

# Case Study

## Emsworth Medical Practice, Hampshire



**Client:** NHS South Eastern Hampshire CCG

**Size (m2):** 1070 m<sup>2</sup>: 134 m<sup>2</sup> of new extensions & 936 m<sup>2</sup> existing space

**Capex:** £3.5m

**Project status:** Completed, opened July 2021

**Services provided:** Developer for the scheme delivery, business case production, public engagement, and project management services.

**The much-anticipated new GP surgery for Emsworth opened its doors to patients in July 2021. The former Victoria Cottage Hospital was transformed into a health setting fit for the 21st Century after GPs, staff and patients struggled to cope on their cramped existing site over the road in North Street.**

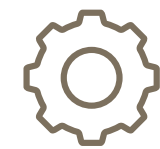
The £3.5m scheme involved a redevelopment of the hospital site with some new build. Works included: demolishing single-storey outbuildings; providing a new rear single-storey extension to the main building; installing a new lift shaft; roofing and canopy construction; complete reconfiguration of rooms, and extensive internal and external decorations.

The site is located close to the centre of Emsworth and supports the vibrancy of the town centre by increasing the footfall and attracting people to the high street. It is also well served by public transport, with a bus stop located immediately outside and a train station nearby, making it extremely convenient for patients and staff to travel to.



### Our Role:

- gbpartnerships consult, on behalf of Hampshire LIFT Limited, produced both the outline and full business case and supported the local NHS to engage with the public.
- gbpartnerships manage, on behalf of Hampshire LIFT Limited, provided project management services for the build, overseeing the design and construction of the project on behalf of the CCG and the GPs, with NHS Property Services acting as landlord.



### Project Partners:

- gbpartnerships worked closely with NHS Hampshire, Southampton & the Isle of Wight Clinical Commissioning Group, GP Partners at Emsworth and NHS Property Services.
- The scheme was been funded by NHS England through an Estates, Technology and Transformation fund grant.



### Our Impact:

- The gbpartnerships team, on behalf of Hampshire LIFT Limited, worked diligently to maximise the environmental and social opportunities this centrally located project provided, for example:
  - A local builder and local design team were appointed to carry out the works.
  - Photovoltaics included to generate 4.125kW of energy.
  - Dementia friendly design and decorations, with the local designer working with the GP to improve the experience for dementia sufferers.
  - Greatly improved accessibility with the varying floor levels of the existing building levelled where possible and gentle slopes incorporated where not and a new custom-built lift installed.

“Our existing site was not purpose-built and has long been out-grown by the community it serves. Our new building exceeds our expectations. Our staff love it and I’m sure our patients will too.”  
Dr Abu Chinwala, GP partner, Emsworth Medical Practice

