

# Tilbury Douglas secures City of Doncaster Council's Rossington Health Hub project

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[Tilbury Douglas](#), a leading UK building, infrastructure, engineering and fit-out business, has been appointed to deliver the new Rossington Health Hub in Doncaster. The £9m scheme, awarded under the YORbuild Framework, represents a significant step forward in City of Doncaster Council's commitment to accessible and future-ready healthcare infrastructure.

The three-storey, 1,510m<sup>2</sup> primary care centre has been designed to BREEAM Excellent standards and will deliver modern, efficient healthcare services to the Rossington community. Clinical areas will be located across the ground and first floors, featuring 20 consultation and examination rooms and five fully equipped treatment rooms. Administrative and office functions will occupy the second floor, supporting integrated service delivery.

The facility will feature a robust environmental design – key elements include underfloor heating, variable refrigerant flow (VRF) systems for clinical and admin areas, and air handling units (AHUs) delivering precise heating and cooling in treatment rooms. Natural ventilation is used throughout, supplemented by mechanical supply and extraction in targeted zones, delivering energy efficiency and enhanced user comfort.

Aligned with City of Doncaster Council's wider goals, Tilbury Douglas will generate a Social Value Return on Investment (SROI) of over £3m through the project. This includes targeted investment in local employment, supply chain spend, training and education, and community wellbeing.

Paull Ellenor, Regional Director – Yorkshire and North East at Tilbury Douglas, said: “This project goes beyond delivering a modern health facility. It's about improving access to essential care, creating local jobs and building opportunity. By working with City of Doncaster Council and our local supply chain, we're focused on developing a space that reflects local priorities. It will support health, sustainability and leave a lasting legacy the community can truly own.”

Simon Butler, Managing Director – Building North and Midlands at Tilbury Douglas, said: “Healthcare

infrastructure has to be strategic, adaptable and rooted in long-term value. Rossington Health Hub is a clear example of how we deliver that. It will reduce pressure on existing services and bring essential care closer to home. With extensive experience in healthcare delivery and a strong commitment to social value, we're helping to build a future-ready system for Doncaster. One that supports community wellbeing and delivers lasting impact."