

Extract from Joint Strategic Committee - 7 November 2019

**JSC/058/19-20 Worthing Integrated Care Centre Development on Worthing
Town Hall Car Park**

Summary of discussion

The report sought approval of the formal Outline Business Case (OBC) for the Worthing Integrated Care Centre scheme and to progress the project through to Full Business Case (FBC) in readiness for project delivery.

During consideration of the item, the following points were raised:-

- was the Wheatsheaf Pub part of the proposals - Officers advised that the Wheatsheaf Pub site was an aspirational acquisition, however, the site was expensive and the Council did not need to purchase it to proceed with the proposals;
- did the increase in funding include the acquisition of the freehold of the current health centre - Officers advised that it did;
- whether the office space shown in the plans was included in the cost - Officers advised that it was and that it would be used by the NHS for back office services;
- whether the £600k proposed for the full business plan included the cost of building net zero carbon buildings - Officers advised that the target was to achieve BREEAM Excellent was the very highest level of accredited standard that the Council could aim for;
- the timetable for delivery - a planning application to the Planning Committee in February 2020 and construction in the Autumn of 2020.

Decision,

The Joint Strategic Committee:-

- 1) approved the Outline Business Case for the Worthing Integrated Care Centre;
- 2) delegated authority to the Head of Major Projects & Investment to:

- a) make the necessary consultancy appointments to prepare the Full Business Case and to submit a full planning application, subject to finalisation and execution of the risk share agreement;
 - b) negotiate detailed terms for the transaction of acquiring Central Clinic and lease terms subject to Full Business Case approval (and a further report to the Joint Strategic Committee);
 - c) progress the design development of a Multi Storey Car parking (MSCP) facility on Worthing Town Hall Car Park to Full Business Case; and
 - d) appropriate land that the council own for the purposes envisaged in paragraph 8.2 of the report;
- 3) subject to confirmation from the proposed NHS occupiers of the new WICC to execute a Risk Sharing Agreement with Worthing Borough Council in line with the agreement at Appendix 1. The Committee recommended Worthing Borough Council increase the funding for the development of the WICC and associated car park provision to Full Business Case to £600,000 in the 2019/20 Capital Programme funded by prudential borrowing.**