

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: £34m

Project status: Practical Completion: December 2024

Worthing Borough Council appointed gbp partnerships, via West Sussex (Worthing) LIFTCo, as project developer to deliver the new Worthing Integrated Care Centre (WICC).

The project has been built on an underutilised brownfield site (carpark site) in a highly accessible location in the middle of Worthing. WICC will be home to a range of services, all operating under one roof, including: 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 local GP practice, ICS and two major local Health Trusts. The gbp partnerships 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.



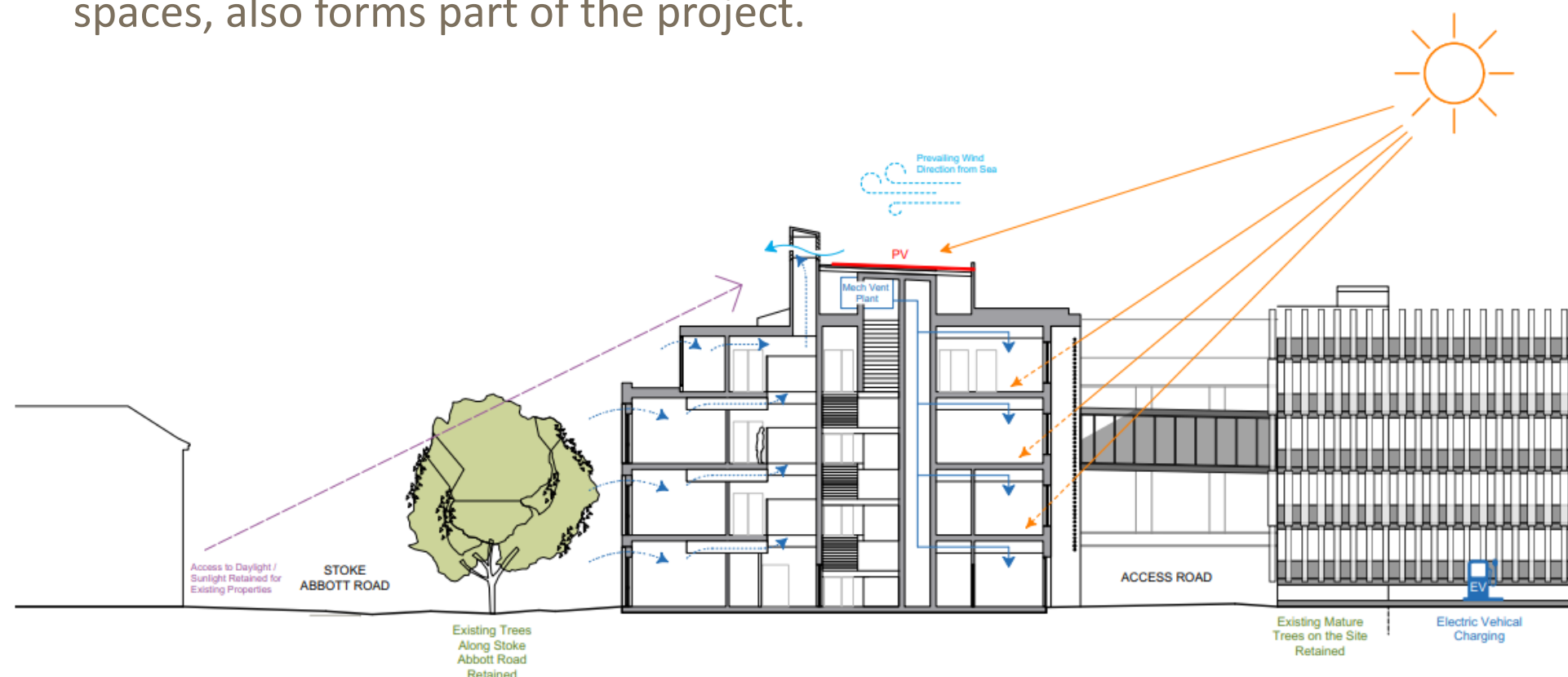
Impact:

- The WICC completes the regeneration of the town's Civic Quarter, as well as delivering long overdue improvements to health care provision in the town.
- The building will support the delivery of the aspiration for truly collaborative working within an integrated service model.



Sustainability:

- WICC 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 a natural ventilation system, a low embodied carbon strategy, air source heat pumps, photovoltaics, highly insulated building fabric, underfloor low temperature heating & automated lighting systems.
- During the construction phase, a low energy site has been setup with solar panels and rainwater collection systems.
- 1808.25 tonnes of waste has been diverted from landfill.
- CO2 emissions thus far on the project equate to a figure of 0.25 per £100k spent against an industry target of 1.4



Side elevation demonstrating the natural ventilation system. Architects: ArchitecturePLB

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Social Value and Community Engagement

- **£2,510,037** spent locally (Sept 2022).
- **2 new jobs** for local residents have been created, both long-term placements.
- **58 of the site staff and operatives live within a 10 mile radius** of the project.

- **Apprenticeships:**
 - The WICC project has a target to **provide 10 apprenticeships** over the lifecycle of the scheme.
 - **Over 115 apprenticeship weeks** have been delivered on the WICC Project by the main contractor, Galliford Try, to date (Sept 2022).

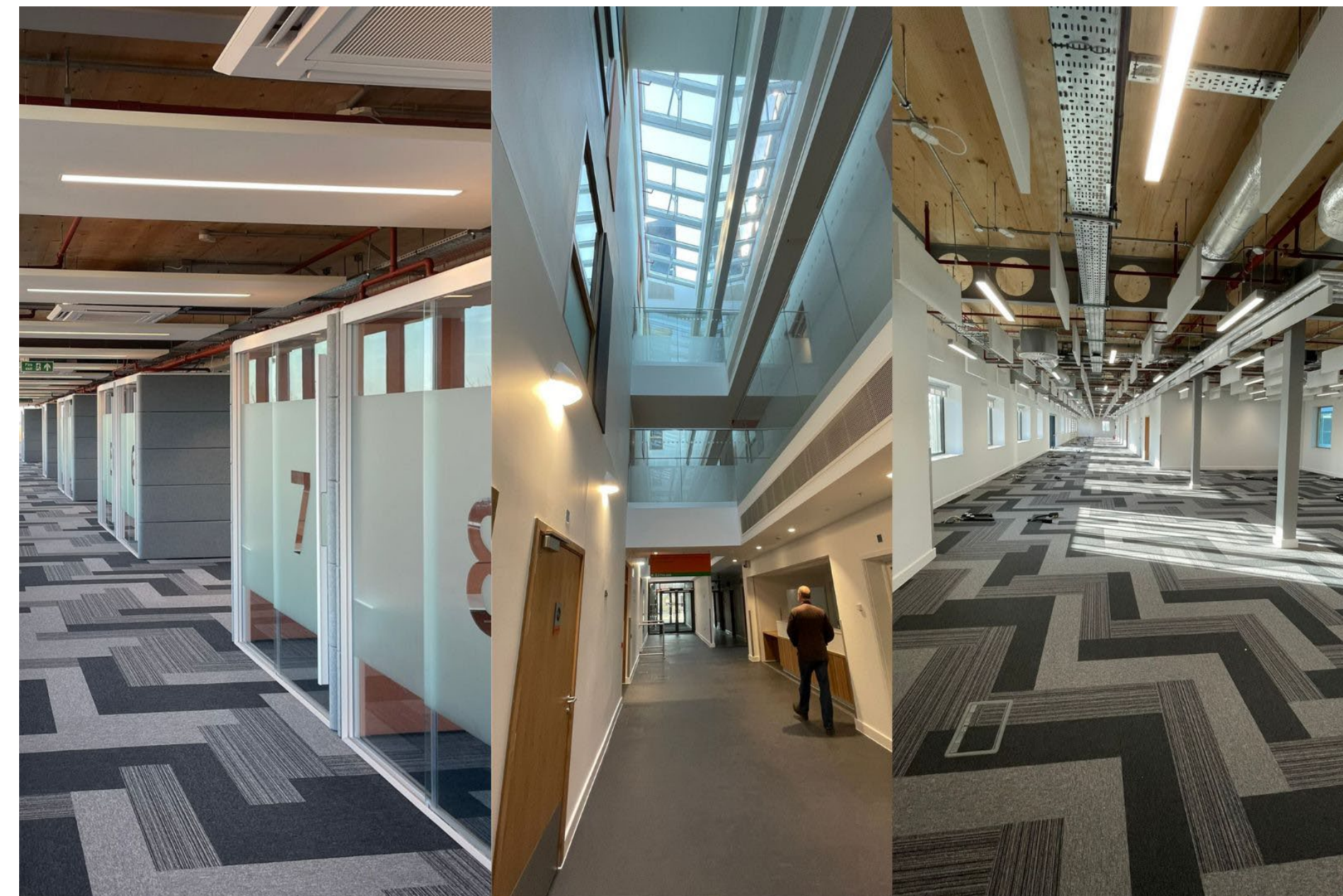
- **Local Schools, Colleges and Universities:**
 - The project team are engaging with local schools, colleges and universities on a range of activities, including visits by construction students at Worthing College, with 7 work placements planned.

- **Local Charities:**
 - Galliford Try are supporting local homeless charity 'Turning Tides' with their 2022 Winter/Christmas programme. Food collections for the food bank are taking place and £720 has been raised to date, with a fund-raising event taking place on 25 Sept 2022.
 - gbpartnerships have provided funding to the 2nd Durrington Sea Scouts to support more young people to get active and participate in Sea Scout activities.



gbp team members, Gary Naylor, Andrew Hemsley and Hugh Robinson on site in October 2022

Below: Interior shots of the completed building, December 2024.



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CGI of the exterior of the building, ArchitecturePLB



Aerial plan of the site, ArchitecturePLB





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