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## Mull & Iona

### Progressive Care Centre

Bunessan – 2pm - 23rd November 2006

Tobermory – 7.30pm - 23rd November 2006

Craignure – 2pm - 24th November 2006



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## Location

- Site requirements:-
  - Size - 4 to 6 acres
  - Site topography – level and slope
  - Access to services - power, mains water, sewers
  - Close to existing roads network
  - Suitable ground conditions for size of building
  - Acceptable location to planning - roads department –  
Scottish Water – SEPA etc etc



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## Location Cont'd

- Salen was preferred choice for OBC
- Locations considered:-
  - Salen
  - Craignure
- Salen - 2 Sites which met requirements examined
  - 1 landowner did not wish to sell
  - other uneconomical to develop
- Craignure - 2 Sites which met requirements examined
  - 1 uneconomical to develop
  - 1 suitable to develop – Craignure – Java Site





## Consultation

- PCC Steering Group
  - Members of Mull & Iona Community Care Association
  - Mull Community Council
  - Mull & Iona Community Trust
- PCC Partnership Group
  - PCC Steering Group
  - Argyll & Bute Council
  - NHS Highland
  - Communities Scotland
  - West Highland HA
- Previous public meetings - “drop in” events at Bunessan, Salen and Tobermory
- Future open days prior to planning application and site start
- Regular newsletters from WHHA with PCC update





## Model

- Following consultation a Hub and Spoke Model was agreed.
- The Hub will be the new build Progressive Care Centre and the Spokes are the existing surgeries.
- At Tobermory a new extension is underway including 2 dental surgeries.
- At Bunessan a replacement surgery plan is currently being finalised which will include a dental surgery.



# Mull & Iona PCC Accommodation Schedule

## Main Entrance & Reception

Main Entrance & reception  
Public WC (DDA compliant)  
Staff WC (fDDA compliant)  
Centre Manager's office  
Circulation space @ 25%

## Joint Team Base

Joint Health & Social Care Team base (8-10 people)  
Video Conference Room  
Records Department  
Circulation space @ 25%

## Training room

Training/Group room

## Diagnostic and treatment suite

Consulting/Examination Room  
Waiting area  
Treatment room  
Physio room  
Clean utility  
Dirty utility  
Interview room  
Staff Shower  
Specimen WC  
Xray  
Store  
Circulation space @ 25%





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## Accommodation Schedule Cont'd

### General Practitioner Acute Beds

4 single rooms with ensuite WC/shower  
2 A&E Beds  
Doctor/Nurses office  
Assisted bathroom/patient hoist/WC  
Store  
Cleaners Room  
Circulation space @ 25%

### Single care supported accommodation



Single units  
Communal lounge/activity/Day area  
Kitchen/serverry  
Dining area  
General Store rooms  
Mortuary  
Equipment store  
Cleaners Room  
Estates Infrastructure – Boiler, Workshop etc  
Circulation space @ 25%

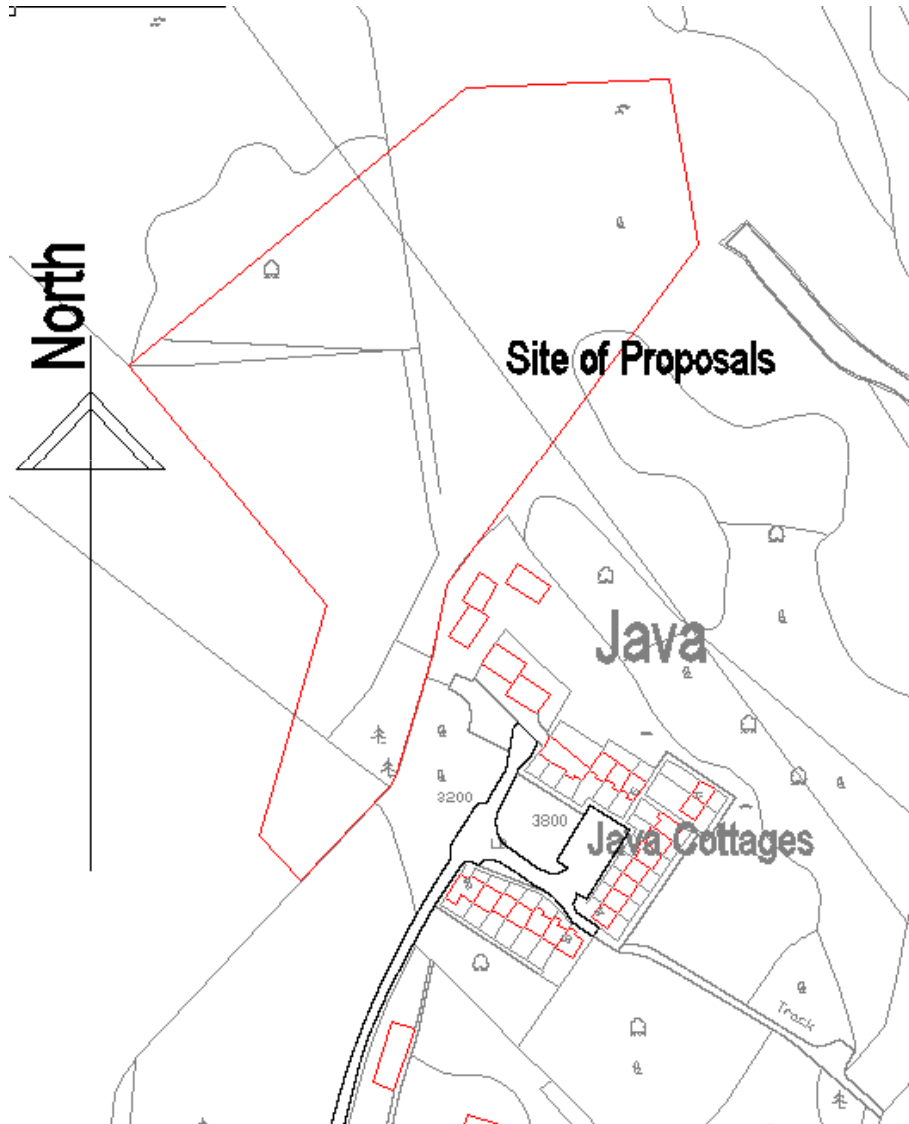
### Staff accommodation

3 bedroom house  
2 bedroom house  
1 bedroom flat





# Existing Site

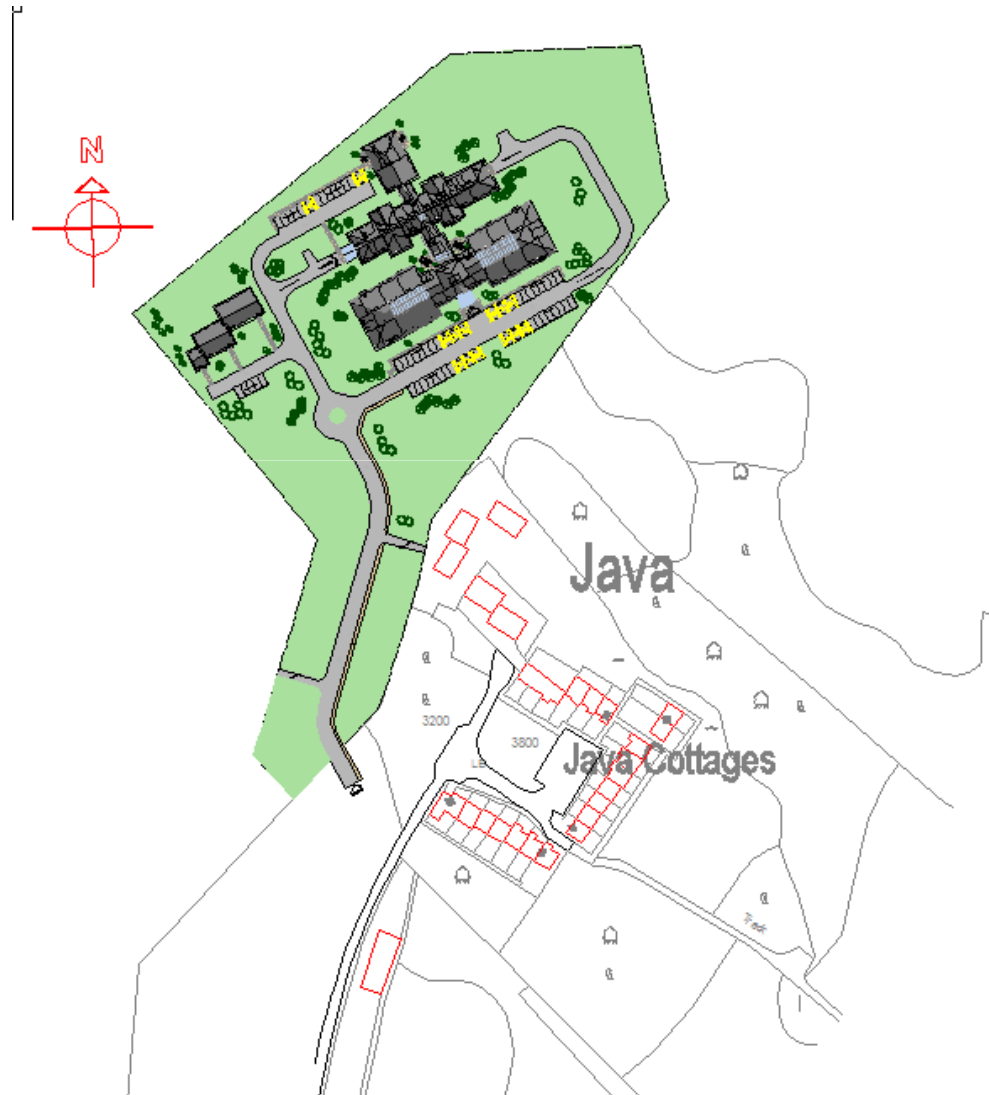




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## Existing Site

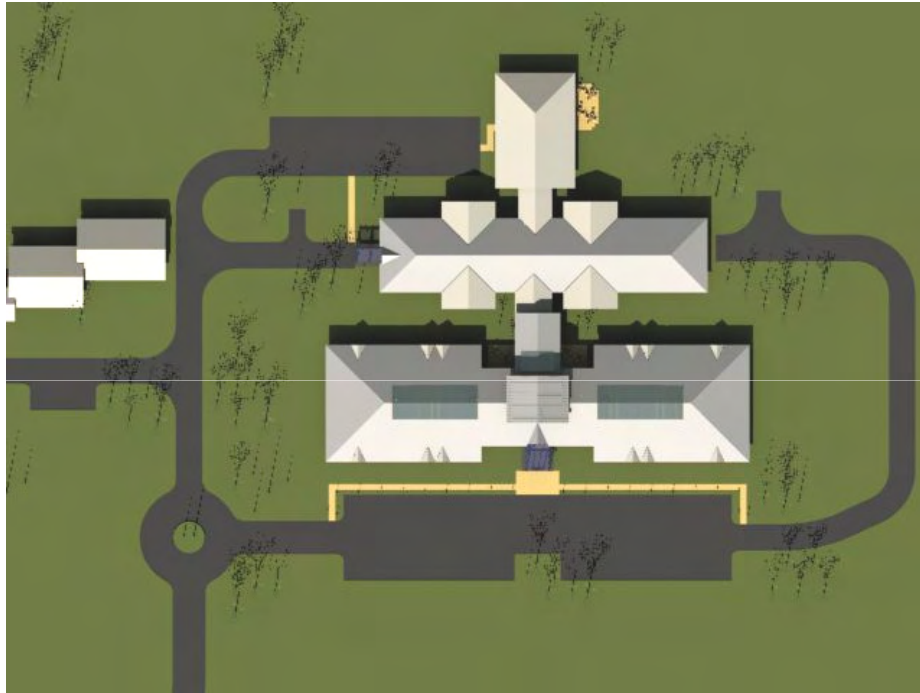




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## Aerial Views of Site





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## Proposed Main Entrance

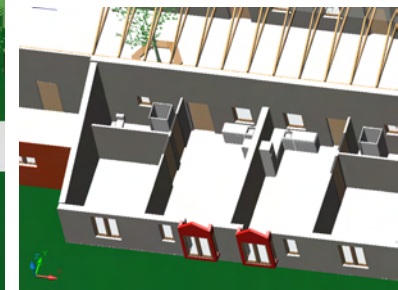
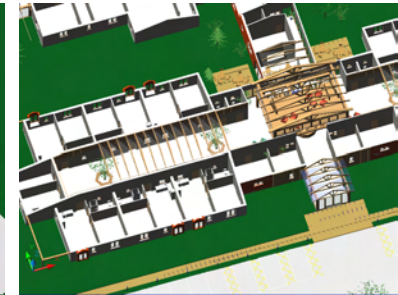




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## Skeleton View of Internal Layout





# Elderly House Layout



Kitchen Area



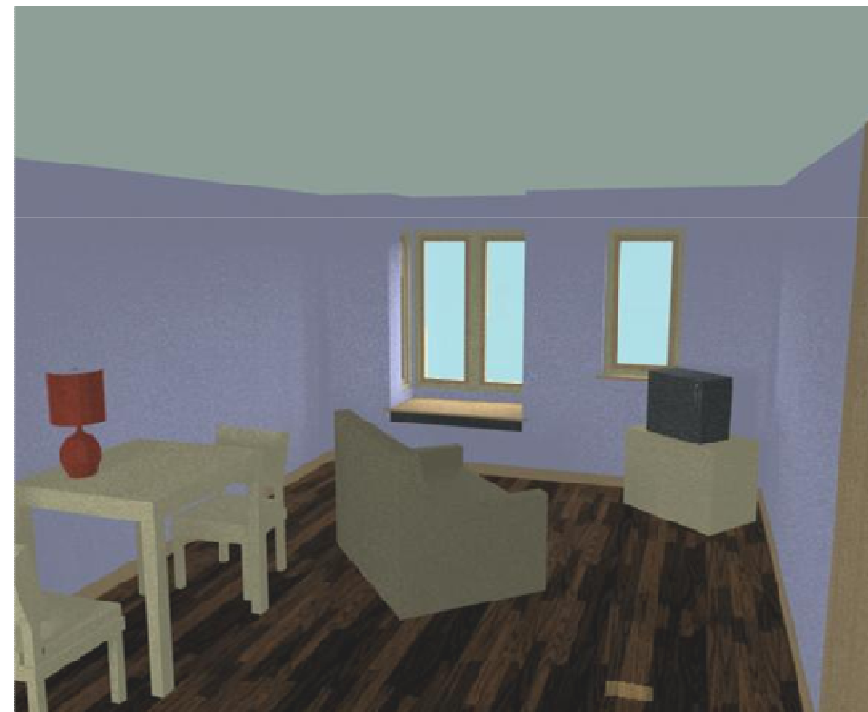
Living Rm/Bedroom Area



## Flat Internal Views



Kitchen Area



Main Living Area



## Elevations



Front Elevation



Front Elevation Detailed





## Elevations Cont'd



West Wing Residential



View Towards A&E Entrance



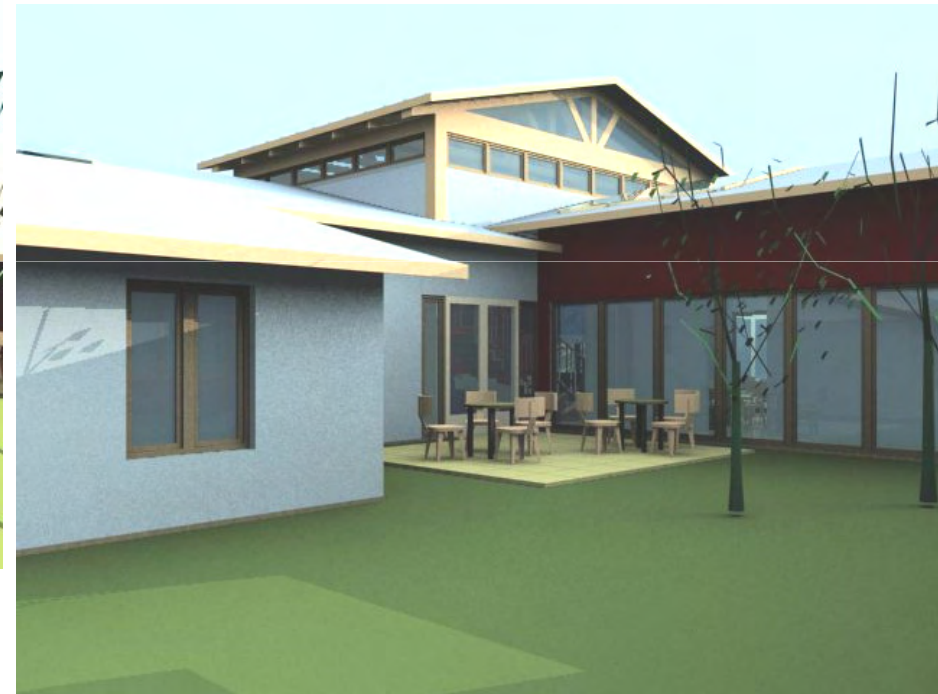
## Elevations Cont'd



Views to A&E Entrance



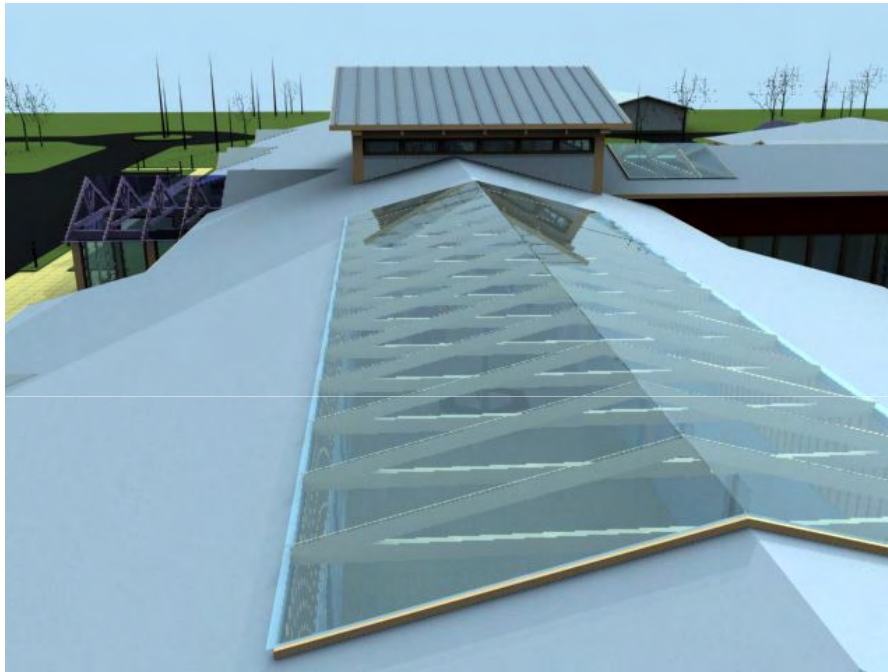
## Elevations Cont'd



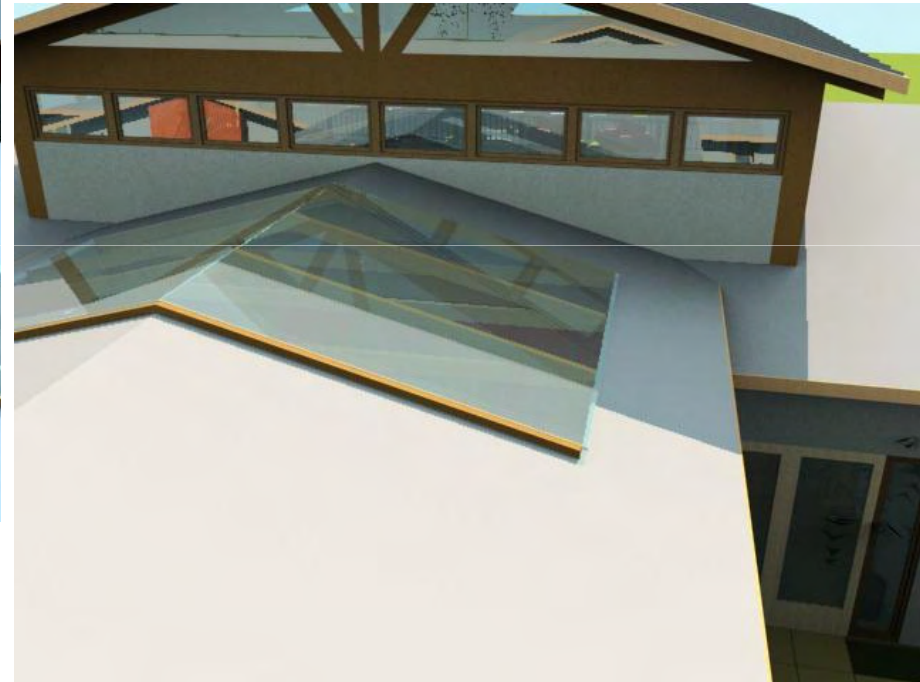
Views to External Café Areas



## Roof Views



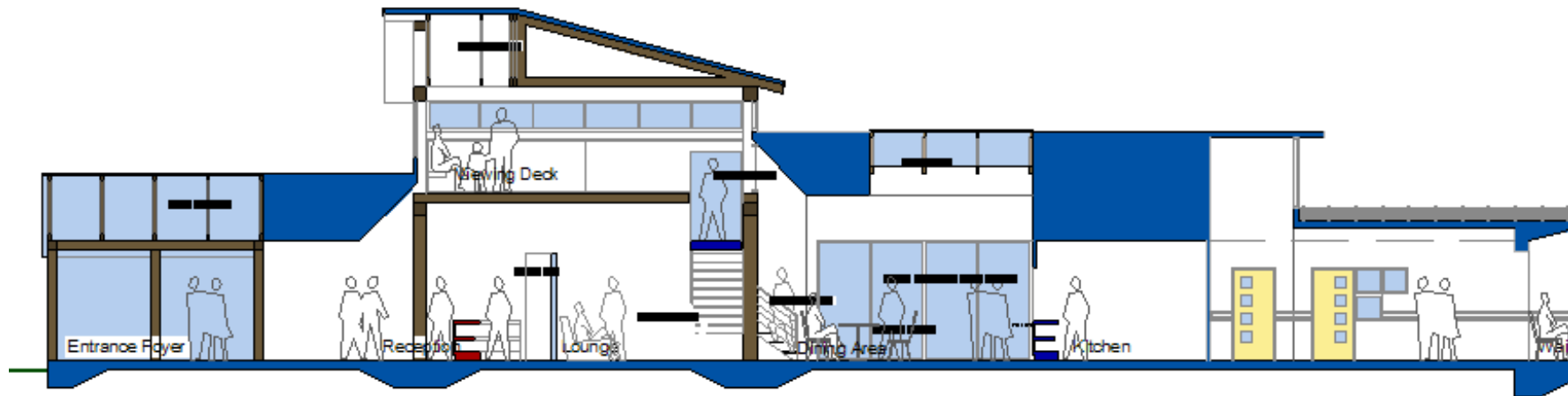
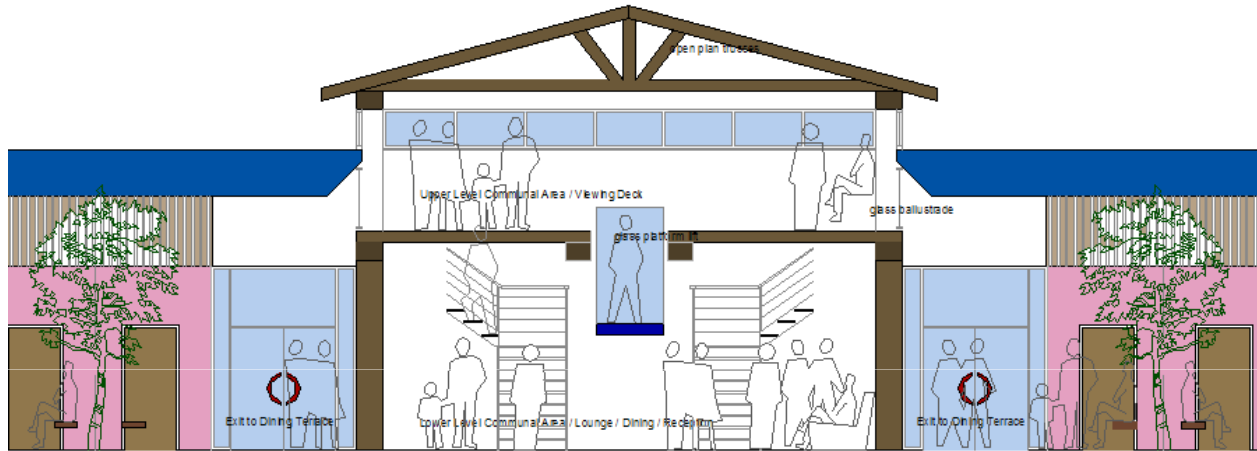
Roof Glazing Over Residential Corridor



Roof Glazing and Upper Deck Area

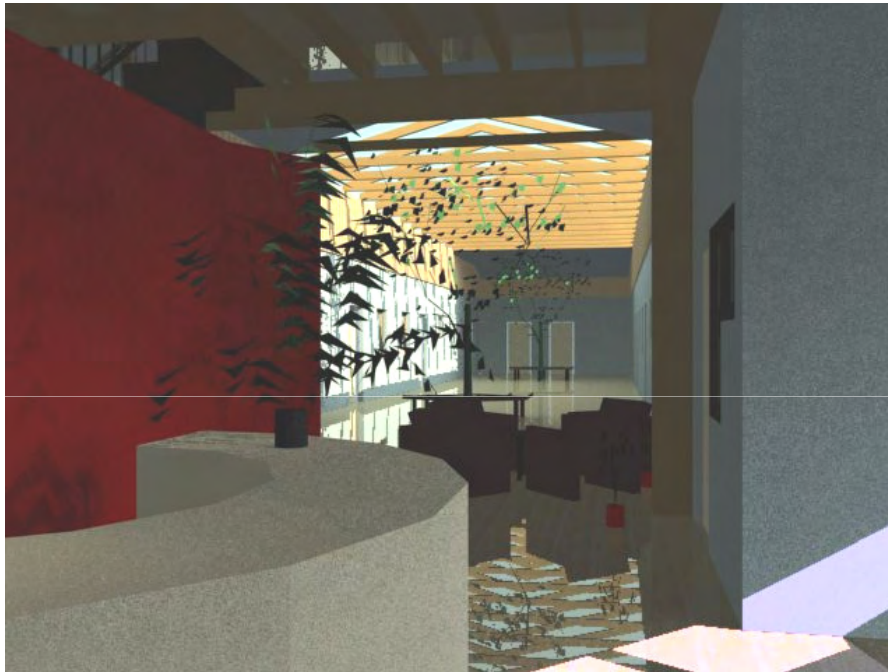


# Sections Through Buildings

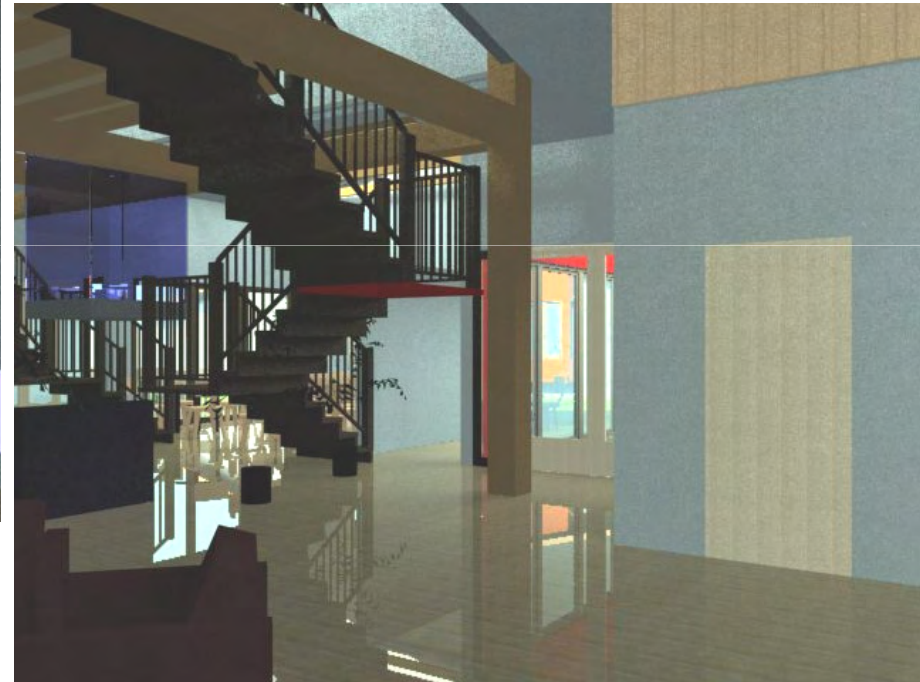




## Internal Views



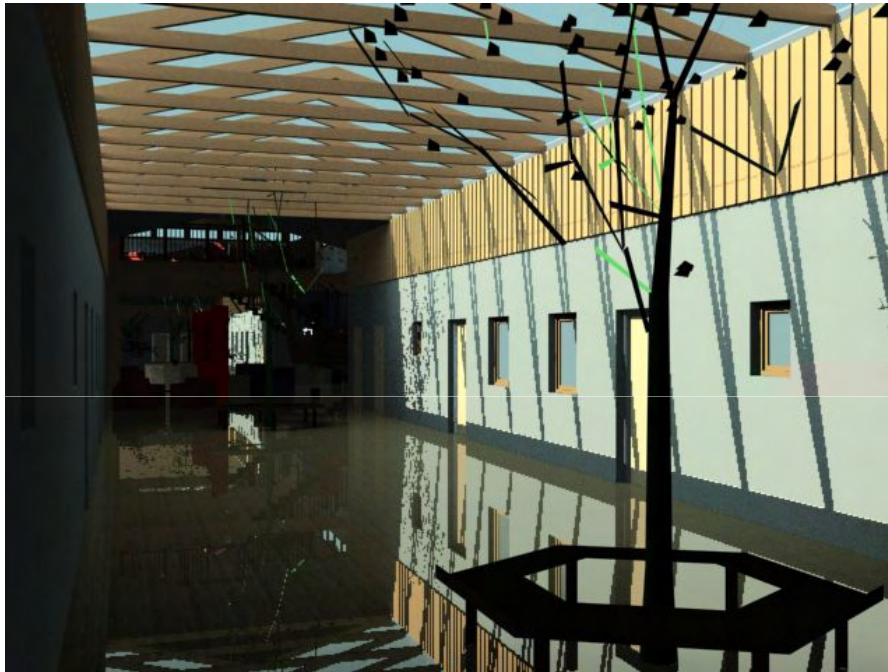
View from Reception to East Wing



Access Stair to Upper Deck



## Internal Views Cont'd



East Wing Corridor



Upper Deck to Front



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## Jura Progressive Care Centre

- New care centre is located at Craighouse, Isle of Jura
- Accommodation includes:-
  - self contained flats for elderly/disabled
  - Communal kitchen
  - Communal lounge
  - Office space
  - Winter garden area
- The project mainly financed by Communities Scotland and West Highland HA private finance – Argyll & Bute Council donated land at no cost/financed adaptations; NHS Highland financed adaptations – running costs by Argyll & Bute Council and NHS Highland
- Project philosophy – accommodation/support services promoting independence + flexibility how services delivered
- Project nearing completion – due January 2007







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## Jura Progressive Care Centre





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## Roads and Services

- Access from junction with A848 – will be upgraded
- Single track road - new traffic generated equates < 50 dwellings
- Road must be minimum 3.5m wide
- Inter-visible passing places must be provided – min 60m intervals
- Lighting to the existing roads will be upgraded
- Parking for new development must be within new site area
- Roads Construction Consent must be obtained
- Roads must comply with current Roads Development Guidelines
- Roads Department consulted throughout planning and design process
- Road upgrade works will be completed before works are allowed to start on site





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## Roads and Services Cont'd

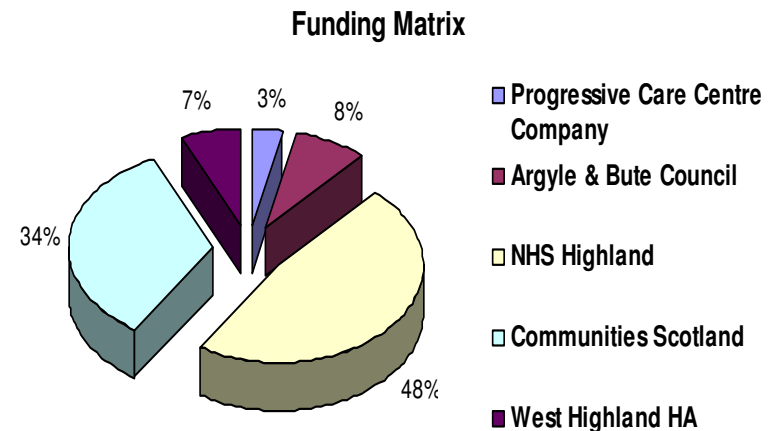
- Public water main – new supply for site will be installed
- Electricity – overhead high voltage and low voltage power lines are available in the vicinity of the site
- Telecoms – telecom supplies available in the vicinity of the site
- Foul sewerage – upgrade required to comply with Scottish Water and SEPA guidance
- Surface water sewer – new surface water system required to comply with Scottish Water and SEPA guidance





## Costs

- FBC estimates building costs at £7.1m (excluding VAT)
- Contributions from the various partners:-
  - 6 acres land gifted by landowner - no cost
  - Access to site – provided by Argyll & Bute Council at no cost
  - Over £250,000 raised by PCC
  - £600,000 – Argyll & Bute Council
  - £3.5million – NHS Highland
  - £2.5million – Communities Scotland
  - £500,000 – West Highland Housing Association
- Revenue costs - running costs excluded from above





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## Health & Safety During Construction

- Project design team will include Planning Supervisor responsible for health & safety
- Planning Supervisor details all potential health & safety risks
- Contractors as part of tenders required to demonstrate their proposed health & safety precautions
- Contractors health & safety records will be examined
- Any danger to the public will be addressed **before** any construction work is allowed to begin
- Visits to local schools to highlight H&S issues
- Danger and warning notices displayed and H&S leaflets issued
- We need your help - highlight the dangers and keep children off the site







## Programme

### ▪ Key dates:-

- Appointment of Design Team - December 2006
- Development of Design - Spring 2007
- Cost Review - Spring 2007
- Planning Application - Spring/Summer 2007
- Tenders to Contractors - Spring/Summer 2007
- Tender Return - Summer 2007
- Contractor Appointed - Autumn 2007
- Site Start - Winter 2007
- Contract Period - 18 months
- Completion - Summer 2009

Further consultation will take place at key stages of the programme



## What next?

- **Feedback examined from public meetings**
- **Regular WHHA newsletter issued giving PCC updates**
- **Website set up to allow progress and design to be examined by the public – with feedback form**
- **Further open day/public meeting consultation at critical points in project**
- **Appoint the design team**
- **Appoint the contractor**
- **Build and deliver**



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**End**



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## Any questions/queries on design to:

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