



## About PHP

Primary Health Properties (PHP) is a **FTSE 250** healthcare company, with a **£6bn portfolio** of over **1,000 health centres** and **GP surgeries** across the UK and Ireland.

For **more than 30 years**, PHP has supported frontline healthcare by providing modern, fit-for-purpose primary care facilities, enabling millions of patients each year to access GP services, pharmacies, dentistry diagnostics, outpatient services, midwifery, dermatology and much more.

As care increasingly moves into the community, PHP invests in **flexible, future-ready** healthcare infrastructure, partnering with the NHS to support a stronger, more accessible primary care system for the long term.



## Our Model



### Lasting Partnerships

Working closely with Integrated Care Boards (ICBs), NHS GPs and local health leaders



### Property Security

Premises on long-term leases, fit for healthcare providers such as pharmacies, GP and dental practices



### Sustainable Investment

Ability to access capital markets for funding, ensuring sustained investment in facilities for decades to come

## Our Impact

**1,000+**

Health Centres  
& GP Surgeries

**30 Years**

of Specialist Primary  
Care Expertise

**10M Patients**

benefit from NHS Care  
in a PHP Site

**100%**

ICB Coverage Across  
England

## Our Expertise



### NEW BUILDS

Creating purpose-built facilities that meet the evolving needs of clinicians and patients



### ONGOING MAINTENANCE

Ensuring all buildings continue to meet the highest standards



### REPURPOSING & ENHANCEMENT

Adapting facilities to accommodate integrated services and expanded care models



### ACQUISITION & DEVELOPMENT

Assistance with every aspect of development and occupation of buildings

## Patient Priorities for Primary Care

The case for investment in primary care has never been clearer. Lord Darzi's 2024 *Investigation of the NHS* found that one in five primary care facilities predates the NHS itself. The BMA's 2025 *GP Premises Survey* revealed that 50% of GPs consider their premises unsuitable for current needs, 83% say they cannot meet future needs, and 74% lack space to train new GPs. Against this backdrop, the Government's 10 Year Health Plan proposes a fundamental shift toward Neighbourhood Health Centres and community-based care.

In response, PHP commissioned Deltapoll\* to survey over **2,000 adults** across the UK, exploring public sentiment on primary care **accessibility, facility quality** and attitudes towards **increased integrated care** through Neighbourhood Health Centres.

### Path Ahead:

#### Preserve & Enhance

Modernise existing GP surgeries through investment in infrastructure and technology, protecting the trusted local model

#### Expand & Integrate

Build on existing capacity by utilising underused space to deliver expanded, integrated care within the current footprint, supported by increased investment

#### Strategic New Builds

Develop new Neighbourhood Health Centres in growth areas, operating alongside existing GPs surgeries to expand total capacity in high-need communities



## Key Findings



**93%**

want in-person GP access; there is a consensus on this across all ages, regions, and social groups



**82%**

support the concept of local Neighbourhood Health Centres, signalling appetite for integrated care

### GPS ARE AT THE HEART OF THE PUBLIC VIEW OF THE NHS

**7%**

accept GP closures as the price of building new Neighbourhood Health Centres

**52%**

want their GP surgeries to remain separate from Neighbourhood Health Centres

**22%**

believe that their GP surgeries have no space for expansion

**9%**

say facilities are already too small for current services

With 30 years of partnering with local NHS organisations and GPs, PHP is uniquely positioned to deliver the health infrastructure needed to support expansion, integration, and accessible care in communities across the UK.