

**NHSSCOTLAND PROJECT FACT FILE**

<b>Health Facility Project Name</b>	North Ayrshire Community Hospital												
<b>Location</b>	Ayrshire Central Hospital Kilwinning Road Irvine Ayrshire KA12 8SS												
<b>Population served</b>	366,860												
<b>Type of healthcare facility</b>	Acute Mental Health & Community Hospital												
<b>Type of construction</b>	Main elements New Build at Irvine site, plus, some refurbishment work to existing buildings retained at Irvine and Ailsa sites												
<b>Construction start date (estimated or actual)</b>	Estimated Start on Site August 2014												
<b>Construction completion date</b>	Estimated Completion date March 2016												
<b>Gross floor area (m<sup>2</sup>)</b>	<b>16,600m<sup>2</sup> (new build element)</b>												
<b>Project, design and construction cost</b>	<p><b>NPD Procurement Route (new build)</b></p> <p>Legal Advisors Financial Advisors Technical Advisors Project Management (to be appointed)</p> <p><b>Tendered amount £812K ex VAT</b></p> <p><b>Construction Capital Value £48M ex VAT as per Derek Feeley's letter dated 31 May 2012</b></p>												
<b>Cost per m<sup>2</sup></b>	£2,600 / m <sup>2</sup>												
<b>Total bed numbers</b>	<p>Total of 206 Beds all single en-suite bedrooms. Breakdown as follows:</p> <table data-bbox="582 1854 1189 2067"> <tr> <td>Adult Mental Health</td> <td>60 Beds</td> </tr> <tr> <td>Non Acute mental Health</td> <td>30 Beds</td> </tr> <tr> <td>Forensic Rehab/Low Secure</td> <td>8 Beds</td> </tr> <tr> <td>Intensive Psychiatric Care Unit</td> <td>8 Beds</td> </tr> <tr> <td>Elderly Mental Health</td> <td>30 Beds</td> </tr> <tr> <td>Addictions</td> <td>10 Beds</td> </tr> </table>	Adult Mental Health	60 Beds	Non Acute mental Health	30 Beds	Forensic Rehab/Low Secure	8 Beds	Intensive Psychiatric Care Unit	8 Beds	Elderly Mental Health	30 Beds	Addictions	10 Beds
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	Care of the Elderly Beds	60 Beds
	<b>Total</b>	<b>206 Beds</b>
<b>Departmental information</b>	<p>The North Ayrshire Community Hospital project will deliver an integrated mental health and community hospital facility bringing together a comprehensive range of outpatient and in-patient facilities on the Ayrshire Central site, Irvine.</p> <p>Strategically, the project is key to shifting the focus of care in North Ayrshire to community based provision and represents a central element of the local Mental Health Strategy of providing acute adult mental health in-patient facilities on a central site.</p> <p>The scope of the project includes:</p> <ul style="list-style-type: none"> <li>• A main (outpatient) entrance with reception areas, waiting space, security/porters accommodation, café, small retail outlet, toilets, spiritual care area, changing facilities and other supporting space as appropriate.</li> <li>• An inpatient entrance to support the admission/transfer-in of patients on trolleys/chairs.</li> <li>• Outpatient clinic/consultation areas configured as a range of inter-connected but self-contained “modules” to support the full range of mental health and psychology-related OP/consulting activity and the existing (extended new build) outpatient department.</li> <li>• Inpatient ward areas will include: <ul style="list-style-type: none"> <li>○ 60 acute mental health beds in three wards</li> <li>○ 8 bedded Intensive Psychiatric Care Unit (IPCU)</li> <li>○ 30 rehabilitation mental health beds</li> <li>○ 10 addictions beds</li> <li>○ 8 forensic rehab/low secure inpatient beds</li> <li>○ 30 elderly mental health beds in two wards</li> <li>○ 60 care of the elderly beds</li> <li>○ Each ward has access to a nearby support cluster of group therapy and assessment rooms, ADL Kitchen, fitness suite, consulting rooms and work stations.</li> </ul> </li> <li>• An ECT/Minor surgical/outpatient area would also be used as clinic accommodation for AHP services and as a minor surgical procedures area</li> <li>• A pharmacy/dispensary area</li> <li>• A meeting/tribunal area that is easily accessible from the main “core” of the facility that can be used as meeting</li> </ul>	

	rooms when not being utilised for tribunal
<b>Client/owner</b>	NHS Ayrshire & Arran <a href="http://www.nhsaaa.net">www.nhsaaa.net</a>  Project link <a href="http://www.nhsaaa.net/hospitals-and-health-centres/development-of-north-ayrshire-community-hospital.aspx">http://www.nhsaaa.net/hospitals-and-health-centres/development-of-north-ayrshire-community-hospital.aspx</a>
<b>Project Manager/Key contact(s)</b>	<b>SRO</b> Jim Crichton – Director Of Primary Care & Mental Health Services. <a href="mailto:jamescrichton@nhs.net">jamescrichton@nhs.net</a> Tel: 01563 826 357  <b>Programme Director</b> John Scott – Head of Capital Planning. <a href="mailto:johnscott1@nhs.net">johnscott1@nhs.net</a> Tel: 01292 513849
<b>Capital procurement route</b>	Non-Profit Distributing (New Build elements)  Traditional Public Capital (Refurbishment elements)
<b>Project management</b>	To be confirmed.
<b>Architects</b>	To be confirmed
<b>Contractor</b>	To be confirmed
<b>Services</b>	The scope of the project includes: <ul style="list-style-type: none"> <li>• A main (outpatient) entrance with reception areas, waiting space, security/porters accommodation, café, small retail outlet, toilets, spiritual care area, changing facilities and other supporting space as appropriate.</li> <li>• An inpatient entrance to support the admission/transfer-in of patients on trolleys/chairs.</li> <li>• Outpatient clinic/consultation areas configured as a range of inter-connected but self-contained “modules” to support the full range of mental health and psychology-related OP/consulting activity and the existing (extended new build) outpatient department.</li> <li>• Inpatient ward areas will include: <ul style="list-style-type: none"> <li>○ 60 acute mental health beds in three wards</li> <li>○ 8 bedded Intensive Psychiatric Care Unit (IPCU)</li> <li>○ 30 rehabilitation mental health beds</li> </ul> </li> </ul>

- 10 addictions beds
- 8 forensic rehab/low secure inpatient beds
- 30 elderly mental health beds in two wards
- 60 care of the elderly beds
- Each ward has access to a nearby support cluster of group therapy and assessment rooms, ADL Kitchen, fitness suite, consulting rooms and work stations.

- An ECT/Minor surgical/outpatient area would also be used as clinic accommodation for AHP services and as a minor surgical procedures area

- A pharmacy/dispensary area

- A meeting/tribunal area that is easily accessible from the main “core” of the facility that can be used as meeting rooms when not being utilised for tribunal.

### **Bed modelling exercise**

An extensive bed modelling exercise was carried out to identify the number of inpatient beds required in the new mental health and community hospital

### **Adult Acute Mental Health**

Bed reductions have been tested in a planned and phased basis as the model of care has been revised. The current interim position is 60 Adult beds plus 4 Addiction detoxification beds. Contingency plans to open up beds remains in place until the option appraisal on location of the beds takes place and this Change if approved is implemented and tested. This is estimated to be implemented before the end of this financial year.

### **Slower and faster stream rehabilitation**

The service is currently refining the model of care and will present a plan for bed reduction by end of 2013. The trajectory for this is still to be approved.

### **Addictions**

The model of care for Addiction Services is being considerably adapted and the main influence on bed numbers is the anticipated decrease in length of stay. Implementation of this new model is scheduled for later in 2012 and excess beds will be phased out thereafter. The trajectory for this is still to be approved.

### **Elderly Acute Mental Health**

The reduction of beds has already taken place on an interim basis to support the refurbishment work and

	<p>recommendations inclusive of those from the Mental Welfare Commission.</p> <p><b>Care of the Elderly</b></p> <p>In line with the implementation of the Older Peoples Strategy and as part of the on-going planning to support the development of North Ayrshire Community Hospital, work took place to reduce the number of Care of the Elderly beds on the Ayrshire Central site from 90 to 60 beds. As a consequence of work being undertaken to ensure that no discharge is delayed for more than four weeks the number of occupied beds has been reduced to 60 beds.</p>
<p><b>Key facts</b></p>	<p>The drive has been to create a dynamic new community facility which is founded on good clinical design principles, is patient centred, is operationally efficient and effective, environmentally friendly and creates a new focus for healthcare services in North Ayrshire.</p> <p>The new hospital will be part of a historic healthcare campus and as such will continue to be a focal point of the local community and Ayrshire as a whole.</p> <p>There is great potential on this site to maximise the use of the woodland areas surrounding the North and East sides of the hospital. In this part of the site there is the opportunity to make the hospital and the surrounding grounds an integral part of the community by creating a welcoming, pleasant space.</p> <p>Not only does this area provide pleasant views, it will provide a landscaped area to be used by staff, patients and visitors to enjoy a break from the wards. The access and circulation around the hospital site including the surrounding area will play an important role in making the most of the open space available.</p> <p>Footpaths leading from the main circulation routes to the wooded area will encourage people towards the open space.</p> <p>The layout is designed to respond to the briefed requirements including provision for future expansion and also to be as flexible as possible given the patient groups.</p> <p>The proposed new building is effectively split into three separate zones with Elderly accommodation adjacent to the Horseshoe, Main Entrance and Pharmacy in the centre with IPCU and Forensic departments to the rear and Consultation, ECT and Tribunal at first floor, Adult Mental Health at ground floor, with Addictions and Rehabilitation</p>

located above. The departments are connected by a Hospital Street at both ground / first floor levels and to the North of this street, there are centrally located and dedicated FM and ambulance entrance points. The Hospital Street in conjunction with stairs and lifts provides flexible options for movement around the building.

The site development strategy that evolved essentially followed the agreed departmental relationships and ward typologies allied with the desire to maximise exposure to the sunpath to benefit day areas in particular.

### **Parking Strategy**

Parking provision for patients, visitors and staff will be considered and fully discussed with North Ayrshire's Planning department in relation to statutory guidance. A parking accumulation survey commissioned in 2010 will help inform parking requirements for the developed site. This in turn will help identify opportunities to rationalise parking provision and inform the site layout/ parking distribution.

### **Pedestrians and Cyclists**

The addition of areas for secure cycle shelters and cycle provision will help promote healthy living and add to the BREEAM score.

### **Approach to Sustainable and Low and zero Carbon Technologies (LZct)**

The approach to sustainable and LZCTs was discussed and agreed with NHS Ayrshire & Arran's Energy Manager during initial scheme discussions. The strategy that will be followed as the building design develops is one of ensuring that the base design is as inherently energy efficient as possible to begin with. This involves reviewing energy demands, minimising waste energy and utilising industry standard energy efficient design principles, and applying low and zero carbon technologies in order to further enhance the low carbon design.

In terms of Low Carbon requirements, the current Technical Standards require a minimum of 30% reduction in carbon emissions when benchmarked against the 2007 standards. This approach to developing low and zero carbon technologies will also contribute towards trying to achieve "Excellent" rating (the project has been registered under the BREEAM Healthcare 2008 scheme).