

PRESS RELEASE 18 June 2023

***A Consortium Led by Galliard DVS Joint Venture and Basildon Health Centre Ltd Sees
New Investment into the Eastgate Shopping Centre***



A deal has been agreed between the new owners of the Eastgate Centre and Basildon Health Centre to transform the former Debenhams building into a pioneering, all-inclusive healthcare facility.

Basildon Health Centre will be equipped with comprehensive diagnostic capabilities such as MRI, CT, X-ray, and Ultrasound. Additionally, the facility will have dedicated treatment rooms for endoscopy procedures, operating theatres, overnight hospital bedrooms for patient stays, and a range of outpatient services like ophthalmology, orthopaedics and physiotherapy amenities. Future plans involve incorporating step up/down care beds, a pharmacy, and optometry/eyecare services.

The facility will operate with extended hours and completely revitalise the Eastgate Centre by drawing significant footfall to the Town and reinforce the commitment from the Consortium to collaborate closely with the Eastgate Centre's current tenants and Basildon Council, to preserve Eastgate as a vibrant and thriving hub for Basildon Town Centre.

The Galliard DVS Joint Venture, led by residential and mixed-use developer Galliard Homes, successfully completed the purchase of the Eastgate Shopping Centre in Basildon, Essex in March 2023. This significant 9.9-acre site features a shopping centre, multistorey car park and office buildings spanning over 545,000 sq. ft. The Galliard DVS Joint Venture plan is to reposition the town centre. The plans will include in part, the delivery of retail, leisure and community facilities in the heart of **Basildon Town Centre**.

Basildon, known as the economic powerhouse of Essex, recently unveiled its new vision for the town centre, which plays a vital role in maintaining Basildon's status as the fastest-growing economy in Essex. Basildon Borough Council's plan will create a vibrant and dynamic hub that brings together diverse communities and fosters growth and community development. Today's announcement will further support these plans in revitalising Basildon Town Centre.

Basildon is home to renowned manufacturers, such as Case New Holland, Ford, and Leonardo. The town boasts a thriving ecosystem of successful small businesses and start-ups, reflecting its history of aspiration and entrepreneurial spirit.

Basildon boasts unparalleled advantages, including its exceptional accessibility to London, nearby picturesque countryside, international air access via nearby Southend and proximity to coastal villages. Significant investments in culture and creativity are being made through initiatives such as Creative Basildon, the Towngate Theatre, and the flagship Empire Cinema development, aimed at boosting Basildon's night-time economy. In addition, plans are also underway to stimulate creative workspace, providing an environment conducive to innovation and entrepreneurship.

Cllr Andrew Baggott, Leader of Basildon Borough Council says "This is a fantastic proposal for Basildon Borough on many levels. It continues the work being undertaken to improve health outcomes, while at the same time will increase footfall - both to the Borough, and the Town Centre - with all the opportunities that brings.

Basildon residents were consulted and listened to regarding the town centre's future, and this is just one of many steps to realise their (and our) vision for the town centre while providing much-needed health facilities"

Councillor Jeff Henry, Basildon Borough Council's Cabinet Member for Health, Wellbeing, Leisure, Arts and Culture said: "I am very pleased to hear that this facility will be established right in the heart of our town centre. It will provide new ophthalmic services, which are badly needed in the county, in addition to bringing jobs and driving footfall into the town centre. I am very excited about the proposals and look forward to working with the consortium to deliver this new facility."

Nagendra Kumar, Director at Basildon Health Centre, says; "As we celebrate the 75th anniversary of the NHS, we are really excited about this project which brings Health on the High Street and compliments the local NHS health provision agenda for the residents of Mid and South Essex. The facility will not only provide access to state-of-the-art modern health provisions for residents but will also encourage sustainable growth at the Eastgate Shopping centre, making Basildon town a more attractive place to settle and work.

Simon Welch, Director of Land at Galliard Homes says; "We are delighted and excited to have made our first investment in Basildon. The town has always been a region very much on our radar due to its forward-thinking Council and the superb workforce the region boasts. Eastgate Shopping Centre is a key part of the town centre and as such holds many opportunities for local and national retail operators along with significant potential to create new community opportunities and drive economic growth. We eagerly anticipate working with stakeholders to realise our vision for a prosperous and sustainable Eastgate shopping centre."

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About Galliard

Founded in 1992, Galliard is one of London's largest developers. Over its 31-year history the Galliard Group has evolved from its residential property origins to be a leading authority and expert in construction and the development of large mixed-use schemes and commercial hospitality premises. The group has just over 330 staff and a development portfolio worth over £4.29 billion, including nearly 6,000 homes, with some 1,200 homes currently being marketed for sale, and 1.1 million sq. ft. of consented commercial space. In addition, Galliard Homes has over 1,700 consented affordable housing units with 760 currently in development. Through strategic joint venture partnerships Galliard Homes has steadily moved into other key cities throughout the UK, and 2017 saw the group acquire a portfolio in Birmingham with a gross development value of over £500 million. Led by Executive Chairman and CEO Stephen Conway, who co-founded the company. Galliard Homes is a development partner of Frogmore, McCourt, O'Shea, Vanke, Cain International, Catalyst Housing Group, Acorn Property Group and Apsley House Capital. Galliard Homes is award winning and in recent years has won international prizes for its developments The Chilterns, Baltimore Tower, Metropolitan Crescent and The Stage, to name a few. A strategic aim of the Group is to engage with the communities within which we work and promote employability, educational advancement, charitable giving, a strong local economy and environmental sustainability. Our Corporate charity partner, St Mungo's works to end homelessness and rebuild lives which aligns with our own values. Our Future Talent schemes, Engage, Evolve and Elevate and our internal development programmes ensure that we continue to attract, recruit and retain the best in the business, www.galliardhomes.com.