. BREEAM Excellent, enhanced biodiversity and targeting Net Zero Carbon in Operation.

CHISWICK HEALTH CENTRE



 NHS Property Services

 £23m

 London

Key Features

Designed to serve over 60,000 people in Chiswick and delivered alongside much needed NHS key worker accommodation. The new health facility includes consulting and examination rooms, district nurse facilities and community rooms. The highly-sustainable development will see carbon emissions reduced by 77%, and greater biodiversity with landscaped courtyards and a public community green space. Internal and external staff wellbeing areas were carefully considered and include a roof terrace.

TESSA JOWELL HEALTH CENTRE



 Fulcrum Infrastructure Management

 £17m

 London




Key Features

With 23 stakeholder groups, the 4,600 sqm three-storey facility responded directly to the NHS Transformation Agenda, providing a range of integrated primary and community care services. These include diagnostics, phlebotomy, children's services, a physiotherapy unit, community mental health services, renal dialysis unit and services for patients with long-term conditions.

CAPABILITY PORTFOLIO

SUNSHINE HOUSE CHILDREN'S CENTRE






-  Building Better Health Ltd (Fulcrum)
-  £7.4m
-  London

Key Features

Sunshine House on St Giles Road, South London, provides a 3,000sqm community health and care facility creating a bright and cheerful environment for the delivery of a range of services for children and young people with special needs and disabilities. Located on a very constrained site, the design responds to the context, with a dark glazed brick block form, stepped and rising from three storeys to six and cantilevering to provide a recognisable landmark for the area.

HOUGHTON LE SPRING PRIMARY CARE CENTRE (WITH LEISURE)



-  NHS South of Tyne and Wear
-  £20m
-  Tyne and Wear

BREEAM
outstanding

Key Features

The UK's first BREEAM outstanding Primary Care facility which brings together GP practices alongside services typically found in an acute setting, including: 24-bed rehabilitation unit, illness and injuries unit, cardio-vascular services, physiotherapy, treatment, diagnostics and planned care suites, CT and MRI services as well as café and meeting rooms. Linked to the leisure centre, the health centre strengthens local wellbeing and early ill-health prevention.

BROOKLANDS HEALTH CENTRE



-  Milton Keynes Council
-  £7.7m
-  Milton Keynes




Key Features

Milton Keynes' largest GP facility providing additional capacity to cope with the demands of a growing population, delivered over three storeys in the heart of the community. This has allowed the health centre to increase its capacity of care to 22,500 patients. The state-of-the-art building boasts a range of modern healthcare facilities, including, GP services, pharmacy, chiropractor and dental services.

CAPABILITY PORTFOLIO

HEART OF HOUNSLOW






-  Building Better Health/ West London LIFTCo.
-  £18m
-  London

Key Features

At 9,000 sqm, the Heart of Hounslow Centre for Health LIFT development was one of Europe's largest primary care centres. The integrated facility includes 18 different primary care services - GP practices, audiology, therapies, podiatry, child and adolescent mental health services and a large integrated children's facility incorporating health, education and social services to name a few.

ELTHAM COMMUNITY HOSPITAL






-  Ashley House (Bexley, Bromley and Greenwich LIFT)
-  £10.3m
-  London

Key Features

Supporting the delivery of integrated clinical and community services to local residents, the facility provides a modern home for GPs, nurses and social care under one roof. Services include two GP practices, mental health services, phlebotomy therapies, podiatry, children's services, minor procedures as well as outpatient consulting rooms and intermediate care beds.

WALDRON HEALTH CENTRE



-  Building Better Health (Fulcrum)
-  £13.4m
-  New Cross, London




Key Features

The 6,000 sqm Waldron Health Centre includes a wide array of primary care and community health services. Along with four GP practices these include sexual/ reproductive health; blood tests; foot health; childcare-related services; midwifery; community nursing; dentistry; therapy; chronic disease care; preventive-health support; community outreach; and more.

CAPABILITY PORTFOLIO

AKERMAN ROAD HEALTH CENTRE



-  Lambeth PCT/Fulcrum
-  £12.7m
-  London

BREEAM
excellent

Key Features

Combining an award-winning design with sustainability innovations, this new-build health centre accommodates a range of services, including GP clinics, dental care, midwifery, children's and community health services. The services are located across three storeys to sit within a tight urban site.

OLYMPIC POLYCLINIC

(RENAMED SIR LUDWIG GUTTMANN HEALTH & WELLBEING CENTRE)



-  Lendlease
-  £13m
-  London




BREEAM
excellent

Key Features

An Olympic facility with a long-term community legacy, designed and delivered with embedded future proofing to enable the centre to carry out its legacy role as an NHS primary care facility. During the Olympics, the facility played a pivotal role with up to 16,000 Olympic and 6,200 Paralympic athletes receiving care, including dental, physiotherapy, ophthalmology, podiatry and drug testing.

ST ANN'S JOINT SERVICES CENTRE



-  Nottingham City Council & Nottingham City NHS
-  £11.7m
-  Nottingham




Key Features

The Joint Services Centre incorporates three GP practices, community health services including youth and child outreach services, meeting rooms, an open-plan office for staff users and Nottingham City Homes, a community library and a pharmacy. The design focused on an integrated and inclusive approach - to provide all community members with accessible care and services in a welcoming setting.

CAPABILITY PORTFOLIO

WHITEHOUSE HEALTH CENTRE






-  Milton Keynes Council
-  £9.4m
-  Milton Keynes

Key Features

The new facility provides additional integrated health and care services to the town's expansion area. The health centre includes a diverse range of healthcare activity spaces to support consult/exam, minor surgery, recovery, nurse-led treatment, health education, ancillary clinical support services and ambulance standby and includes shared spaces, pharmacy and café.

JUBILEE GARDENS HEALTH CENTRE





-  West London Health Estates
-  £5.6m
-  Ealing London

Key Features

The 2,100m² LIFT facility, built on the site of an existing library, provides two GP practice suites together with community treatment and specialist facilities including audiology, maternity, podiatry and leg ulcer clinics. The first two storeys are constructed from a concrete frame with the set back third floor using a steel frame. The building is located in a residential street with housing on three sides and a community park to the other.

MAELFA WELLBEING HUB



-  Cardiff & Vale University Health Board
-  £10.2m
-  Cardiff

Key Features

The new 2,020sqm two-storey hub replaced the existing Llanedeyrn Health Centre. The new hub provides GP surgery and community health facilities, meeting rooms and an admin suite. The first floor accommodates community outpatient services such as podiatry, sexual health and child health clinics, family planning, addiction clinics and general counselling. The 'Team' zone also provides shared office / admin areas, staff areas and district nurses and midwives' stores.

REFURBISHMENT FOR NEIGHBOURHOOD HEALTH

TRANSFORMING EXISTING ESTATE

We specialise in transforming existing buildings into modern neighbourhood health facilities through our expert retrofit, refurbishment and specialist fit-out services. Whether repurposing space within shopping centres, community buildings or operational healthcare estates, our dedicated teams are highly experienced in working in live environments and carefully plan delivery to minimise disruption while maintaining safe, accessible spaces throughout the programme.

Our approach goes beyond construction. We develop tailored solutions that ensure each facility is fit for purpose and supports the needs of patients, staff and local communities, while proactively managing risk and maintaining a smooth, well coordinated journey from planning through to completion. With a strong track record of successfully adapting existing buildings for healthcare use, we are a trusted partner for creating welcoming neighbourhood health environments that enhance patient experience, support efficient service delivery and provide lasting value for the communities they serve.



Adapting to Changing Needs

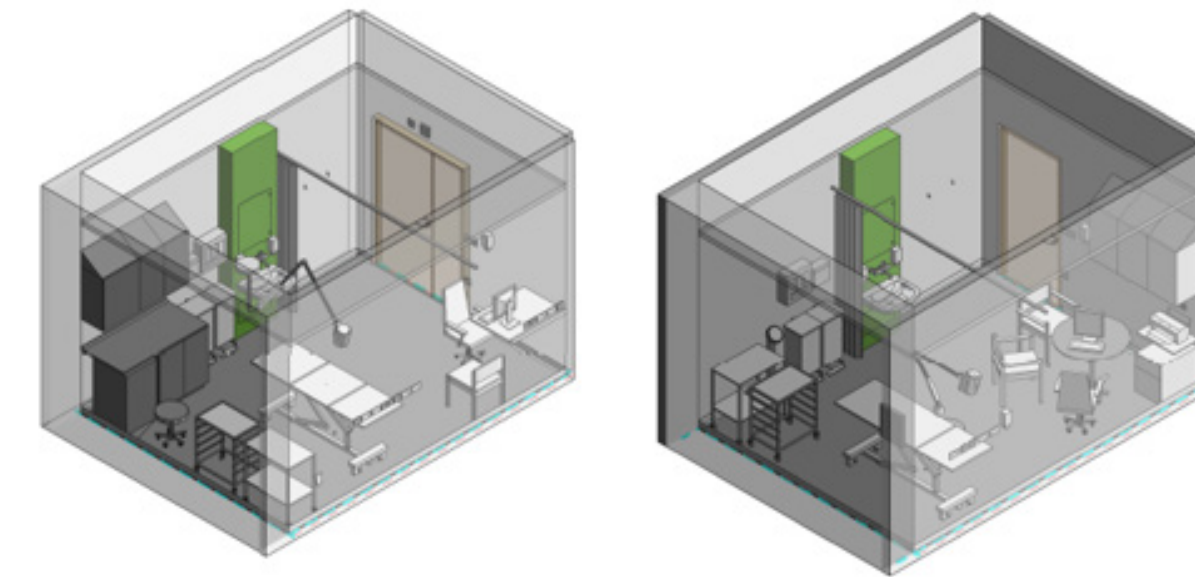
Two years after completion of the Whitehouse Medical Centre, an external service delivered by Oxford University Hospitals NHS Foundation Trust was identified to provide renal services to meet the growing demand for dialysis services.

The new renal unit included 16 bays, a specialist renal water treatment plant room, consultant and treatment rooms, and auxiliary support rooms. A sustainable approach to the refurbishment and fit out works was adopted with minimal strip out and disruption and several components reused.



Health on the High Street

The Alhambra Centre transformation is part of Barnsley Metropolitan Borough Council (BMBC) Health on the High Street initiative, which aims to revitalise existing commercial space by integrating essential health services into a cohesive, accessible environment to support long-term health and care accessibility within the town centre. The refurbishment works include the installation of new health and wellbeing services as well as upgrades to the main entrance.



Built in Flexibility

Our Cura pre-designed solution enables built in flexibility allowing facilities to adapt to changing clinical and service needs and updated technologies.

By incorporating standardised multipurpose rooms, a regular structural grid with the minimum number of fixed structural elements and resilience within the MEP capacity and layout, future adaptations can be easily implemented ensuring neighbourhood health centres are futureproofed.

LEADING THE WAY IN SUSTAINABLE DESIGN & DELIVERY – NHS NET ZERO BUILDING STANDARD

DESIGN & CONSTRUCTION:

- ✓ **Applying the Standards.** Our Derriford Emergency Care Building project was one of the first schemes to implement the NHS Net Zero Building Standard
- ✓ **Depth of Experience.** Our expertise of net zero project delivery extends to the UK Net Zero Carbon Building standard (UKNZCBS) and pilot projects delivered to meet the requirements
- ✓ **Performance and quality at scale.** We have delivered more m² of non-residential Passivhaus building projects than any other contractor in the UK
- ✓ **Lower embodied carbon with EMBODI.** Our in house tool identifies alternative lower carbon products and materials

IN OPERATION:

- ✓ **Reduce operating costs and carbon emissions** for Trusts via our Energy Synergy® service, currently delivering post-occupancy performance optimisations at Grove View Integrated Health & Care Hub

LEAVING A POSITIVE LEGACY:

- ✓ **Minimise carbon and environmental impact** from our site operations, as evidenced by our Carbon Disclosure Project 'A' ratings for climate and supplier engagement

Energy Synergy® is our CIBSE award-winning service that reduces operational carbon and supports the NHS's 2040 net zero target, providing a recognised best-practice approach to monitoring and improving operational performance.



WILLMOTT DIXON

SINCE 1852

SOCIAL VALUE



SOCIAL VALUE THAT REDUCES DEMAND

We focus on outcomes that ease pressure on NHS services – local jobs, onsite health interventions, and targeted support for Core20PLUS5 groups



SUPPORTING LOCAL SMEs, VCSEs AND LOCAL ECONOMIES

We prioritise local suppliers 20% spend within 10 miles, 40% within 20 miles, and 75% within 40 miles.
Real living wage service provider
Fast, fair payment, within 30 days where applicable (always working towards Fair Payment Code "Gold" performance)



PROCUREMENT ACT READY AND FULLY TRANSPARENT

We run open, competitive tenders for every package and provide full cost transparency. You receive a clear, audit ready record that reduces governance burden



FLEXIBLE MEASUREMENT, YOUR WAY

We can measure social value using the NHS SV Model, TOMs, Integrated Care System frameworks or any Trust specific approach. All data comes from an audited, accurate system. You choose the framework; we provide the evidence



LIVE SOCIAL VALUE AND CARBON DASHBOARD

Our dashboard shows live progress on jobs, local spend, health outcomes, and carbon. Everything is in one place so NHS teams spend less time reporting and have transparency



WORKING IN PARTNERSHIP WITH OUR SUPPLY CHAIN

Locked into the project delivery plan and regularly monitored. Fully open-book-pricing process, with minimum three suppliers invited to tender for each work package – 100% of the project costs are demonstrated



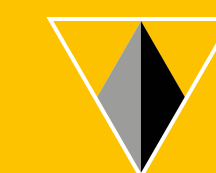
NO DISRUPTION TO COMMUNITY SERVICES

We build in a way that protects care delivery from noise, access issues or disruption. Work is sequenced around your clinical needs and local service patterns



NET ZERO IN PRACTICE, NOT JUST POLICY

All schemes align with NHS net zero and social value requirements, including the 10% weighting, Carbon Reduction Plans (PPN 06/21) and the Evergreen Supplier Assessment upon request



WILLMOTT DIXON

SINCE 1852

SOCIAL VALUE CASE STUDY

GROVE VIEW INTEGRATED HEALTH AND CARE HUB

Through a Social Value Plan tailored to the Dunstable and Central Bedfordshire community-desired outcomes we achieved over 10% Social Return on Investment (SROI) of the project value and included social value activities focused on educational engagement, employment and skills, and leaving a lasting legacy.

Learning Centre investment

Significant investment was made to support initiatives for learning and employment opportunities for residents. The centre hosted a Construction Traineeship programme in collaboration with the Prince's Trust and JTL, a charity providing work-based learning in the building services and engineering sectors. The programme supported young people aged 16 to 18 who were disengaged from education and therefore hardest to reach, many from challenging backgrounds including learning difficulties, time in care, or criminal records.

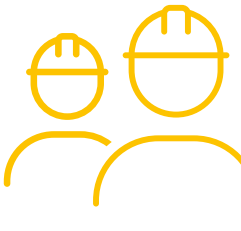
Building Lives Academies 'Construction Traineeship'

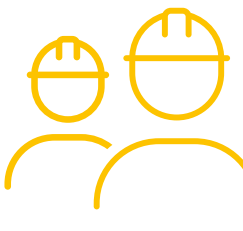
In partnership with training provider JTL we have delivered two traineeship programmes for young people aged 16 to 18 who are Not in Education, Employment, or Training (NEETs) with an interest in construction; 250 apprentice and T-level training weeks; 24 students engaged (10 gained Level 2 Functional Skills Awards; 15 gained Level 1 Award in Health & Safety in a Construction Environment; 12 gained CSCS Site Operatives Cards).

Leaving a Lasting Legacy

Examples of our commitment to leaving a meaningful legacy for the local community included gifting 40 tonnes of earth to Hornbeam Wood Hedgehog Sanctuary, donations of food and toys to local foodbank charities supporting disadvantaged families, and providing a graffiti area for local artists.

 **+10%**
SROI
achieved

 **250**
Apprentice and
T-level training
weeks

 **24**
Students
engaged



SOCIAL VALUE CASE STUDY

CHISWICK HEALTH CENTRE

The social value plan for Chiswick Health Centre was tailored in collaboration with NHS Property Services, Hounslow Council and the Northwest London ICB. By the end of the project the social value work carried out far exceeded targets set at the outset of the project and included 50.2% Social Return on Investment (SROI) and £14.2m SME spend with £7.9m within 40 miles of the site.

Sustainability

Over 400 trees planted on the grounds of Springwest School with our supply chain partners; PalletLoop - 2053 collected for re-use preventing waste; Achieved 98.83% diversion from landfill; 16 tonnes of CO2e saved through working with our supply chain partners to procure HVO rather than Diesel and 17 tonnes of CO2e saved through procuring our electricity through a renewable energy tariff.

Community Initiatives

Presents arranged and delivered to Hounslow Borough Council for Hounslow Domestic and Sexual Abuse Service; Warm packs assembled and delivered to the most vulnerable residents of Hounslow; Work experience programme delivered to all Year 9 Students at Springwest Academy as well as 390 volunteer hours to support other local schools, colleges and the Council services.

Education and training

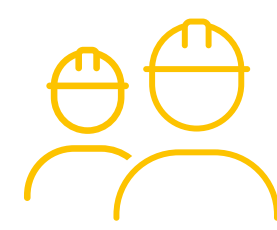
Highlights included four jobs created through our Building Lives Academy as well as 22 individuals supported with training and 814 T-level apprentice training weeks.



50.2%
SROI
achieved



£7.9m
Spent within
40 miles



814
T-level
apprentice
training weeks



DEVELOPMENT SOLUTIONS

ENABLING OUR CUSTOMERS TO UNLOCK SCHEMES THROUGH OUR COMBINED CONSTRUCTION, DEVELOPMENT AND FUNDING EXPERTISE

The NHS Neighbourhood Rebuild Programme will be delivered through a combination of public investment and a new PPP model. As the NHS adapts to these new funding models, we're ready to act as development partner, bringing innovative financing solutions to healthcare infrastructure. We offer an end-to-end development consultancy to help our customers unlock, plan and deliver developments that meet community needs by combining advisory, funding, planning and construction services.

Many NHS providers, local authorities and other public-sector bodies have land/assets or aspirations (regeneration, housing, public infrastructure, health services, town-centre renewal), but may lack the internal capacity or expertise in development, funding strategy, and delivery.

Through collaboration and partnerships, we help accelerate delivery: by combining early-stage planning/viability/funding with construction expertise and fast procurement, projects can move from concept to build more quickly - which is often vital for regeneration, healthcare services, housing demand, or other public service needs.

Our Development Solutions service supports our broader mission to help our customers build sustainable, community-centred developments that deliver social and environmental value, and leave a positive legacy.



FUNDING SOLUTIONS

Bringing forward alternative means of funding development to increase capacity within our partners' plans.



DEVELOPMENT MANAGEMENT SERVICES

An end-to-end development consultancy service, guiding our customers through the development lifecycle.



LAND SOURCING

Through our wide network, we can source land opportunities for our partners to meet their exact development requirements.



ASSET MANAGEMENT SOLUTIONS

Working with customers to review and unlock potential and achieve better value in their existing assets.

NATIONAL NEIGHBOURHOOD HEALTH LEADS



ANASTASIA CHRYSAFI
PRINCIPAL FRAMEWORK AND
SECTOR MANAGER (HEALTH)

Anastasia leads our healthcare work nationally, supporting teams to deliver high quality healthcare projects tailored to our customers' needs.

With over 20 years in the healthcare sector, Anastasia's career began as an advisor on NHS LIFT, delivering primary and community care projects. Anastasia supported Bexley, Bromley and Greenwich LIFT, helping procure the private sector partner and deliver Beckenham Beacon, one of the largest projects delivered under the NHS LIFT initiative. Anastasia later advised on South East Midlands LIFT before joining Willmott Dixon in 2009 to manage ProCure21+ and now oversee our position on the ProCure23 framework. Anastasia led the creation of our Cura pre-designed neighbourhood health hub model and played a key role in shaping the 6,300sqm Grove View Integrated Health and Care Hub in Dunstable, built on Cura principles.

Anastasia is extremely passionate about supporting the NHS's shift to community-based, preventative care.



ANNA LUTTERODT
STRATEGIC FRAMEWORKS MANAGER (HEALTH)

Anna manages several of our NHS scheme delivery frameworks including ProCure23, Crown Commercial Services and the NHS Shared Business Services (SBS) Decarbonisation of Estates Framework.

An expert in the healthcare sector, with over 15 years experience as a healthcare architect, she has dedicated her career to the design and delivery of healthcare facilities that make a real difference in people's lives. From community healthcare hubs to inpatient units and mental health facilities, Anna has worked on projects ranging from modern new builds to sensitive refurbishments of listed buildings.

Since joining Willmott Dixon in 2021, Anna has been driving forward innovative approaches to healthcare design and delivery, focusing on creating repeatable, efficient, and sustainable building solutions alongside framework management. A Certified Passivhaus Designer, she's passionate about delivering net-zero-carbon healthcare hubs that are ready for the future.

NATIONAL DEVELOPMENT (PPP) SOLUTIONS LEAD



DAVID ATKINSON
DIRECTOR – DEVELOPMENT AND INVESTMENT

David is responsible for Willmott Dixon's Development Solutions offer. He leads a national team of development, land, regeneration and funding experts who work in partnership with our customers to create, unlock, fund and deliver schemes which transform communities.

His career includes time at a major PPP investor where he was responsible for, risk allocation, lifecycle and FM considerations, concession structures, commercial modelling and long-term public sector partnership management. More recently he has established and led development management project teams to deliver places that help to regenerate our towns - creating the spaces to live, play and work that local residents can be proud of.

David is committed to helping customers through the whole development lifecycle. Unlocking schemes collaboratively, his team work alongside a national network of advisors, funders, investors, agents and consultants providing bespoke solutions which help projects get to site quickly.

WHY WILLMOTT DIXON

WHY CHOOSE WILLMOTT DIXON FOR THE NEIGHBOURHOOD REBUILD PROGRAMME?

30+ community healthcare facilities / Neighbourhood Health Centres - 16 of these delivered via NHS LIFT PPP



Proven stakeholder management with NHS providers



Pre-designed CURA solution ready to deploy



National coverage with local delivery



Development Solutions funding capability



NHS Net Zero Building Standard expertise



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GET IN TOUCH

If you want to know more the team would be really pleased to hear from you.

ANASTASIA CHRYSAFI

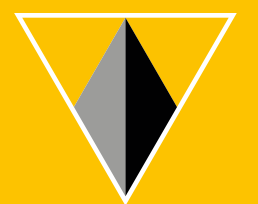
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