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Press Release

GOLDBECK and Prime partner to deliver vital key worker housing in Dorchester

GOLDBECK, a leading European construction and development company that focuses on systemised, industrialised building methods and Prime plc, a UK-based specialist developer of health and care property, have announced a significant new partnership to help address the growing shortage of affordable housing for key workers, with the delivery of a major new project, Oak House in Poundbury Road in Dorchester.

The 79-unit residential development will provide purpose-built accommodation for key workers, responding to increasing pressure on essential workers who are being priced out of the communities they serve. Construction is scheduled for completion in early 2027. The project is being funded by Royal London Asset Management.

Across the UK, rising house prices and private rents are creating acute challenges for key workers, particularly in healthcare, where staff shortages are being exacerbated by a lack of suitable, affordable local accommodation. Developments such as Oak House play a critical role in supporting recruitment, retention and wellbeing by enabling essential workers to live close to their place of work.

Delivered under a design and build contract, Oak House represents GOLDBECK's first residential project in the UK. It also cements the company's credentials as a leading supplier of residential buildings, available in a wide range of different sizes and designed to meet an equally wide range of construction solutions.

Prime are making a long-term commitment to deliver high-quality and affordable key worker housing across the country. For both partners, the Oak House scheme is not a standalone development, but part of a broader programme focused on addressing structural housing shortages through more efficient delivery models.

The scheme will comprise a mix of studio, one, two and three-bedroom apartments, designed to offer comfortable, durable and practical homes tailored to the needs of key workers. Located close to a local hospital, Oak House aims to reduce commuting times, improve work-life balance and support the resilience of local healthcare services. The building will be operated by not-for-profit property management company, Hyve by Prime.

By partnering with GOLDBECK, Prime is adopting a systemised construction approach that prioritises speed, quality and certainty. GOLDBECK's residential system, which has been successfully delivered across Germany and other countries has been carefully adapted to align with UK building regulations, safety requirements and market expectations.

GOLDBECK's systemised approach allows a significant proportion of the work to be completed offsite under controlled factory conditions.

This approach is expected to reduce the overall construction programme by up to 25 per cent compared to traditional build methods, providing greater certainty on delivery times and reducing disruption in a constrained construction market. Factory-controlled production also enables tighter tolerances and consistent build quality across all apartments.

Both GOLDBECK and Prime emphasise that the need for affordable key worker housing is now a national priority rather than a local issue. As public sector employers struggle with staffing pressures, access to good-quality, affordable accommodation has become a fundamental part of social infrastructure.

By combining Prime's experience in delivering socially focused residential schemes with GOLDBECK's expertise in systemised construction, the partnership aims to demonstrate a scalable model for delivering affordable homes more efficiently and reliably.

As demand for key worker housing continues to grow, GOLDBECK and Prime see Oak House as a foundation for future collaborations that support essential workers, strengthen local communities and contribute to a more resilient housing system across the UK.

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Image description: The new residential building will provide key worker accommodation for a local hospital.

Image copyright: GOLDBECK



Image description: The building will offer 79 apartments of different sizes, from one to three bedrooms.

Image copyright: GOLDBECK

About GOLDBECK

GOLDBECK builds future-oriented buildings across Europe. The company regards buildings as products, which it delivers efficiently by serving as a one-stop shop: from design and construction to services during operation. In line with the aspiration "building excellence", the family-owned company carries out real estate projects fast, sustainably and cost-effectively, with a perfectly fitting functionality.

GOLDBECK is a partner for medium-sized and large companies, investors, project developers and public-sector clients. The company's range of services includes warehouses and factories, multi-storey car parks, office and school buildings, sports halls, fire stations and residential buildings. Refurbishment and expansion of existing buildings, as well as building-related services complete the Goldbeck spectrum.

In the financial year 2024/25, GOLDBECK completed 480 new construction projects and 87 existing building refurbishments with a total output of 6.3 billion euros. Currently the company employs more than 13,000 people at more than 100 locations across Europe.

GOLDBECK set up its UK operations in 2002 and has since grown into a team of 80 people across four regional offices in Birmingham, Cardiff, London, and Manchester. In 2025, the company launched its first UK production through an exclusive partnership with a concrete slab manufacturing facility in Nottinghamshire.

For more information please visit: www.goldbeck.co.uk.

About Prime

Prime plc is the leading, UK-based health and care property developer, investment manager and operator. Established in 1996, the company operates across the UK, delivering real estate solutions through the expertise of our investment managers, lawyers, developers, financial specialists and health experts.

Focussed on developing space for change in health and care, Prime plc is committed to delivering projects that positively impact the environment, deliver lasting social change and enhance the health and care landscape. This commitment helped Prime achieve B Corp status in 2022.

As an ally of public and private health and care providers, Prime delivers clinical, living, and infrastructure solutions. From complex estate master planning to the creation of innovative key worker living facilities and community-focused healthcare spaces, we create a future where care is never restricted