



Canolfan Ganser Felindre Velindre Cancer Centre

An opportunity to build the new Velindre Cancer Centre

We are looking for a partner to work with us to design, build, finance and run the new Velindre Cancer Centre.

We have an accessible green field site. The £180 million project is well-developed and supported by all our key stakeholders.

And you'd be working with an experienced project team which has successfully delivered similar projects before.



Accessible green field site

Owned by NHS Wales, our 14.5 hectare site is on the undeveloped Northern Meadows in Whitchurch, north Cardiff.

We have planning permission for the main access from the north, close to the M4. We are planning a second access for construction traffic for the building of the new centre. This will extend the time period for the temporary construction access road already permitted for enabling works.

Our enabling works project will provide a site ready for construction.

A centre of excellence

Velindre Cancer Centre is a centre of excellence and a much-loved organisation. Our staff provide non-surgical treatment of cancer to the 1.6 million population of South East Wales.

We are one of the ten largest regional oncology centres in the United Kingdom and the largest of the three centres in Wales.

Built in 1956, the centre does not have the facilities or space to meet modern NHS standards or future demand.

The new Velindre Cancer Centre will treat more patients and help more people live longer with cancer. It will be an NHS service, treating people according to need, free at the point of delivery. And it will also further support international research and development aiming to make Wales a world leader in cancer treatment.

Our design vision

Our vision is for a Velindre Cancer Centre which has the strength to last for the long-term, which promotes excellence in future cancer services and which exceeds the expectations of the future generations who use it.

We will assess design proposals by ten criteria:

- Resilient
- Digital
- Green
- The Velindre Way
- Practical
- Patient experience
- Efficient
- Staff experience
- Flexible
- Public experience

For future generations

We are building a cancer centre for future generations. It must comply with the Well-being of Future Generations Act and deliver on sustainability.

Well-developed project

The new Velindre Cancer Centre Project is well established. We have achieved:

- Outline planning permission for a 32,393m² building from Cardiff City Council
- A development agreement with Asda giving us access for construction and then for staff and patients for all time
- Detailed planning permission for enabling works – building bridges from Asda and the nearby Hollybush estate
- Outline business cases for the new cancer centre, its enabling works and radiotherapy equipment

Welsh Government backing and the MIM

The project is one of three pathfinders for the Welsh Government's Mutual Investment Model (MIM). The MIM was established to support investment in capital infrastructure in Wales.

The MIM is intended to deliver maximum value for the Welsh pound. We aim to achieve greater social value and, specifically, to increase private sector contributions to training, skills, education and other initiatives – both through capital and revenue spending.

Capital resources

Indicative capital resources for the new Velindre Cancer Centre come to £180.6m + VAT.

We will procure equipment, such as linear accelerators, CT simulators and medical imaging, to interface with the MIM Project. The indicative capital cost of the equipment will be an additional £55.2m + VAT.

Commercials

The indicative commercial arrangements are:

- Delivery via the Welsh Government's MIM policy for PPP infrastructure projects
- The public sector has the right to invest alongside one or more private sector equity providers. We envisage a 15% public sector equity investment.
- A procurement process via competitive dialogue with a down-selection from three bidders to one
- Competitive dialogue over 22 months
- Participants are required to have funding solutions as part of their final tenders
- Contract for construction and 25 years of operation
- Hard FM only deal
- Flexible approach to changes
- Bidders costs will not be covered

To support soft market testing, further information on Key Commercial Themes is available on our Transforming Cancer Services website.

Experienced project team

You will be working with a professional, experienced and successful team:

- **David Powell**, Project Director, has delivered new hospitals using PFI in Liverpool, Bristol, Harrow and London
- **Stephen Gardiner**, Assistant Project Director (Infrastructure)
- **Mark Ash**, Assistant Project Director (Commercial and Finance)
- **Andrew Davies**, Principal Project Manager

The project team is advised by Mott MacDonald, DLA Piper, PwC, Wills Towers Watson and John Cooper Architecture.



Ymddiriedolaeth GIG
Prifysgol Felindre
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NHS Trust

Contact us

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Treating more. Living Longer.