

Case Study

Worthing Integrated Care Centre, West Sussex



Client: Worthing Borough Council

Size (m2): 6,000m² over four floors. An adjacent 6,400m² multi-storey car park, providing c.200 car parking spaces also forms part of the project.

Capex: £30m

Project status: Construction ongoing

Timescales: Project will be completed by Summer 2023

Worthing Borough Council appointed gbpartnerships, via West Sussex Estate Partnership, as project developer to deliver the new £30m Worthing Integrated Care Centre (WICC).

The project will be built on an underutilised brownfield site (carpark site) in a highly accessible location in the middle of Worthing. When completed, the WICC will provide GP, mental health, community, and dentistry services, as well as further services for families and children including a pharmacy in a single building.

An adjacent 6,400m² multi-storey car park, providing c.200 car parking spaces, also forms part of the project.



Our Role:

- The key success factor in the development of this project has been the partnership between Worthing Borough Council and the Health Partners, which includes the GP practices, CCG and two major local Health Trust. The gbpartnerships manage team has been instrumental in both fostering and managing the partnership on behalf of the client.
- We achieved this by developing a detailed understanding of the relationships and objectives at an organisational level. We then managed the process and stakeholder engagement throughout design and technical development to ensure the objectives and timescales have been met for all the parties involved.



Impact:

- The primary health care centre has been designed to BREEAM excellent standard and will be fully compliant with future regulation requirements.
- The project includes sustainable and energy saving features such as air source heat pumps, photovoltaics, highly insulated building fabric, underfloor low temperature heating and automated lighting systems.
- When open, the new Integrated Care Centre will complete the regeneration of the town's Civic Quarter, as well as delivering long overdue improvements to health care provision in the town.

