

Charlie Maynard
Member of Parliament for Witney

Via email:
charlie.maynard.mp@parliament.uk

Councillor Bethia Thomas
executivesupport@southandvale.gov.uk
Tel: 01235 422422
Textphone: 18001 01235 422422
Abbey House, Abbey Close, Abingdon,
OXON, OX14 3JE

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Dear Mr Maynard,

Support Needed to Deliver Great Western Park Health Centre, Didcot

I am writing to seek your active support in addressing the continued delay in delivering the Great Western Park (GWP) Health Centre in Didcot — a facility that has been promised to our residents for many years and is urgently needed to meet the growing demand for primary care services.

Despite significant housing growth and increasing pressure on existing GP practices, progress has stalled due to the financing model being used [and its acceptability to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board \(BOB ICB\), NHS England and the district valuer](#). Under the current arrangement, the health centre will be built by a private company using private investment and then leased to the GP practice that will operate it. The rent payments, largely funded through NHS allocations, must be agreed before construction can begin. At present, the rent level that was sought by the private finance company was significantly higher than what a GP practice could reasonably afford and thus BOB ICB has ceased the relationship with the developer. The council understands that BOB ICB are undergoing a process to identify a new developer under the same private investment model.

This situation is symptomatic of the wider challenges posed by private finance in healthcare infrastructure. The cost of borrowing through private finance is estimated to be approximately **double the cost of Government borrowing**, creating unnecessary complexity, inflated costs, and delays.

We have written to the Chancellor of the Exchequer and the Secretary of State for Health and Social Care urging them to:

- Take immediate steps to unblock this project and deliver the GWP Health Centre in a financially sustainable way.
- Review current policy on private finance in healthcare delivery and use the lessons from GWP to improve future projects nationally.
- Recognise the clear financial and deliverability advantages of direct Government funding for essential health infrastructure.

We ask for your support in reinforcing this message to Ministers and advocating for urgent action. The delivery of this health centre is not just a local issue; it is a test case for how we fund and deliver critical health infrastructure across the country.

Your assistance in lobbying for a resolution will make a real difference to the residents of Didcot and the surrounding area, who deserve timely access to the healthcare provision they urgently need.

Thank you for your attention and support. Please let us know if you require any further information or would like to discuss this matter in more detail.

Yours sincerely



Councillor Bethia Thomas
Leader of the Council