
Report To:	Inverclyde Integration Joint Board	Date: 20 July 2022
Report By:	Allen Stevenson Interim Chief Officer Inverclyde Health & Social Care Partnership	Report No: IJB/34/2022/AB
Contact Officer:	Alan Best Interim Head of Health and Community Care	Contact No: 715212
Subject:	Inverclyde Learning Disability Community Hub	

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Integration Joint Board (IJB) on the on-going development of the Inverclyde Learning Disability Community Hub project and, in particular, to ask the IJB to approve additional funding support to Inverclyde Council to allow the project to proceed.

2.0 SUMMARY

- 2.1 This report was previously presented to the IJB at its meeting on 27 June 2022. The IJB:
- Noted the report and the current stage of development of the project;
 - Noted the position with respect to the external grant funding support sought for the project and allocation subject to grant offer acceptance; and
 - Noted and approved the intended procurement route to market via hub West Scotland.

The IJB also instructed officers to review the request for additional funding and asked for a further report on this matter in order to provide re-assurance to the IJB that the request for funding was appropriate and *intra vires*.

- 2.2. Officers have carried out this review as instructed and are content that the proposal to provide funding to Inverclyde Council is within the IJB's powers. Further details and justification can be found at the Financial and Legal implications at paragraphs 9.1 and 9.3 of this report.
- 2.3 The Business Case activity for the new Learning Disability Community Hub was taken forward and approved pre-COVID. The progression of the project was impacted by the initial lockdown and recovery period and the design stage has been protracted due to a combination of continuing construction sector supply chain issues and the requirement to assess site specific development risks and their impact on the developing design proposals.
- 2.4 The evolving position on achieving net zero emission / carbon standards also has implications for capital projects and future planned investment in the Council's property portfolio. Projects such as the new Learning Disability hub require to consider to what extent future Net Zero targets will be incorporated within the scope / design briefs. The

current proposals include a low carbon design approach with an energy in use target that aligns with other National infrastructure programmes. A funding bid has also been progressed through the Low Carbon Fund / Vacant and Derelict Land Investment Programme which has resulted in an allocation of £990,000 to address the enhanced low carbon scope subject to return of the completed final grant offer acceptance which has recently been received.

- 2.5 Over the past 2 years, supply chain insecurity and associated financial pressures have been a recurring issue through the initial impact of COVID and the UK exit from the EU to the most recent impact of the invasion of Ukraine by Russia. This has created an extremely unpredictable market position in terms of construction sector activity through a combination of sharply rising prices for construction materials, disrupted supply chains and labour shortages. The current tendering climate is markedly different as a result with low numbers of tender responses being experienced in open tender situations and with those that are returned generally being heavily qualified including how long the prices can be held open for.
- 2.6 The development of the design for the new Learning Disability Hub has also been challenging in respect of a number of aspects of the proposed site. Investigation work has highlighted limiting factors / site abnormalities as outlined within section 8.0. This, in combination with market forces outlined in 2.3 above and the influence of a low carbon design approach outlined in 2.4 have necessitated a design review and alternative design response to the brief. As detailed within the report and appendices, although this has had a positive effect in reducing the overall project prime cost from the previously developed stage 2 design, there remains a significant budget gap to be addressed to allow the project to move forward.

3.0 RECOMMENDATIONS

3.1 It is recommended that the Integration Joint Board:

- Notes the progression of the project based on the alternative design detailed in this report;
- Approves additional funding support of £1.117million to Inverclyde Council from a combination of an IJB recurring revenue contribution to fund Council prudential borrowing and IJB reserves, as detailed in Paragraph 9.2 and Appendix 3 of this report; and
- Authorises the Interim Chief Officer to issue the Direction attached to this report to Inverclyde Council (Appendix 4).

Allen Stevenson
Interim Chief Officer

4.0 BACKGROUND

- 4.1 Approval to progress with the Learning Disability Redesign followed a Strategic Review of Services for Adults with Learning Disabilities in Inverclyde which was signed off by the Integration Joint Board in December 2016. The review concluded that building-based day services were not fit for purpose to address the aspiration of providing a modern service that meets the needs of adults with complex learning disabilities and autism. It also concluded that there was no suitable existing building to refurbish and that a new site would be required to develop a community hub which accommodated the agreed service option of Day Opportunities, Autism Support and the Community Learning Disability Team within a single location.
- 4.2 The Outline Business Case for the new Learning Disability Community Hub was presented to the Corporate Management Team in July 2019 outlining the work undertaken in progressing with the Learning Disability Redesign. The initial site option appraisal identified 28 potential sites across Inverclyde. Following the first stage of the appraisal work, this reduced to eight and then four sites which were considered within the Feasibility Study. A further report was presented to CMT in January 2020 on two preferred sites. Both sites were subject to site investigation work which was completed in December 2019 to allow a final business case to be presented.
- 4.3 The February 2020 Health & Social Care Committee approved the final business case, preferred site (former Hector McNeil Baths) and funding support for the project with allocation of resources approved by the Inverclyde Council on 12 March 2020.

5.0 DESIGN STAGE PROGRESS

- 5.1 The initial COVID-19 lockdown in March 2020 and on-going situation has impacted the ability to progress the project following the approval of the business case noted in 4.3 above. The construction industry phased re-start commenced in mid-June 2020 with the supply chain and consultants return from furlough continuing into 3rd Quarter 2020.
- 5.2 Design stage work has been progressing through the design team led by Property Services, however, the process has been protracted due to a combination of continuing construction sector supply chain issues and the requirement to assess site specific development risks and their impact on the developing design proposals. Specialist consultants were engaged to assess the flood risk of the site and surrounding area ahead of formal engagement with The Scottish Environment Protection Agency (SEPA) as part of the formal Planning approval process. Surveys of the culverted burn within the site and existing retaining wall on the Brachelston Street site boundary were impacted by ongoing supply chain issues. From the ground investigation information it is also known that bedrock is close to the surface of the site which will impact the drainage design and groundworks solutions.
- 5.3 In tandem with the technical design process a legal process connected with the inalienable common good status of the site was also progressed. The proposed change of use for a community Learning Disability Resource Hub has now been concluded with an application to the Court granted in June 2021. All identified legal issues around use of the site have been resolved.
- 5.4 Space planning and accommodation schedule interrogation work has been progressed through Technical Services and the Client Service to inform the development of the design. Consultation with service users, families, carers and learning disability staff continues supported by The Advisory Group (TAG).
- 5.5 Regular progress reports have been provided to the Health and Social Care Committee and Integration Joint Board on the development process of the Learning Disability Hub.

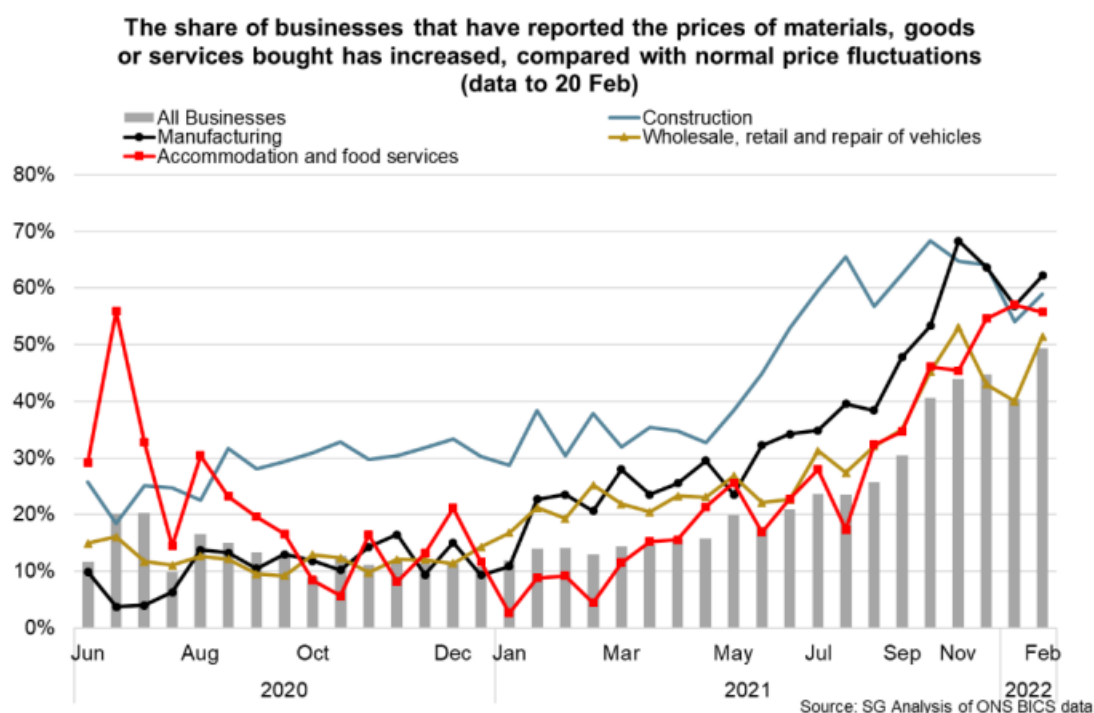
6.0 NET ZERO CONSIDERATIONS

- 6.1 The direction of travel for energy efficiency is obvious, globally and nationally with the associated implications for capital projects and future planned investment in the Council's property portfolio connected with the impending Government legislation on achieving net zero emission / carbon standards. The Council's current capital programme includes projects that require decisions to be made as to what extent the future Net Zero targets will be incorporated with the Learning Disability Hub being one of those projects.
- 6.2 The original Learning Disability Hub project brief and cost plan were developed prior to the evolving position on Net Zero with costs based on meeting current building standards. Any decision to adopt an approach that addresses an improvement on those standards will result in increased cost and also requires to consider the stage of the project and opportunities/constraints of the proposed development site.
- 6.3 In recognition of the above and the imminent revision of Section 6 (Energy) of the Scottish Technical Standards due in 2022 which will require a significant step change in the energy and carbon performance of buildings, the Property Services team have progressed the design based on achieving an energy in use target which aligns with the targets currently being mandated under the Scottish Government Learning Estate Investment Programme. A similar approach was agreed for another current Council capital project (King George VI Refurbishment project).
- 6.4 The capital funding landscape is increasingly moving towards ring-fenced funds which require bids / applications to be made. The increased costs associated with the low carbon elements of the King George VI project noted in 6.3 are being met through an enhanced allocation of Regeneration Capital Grants Fund following successful engagement with Scottish Government. Similarly, the Council submitted a stage 1 application in November 2021 to the Low Carbon Fund / Vacant and Derelict Land Investment Programme (VDLIP) in respect of the Learning Disability project as the proposed site is identified on the Scottish Vacant and Derelict Land Register. The £50 million VDLIP is a capital programme scheduled to run over the five years from 2021/22 to help with tackling persistent vacant and derelict land and supporting place based approaches to delivering regeneration and sustainable inclusive growth, as part of the 'just transition' to net-zero by 2045. The Council was invited to submit a second stage bid to the VDLIP programme for the Learning Disability project and this was completed in February 2022 with an initial notification received on Tuesday 10 May of the approval for funding support. subject to a clarification being provided ahead of the issue of a formal grant offer letter. The Scottish Government has recently announced the successful Round 2 projects - [Low Carbon Fund: Vacant and Derelict Land Investment Programme projects - gov.scot \(www.gov.scot\)](https://www.gov.scot/topics/energy/low-carbon-fund/vacant-derelict-land-investment-programme-projects). The low carbon design elements of the project will be delivered through the £990,000 funding support subject to completion of the grant offer acceptance paperwork which has recently been received with the formal grant offer.
- 6.5 Appendix 3 includes a summary of the estimated project costs including commentary on the elements that have been enhanced to address a low carbon approach to the project delivery and operation.

7.0 MARKET CHALLENGES AND RISKS

- 7.1 Over the past 2 years, supply chain insecurity and associated financial pressures have been a recurring issue through the initial impact of COVID and the UK exit from the EU to the most recent impact of the invasion of Ukraine by Russia. Supply chains at all levels are impacted by rising energy prices due to the influence on operating costs and the impact on outbound and inbound logistics from fuel cost increases. Inflation in most countries has increased to record highs driven by a rebound in economic activity and a further straining of rampant supply chain disruptions. A report by the Interim Director Finance & Corporate Governance was submitted to the April 2022 Inverclyde Council on the contract cost increase and supply issues currently being experienced.

- 7.2 The original budget cost for the project included in the final business case had a base date in 2nd Quarter 2019 with an inflation allowance based on Building Cost Information Service (BCIS) indices which assumed a construction commencement on site in 1st Quarter 2021. It should be noted that these indices were prior to any of the issues noted in 7.1 above.
- 7.3 A Glasgow City Region Construction Sector Review was produced by the Glasgow City Region Intelligence Hub and issued in early May. This concluded that economic recovery in the construction sector is threatened by a combination of sharply rising prices for construction materials, disrupted supply chains and labour shortages. It also noted that these factors have led to long delivery delays for many contractors and have threatened the sector's capacity to deliver projects. See extract from report (Chart 3) below:



Source: Scottish Government, *Monthly Economic Briefing March 2022*

- 7.4 The Learning Disability project has been impacted by the unprecedented set of circumstances outlined above which has both prolonged the pre-construction stage and resulted in the projected cost of the project being very difficult to ascertain with any degree of certainty ahead of a formal market testing process. It should be noted that the updated costs obtained through hub West Scotland are caveated noting the inability to provide a cost ceiling given the extremely unpredictable market conditions at present which show no signs of levelling off.
- 7.5 Subject to the identification of additional funding it is intended that the project be progressed to through the remaining design stages to the market testing phase through the hub West Scotland delivery model. The Council has been a participant since 2013 following approval by the Policy & Resources Committee to sign the Territory Partnering Agreement. The Council has successfully delivered seven projects in partnership with hub and this model affords the ability to augment the existing design team with the necessary further resources required to move the project forward. The model also involves early contractor engagement which is a significant advantage in the current market where effective supply chain management is key to obtaining the best response possible through market testing ahead of financial close.

8.0 PROJECT COST SIGNIFICANT FACTORS & DESIGN REVIEW

- 8.1 There are a number of areas which are impacting the updated cost position beyond the business case work undertaken pre-Covid to inform the initial budget cost. The sections

below summarise the significant cost factors and the actions through Property Services to assist in mitigating / reducing as many as possible.

8.2 Site Abnormals

Flood Risk Mitigation – as noted in 5.2 above the flood risk assessment for the site has resulted in a requirement to raise the level of the main developable site plateau by 1m with the subsequent requirement for a retaining wall and drainage channel along a significant proportion of 2 sides of the site boundary (see Appendix 1C – areas highlighted orange and purple).

Existing Retaining Structures – the site includes an existing retaining wall along a significant length of the Brachelston Street side of the site. The proximity of the proposed new building to this structure resulted in a requirement to consider reinforcing this wall (see Appendix 1C – area highlighted blue).

Existing Culverted Burn – the site is bounded on the A78 Inverkip Road side by an existing brick built arched culvert. This location and age of the culvert has been a factor in design / placing of the new building (see Appendix 1C – area hatched red).

Site Levels – the site has an existing vehicular access at one end which served the former Hector McNeil Baths car park. The remainder of the developable site is at a lower level and this presents a challenge in respect of achieving a fully accessible solution for pedestrians. The design solution developed had included an engineered solution involving walls, sloped footpaths and landings (see Appendix 1C – area shaded green).

Shallow Bedrock – the site has a significant amount of bedrock close to the surface. Whilst this can potentially assist in a more economical foundation solution it has a negative impact in respect of the costs involved in providing the necessary foul and surface water drainage including attenuation solution that is generally required of any new development. Whilst the raising of the site by 1m for flood risk mitigation assist this, rock excavation will still be required to a degree in any final design for drainage runs and attenuation crates or similar.

8.3 Initial Design Response to Clients Brief

The design response to the Client's brief evolved through extensive consultation and engagement. The plans included in Appendices 1A-C show how the proposed design solution for the site and building were developed to meet both the accommodation schedule requirements and the need to consider how the building users would engage with internal and external spaces. The solution developed was marginally over the original briefed Gross Internal Floor Area of 1,676m² at 1,683m² (an increase of 7m²).

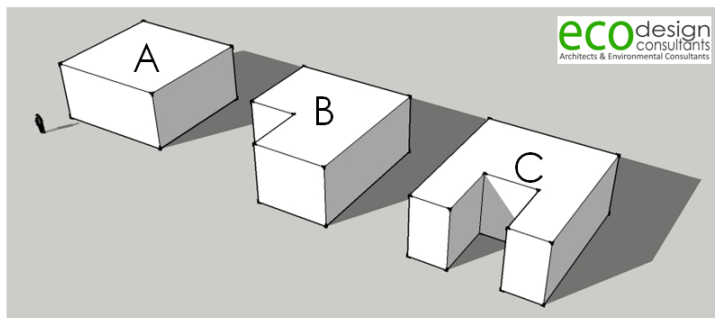
Although the building itself was not significantly in excess of the briefed area, the building form included an internal courtyard (see Appendix 1C – area shaded red) and a significant amount of circulation / activity space impacting the overall efficiency (area hatched red within Appendix 1A). The form also contributed to a footprint that resulted in the proximity to the existing retaining structures and culvert requiring more extensive interventions as outlined in 8.2 above.

In terms of Net Zero and Low Carbon Building Design, there are key considerations in respect of building Form Factor which are outlined below:

- The ratio of external envelope area to floor area or volume ratios can be used as a design driver to improve building energy efficiency;
- Simple singular cubical design is more efficient than multiple, long thin or sprawling buildings;
- Projections from the building envelope increase the form factor;
- Complexity of the external envelope will normally reflect badly in the energy efficiency of a building due to the high risk of air leakage, thermal bridging at corners and junctions, and in the cost of its construction.

- The higher the Form Factor the lower the U-value (rate of transfer of heat through a structure) and the thicker the insulation needs to be to make the building a low energy demand building.

A simple illustration of this is provided below:



	Floor area	Surface area	Heat loss
House A	100m ²	400m ²	1,260 W
House B	100m ²	430m ²	1,354.5 W 7.5% more
House C	100m ²	470m ²	1,480.5 W 17.5% more

8.4 Alternative Design Response

As part of the work involved in preparing the stage 2 application for the Vacant and Derelict Land Investment Programme funding bid, the developing design proposals were cost checked against the original budget. It was evident that the multiple factors covered in sections 6 to 8 above were impacting the affordability of the project. It was also evident that even if the external funding bid were successful in addressing a contribution for the low carbon design elements being investigated, there would still be a significant funding gap to address. It was deemed necessary to fundamentally review the approach to the building design and relationship with the site in respect of the abnormalities.

The design team led the review assisted by an external architect engaged through hub West Scotland. Appendices 2A and 2B include a revised site layout and floor plans reflecting an alternative approach to the building design. The proposals have been developed in consultation with the Client Service.

The alternative design produces a building of circa 1,436m² (a reduction of 240m²). The building Form Factor is also greatly improved offering a much better proposition in terms of the ability to meet enhanced air tightness targets and design details that support low carbon design and a more efficient build.

The footprint of the building is more compact and this has the added benefit of a better placement on the site offering an opportunity to avoid the need for reinforcement of the existing retaining wall structure adjacent to Brachelston Street. The site levels and proximity to the A78 Inverkip Road embankment were also able to be reviewed to reduce the extent of retaining wall required for flood mitigation and retention of upfill material which is still required to address the flood risk. It has also been possible to review the access into the site to remove the ramped structure in the original scheme with a more straightforward accessible path beside the vehicular access road. The revised design also introduces increased South facing outdoor space which will allow users to freely connect with nature in covered areas and individually themed zones.

The more compact design also offers advantages and efficiencies in terms of the approach to key mechanical and electrical plant and distribution system design. It should be noted however that in both designs the floor to ceiling heights require to accommodate a mechanical ventilation heat recovery (MVHR) approach in alignment with the low carbon design / energy in use targets which includes challenging air tightness targets and a highly insulated building envelope to reduce heat demand.

9.0 IMPLICATIONS

Financial

- 9.1 The IJB's Chief Financial Officer (CFO) has reviewed the IJB's reserves strategy and the Integration Scheme and has found no restriction on the IJB making contributions to capital projects if such contributions are agreed and approved by the IJB. It is noted that the IJB does not have the power to hold assets or undertake borrowing to fund capital works. However, the proposed increased contribution is in line with the agreed funding for the initial project investment which came from a £360,000 recurring saving in Learning Disability budgets being used for the Council to fund £7.4million Prudential Borrowing.

The IJB also has in place in its Earmarked Reserves a specific reserve called "Contribution to Partner Capital Projects". This has been in place for a number of years and an additional £0.5m was added in 2021/22. The CFO advises that in the past this has been used to fund elements of the New Health Centre and other Capital Projects.

A comparable Capital example is the SWIFT project which also had an IJB contribution element. This has a similar legal status to the Learning Disability Hub Capital Project. This proposal is in line with other IJBs which have similar instances of voluntarily contributing to Council Capital Projects which contribute to the delivery of functions delegated to the IJB.

Given the current volatile construction market there is a risk that tendered costs may increase further. Any further increase to the project Capital costs would require discussions between the IJB and Inverclyde Council or potential cost reduction measures and no legal commitment to the project would be made without the matter being considered further by the IJB.

- 9.2 The estimated costs associated with this project have been summarised at Appendix 3.

One off Costs (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report £000	Virement From	Other Comments
Current Allocations					
Capital (IC)	Learning Disability	2020/24	7,400		Prudential Borrowing funded by a saving in LD Budgets
Reserves (IJB)	Learning Disability	2023/24	265		Estimated kit out and ICT costs. Funded from EMR.
Potential Additional Allocations					
Capital (IC)	Learning Disability	2022/24	990		External grant funding VDLIP
Capital (IC)	Learning Disability	2022/24	1,117		Potential capital allocation from IJB funded prudential borrowing / IJB reserves.

Annually Recurring Costs (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Net Impact £000	Virement From	Other Comments
Current Allocations					
General Fund (IC)	Loans Charges	2022/23	360		Estimated loans charges to deliver the £7.4m investment.

Learning Disabilities (IJB)	Running Costs	2022/23	1,327		Estimated sum available for the running costs of the new facility.
Potential Additional Allocations					
General Fund (IC)	Loans Charges	2023/24	55		Potential additional loans charges funded by the IJB.

As is evident from the summary of costs contained within Appendix 3 and the tables above, there is a funding gap to be addressed prior to the project being able to be progressed.

The current agreed capital funding allocation of £7.4m is being made available through prudential borrowing undertaken by the Council but funded by the Health and Social Care Partnership. The IJB is seeking approval to fund the net cost increase through additional prudential borrowing by the Council and from available IJB reserves.

The recent notification from Scottish Government on the approval of funding support through the VDLIP is a positive development and will result in an allocation of £0.99m subject to completion of the grant offer acceptance paperwork which has recently been received with the formal grant offer.

Legal

- 9.3 In respect of the request to provide additional funding to Inverclyde Council, Section 22 of the Public Bodies (Joint Working) (Scotland) Act 2014 requires cooperation among the Council, Health Board and their IJBs on “efficient and effective use of their resources (including in particular buildings, staff and equipment)”.
- 9.4 Sections 26 and 27 of the 2014 Act set out how IJBs must give Directions to either the Council, the Health Board or both.
- 9.5 There is no legislation which states that the IJB cannot provide funding to a local authority for a capital asset owned by that local authority. It is noted that the Learning Disability Hub is a capital asset which will be used to provide delegated services.
- 9.6 On the basis that the IJB can demonstrate that the proposal:
- is being done in cooperation to secure efficient and effective use of resources;
 - is about a delegated function;
 - is being done so that the IJB can carry out that delegated function in accordance with its Strategic Plan;
 - is not prohibited by the Integration Scheme;
 - is included in a direction; and
 - the direction says how the Council is to carry out the delegated function and how much funding it has to do it and how it should be used

then there is no legal impediment to the IJB providing the requested funding to Inverclyde Council.

Human Resources

- 9.7 There are no specific human resources implications arising from this report.

Equalities

- 9.8.1 Has an Equality Impact Assessment been carried out?

There are no equality issues within this report.

	YES
√	NO – This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

9.8.2 How does this report address our Equality Outcomes?

Equalities Outcome	Implications
People, including individuals from the above protected characteristic groups, can access HSCP services.	Protects characteristic groups
Discrimination faced by people covered by the protected characteristics across HSCP services is reduced if not eliminated.	Reduces discrimination
People with protected characteristics feel safe within their communities.	Promotes safety within communities
People with protected characteristics feel included in the planning and developing of services.	Promotes inclusion
HSCP staff understand the needs of people with different protected characteristic and promote diversity in the work that they do.	Promotes diversity
Opportunities to support Learning Disability service users experiencing gender based violence are maximised.	Promotes opportunities
Positive attitudes towards the resettled refugee community in Inverclyde are promoted.	Promotes positive attitudes

Clinical or Care Governance Implications

9.9 There no clinical or care governance implications arising from this report.

National Wellbeing Outcomes

9.10 How does this report support delivery of the National Wellbeing Outcomes?

National Wellbeing Outcome	Implications
People are able to look after and improve their own health and wellbeing and live in good health for longer.	Improves health access
People, including those with disabilities or long term conditions or who are frail are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community	Promotes independence within people's own community
People who use health and social care services have positive experiences of those services, and have their dignity respected.	Will give a positive experience
Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.	Promotes quality of life
Health and social care services contribute to reducing health inequalities.	Reduces inequalities
People who provide unpaid care are supported to look after their own health and wellbeing, including reducing any negative impact of their caring role on their own health and wellbeing.	Supports carers

People using health and social care services are safe from harm.	Keeps people safe
People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide.	Promotes engagement
Resources are used effectively in the provision of health and social care services.	Maximises available resources

Repopulation

9.11 No Implications

10.0 DIRECTIONS

10.1

Direction Required to Council, Health Board or Both	Direction to:	
	1. No Direction Required	
	2. Inverclyde Council	X
	3. NHS Greater Glasgow & Clyde (GG&C)	
	4. Inverclyde Council and NHS GG&C	

11.0 CONSULTATION

11.1 The report has been prepared by the Chief Officer of Inverclyde Health and Social Care Partnership (HSCP) after due consideration with relevant senior officers in the HSCP.

11.2 The Learning Disability Service has been consulted on the review of the building design and its ability to meet the current and future needs of the users, including those with autism and those with the most complex needs. The Service is satisfied that the revised design can be developed through the remaining detail design stages and will meet the needs of the service user group and staff teams.

12.0 BACKGROUND PAPERS

12.1 App. 1A Original Ground Floor Plan

12.2 App. 1B Original First Floor Plan

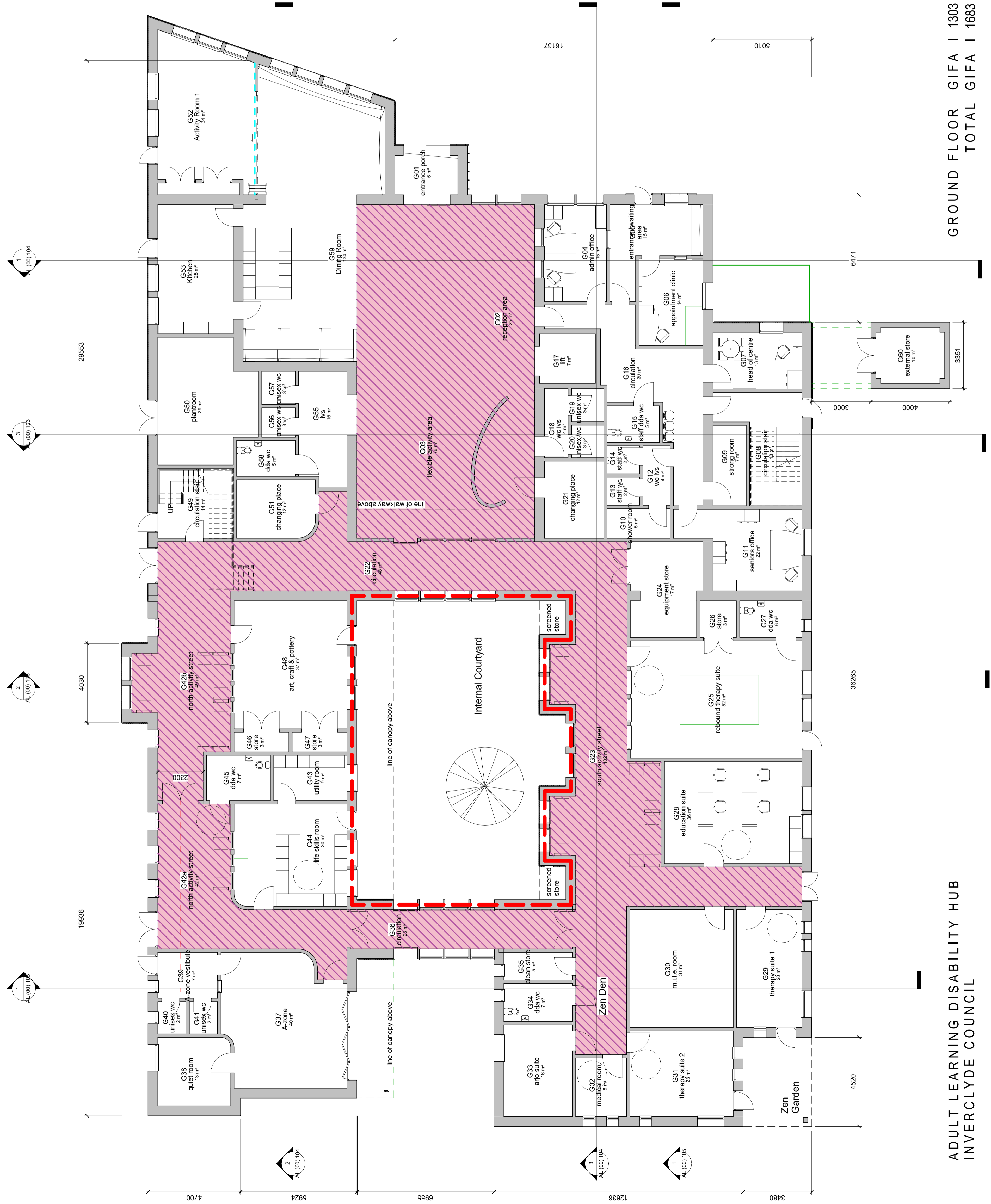
12.3 App 1C Original Site Plan

12.4 App 2A Revised Proposed Plan

12.5 App 2B Revised Site Plan

12.6 App.3 Cost Summary

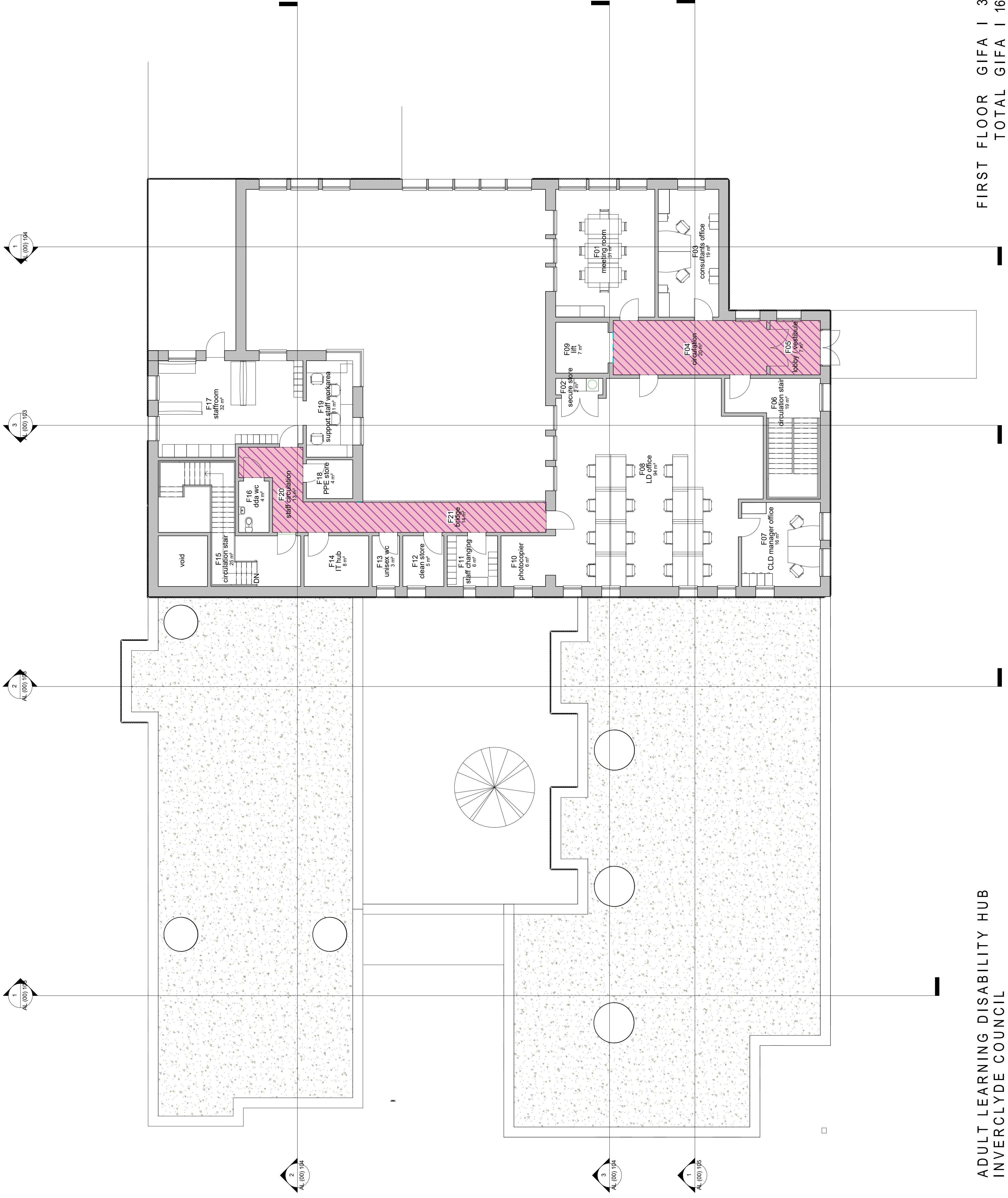
Accommodation Schedule		Area
Number	Name	Area
F01	meeting room	31 m ²
F02	secure store	2 m ²
F03	consultants office	19 m ²
F04	circulation	20 m ²
F05	lobby / vestibule	7 m ²
F06	circulation stair	19 m ²
F07	CLD manager office	16 m ²
F08	LD office	94 m ²
F09	lift	7 m ²
F10	photocopier	Not Placed
F11	staff changing	6 m ²
F12	clean store	5 m ²
F13	unisex wc	3 m ²
F14	IT hub	8 m ²
F15	circulation stair	25 m ²
F16	dda wc	4 m ²
F17	staffroom	32 m ²
F18	PPE store	4 m ²
F19	support staff workarea	11 m ²
F20	staff circulation	13 m ²
F21	bridge	14 m ²
F22	Room	6 m ²
F23	Room	1 m ²
F24	Room	92 m ²
F25	Room	1 m ²
F26	Room	150 m ²
F27	Room	101 m ²
F28	Room	0 m ²
F30	Room	185 m ²
F31	Room	37 m ²
F32	Room	6 m ²
G01	entrance porch	6 m ²
G02	reception area	25 m ²
G03	flexible activity area	76 m ²
G04	admin office	15 m ²
G05	entrance / waiting area	15 m ²
G06	appointment clinic	14 m ²
G07	head of centre	13 m ²
G08	circulation stair	18 m ²
G09	strong room	7 m ²
G10	shower room	5 m ²
G11	seniors office	22 m ²
G12	wc lvs	4 m ²
G13	staff wc	2 m ²
G14	staff wc	2 m ²
G15	staff dda wc	5 m ²
G16	circulation	30 m ²
G17	lift	7 m ²
G18	wc lvs	4 m ²
G19	unisex wc	3 m ²
G20	unisex wc	3 m ²
G21	changing place	12 m ²
G22	circulation	48 m ²
G23	south activity street	102 m ²
G24	equipment store	17 m ²
G25	rebound therapy suite	52 m ²
G26	store	3 m ²
G27	dda wc	6 m ²
G28	education suite	36 m ²
G29	therapy suite 1	20 m ²
G30	m.i.l.e. room	31 m ²
G31	therapy suite 2	23 m ²
G32	medical room	8 m ²
G33	arjo suite	16 m ²
G34	dda wc	7 m ²
G35	clean store	5 m ²
G36	circulation	23 m ²
G37	A-zone	40 m ²
G38	quiet room	13 m ²
G39	A-zone vestibule	7 m ²
G40	unisex wc	2 m ²
G41	unisex wc	2 m ²
G42a	north activity street	42 m ²
G42b	north activity street	49 m ²
G43	utility room	9 m ²
G44	life skills room	30 m ²
G45	dda wc	7 m ²
G46	store	3 m ²
G47	store	3 m ²
G48	art, craft & pottery	37 m ²
G49	circulation stair	14 m ²
G50	plantroom	29 m ²
G51	changing place	12 m ²
G52	Activity Room 1	34 m ²
G53	Kitchen	25 m ²
G55	lvs	15 m ²
G56	unisex wc	3 m ²
G57	unisex wc	3 m ²
G58	dda wc	5 m ²
G59	Dining Room	134 m ²
G60	external store	10 m ²



GROUND FLOOR GIFA I 1303 m²
TOTAL GIFA I 1683 m²

ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL

Accommodation Schedule		
Number	Name	Area
F01	meeting room	31 m ²
F02	secure store	2 m ²
F03	consultants office	19 m ²
F04	circulation	20 m ²
F05	lobby / vestibule	7 m ²
F06	circulation stair	19 m ²
F07	CLD manager office	16 m ²
F08	LD office	94 m ²
F09	lift	7 m ²
F10	photocopier	Not Placed
F10	photocopier	6 m ²
F11	staff changing	6 m ²
F12	clean store	5 m ²
F13	unisex wc	3 m ²
F14	IT hub	8 m ²
F15	circulation stair	25 m ²
F16	dda wc	4 m ²
F17	staffroom	32 m ²
F18	PPE store	4 m ²
F19	support staff workarea	11 m ²
F20	staff circulation	13 m ²
F21	bridge	14 m ²
G01	entrance porch	6 m ²
G02	reception area	25 m ²
G03	flexible activity area	76 m ²
G04	admin office	15 m ²
G05	entrance / waiting area	15 m ²
G06	appointment clinic	14 m ²
G07	head of centre	13 m ²
G08	circulation stair	18 m ²
G09	strong room	7 m ²
G10	shower room	5 m ²
G11	seniors office	22 m ²
G12	wc 1vs	4 m ²
G13	staff wc	2 m ²
G14	staff wc	2 m ²
G15	staff dda wc	5 m ²
G16	circulation	30 m ²
G17	lift	7 m ²
G18	wc 1vs	4 m ²
G19	unisex wc	3 m ²
G20	unisex wc	3 m ²
G21	changing place	12 m ²
G22	circulation	48 m ²
G23	south activity street	102 m ²
G24	equipment store	17 m ²
G25	rebound therapy suite	52 m ²
G26	store	3 m ²
G27	dda wc	6 m ²
G28	education suite	36 m ²
G29	therapy suite 1	20 m ²
G30	m.i.l.e. room	31 m ²
G31	therapy suite 2	23 m ²
G32	medical room	8 m ²
G33	arjo suite	16 m ²
G34	dda wc	7 m ²
G35	clean store	5 m ²
G36	circulation	23 m ²
G37	A-zone	40 m ²
G38	quiet room	13 m ²
G39	A-zone vestibule	7 m ²
G40	unisex wc	2 m ²
G41	unisex wc	2 m ²
G42a	north activity street	42 m ²
G42b	north activity street	49 m ²
G43	utility room	9 m ²
G44	life skills room	30 m ²
G45	dda wc	7 m ²
G46	store	3 m ²
G47	store	3 m ²
G48	art, craft & pottery	37 m ²
G49	circulation stair	14 m ²
G50	plantroom	29 m ²
G51	changing place	12 m ²
G52	Activity Room 1	34 m ²
G53	Kitchen	25 m ²
G55	1vs	15 m ²
G56	unisex wc	3 m ²
G57	unisex wc	3 m ²
G58	dda wc	5 m ²
G59	Dining Room	134 m ²
G60	external store	10 m ²



FIRST FLOOR GIFA | 380 m²
TOTAL GIFA | 1683 m²

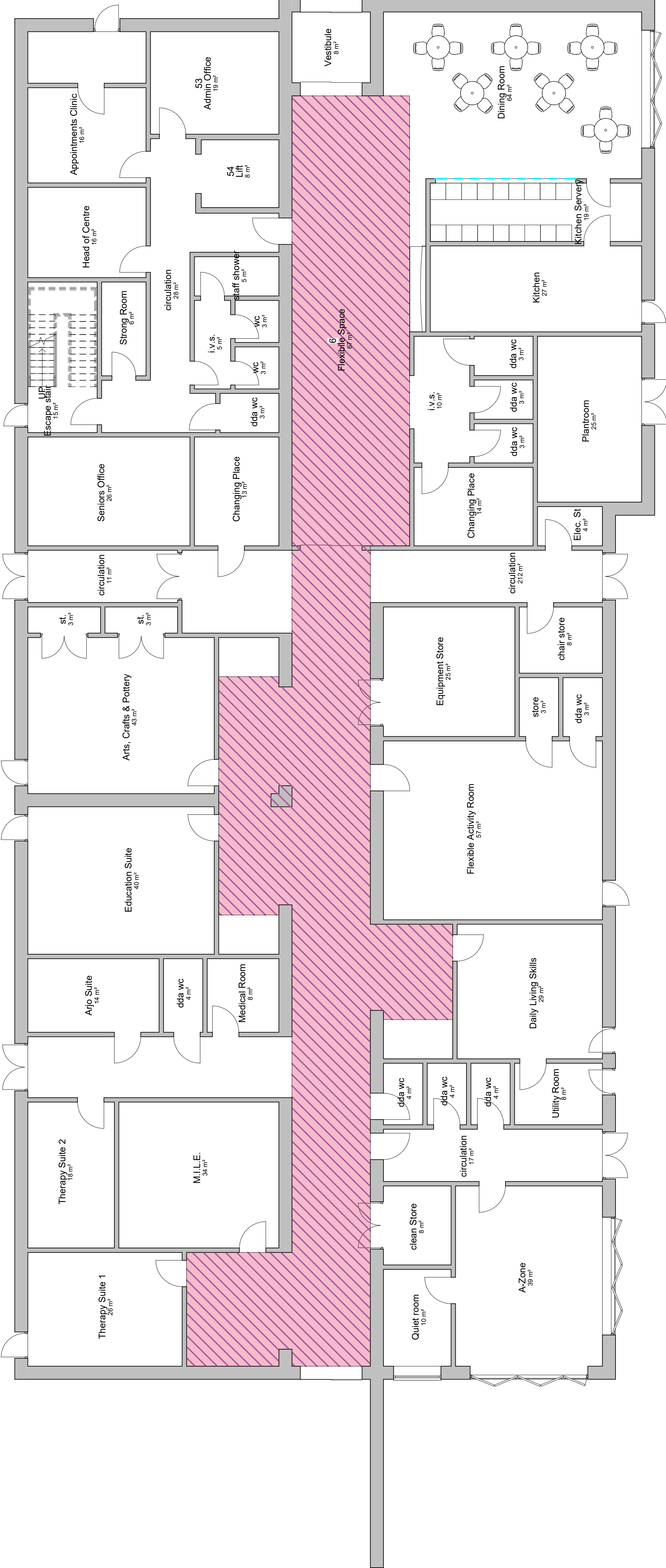
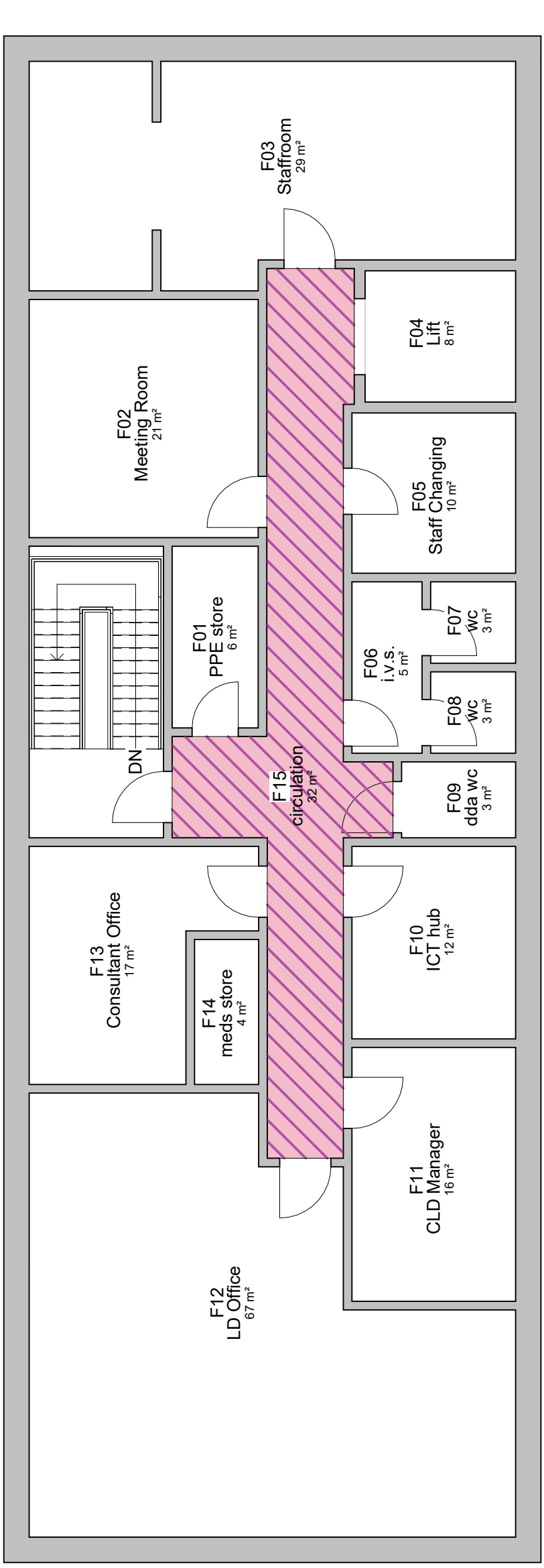
ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL

Appendix 1c



SITE PLAN

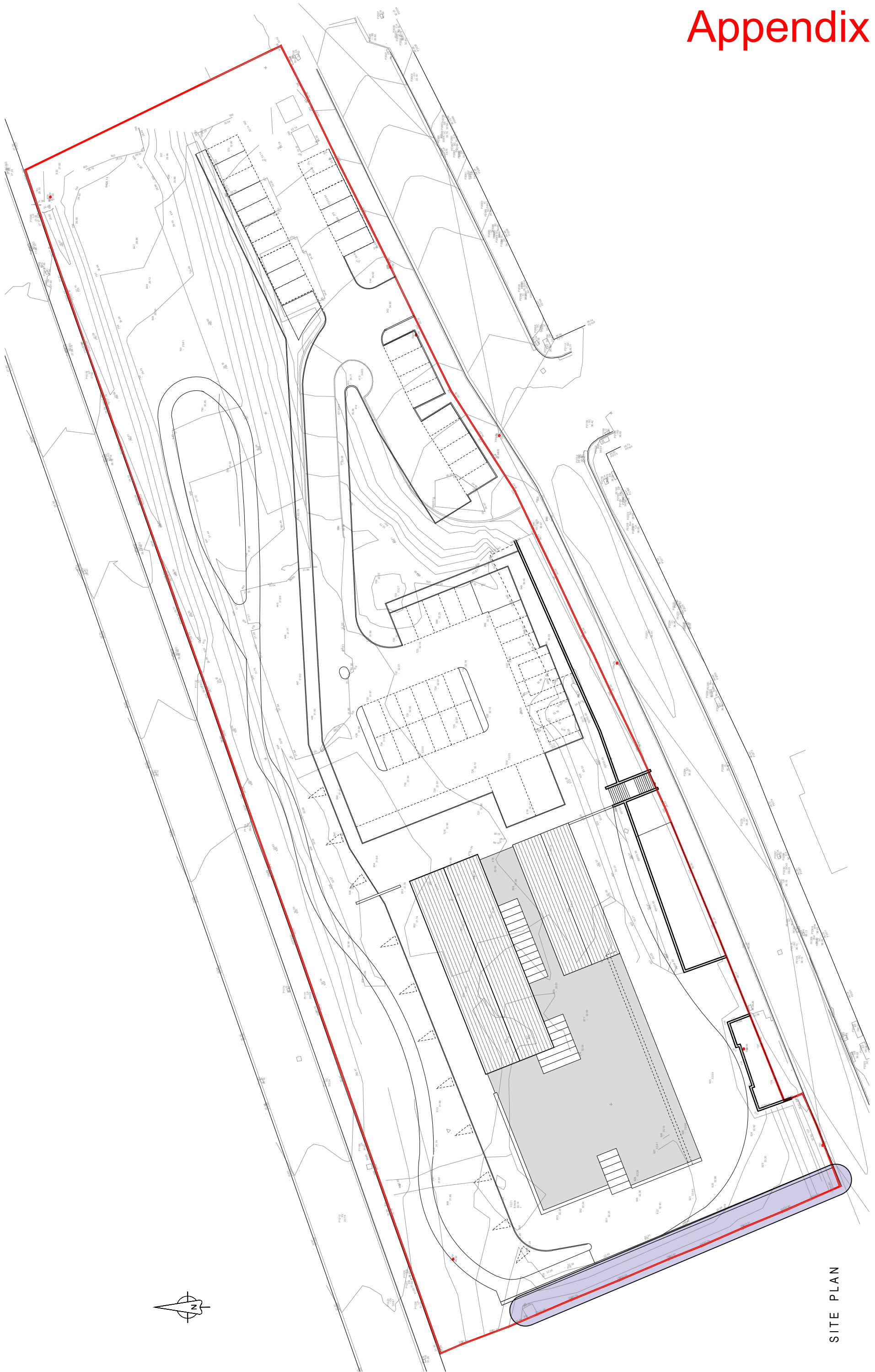
Room Schedule		
Number	Name	Area
1	Vestibule	8 m ²
2	Reception	10 m ²
3	Dining Room	64 m ²
4	Kitchen Servery	19 m ²
5	Kitchen	27 m ²
6	Flexible Space	67 m ²
7	i.v.s.	10 m ²
8	dda wc	3 m ²
9	dda wc	3 m ²
10	dda wc	3 m ²
11	Changing Place	14 m ²
12	Plantroom	25 m ²
13	Elec. St	4 m ²
14	circulation	212 m ²
15	chair store	8 m ²
16	Equipment Store	25 m ²
17	Flexible Activity Room	57 m ²
18	store	3 m ²
19	dda wc	3 m ²
20	Daily Living Skills	29 m ²
21	dda wc	4 m ²
22	circulation	17 m ²
23	dda wc	4 m ²
24	dda wc	4 m ²
25	Utility Room	8 m ²
26	A-Zone	39 m ²
27	Quiet room	10 m ²
28	clean Store	8 m ²
29	Therapy Suite 1	26 m ²
30	M.I.L.E.	34 m ²
31	Therapy Suite 2	18 m ²
32	Ajo Suite	14 m ²
33	dda wc	4 m ²
34	Medical Room	8 m ²
35	Education Suite	40 m ²
36	Arts, Crafts & Pottery	43 m ²
37	st.	3 m ²
38	st.	3 m ²
39	circulation	11 m ²
40	Changing Place	13 m ²
41	Seniors Office	26 m ²
42	Escape stair	15 m ²
43	Strong Room	6 m ²
44	circulation	28 m ²
45	dda wc	3 m ²
46	i.v.s.	5 m ²
47	wc	3 m ²
48	wc	3 m ²
49	staff shower	5 m ²
50	Head of Centre	16 m ²
51	Appointments Clinic	16 m ²
52	Waiting	9 m ²
53	Admin Office	19 m ²
54	Lift	8 m ²
F01	PPE store	6 m ²
F02	Meeting Room	21 m ²
F03	Staffroom	29 m ²
F03A	Supp Staff Workarea	11 m ²
F04	Lift	8 m ²
F05	Staff Changing	10 m ²
F06	i.v.s.	5 m ²
F07	wc	3 m ²
F08	wc	3 m ²
F09	dda wc	3 m ²
F10	ICT hub	12 m ²
F11	CLD Manager	16 m ²
F12	LD Office	67 m ²
F13	Consultant Office	17 m ²
F14	meds store	4 m ²
F15	circulation	32 m ²



**ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL**

**TOTAL GIFA | 1157 m²
TOTAL GIFA | 1436 m²**

Appendix 2b



SITE PLAN

ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL

6.1 Prefabricated Buildings																				
6 Elemental Total	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7 Existing Buildings																				
7.1 Demolition and Alterations	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7.2 Repairs to Existing Services	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7.3 Damp proofing	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7.4 Façade retention	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7.5 Existing Surfaces	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7.6 Renovation Works	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
7 Elemental Total	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8 EXTERNAL WORKS																				
8.1 Site Works	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.2 Roads, paths and pavings	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.3 Planting	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.4 Fencing, railings and Walls	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.5 Site / Street Furniture and Play Equip	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.6 External Drainage	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.7 External Services	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8.8 Minor Building Works & Ancillary Building	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
8 Elemental Total	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
NET PRIME COST	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Build Only Externals	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Uplift for Affordability Cap	35% £	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Affordability Cap	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£

Site works more extensive due to site abnormalities.
Re-design reduces overall amounts of surfacing required.
Site abnormalities impacted stage 2 cost with re-design reducing the impact as outlined in body of report.
Site abnormalities impacted stage 2 cost with re-design reducing the impact as outlined in body of report.
No incoming gas, sub-station adjacent to site.

Redesign offers more economical footprint/solution.

Uplift covers professional and statutory fees and charges including allowances for post contract risk, contractor preliminaries, overheads and profit, construction insurances. Original costs assumed start date in 1st Quarter 2021. Latest costs reflect increasing costs of contractor preliminaries post covid for additional site measures and also include inflation/hyper inflation allowances up to mid-point of construction.

**INVERCLYDE INTEGRATION JOINT BOARD
 DIRECTION ISSUED UNDER S26-28 OF THE PUBLIC BODIES (JOINT WORKING) (SCOTLAND) ACT 2014**

1	Reference number	IJB/34/2022
2	Report Title	Inverclyde Learning Disability Community Hub
3	Date direction issued by IJB	20 th July 2022
4	Date from which direction takes effect	20 th July 2022
5	Direction to:	Inverclyde Council only
6	Does this direction supersede, revise or revoke a previous direction – if yes, include the reference number(s)	No
7	Functions covered by direction	Learning Disability Day Services
8	Full text of direction	Inverclyde Council is directed to proceed with the approved project on the basis of the alternative design set out in the report and through the intended procurement route via hub West Scotland with additional funding support of £1.117million from the IJB.
9	Budget allocated by IJB to carry out direction	£1.117million, through a combination of prudential borrowing and use of existing reserves.
10	Outcomes	As detailed in the report. Progression by Inverclyde Council of the Inverclyde Learning Disability Community Hub.
11	Performance monitoring arrangements	In line with the agreed Performance Management Framework of the Inverclyde Integration Joint Board and the Inverclyde Health and Social Care Partnership. This Direction will be monitored and progress reported bi-annually.
12	Date direction will be reviewed	26 th June 2023. Updates will be brought back regularly to the IJB as the project proceeds.