REPORT

Bed Based Care – Phase 1 Strategy

Edinburgh Integration Joint Board

22 June 2021

Executive Summary	The purpose of this report is to provide the Edinburgh Integration Joint Board (EIJB) with an overview of the bed-based care strategy (phase 1) and to seek agreement to the key recommendations, set out as Directions, for approval.

Recommendations	It is recommended that the **Edinburgh Integration Joint Board:** 1. Approve the phase 1 approach as set out in the bed-based care strategy (Appendix 2). 2. Set direction to NHS Lothian in order to: a. Decommission intermediate care currently provided at the remaining wards at Liberton Hospital and to re-provide these within a reconfigured number of beds within the remaining Hospital Based Complex Clinical Care (HBCCC) estate. b. Decommission HBCCC beds provided at Findlay House and Ellen's Glen House and re-provide these within the former residential care home facility in Drumbrae c. Commission Intermediate Care beds within the bed base remaining at Ellen's Glen House and Findlay House d. Decommission the HBCCC beds provided at Ferryfield House, withdraw from the lease at intended break point and decommission service in October 2022 3. Set a direction to City of Edinburgh Council of the EIJB's intention to: a. Decommission residential care currently provided at Clovenstone, Ford's Road, Jewel House and Ferrylee care homes. b. Decommission the residential care model provided at Drumbrae Care Home and single intent to re-provide HBCCC services within that facility

Directions

Direction to City of Edinburgh Council, NHS Lothian or both organisations		✓
	No direction required	
	Issue a direction to City of Edinburgh Council	
	Issue a direction to NHS Lothian	
	Issue a direction to City of Edinburgh Council and NHS Lothian	✓

Appendix 1 provides detail on the direction to be issued.

Report Circulation

1. This report has not been to any other Committee prior to submission to the Edinburgh Integration Joint Board (EIJB).

Main Report

2. The EIJB has set out a review of the bed-based services it commissions as part of the wider transformation of health and care in Edinburgh. They have now embarked on an ambitious change programme that will revolutionise health and social care services so that individuals can access the support they need to live healthy, independent lives.

3. In line with the vision of the EIJB to deliver 'a caring, healthier and safer Edinburgh', the ambition is to create a sustainable bed base that meets the needs of the citizens of Edinburgh by providing the right care, by the right professionals, at the right time, in the right place. The Edinburgh Health and Social Care Partnership's (the Partnership) redesigned bed base will improve outcomes for people and support every citizen's right to participate fully in society, whatever care and support they need.

4. The EIJB is on a journey to improve outcomes for people through integration of health and social care. Steady progress has been made across a wide range of services and in improving performance but there remains much to do.

5. The bed base redesign will support a system wide approach to continuous improvement. Through shifting the balance of care into the community, increasing prevention initiatives, adopting the Home First ethos and principles, working closely with partners in the third and independent sectors, involving communities and adopting a One Edinburgh approach, the Partnership can redesign its bed base to ensure that beds are used for those who cannot have their care, support and treatment provided in any other environment.

6. The Partnership are committed to enabling people to live as independently as possible for as long as possible at home or in a homely setting. Hospitals should not be used as long-term accommodation, and no-one should have to go into hospital and never return home.

7. The Partnership bed-base redesign (Appendix 2) focusses on the strategic priorities and four supporting elements:
    a. The development of the Edinburgh Pact.
    b. Adoption of Three Conversations.
    c. Shifting the balance of care to communities through a Home First approach and
    d. Wide scale transformation to deliver rapid redesign.

8. Progress has been made on shifting the balance of care from hospitals to community settings, targeted initiatives that focus on rehabilitation and reablement ensure people receive the right care at the right time to prepare them to return home and regain independence. Increased capacity within Edinburgh Hospital at Home is enabling more people to receive traditional hospital interventions at home and wide adoption of the Home First principles mean more people are being discharged home, to an environment that is familiar to continue their journey to recovery and independence.

9. Bed based services should only be used for those who cannot have their care needs met in any other environment. The existing bed base model was inherited and was not designed for future use with changes in demography and morbidity. The model in place was established based on the needs of the population at a point in time. We have an ageing population, many living with multi-morbidity which means the health and care requirements, especially in our older population, are more complex and challenging than previously experienced.

10. The bed base redesign is developing the optimum bed-based model across a wide range of bed types to ensure it is sustainable, right sized, and considerate of population and demography projections for the coming 5 to 10 years.

11. There are several complexities and interdependencies across bed types, meaning changes in one part of the system could directly affect capacity and flow in other bed types.

12. The Partnership has considered how to reconfigure existing infrastructure to support bed-based services in the future, maximising the existing estate to ensure services are provided in the right environment for their functions.

13. This proposal focuses on three priority areas identified for immediate action: Intermediate care; Hospital Based Complex Clinical Care (HBCCC) and care homes. These areas have been identified as a priority due to external and environmental factors, and because of the dependencies between each bed type.

14. The Partnership intermediate care service is provided across two sites in the north and south of the city with the majority of the service operated from Liberton Hospital.

15. There is increased demand for intermediate care with a growing trend of patients with greater complexity of need. Recent modelling suggests that the Partnership needs a larger proportion of intermediate care beds than they currently have, to meet future demand. Increasing intermediate care beds will enable more people to leave hospital settings earlier and begin their rehabilitation to enable them to return home. It will also reduce delays through right sizing the service, ensuring there is enough capacity to manage spikes in demand. The

introduction of direct referrals will reduce the number of preventable unnecessary hospital admissions by enabling the service to be accessible from the community.

16. NHS Lothian's strategic intent has been to decommission Liberton hospital and market the site for redevelopment. To allow this to happen, the Partnership must find alternative accommodation for the services located at Liberton Hospital. By reconfiguring the existing bed base estate, increasing intermediate care bed numbers to meet demand based on population and demographic projections and the introduction of direct referrals from the community to avoid unnecessary hospital admissions, the Partnership can improve outcomes for people, ensuring they have access to the service in a timely manner, reducing the time between referral and admission and therefore, reducing the number of days people wait in hospital settings unnecessarily, without the intensity and frequency of rehabilitation at the right point in their journey.

17. Edinburgh has the highest number of HBCCC beds per head of population and has more than double the projected number of beds required. Prior to the introduction of complex care assessment, 40% of patients occupying an HBCCC bed did not need that level of support and could have had their care needs met elsewhere. Complex care assessment is used to assess the level of care patients require long term and should ensure only those who cannot have their care needs met in any other environment are accepted to HBCCC.

18. The Partnership aims to reduce the number of HBCCC beds in line with projections over time and proposes to redesign the existing HBCCC estate to accommodate an increase in intermediate care bed numbers and relocate the existing intermediate care service based at Liberton. The buildings that accommodate HBCCC currently, have suitable space for rehabilitation and therapy areas and have long lease terms ensuring they are sustainable and viable.

19. To allow for the redesign of intermediate care, we have to relocate our HBCCC service. With minimal adaptations, we can move the service into one of our larger care homes, changing the function to only provide HBCCC. After reviewing the care home estate in its entirety, considering the current occupancy rates, staffing establishments and admission status, the Partnership propose that Drumbrae care home changes to accommodate the HBCCC service. This will allow the existing HBCCC estate to change function to accommodate the increased intermediate care service whilst ensuring there is enough capacity within the system to meet the current demand.

20. The Partnership manage several care homes across the city that offer residential care. Furthermore, the Partnership commissions care from Four Seasons Healthcare which is provided within two City of Edinburgh Council owned buildings.

21. The majority of delays relating to care home places are for nursing homes and not for residential care. Nursing homes have registered nurses within their staffing establishment and can look after residents with complex care needs and challenging behaviours relating to dementia.

22. The care homes managed by the Partnership do not have registered nurses and therefore, they are unable to accept residents awaiting hospital discharge that require complex care. By

changing the staffing model, investing in the workforce and their development and, ensuring they have the relevant skills, expertise, tools, and training, the Partnership can provide accessible care and support to those who are most vulnerable in our society and deliver better quality care and support for those with dementia.

23. A high-level complexity of need is reflected in the people who are assessed as requiring care homes. This level of need is not best suited to, nor easy to deliver in older, non-purpose-built environments. There are four care homes within the Partnership care home estate that are not best suited to delivering good outcomes for people. They have surpassed their design life expectancy and do not meet the Care Inspectorate design guidance for building better homes. The older care homes are:
    a. Clovenstone (SW)
    b. Ford's Road (SW)
    c. Jewel House (NE)
    d. Ferrylee (NE)

24. An asset analysis, based on condition rating, assessed that it would not be value for money to refurbish, alter or extend these care homes. Due to the environmental limitations within these homes they can only accept people with low level need and cannot support the most vulnerable in our society. This proposal seeks to decommission the care provided in each of these settings

Implications for Edinburgh Integration Joint Board

Financial

25. The proposal has been fully costed as far as possible using existing data, the remodelled care home staffing establishment and applying assumptions clearly outlined in the accompanying strategy.

26. Through the redesign of all three bed types outlined above, applying prudent assumptions, and incorporating regular checkpoints throughout the implementation process we anticipate an overall saving of c.£1.46m.

27. Within the financial modelling we have included a contingency to allow for increased care at home provision, which equates to £3.79m. We will regularly monitor the impact of these recommendations throughout the implementation process to ascertain if this contingency will be required.

Legal / risk implications

28. There is a risk that additional care at home capacity will be required to care for people who may have received residential level care with low level need. We have added a contingency into the financial modelling to mitigate this risk and will continuously monitor the impact of the changes throughout the phased implementation to understand if this is required.

29. There is a risk that Drumbrae care home does not meet the standards required to become HBCCC, and we are in discussions with both Partners with regards to this.

30. There is a risk of reduced intermediate care bed numbers due to the adaptations required to incorporate rehabilitation areas. To mitigate this, the modelling for intermediate care has included several uplifts to incorporate waiting list numbers, demography projections and optimum occupancy to ensure flow.

Equality and integrated impact assessment

31. An interim Integrated Impact Assessment (IIA) has been carried out for the Care homes and an IIA is planned for the HBCCC and Intermediate Care and is attached at Appendix 3.

Environment and sustainability impacts

32. Through a redesigned estate, the Partnership would reduce our overall carbon footprint by reducing the number of buildings in use therefore, reducing the associated energy consumption, waste generated, and water used.

33. A smaller estate of newer buildings would be more energy efficient, there would be reduced running costs and all buildings would have regulated climate control systems ensuring optimum heating and air flow.

Quality of care

34. Through the introduction of a new model of care in Care Homes to include registered nurses, the Partnership can improve the quality of care provided to support those with the most complex needs and challenging behaviours related to dementia and older people's mental health conditions.

35. The Partnership can support people to live as independently as possible at home for as long as possible and shift the balance of care into communities through initiatives such as Three Conversations, Home First and One Edinburgh.

36. By introducing a new model of care into care homes, the Partnership can support those currently within HBCCC in the community (where it is safe and appropriate to do so) and improving outcomes for people and families. No one should have to be in a hospital setting if they do not need to be. Having registered nurses within the care home staffing establishment means that the Partnership can provide care to those currently occupying HBCCC beds that do not need that level of support and the excellent care being delivered in homes can be enhanced by having registered nurses, instead of having to rely heavily on visiting district nurse services. This would then free up the community district nurses to deliver care to those in need at home through increasing intermediate care capacity, more people can be offered intense and frequent rehabilitation, at the right time, in the right environment to help them prepare to return home. Through targeted outcomes focused, goal-oriented rehabilitation and reablement, the Partnership can support more people to return to independence in their own home.

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Background Reports

1. References included in main document

Appendices

Appendix 1	Directions Template
Appendix 2	Bed based care (Phase 1) strategy and outline implementation plan
Appendix 3	Interim IIA

DIRECTIONS FROM THE EDINBURGH INTEGRATION JOINT BOARD

Reference number	EIJB-22/06/21-1		
Does this direction supersede, vary or revoke an existing direction? If yes, please provide reference number of existing direction	N/A		
Approval date			
Services / functions covered	Intermediate care, Hospital Based Complex Clinical Care (HBCCC) and Care Homes		
Full text of direction	a. Decommission intermediate care currently provided at the remaining wards at Liberton Hospital and to re-provide these within a reconfigured number of beds within the remaining Hospital Based Complex Clinical Care estate. b. Decommission HBCCC beds provided at Findlay House and Ellen's Glen House and re-provide these within the former residential care home facility in Drumbrae c. Commission Intermediate Care beds within the bed base remaining at Ellen's Glen House and Findlay House d. Decommission the HBCCC beds provided at Ferryfield House, withdraw from the lease at intended break point and decommission service in October 2022 e. Decommission residential care currently provided at Clovenstone, Ford's Road, Jewel House and Ferrylee care homes. f. Decommission the residential care model provided at Drumbrae Care Home and single intent to re-provide HBCCC services within that facility		
Direction to	NHS Lothian (a-d); City of Edinburgh Council (e-f)		
Link to relevant EIJB report / reports			
Budget / finances allocated to carry out the detail		NHS Lothian	City of Edinburgh Council
		£9.4m	£20.2m

		Phasing to be agreed		
Performance measures	Monitoring and reporting on delayed discharges; waiting list monitoring for each bed type considered; length of stay data; care home delays; occupancy rates across bed types; care at home / homecare demand			
Date direction will be reviewed				

Bed Based Care – Phase 1 Strategy

1. Executive summary

The Edinburgh Integration Joint Board (EIJB) is continuing its journey to improve outcomes for people through the integration of health and social care in the city. The Edinburgh Health and Social Care Partnership (the Partnership) has embarked upon a large scale, radical transformation programme across a wide range of services to support the EIJB in the delivery of their Strategic Plan.

Through our strategic priorities, our ambition is to create a health and social care system that is accessible, caring, person centred, safe and sustainable. We need to ensure we can continue to provide health and social services to those who need them most, at the appropriate time, in the appropriate place.

We want to revolutionise the way we do things so that more people can access the support they need to live healthy, independent lives. We are reshaping our services to ensure they are fit for the future, working with citizens and communities to create a new relationship with the people of Edinburgh, to improve outcomes for individuals and their families.

We have a number of initiatives underway that will help us to achieve our strategic ambitions. Our Three Conversations model will facilitate and support people who need our help and empower our staff. Our Home First approach will ensure that home is always considered first, supporting people to get home from hospital and supporting people through times of crisis to regain their independence. Through the Edinburgh Pact and Community Mobilisation we will work with our citizen's and communities to develop and enact a new relationship with the people of Edinburgh, supporting third sector and independent organisations to work within local communities and supporting the 20-minute neighbourhood concept. Developing our One Edinburgh ethos with a city-wide approach to homecare that will maximise care at home and community capacity, working collaboratively with our partners and providers to ensure the right care is provided, in the right place, at the right time.

Part of our transformation includes a review and redesign of our bed-based services across Edinburgh. We want to ensure we can support our citizens to lead good lives, as independently as possible, at home or in a homely environment, within or near to their communities.

Our bed-based services should be available to those who need them most, who cannot have their care and support needs met in any other environment. Hospitals should be used for episodic care and treatment, not as long-term accommodation options. Our community-based beds need to provide the right level of care for those who are the most vulnerable in our society and our intermediate care beds need to provide targeted, outcome focussed, rehabilitation goals that support and prepare people to return to their home.

Our bed base is not designed to cope with the level of need and complexity of care that we are currently seeing. We have an ageing population, many people are living longer with, at times, multi-morbidity meaning their care and support requirements are more complex and challenging to what we have seen in the past.

Our goal is to create an optimised, sustainable bed base that is fit for the future. We need to ensure we have the right number of beds, in the right environments to deliver the high quality, excellent care our citizens deserve. Our bed base redesign is looking to establish the bed base required to meet the current and future demand of the population in the coming 5-10 years. Our long-term ambition is to offer care and support to as many people as possible at home or in a homely setting and we are well on our way to delivering initiatives that support us in achieving that goal.

In this bed base strategy, we have focused on key priority areas that require immediate action in the coming 18 -24 months to sustain existing services and create the foundations to build our future bed base on.

By working together as a Partnership, we can build a sustainable health and social care model for Edinburgh which includes our bed base services. We have set out an ambition's direction of travel, which builds on our strengths and improves outcomes for the people we care for and support. By working together, across our health and social care system, we can provide the best possible health and social care outcomes for the citizens of Edinburgh.

2. Vision

In line with the Edinburgh Integration Joint Board's (EIJB) vision to deliver together a 'caring, healthier and safer Edinburgh', our vision is to design a bed base that meets the needs of the citizens of Edinburgh by offering the right care, in the right place, at the right time. Our bed base will improve outcomes for people and will support every citizen's right to participate fully in society, whatever care and support they need.

a. Intent

Our intent is to create a bed base that:

- improves outcomes for people and is person centred
- responds to people's needs and respects their human rights
- enables people to be supported and cared for at home or in a homely setting for as long as possible
- is sustainable and can adapt to the demographic evolution of the city
- is flexible with the ability to react to any changes in demand
- is provided in an appropriate environment for its function
- uses technology to enable care where possible
- supports integration and collaboration across the system

b. Where do we want to be?

- A right sized bed base that meets known and projected demand
- A bed base that enables recovery, rehabilitation and reablement
- A bed base that supports the principles of Home First
- A bed base that is outcomes focused and person centred
- A bed base with a motivated, skilled and valued workforce
- A bed base that works in collaboration with the voluntary, independent and third sectors
- A bed base that supports continuous improvement

c. Enablers

The key enablers to deliver our redesigned bed base are:

- **Workforce**: Our workforce are our most valuable assets and will be essential in successfully implementing our redesigned bed base. We must ensure that we have the optimum number of staff who are equipped with the knowledge and skills required to deliver excellent safe and effective care and support to our citizens. Staff must have the necessary tools and equipment to deliver their service and, they must be valued and invested in.
- **Infrastructure**: We must ensure our bed-based services are accommodated in buildings that meet modern day building design standards for their function and that provide a suitable environment to meet the needs of our bed-based population.

- **Technology**: Where appropriate we should support the use of digital tools and technology to help deliver bed-based services.
- **Communication**: We should encourage collaboration between all bed-based services, especially between hospital and community services to enable better information sharing
- **Finance**: We must disinvest to reinvest to successfully redesign our bed-based services[1]

3. Background

The Bed Based Care (BBC) project forms part of the Edinburgh Integration Joint Board's (EIJB) Transformation programme. It sits within Programme 3 which is aligned to Conversation 3 of the Three Conversations model and is centred around enabling people requiring long term care and support to "Build a Good Life". The project's objectives are to transform and redesign a broad range of bed-based services across the Partnership, taking into consideration demand and capacity and, to design and implement the optimum model for the provision of sustainable bed-based services. This project focuses on 8 bed-based care services (definitions of each bed type can be found in appendix 3):

- Intermediate Care beds
- Hospital Based Complex Clinical Care (HBCCC) beds
- Care Homes
- Specialist Inpatient Rehabilitation beds
- Respite / Breaks from caring
- Palliative & end of life care
- Mental Health beds
- Supported Accommodation

This strategy provides an understanding of the current bed base in Edinburgh and aims to describe the assumptions associated with the modelling for the bed base required to meet future demand. The strategy will focus on the short (12-24 months), medium (2–5 years) and long term (5–10 years) requirements however, due to the size and complexity of the project, a phased approach to project activity has been adopted. This document will focus on the immediate short term priority areas, specifically in relation to the following bed types:

- Intermediate care
- Hospital Based Complex Clinical Care (HBCCC)
- Care Homes
- Specialist Inpatient Rehabilitation

The specialist inpatient rehabilitation workstream has been initiated but is at the early stages of design. Therefore, within this strategy we have detailed the learning to date however, there are no recommendations related to these beds at this point. A working group has been established to consider the options relating to these beds and detailed recommendations will be developed for future consideration.

An interim Integrated Impact Assessment (IIA) has been completed for the care home recommendations within this paper. A further IIA is planned to understand the impact on

[1] *A full financial model of the proposed changes is included at **appendix 1***

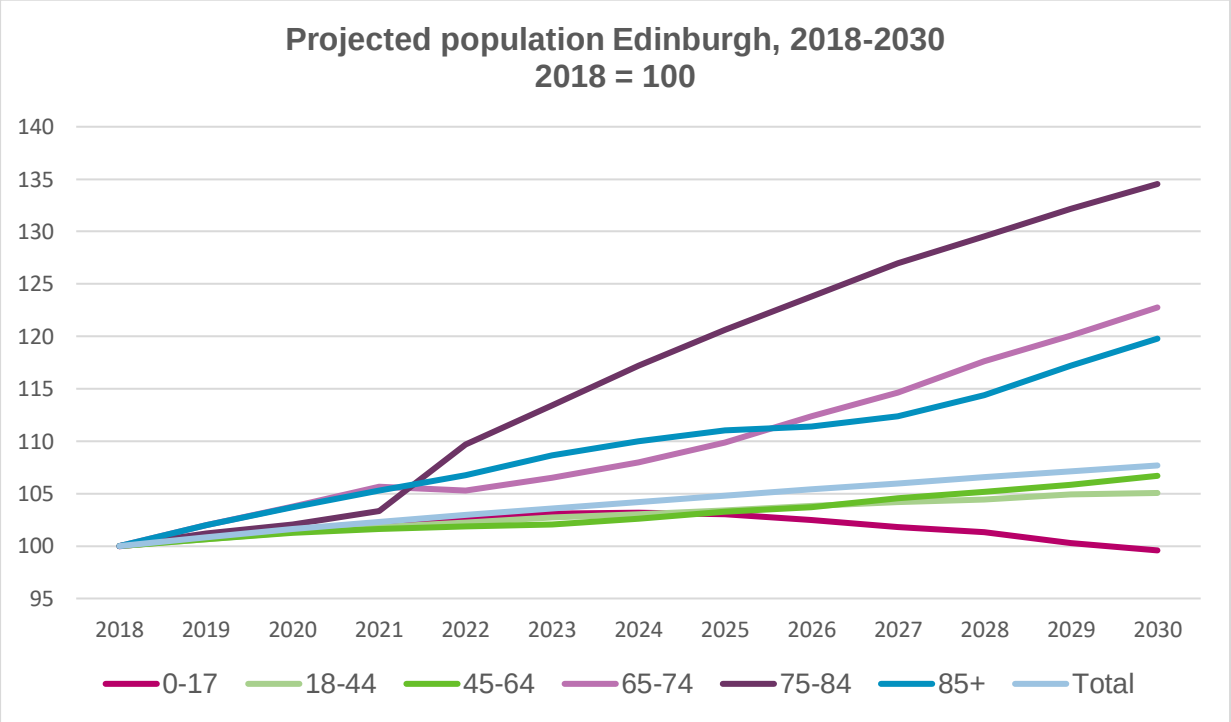
intermediate care and HBCCC services. Once a decision is reached on these proposals, a wider stakeholder group will undertake the final IIA considering all bed types affected by the recommendations in this paper.

4. Population and demographics

The City of Edinburgh is expected to grow by 7.7%[2] from 2018 - 2030, creating a larger population with a greater proportion dependant on health and social care services. The graph below shows the greatest expected population increase in those aged 65 or over, with the largest increase occurring in the 75-84 age category.

Table 1: Population projections, Edinburgh 2018-2030

Source: NRS Population projections for Scottish Areas (2018)



Although it is recognised that the majority of older people live healthy, long lives, contributing positively to communities, it is acknowledged across Scotland that health and social care services must evolve to meet the challenges and anticipated demand from our ageing population, many who have multi morbidities. We must find new ways to meet the often complex needs of people as they become frailer. This strategy aims to address how bed-based services are delivered across the city and how the Partnership can create a sustainable bed base model that is fit for the future.

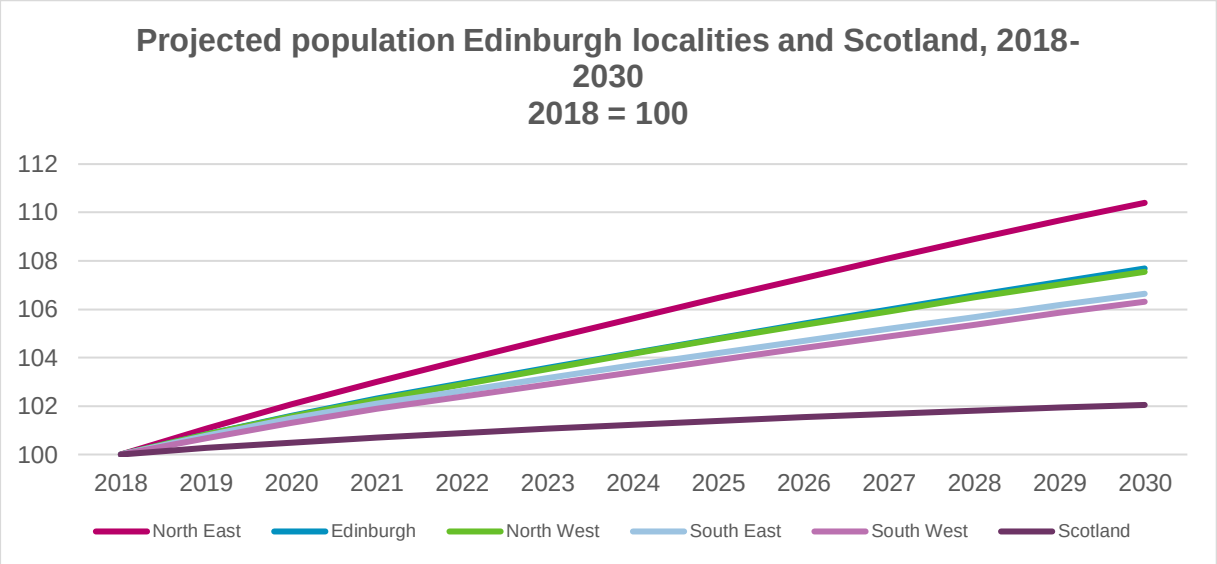
The Joint Strategic Need Assessment (JSNA) undertaken in 2021 highlighted the following trends in Edinburgh:

- The population of Edinburgh in mid-2019 was estimated to be 524,930.
  - **15.1%** of the population are over 65.
- The North West is the largest locality accounting for **28.5%** of the population of Edinburgh.

[2] *Joint strategic needs assessment – March 2021*

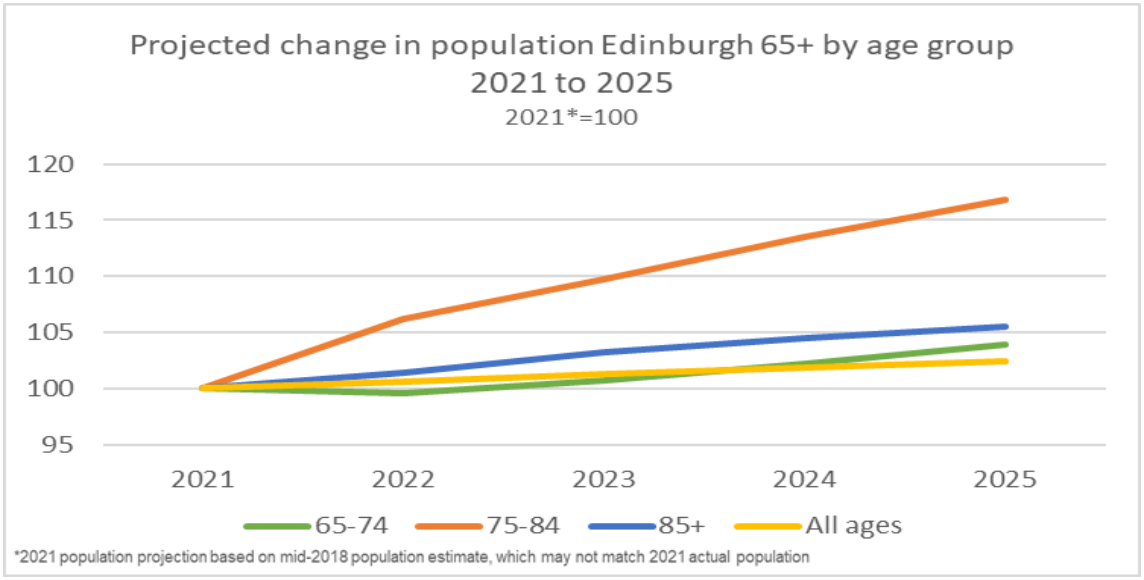
- The overall population of Edinburgh is expected to grow by **7.7%** between 2018 and 2030.
  - The largest growth overall is expected in the **North East** locality.
  - The largest growth for older people aged 65+ is expected in the **North East (33.4%)**
  - The largest growth for older people aged 90+ is expected in the **South West (57.7%)**
- Of the 238,269 households, two fifths (**40.2%;** 95,824) were estimated to be single person households. It is estimated that 28,399 people aged over 65 are living in single person households. This represents approximately 36% of the over 65 population.

Table 2: Projected population Edinburgh localities and Scotland 2018-2030
Source: NRS Population projections for Scottish Areas (2018)



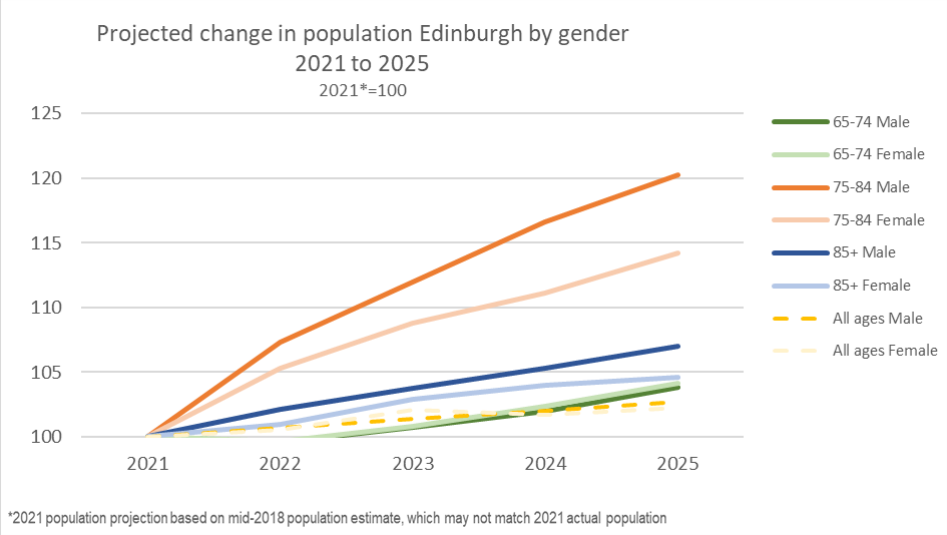
Further to the overall projections, we have also calculated the population increase in the over 65 categories between now and 2025 for modelling purposes.

Table 3: Projected change in population Edinburgh 65+ by age group 2021-2025
Source: NRS Population projections for Scottish Areas (2018)



In addition, we have projected the change in population by gender for each of the over 65 categories:

Table 4: Projected change in population Edinburgh 65+ by age group 2021-2025
Source: NRS Population projections for Scottish Areas (2018)



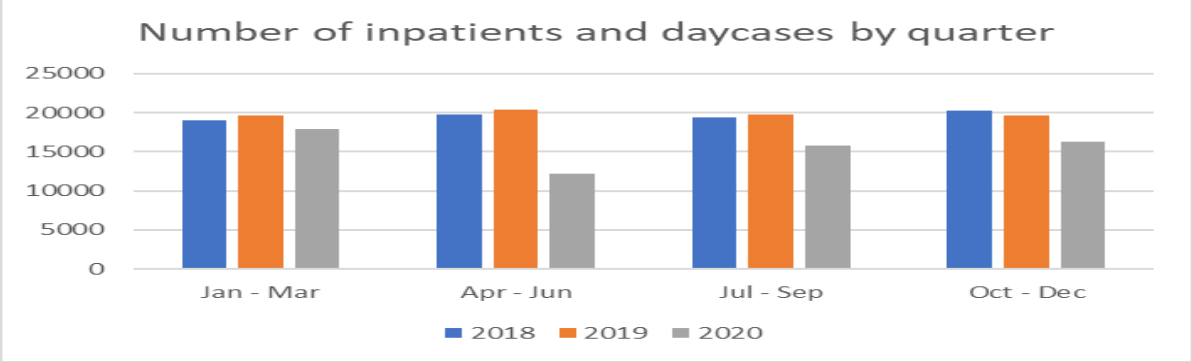
This data shows that health and social care services need to prepare now to be able to respond to the future increased pressure due to a growing and ageing population. It will also be critical to ensure that this response considers the geographical disparities between localities to ensure citizens receive the care and support they need as close to home as possible.

5. COVID-19 impact

The redesign of bed-based services during the COVID-19 pandemic means we must consider the exceptional circumstances we find ourselves in as well as considering the position prior to the pandemic. How beds were used during this time further reiterated the requirement to consider capacity and demand and the pattern of use throughout and in the longer term.

We know that during 2020, hospital attendances and admissions were much lower than they were in recent years.

Table 5: Number of inpatients and day cases by quarter
Source: Public Health Scotland acute hospital activity and NHS Board information (Quarterly) ending 31 December 2020



The data shows that there was approximately a 40% decrease in inpatients and day cases between April and June 2020 when compared to previous years and a 20% decrease between July and September. When considering this within the modelling, we have added a 7% uplift to demand due

to reduced hospital stays. We have proportioned this number as not all admissions to an acute hospital setting would need the services of the bed types considered in this paper. We have proportioned this number considering the average percentage decrease in admissions, the age categories of people who would need these bed services (over 65s) and the bed types.

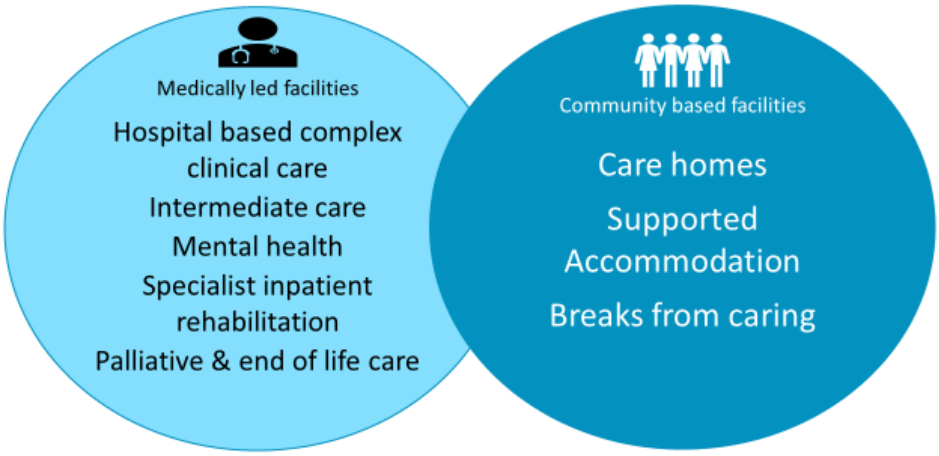
Each bed-based service has been affected differently by the pandemic and it will be crucial to keep assessing and monitoring services to understand any long-term impact. It is also vital to understand the effect of the pandemic on the wider external market for internal bed-based services that are dependent on, or strongly linked to external provision.

6. Edinburgh's Bed Base

Edinburgh's budgeted bed base is delivered across the city in several different settings. The following table outlines the current bed functions, numbers and the localities they are based in:

Bed Function	Number of sites	Locality	Number of beds
Intermediate care	2	South East / North East	64
Hospital based complex clinical care	4	South East / North West	144
Care homes	8	ALL	385
Specialist inpatient rehabilitation	1	South East	75
Short breaks	2	South West / North West	23
Palliative care	2	South West / North West	50
Mental health	1	South East	48
Supported Accommodation	Various	ALL	Various
Total			**789**

The diagram below shows the bed-based services delivered with a medical and multidisciplinary team focus, and those in community-based facilities, supported by General Practitioners, Community Nursing, multidisciplinary teams, and wider community and voluntary provision:



The long-term ambition is to shift the balance of care from hospital settings into more appropriate community settings, from crisis management into prevention and early intervention. We aim to work across our partnership to mobilise our community assets and build capacity to support people to remain at home for as long as possible. Work underway within the Partnership is enabling this shift. This includes large scale transformation which has introduced the Three Conversations approach, as well as through our focus on community mobilisation and the development of the Edinburgh Pact, the adoption and delivery of Home First, Hospital at Home and the redesign of Homebased Care and Support. It is evident that alongside our bed base redesign, more services, care and supports are being offered in community settings.

All these initiatives are being progressed at pace and will all contribute to a cared for, healthier and safer Edinburgh but they will need time to embed and grow. Community capacity needs to increase to support increased demand and, services and supports need to be accessible to people within their communities. These are long term aims, in the short term, the infrastructure required to relocate existing hospital-based services into new community settings are just not available. By working with capital planners and housing colleagues at the design stage of development, the Partnership can influence the developments across the city to incorporate more care and support provision within new build housing complexes and to have multifunctioning, multi-purpose community-based buildings where services can be accommodated.

7. Interdependencies

There are several projects underway within our Transformation programme that will enable and support our redesigned bed base.

a. The Edinburgh Pact

The "Edinburgh Pact" will provide the framework to deliver a refined relationship with the public which will include consideration not just of services provided by the Edinburgh Health and Social Care Partnership but also how third and independent sector services are commissioned, accessed and provided.

b. Community mobilisation

Community mobilisation aims to enable enactment of the Edinburgh Pact, by delivering an approach that includes whole system investment in communities, stimulating activities across local organisations and working collaboratively to support and fund local need in a sustainable way. The approach will be developed and delivered in collaboration with a wide range of key stakeholders, including the voluntary and independent sector, faith-based organisations, other partners and staff. It will take a place-based approach to understand need and will work with anchor organisations and networks and will support the concept of 20-minute neighbourhoods, with services and supports closer to home, contributing to building individual and community resilience.

c. Three Conversations

Historically, people have waited too long for care, assessment and review within Edinburgh. We recognised the need to address this and also increase our efforts to respond to the wider change in demand and demographics, in order to create and build a sustainable, high quality health and care system for Edinburgh's future.

To deliver these changes, a different approach to working with people, communities, care teams and professionals within our organisation was required, which would focus on connecting people with wider community resources, reducing and reshaping demand for provision and improving people's health, wellbeing, and independence, whilst supporting professionals and teams to work in a far more joined up and integrated way. To this end, the Partnership decided to implement the Three Conversations model, to add capacity and confidence to our change programme, working in partnership with Partners 4 Change (P4C)[3], a change consultancy who have successfully implemented this approach in over 75 organisations across the UK.

Three Conversations is a model for achieving cultural change. It enables and empowers staff to work with individuals more closely and identify innovative, asset-based and person-centred support solutions. It moves away from the presumption of paid-for formal services as the best method of support and focuses on connecting individuals into their communities, helping them to build good lives. Three Conversations is already demonstrating impacts in relation to how quickly we respond to people and reducing the number of people who require paid-for packages of care.

d. Community Frailty

Ageing is gradual, continuous process of natural change. It is usually associated with a loss of physiological reserve. Frailty is not equivalent with age. Frailty refers to a person's mental and physical resilience, or their ability to recover from events like illness and injury.

Around 10% of people aged over 65 years have frailty, rising to between a quarter and a half of those aged over 85 years. Increasingly, people under 65 years are presenting in acute hospitals, with multi morbidities, with additional complexities associated with deprivation, homelessness and drug and alcohol problems.

[3] http://partners4change.co.uk/the-three-conversations/

Older people living with frailty are at risk of adverse outcomes such as dramatic changes in their physical and mental wellbeing after an apparently minor event which challenges their health, such as an infection or new medication.

We are working with GPs to identify frailty and provide appropriate interventions for prevention and early intervention, to sustain people in a supported way at home.

Furthermore, our medical day hospital review will see a more integrated comprehensive geriatric assessment community model supporting people on discharge and preventing admission, with only those with the most complex needs requiring hospital-based assessment and interventions.

e. Home First

Home First will support people to maintain as much independence as possible at home or in a homely setting through a new model of assessment, rehabilitation and recovery led by Home First Edinburgh.

Home First is transforming pathways between hospital and community settings. It includes the transformation of services to better support people to remain at home, preventing unnecessary admission to hospital.

Delays in discharge from hospital affects patients, their families and staff working within Health and Social Care. This impacts financially on the Health and Social Care system as well as limiting the capacity available within hospital-based services, affecting the best pathway for people and the most effective flow of patients through the system. Although performance has improved recently, with less people experiencing delays, and the delays being shorter, there are still many patients who are clinically ready to leave hospital but are unable to do so due to health and/or social care reasons. As of 29th April 2021, 121 people from Edinburgh had delays in their discharge from hospital noted. This number compares to an average of 88 at each census point throughout 2020-21 and an average of 167 across 2019-20. For the month of April 2021, this equates to 3,815[4] bed days lost to delayed discharge. Calculated at 2018/19 Scotland average cost per day of (£257), this would cost approximately £980,000[5].

Home First will provide Health and Social Care services, where it is safe and appropriate to do so, in an alternative to a hospital setting. The Home First approach will ensure that assessments for interim or longer-term care will be undertaken in the most appropriate setting at the right time for the person and will actively avoid asking people to make decisions about long term care whilst in a crisis situation.

f. Homebased care and support

Homebased care and support will transform the approach to supporting people in their own homes. It is considering both internally provided and externally commissioned home care services, along with other specialist support provided within the home. Homebased care and support are focusing

[4] Data taken from ISD Delayed Discharge data – Occupied bed days data tables up to April 2021
[5] Data taken from Delayed Discharge in NHSScotland – Annual report (18th May 2021)

on capacity and redesigned services to improve outcomes and increase efficiency. This workstream is considering both day and night time supports.

The Partnership commissions approximately 5 million hours of care at home or care and support services each year between internal and external services. Externally commissioned services are supplied by 112 providers through a variety of frameworks, block contracts and arrangements including individual service funds (ISFs) and spot contracts. Historically, services have been commissioned reactively and have been transactional in nature. Work is underway to develop new, flexible and collaborative contract arrangements, moving away from "time and task" models and focusing on working in partnership with providers to deliver better outcomes for the individuals we support.

Homebased care and support are a key enabler to people remaining as independent as possible at home within their communities. With sufficient, effective homebased care and support in place, reliance on bed based services may reduce or could be supplemented ensuring that only those who cannot have their care needs met in a wider community setting have access to a bed based service.

g. Future Focused Infrastructure

The future focused infrastructure project will plan the Edinburgh Health and Social Care Partnership's future buildings and infrastructure requirements in collaboration with partners in the City of Edinburgh Council. It will identify the future needs of the city with an emphasis on shifting the balance of care from hospital to community settings and will support the 20-minute neighbourhood concept.

h. Transformation summary

With a focus on prevention and early intervention and through a move to shift the balance of care from acute settings into the community, we will redesign our bed base in a system wide approach. By all areas working together to transform our services, with greater community capacity and resource we can embed a new culture where home is best, keeping people within or as close to their communities for as long as possible. Our bed-based services should be available for the most vulnerable in our society who cannot have their care needs met in any other setting.

Transformation on this scale takes time to deliver and embed which is why we have phased project activity to ensure adequate time is allowed to evaluate the impact of any changes not just within bed settings but across the wider health and social care landscape.

8. External factors

Further to adopting a system wide approach to health and social care, there are several external factors that have implications for our bed-based services and have influenced the phasing of bed-based redesign.

a. Liberton Hospital

Our existing intermediate care service is partly delivered in the south of the city with wards located within Liberton Hospital. NHS Lothian's strategic intent is to decommission the Liberton Hospital site, this was initially agreed in 2012. In 2017, the Partnership took over responsibility for inpatient services located at Liberton and the site itself. The site is also home to Liberton Medical Day Hospital co-located with Edinburgh's Hospital at Home service, also managed by the Partnership. Physiotherapy and occupational therapy services associated with the services mentioned above and facilities management are also based there.

NHS Lothian are in discussions with the City of Edinburgh Council to sell the Liberton hospital site for redevelopment therefore, the services currently based there need accommodated elsewhere. There is an urgency to vacate the wards from the site by late 2021 to ensure the beds are not used to increase capacity over the winter period, ultimately delaying redevelopment of the site further. The work indicated above on the review of medical day hospitals will also see a new community model evolve.

b. Private Finance Initiative (PFI) buildings

Our Hospital Based Complex Clinical Care (HBCCC) service is mostly accommodated within 3 PFI buildings in both the north and south of the city. The PFI lease terms are very long with some lease agreements lasting 20 – 30 years.

When the lease on Ferryfield House expired in 2017, it was extended for an additional 10 years with the option to break at 5 years. Therefore, there is an opportunity to withdraw from this property in October 2022. To do this we would need to serve notice on the contract in October 2021.

c. Care home estate

The Partnership manage care homes across the city, four of the buildings have been deemed unfit for long term use; they have surpassed their design life expectancy and do not meet the Care Inspectorate design guidance for building better homes. These care homes are located in two localities (South West and North East) and accommodate 146 beds in total. An asset analysis based on condition rating assessed that it would not be value for money to refurbish, alter or extend these care homes.

From a property assessment review conducted in 2019, the following was noted:

> *"Beds remain operational in the 4 older care homes that were deemed not fit for purpose over 10 years ago. With the exception of: - ongoing asset management works, routine repairs and maintenance and minor cosmetic improvements, the standard of accommodation has remained largely the same over the 10-year period."*

9. Priority areas

We have identified four priority areas of focus within our bed base which will form phase 1 of redesign. The remaining four workstreams will be initiated with a further paper planned for later in the year with key findings and recommendations. The phase 1 redesign will focus on:

a. Intermediate care

Edinburgh's intermediate care service is provided across two sites in the north and south of the city. In the north, there are 24 beds which are co-located in Findlay House with old age psychiatry hospital based complex clinical care (HBCCC). In the south, 40 intermediate care beds are located in Liberton Hospital. The Liberton Hospital site is being decommissioned and services are required to vacate the premises as soon as possible, the objective is to be off site by the end of 2021 however, to encourage wider community, non-bed based winter additional capacity and support options we aim to vacate the site in Oct / Nov 2021. This includes determining new options for providing the medical day hospital function, through more integrated community comprehensive geriatric assessment.

Our acute services are stretched – never more so than in the last year, with particular impact on those awaiting planned interventions. Following a hospital admission, once a patient no longer requires acute interventions, they should leave acute hospital. Intermediate care offers people a move from hospital to a more appropriate setting that prepares them for home through targeted rehabilitation and reablement.

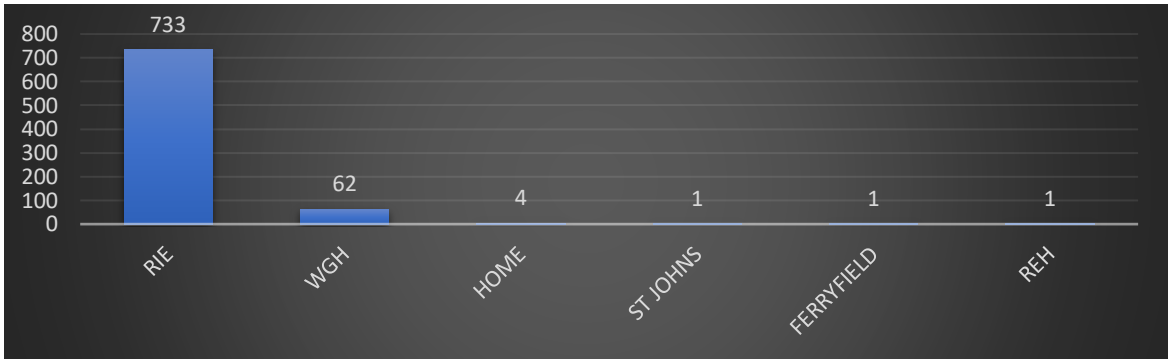
At present, the Partnership manages 64 intermediate care beds across the city however, with demand growing and waiting lists increasing the Partnership needs to increase its intermediate care capacity. Recently, we are seeing a shift in the complexity of need of intermediate care patients and it is thought this is a direct consequence of Home First. Historically, intermediate care was used for those with low medical and high rehabilitation needs however, more people are receiving rehabilitation at home following a hospital admission and therefore, the medical and rehabilitation complexity of need of people referred to intermediate care has increased.

We urgently need to find alternative accommodation for our intermediate care service, to replace current provision located within the Liberton hospital site, to allow the site to be decommissioned as planned. To find alternative accommodation for this service the Partnership needs to consider how to maximise the use of buildings within the existing bed base estate and, given the time pressures associated with this, we have to redesign some of our remaining estate to accommodate intermediate care. The buildings which currently accommodate hospital based complex clinical care (HBCCC), are most suited to this redesign and have adequate space for adaptations to accommodate therapy space and rehabilitation areas. This is aligned to our ambition to rebalance our HBCCC capacity.

In Edinburgh, since March 2020, all referrals to intermediate care are screened by Home First Navigators to ensure the patient is on the best pathway to meet their needs. The screening process has improved patient outcomes by ensuring the patient receives the care and support they need in the right place. Between April 2020 and March 2021, there were 802 referrals to intermediate care with the vast majority originating from the Royal Infirmary of Edinburgh. Data indicates there are minimal referrals from the Western General Hospital (WGH) to our intermediate care facilities.

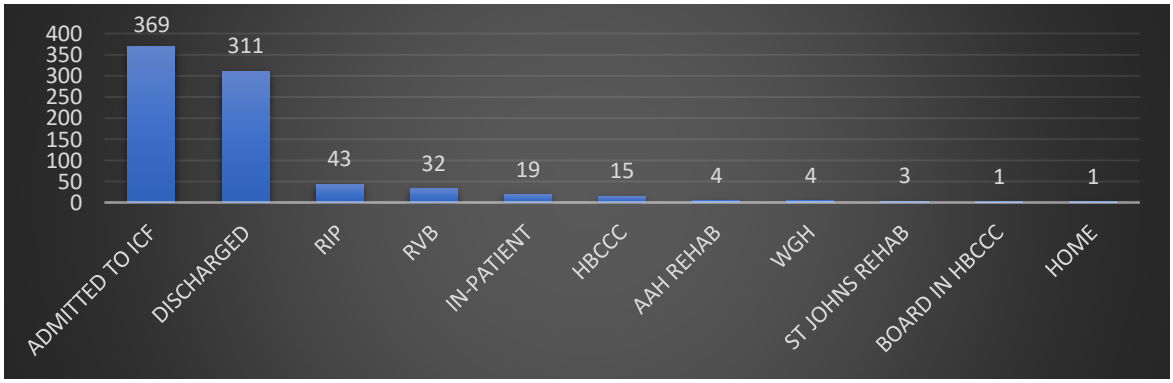
Those patients within the Royal Victoria Building (RVB) at the Western General Hospital predominantly complete their whole episode of treatment and rehabilitation within that setting.

Table 5: Intermediate care referrals by referring site (Apr 20 – Mar 21)
Source: Home First intermediate care dashboard



Of the 802 referrals and, following the screening process, 369 patients were admitted to intermediate care equating to 46%. The table below shows the destination of all patients referred, with the majority otherwise going directly home.

Table 6: Intermediate care referrals – Destination data (Apr 20 – Mar 21)
Source: Home First intermediate care dashboard



The data set available from implementation of the screening process shows a time frame during the initial wave of COVID-19 and subsequent lock down restrictions. The table below shows the referrals, admissions and average length of stay for each month, in intermediate care, which highlights the impact on demand during this time.

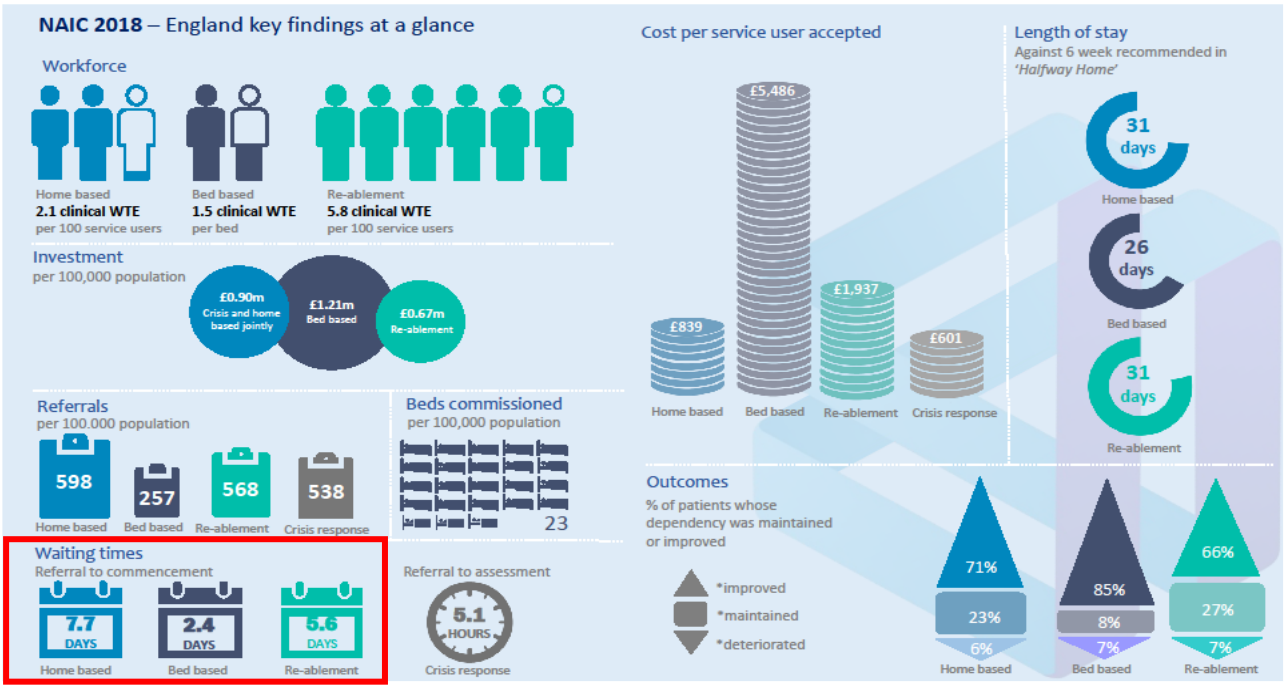
Table 7: Intermediate care referrals (numbers / admissions and length of stay) (Apr 20 – Mar 21)
Source: Home First intermediate care dashboard

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Referred	69	66	54	56	49	63	81	74	84	84	75	90
Admitted	34	30	29	30	30	37	35	34	36	36	35	36
Av. LoS	43.04	53.97	62.76	55.63	50.77	52.40	45.41	56.06	40.96	35.21	25.29	TBC

Ideally, services should operate at around 85% occupancy to allow flex in the system and encourage flow. By operating at 100% occupancy, waiting lists grow, delays increase, and patients may deteriorate if they are not receiving the frequency and intensity of rehabilitation they need. From the data gathered, patients spend on average 15.06 days in hospital receiving acute treatment and interventions before being well enough for discharge or transfer. Once referred to intermediate

care, a patient waits approx. 7.7 days before admission. Between April 2020 and March 2021, this equates to approx. 2,841 bed days lost in acute settings. Not only does this add to the patient's stay in hospital, it increases risks associated with prolonged hospital stays and puts additional pressure on wards, limiting their capacity to deal with acutely unwell patients. The National Audit of Intermediate Care (NAIC) England and Wales, completed in 2018 highlighted that the time between referral to commencement of bed based intermediate care was 2.4 days as shown on the infographic below, and indicates that going forward, we should aim for a maximum of 48 – 72 hours transition from referral to intermediate care admission.

Table 8: National audit of intermediate care (NAIC) England and Wales – Key findings at a glance (2018)
Source: National Audit of Intermediate care (NAIC) England and Wales



There is also the potential to use a small proportion of intermediate care beds as step up beds to prevent unnecessary acute hospital admissions. By enabling direct referrals from the community, intermediate care could be accessible without an acute hospital attendance. This supports the principles of right care, right place, right time and person-centred care, through outcomes focused, targeting interventions based on need that are accessible and prevent unnecessary admission to acute services.

Modelling

Modelling completed using the admission data highlighted above (between April 2020 to March 2021) suggests that Edinburgh needs 130 intermediate care beds. A detailed breakdown of the calculations can be found in appendix 5.

Several factors have been included in the modelling:

- Occupancy of 85% to ensure flow
- 7% uplift to compensate for reduced hospital use for planned activity during the pandemic
- Waiting list demand (modelled using the number of patients who were referred for intermediate care but discharged from acute to home based rehabilitation after 14 days

from the referral date – these patients would have been appropriately considered for intermediate care)[6]
- 8% uplift to incorporate growth
- 10% uplift to accommodate direct referrals into the service

With regards to waiting list demand, it is recognised that if the waiting list is too long, people won't be referred, therefore there are a hidden number who would benefit from intermediate care however, due to existing capacity challenges, were not referred. There is also a real anxiety that patients on acute sites, once referred to intermediate care, are deprioritised for rehabilitation in acute wards and ultimately arrive at intermediate care with greater needs than they would have if rehabilitation was continued during the acute stay.

The pathways into intermediate care are being reviewed and as a result, there could be increased demand from different referral sources. Due to this, an uplift has been applied to support direct referrals into the service even though this pathway is not available at present.

Staff

Relocating existing intermediate care services to be accommodated within different locations may constitute as major organisational change. A full consultation would be needed, in that event for all staff located in the Liberton hospital wards. It is anticipated that staff would move with the service to the alternative accommodation however, as with every organisational change, the process indicates that staff have the option not to go with the service and can choose to work in a role elsewhere within NHS Lothian. The overall intermediate care capacity will also require an enhanced staffing establishment therefore, recruitment will be required. The staffing establishment for a 30-bed unit can be found in appendix 6, we would need this replicated across the sites providing intermediate care in addition to the staff currently based in Fillieside ward.

i. Key themes - stakeholder engagement

Stakeholder engagement workshops were held between November 2020 and January 2021 and engagement activity has continued throughout the year with key stakeholders involved in the priority workstreams. The key themes from the engagement activities relating to intermediate care are summarised below:

- Although rehabilitation can often be provided at home or within the community, short term bed-based rehabilitation is required for frequent and intense interventions and for those requiring 24-hour care
- More intermediate care beds are needed, demand outstrips capacity leading to delays in acute sites. Current demand and waiting lists indicate the projection of beds above is considered robust.

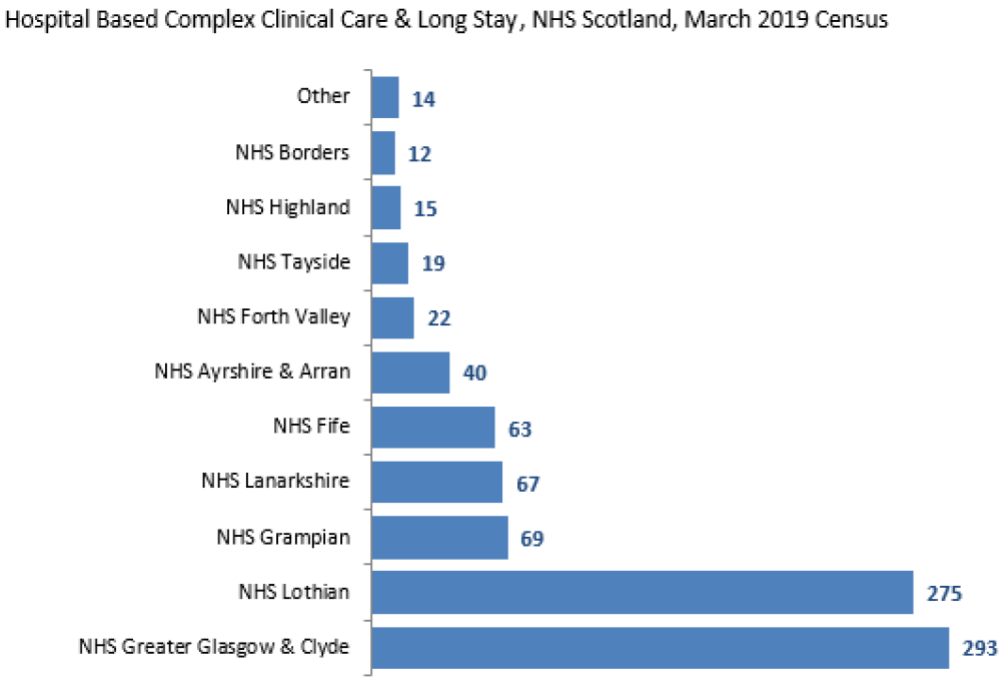
[6]Patients discharged between 7 and 13 days have also been modelled to show the number of beds needed if the referral to admission process was shorter in line with the NAIC data

- Home First is impacting on the level and complexity of need of intermediate care patients through more people having their care needs met in the community. Furthermore, the triage of referrals now provides consistency in the appropriate level of need being met in the bed base and community settings.
- Intermediate care was historically characterised as patients with low medical and high rehabilitation needs but the proportion of complex patients has increased, the medical nursing model has changed accordingly
- The service is not sustainable in its current form so doing nothing is not an option
- Consideration should be given to accessing Intermediate care directly to avoid unnecessary admissions to hospital

b. Hospital Based Complex Clinical Care (HBCCC)

It is widely recognised, as far as possible, hospitals should not be places where people go to live - even people who have ongoing clinical needs. Hospitals are places to go for people who need specialist short-term or episodic care. The Partnership has the highest number of HBCCC beds in Scotland per head of population.

Table 8: Hospital Based Complex Clinical Care & Long Stay, NHS Scotland, March 2019 Census
Source: Scottish Government inpatient census 2019



Our HBCCC service is operated out of four sites in the north and south of the city. There are 144 beds in total across four categories:

Building name	Ward/Function	Number of beds
Findlay House	Prospect Bank ward – Old Age Psychiatry	21
Ferryfield House	Willow ward – Old Age Psychiatry	26
Ellen's Glen	Thistle ward – Functional Psychiatry	27
Ferryfield House	Rowan ward – Frail Elderly	28
Ellen's Glen	Hawthorn ward – Frail Elderly	27
Royal Edinburgh Hospital	Old Comiston / Pentland – Male only dementia	15*
Total		**144**

* 15 beds in Pentland ward decanted in Dec 2019 for refurbishment of Jardine Clinic, currently in Old Comiston which has a capacity of 8

Guidance issued by the Scottish Government in 2015 changed the eligibility criteria for referral to HBCCC, with the primary eligibility question being "Can this individual's care needs be properly met in any setting other than a hospital?" In Edinburgh, since February 2020, all patients referred to HBCCC undergo a complex care assessment (CCA) over 6 weeks to ascertain whether their care needs can be met in any setting other than a hospital. If care could be provided in an alternative setting, the patient doesn't meet the criteria for HBCCC. Prior to the introduction of complex care assessment, a day of care audit (completed in 2019) indicated that 40% of patients occupying an HBCCC bed could have their care needs met elsewhere. Additional day of care[7] audits are planned in all HBCCC settings to understand the impact of CCA and to identify the number of patients at this point in time, that could be cared for in an alternative setting.

To withdraw from the Liberton Hospital site and relocate our intermediate care service, we have to redesign our HBCCC estate. As indicated, most of our HBCCC services are operated out of PFI buildings with the exception of Pentland ward based at the Royal Edinburgh Hospital (REH). As there are no suitable community alternatives to move intermediate care into, we have to maximise the potential of our existing estate.

HBCCC is an expensive service to provide with beds costing on average £2,246 per week per patient. Including overheads such as estate/property costs, staff, catering, cleaning etc, the full cost of providing these beds per annum is in the region of £16.8m.

It is the strategic intent to achieve a reduction in HBCCC capacity consistent with benchmarking and modelling indications, but consideration is needed on viable alternative care options. There is a lack of suitable alternatives to care for those who have challenging stressed or distressed behaviour

[7] Planned for early July 2021

associated with dementia. All our internal care homes are registered as residential at present and the staffing model has been established to support this level of care. We have found that residents, who on admission require residential care as opposed to nursing care, may deteriorate and progress to having very complex care requirements, often being cared for to end of life by our care staff who have built relationships with them and their families, with this being, in many cases by our community nursing and wider teams. We have limited staff with the necessary skills, experience and confidence to care for people who have psychiatric conditions and may present with stressed and distressed behaviours. However, learning from the enhanced professional clinical and care oversight of care homes, introduced from May 2020 by the Scottish Government[8], has provided an opportunity to consider enhancing the existing staffing model, to incorporate nursing staff with training in this area, allowing us to optimise our care home capacity to care for people with a range of needs and therefore, providing appropriate care for people who may be inappropriately placed in HBCCC facilities.

The table below (accurate 4th June 2021) shows the number of beds for each HBCCC speciality, the average length of stay in another hospital setting between referral and admission to HBCCC, the average length of stay once in HBCCC, and the average delay for people who are currently ready for discharge, awaiting alterative provision, and remain in HBCCC facility in the meantime, and the associated HBCCC beds days lost.

	No of beds	Occupied beds	Av. LOS between referral and admission	Av. Length of stay	Patients ready for discharge	Av. length of delay for patients ready for discharge	Lost bed days due to delayed discharge
Frail / Elderly	55	54	5.58d	362d	13	53.2d	692d
Old age psychiatry	47	38	33.05d	678d	5	146.6d	733d
Functional psychiatry	27	26	102.7d	1068d	2	50d	100d
Male only psychiatry	8	7	48.1d	599d	1	254d	254d

Of the data reviewed, people who were discharged from HBCCC frail / elderly wards to care homes all required nursing care. No-one was discharged to care homes requiring residential care.

To enable the redesign of the intermediate care estate and to support an overall reduction in HBCCC capacity, it is recommended to change the function of one of the existing low occupancy care homes to an NHS led Complex Care Assessment facility. This would offer 60 complex care assessment beds and would create capacity to start to transition from existing HBCCC wards to intermediate care

[8] https://www.gov.scot/publications/coronavirus-covid-19-care-home-oversight/

provision. The new community based complex care assessment facility would offer stability through the transition process and would allow for ongoing evaluation at regular intervals to understand the impact of any changes made and to allow for the model to be adapted, if required.

Modelling

Using the data shown above 21 people currently in HBCCC could have their care needs met appropriately elsewhere, equating to 1,779 lost bed days.

For modelling purposes, only HBCCC referrals made between April 2020 and May 2021 were included in the calculations, the data set used changes the length of stay (LOS) figures as people who have stayed a very long time (one LOS is 12.9 years) have been discounted as they were referred and admitted outwith the timeframe of the introduction of complex care assessment and regular review of people in HBCCC, which now sees people moving on from this function. Several factors have been included in the modelling:

- Occupancy of 85% to ensure flow
- 7% uplift to compensate for reduced hospital use during the pandemic
- 8% uplift to incorporate growth
- 30% uplift due to extended length of stay

The modelling suggests that Edinburgh needs approximately 55.07 HBCCC beds, it must be noted that the complex care assessment process could have impacted on this number and therefore further day of care audits are planned. Due to the length of stay in each HBCCC ward we would recommend 30 beds each for complex frail/elderly and old age psychiatry. For old age psychiatry we would recommend that there are no more than 15 – 18 beds per unit in line with the Transforming specialist dementia hospital care: independent report (published 26 Jun 2018)[9] recommendations. We would suggest that functional psychiatry bed numbers remain as they are until further work is completed and, we would recommend continuing with the reduced capacity in Pentland ward of 8 beds.

From a review of the data currently held on record, demand for HBCCC is well managed and can be met in the frail/elderly wards and the old age psychiatry wards, recognising that guardianship cases (code 100s) add to length of stay. There is an extended waiting list in the functional psychiatry ward (Thistle) in Ellen's Glen House. The length of stay of functional psychiatry patients is on average 1068 days or 2.9 years. With the service running at capacity there is very little flow through the system and waiting lists can be extensive adding to delayed discharges. An in-depth review is required of functional psychiatry to understand how many, if any, patients could be cared for in wider community settings. Any redesign of the HBCCC estate would need to factor in time for this review to conclude before making any changes to Thistle ward, in discussion with the Royal Edinburgh and Associated Services (REAS).

[9] https://www.gov.scot/publications/transforming-specialist-dementia-hospital-care/pages/7/

Staff

Relocating existing HBCCC services to be accommodated within different locations may constitute as major organisational change. A full consultation would be needed, in that event for all staff located in each affected HBCCC area. It is anticipated that staff would move with the service to the new accommodation however, as with every organisational change, the process indicates that staff have the option not to go with the service and can choose to work in a role elsewhere within NHS Lothian, a reduction in overall bed numbers means that some staff will need redeployed to other roles within NHS Lothian. There is a no redundancy policy and so, there won't be redundancies due to the proposed changes. We are confident that there are enough vacancies across the organisations to absorb staff who require redeployment. The staffing establishment for the redesigned HBCCC estate can be found in appendix 7.

i. Key themes – stakeholder engagement

The recommendations above are consistent with the things we learned from the stakeholder engagement sessions, including:

- There are too many HBCCC beds in Edinburgh. A national benchmarking exercise completed in 2017 indicated that Edinburgh needed c.60 HBCCC beds split by speciality. It is the strategic intent to achieve this level of provision, but consideration is needed on viable alternative care options for those who do not require HBCCC levels of care
- From day of care audits, we know approximately 40% of HBCCC patients could have their care needs met elsewhere (completed prior to the introduction of complex care assessments)
- An increasing number of patients admitted in HBCCC have palliative care/end of life needs
- An increasing number of patients admitted in HBCCC need access to Allied Health Professional (AHP) support
- A continuum of Home First in HBCCC and social work input at the start of the 6 weeks assessment is needed
- Any move to redesign our HBCCC estate needs to occur in sequence with other changes proposed, particularly in relation to intermediate care and our care home estate.
- There is an opportunity to withdraw from the lease of one of the existing HBCCC PFI buildings in October 2022 however, to do so the Partnership must service notice on the lease by October 2021.

c. Care Homes

The care home census for adults in Scotland 2019[10] shows that Edinburgh's older people's care home provision compares very favourably in numbers with other Partnership areas, having the 2nd highest registered bed numbers relative to the population (3,151 at point of census, only exceeded by Glasgow[11] on 4,253). Edinburgh has the 3rd highest number of care homes in Scotland (66 at

[10] https://beta.isdscotland.org/find-publications-and-data/health-and-social-care/social-and-community-care/care-home-census-for-adults-in-scotland/

[11] Includes intermediate care provision

point of census, only exceeded by Glasgow – 71 and Fife – 73) but one of the lowest occupancy rates (82% compared with a national average of 87%).

The census data also highlights that the majority of people who live in a care homes do so for around 1 to 3 years and, the majority of residents within care homes at the time of the census were in that category. However, anecdotal evidence suggests that more recent thinking is that, care homes are no longer seen as long term accommodation choices, instead they are seen as provision for people who are the most vulnerable in our society and who need a level of care and support, as required over 24 hours and often when needs go beyond provision available in a person's own home. They are also recognised as resident's homes, not hospitals or institutions, they are safe and friendly environments that should be comforting and familiar and should offer families peace of mind that their loved one is well looked after. Care homes should offer the best standard of accommodation available and give residents the most modern standards possible.

The Partnership manages eight care homes across the city and commissions the provision of care in two further CEC owned properties. Six care homes within the estate are accommodated in purpose built facilities (including the additional two CEC owned properties, managed by a third party) and the remaining four are accommodated in older buildings that no longer meet modern day design standards for their function[12].

The four older care homes are in the north and south of the city and in totality have 146 beds. One of these homes also accommodates our respite provision equating to 15 beds (included in overall bed numbers).

- Clovenstone (SW) = 35 beds, 12 vacancies
- Fords Road (SW) = 36 beds, 11 vacancies
- Ferrylee (NE) = 43 beds, 29 vacancies
- Jewel House (NE) = 32 beds, 13 vacancies

**data accurate on 6th June 2021*

Condition reports for all older care homes can be found in appendix 11.

Care homes shown geographically below:

1. Royston Court (60 bed)
2. Ferrylee (43 bed inc. 15 respite)
3. Marionville Court (60 bed)
4. Jewel House (32 bed)
5. Castlegreen – Four Seasons Healthcare (60 bed)
6. Inch View (60 bed)
7. North Merchiston – Four Seasons Healthcare (60 bed)
8. Ford's Road (36 bed)
9. Clovenstone (35 bed)
10. Drumbrae (60 bed)

[12] https://www.careinspectorate.com/images/documents/4293/Building%20better%20care%20homes%20for%20adults%202017.pdf

From a property assessment review conducted in 2019, the following was noted:

"Beds remain operational in the 4 older care homes that were deemed not fit for purpose over 10 years ago. With the exception of: - ongoing asset management works, routine repairs and maintenance and minor cosmetic improvements, the standard of accommodation has remained largely the same over the 10-year period."

The table below highlights the age of the properties and where they no longer meet the design expectancy of modern care homes:

Property	Occ	Age	En-suite Min 3.5m incl shower/bath	Single room Min 12.5–13 m2	Shared / Double room Min 16 m2
Ford's Rd	38	1986 33 years	No	No -10.5m2	Yes - 17m2
Clovenstone	37	1987 32 years	No	No - 11m2	No - 15.8m2
Ferrylee	44	1987 32 years	No	No – 10.92m2	Yes – 16m2
Jewel House	32	1991 28 years	No – toilet only	No -11 m2	None

The key issues noted in the property assessment review were:

- **Age:** Property have exceeded or reaching design life expectancy.
- **Statutory Compliance:** these homes do not meet Care Inspectorate Design Guidance for Building Better Homes - Health and Social Care Standard Care: 520 (Sizes) – insufficient physical space bedroom sizes fall below: single room min 12.5-13m2, double room 16m2/ and Care Standard 5.28 en-suite facilities with a shower 3.5m2 plus)
- **Suitability Assessment – Care Inspectorate:** A quality framework for care homes for older people is a self-evaluation tool which requires to be completed for each facility.
- **Condition Rating:** These are good/satisfactory due to the recent level of investment required to avoid the risk of plant and fabric failure for this vulnerable client group.

The recommendations / opportunities highlighted in the report were:

"Previous assessments have determined it would not be value for money to refurbish alter or extend the older care home stock to meet current minimum standards and would be even more costly to meet City of Edinburgh Council's own design standards and quality criteria.

However, the future aspiration for older people's services is to provide a greater share of homes for life within client's local community. Therefore, the recommendation would be to replace the older care home stock with suitable homes with assistive technology, in each of the localities."

There is pressure on housing in Edinburgh and the IJB remains ambitious to support the development of new models of housing with support. There is therefore great potential, working with City of Edinburgh Council to develop these sites to meet our requirements for supported housing, housing and care, and housing with assistive technology.

The care homes managed by the Partnership are registered with the Care Inspectorate to provide residential care, they are managed and staffed by a range of social care workers and care for older

people with low to moderate need. The model of care provided in the Partnership managed care homes is appropriate for the registration status as residential. We do not have nursing provision within our care home estate even though the majority of delays in hospital relating to care home places exist for people waiting on a nursing home placement. The older people's care home market in Edinburgh is made up of mainly residential places and they are readily available, there are 3,007 care home beds in Edinburgh for older adults within 63 care homes, there is an 80% occupancy rate with 591 vacancies overall, a detailed breakdown can be found in appendix 8. Reviewing delayed discharges over the past 24 weeks shows that the greatest demand is for nursing home places however, there is a lack of nursing care across the city meaning the most vulnerable in our society find it increasingly difficult to find appropriate care home care. Further details on delays relating to care home places can be found in appendix 9.

Work underway in the care home transformation, improving care and experience programme is considering a new model of care for our internal care homes, breakdown can be found at appendix 10. The new model of care includes registered nurses within the staffing establishment to ensure we can provide care to those who need it most.

With a new model of care and the introduction of nursing provision within our more modern, purpose-built care homes we can improve experience and outcomes for residents. We need to ensure the care we provide is high quality, delivered in an appropriate environment with adequate room for enabling equipment, by a skilled multidisciplinary team with close links to the communities they are within.

Our older care homes no longer offer the best possible accommodation for residents and they limit our ability to offer care to those with the greatest care needs. Due to limitations in the environment, these homes can only accept residents with low level care needs who require minimum interventions and associated equipment. As population estimates suggest, we have an ageing population that is set to increase in the coming years, especially in the over 65, 75 and 85 age ranges. Care needs will increase in complexity and we need to ensure our care homes are equipped to meet demand for those who need us most. For over ten years, we have known that these older homes no longer meet desired standards, but we are still operating out of them. It is testament to the staff that they have continued to provide high standards of care to residents and receive good grades from the Care Inspectorate. However, these care home must be decommissioned to ensure good quality of care, good standards of living and the best outcomes for our residents.

One of our older care homes in the north of the city, Ferrylee currently accommodates all the Partnership respite provision. There are 15 beds within Ferrylee dedicated to respite, although the service has been closed during the pandemic in line with Scottish Government guidance. A respite working group has been established to review the respite offered by the Partnership and to identify innovative, flexible respite provision that is accessible when carer's, families and cared for people need it. This group will also consider our bed-based respite and the best model to deliver that service in the future. The proposed implementation plan outline has taken this into consideration and suggests that Ferrylee remains open until the model for bed based respite provision has been developed, ensuring no respite capacity is lost during the transition period.

Building additional resilience across our system, the Partnership has the opportunity to review the care provision at the two CEC owned properties where care is commissioned by a third party at present. The contract arrangements for these homes allow the Partnership to break from the contract in March 2022 or continue to the contract end point in March 2023. A commissioning and

procurement exercise is planned in the latter part of this calendar year to test the market for interest in providing this care, with the specification being informed by this bed based strategy, allowing us to shape future provision against demand. Going forward, a full appraisal of the options available to the Partnership will be undertaken, that will consider a range of options for these two care homes, including taking care provision in-house.

Modelling

The data available on the number of people admitted to our internal care homes and the level of care they require is limited for the previous year, so day of care audits are planned across all our care homes to ascertain the current level of need of our residents. The financial modelling (appendix 1) has been based on the loss in capacity and the potential costs associated with purchasing the lost capacity through care at home support. An additional 10% has been included in the financial model assuming that we may need to purchase some residential places however, we are confident that residential care can be provided at home, especially the level of residential care provided in our older care homes.

In addition to this, using data gathered from March 2021 to present day on referrals to our internal care homes, we know that 40% of referrals require nursing or dementia care. As we don't have this provision in our internally managed homes, these referrals are sent directly to the homes where we commission care. Of these referrals, 72% were accepted.

Of the remaining referrals to our internally managed homes (26 referrals), 50% were accepted. Of these, 3 referrals were emergency placements and could not be provisioned elsewhere. Of all the referrals received, 75% came from a hospital environment (including intermediate care and HBCCC units), which goes against the Home First principle of not making decisions about long term care in a crisis situation.

Our modelling has reviewed all care home activity in Edinburgh between January 2019 and March 2021[13]. For older people, overall, there has been 10% reduction in those seeking care home places from January 2019. This equates to a 5% reduction in nursing care and a 20% reduction in residential care overall. There has been a 41% reduction in our internal occupancy since January 2019.

There are on average 30 admissions to older people's care homes per month in Edinburgh, around 60% of these admissions are for nursing care with the remaining 40% for residential care. There are approximately 71 discharges per month, again with 60% of these coming from nursing care homes.

Through consultation with the discharge manager responsible for placing people into our internal care homes, we identified that a very small number of people were accepted to our internal care homes in the last year. There is very little demand for the level of residential care that we provide, we do not offer nursing care, we can't accept anyone who has complex needs, advanced dementia, anyone who presents with behaviours which challenge, or people who walk with purpose. Through changing our staffing model to include registered nurses, we can offer care and support to the most vulnerable of our citizens who cannot have their care needs met elsewhere.

[13] Data source CEC Residential report

This proposal would see significantly smaller internal care home capacity and estate to that which we have at present. Overall, the Partnership would reduce to 3 care homes with 180 beds (290 when including the commissioned care in our other two care homes). We would not offer residential care, which is widely available across Edinburgh, but we would specialise in nursing and dementia care for those with the most complex needs and challenging behaviors. Therefore, we would gain 180 nursing and dementia beds which is where the demand is and this would support the strategic direction of enabling people to remain as independent as possible at home, through providing residential level care and support through Care at Home.

As this is a large-scale change, a phased approach to any decommissioning of our care homes would be adopted to ensure there remains sufficient capacity within the system and to provide resilience during the transition period. An outline implementation proposal can be found in appendix 2.

Staff

The changes proposed in this paper will have an impact on staff and may constitute as major organisational change. By reducing our care home estate and changing the model of care, existing staff would need to be redeployed from the four decommissioned older homes and there would be further internal changes through the introduction of the new staffing model in the remaining homes. We want to encourage best practice and peer to peer support. Therefore, until the new model has had time to embed, there may be opportunities to identify champions and potentially enhance staffing until there is confidence in delivery of the new model of care. It's important to us to note that the revised model of care is no reflection on the dedication and care of the staff working in our care homes and much of our ambition is also focused on creating sustainable recruitment and retention of a highly skilled and well supported care workforce.

We are confident that there are enough vacancies within the organisation for all staff to be redeployed to a similar role to that which they are in now especially by adopting a phased approach to changes. This may not be within the care home sector but could be within our homecare and reablement teams or other community-based teams. Staff will be fully consulted during the process and we will work closely with the unions to ensure their members are kept up to date and informed throughout. Details of the existing staffing establishments can be found in appendix 12.

i. Key themes – stakeholder engagement

- There are unprecedented vacancies within our care home estate, an unintended consequence of the COVID-19 pandemic
- The existing model of care in our internal care homes doesn't support people who cannot have their care needs met elsewhere, those who are the most vulnerable with the most complex level of need
- Our focus should be to provide care that complements that which is readily available from the external market, such as:
    - Complex care
    - Dementia care
    - Care for Under 65s with continuing complex needs
    - End of Life care

- The care home sector has been severely impacted by the pandemic which could result in long lasting changes in care homes in the future

d. Specialist inpatient rehabilitation

Specialist inpatient rehabilitation is provided from the Astley Ainslie Hospital (AAH) and offers rehabilitation to patients who are predominantly under 65. The beds are configured into three categories for the purpose of this workstream: Amputee Rehabilitation, Neurorehabilitation and orthopaedic rehabilitation. It should also be noted that the Lanfine Service (provides a multidisciplinary service for adults with progressive neurological conditions living in Lothian) is also operated out of the Astley Ainslie but is not considered as part of this workstream. An important consideration with regards to this service is that it is not only provided to Edinburgh citizens but also to the wider population of the Lothians as well as nationally.

The service is operated out of the Astley Ainslie Hospital, it is spread across several buildings and wards, the buildings which are older and do not meet modern day standards. Work is underway to identify the number of beds required for specialist inpatient rehabilitation, once defined, suitable accommodation can then be sourced to house the service in the future.

As stated previously, the working group for Specialist inpatient rehabilitation has only recently been established and needs time to complete the work required before any recommendations on the future of the service can be made.

i. Key themes – stakeholder engagement

- There is a requirement for bed-based rehabilitation as some rehabilitation cannot be delivered in the community:
    - People are not clinically fit, or they are undergoing treatment.
    - People may need 24hr care or supervision.
    - They need intensity and/or a combination of therapy.
    - They need specific equipment that cannot be provided easily elsewhere.
- Rehabilitation dose and frequency is key to maximising recovery
- A single point of access and a joined-up triage system, as well as an understanding of what services do
- The patient's discharge pathway should be planned direct from acute as moving patients to different environments can be detrimental to their recovery
- There is insufficient OT and Physio resources and capacity in the community at present
- A community-based facility could deliver the intensity required via a whole day programme
- The lack of suitable housing is one of the main reasons why people stay for a long time in AAH
- A multi-disciplinary team that work to the Home First principles is needed to give people the best chance to get home

10. Summary

In phase one of our bed-based redesign we wish to focus on three bed types, intermediate care, hospital based complex clinical care and care homes. Several options were considered by a short life working group in relation to these bed types and the recommended changes within this paper scored highest overall. The full options appraisal report can be found in appendix 13.

Although, the changes that are proposed within this strategy are bold when considered in their entirety, through phased implementation and continuous evaluation, any unintended consequences will be identified quickly and the model adapted accordingly, if required. Enough capacity will remain in the system throughout the transition period to meet existing demand – appendix 2 offers an outline of how the Partnership would phase the redesign activity and shows a potential timeline for changes to be completed. Phase 1 of our bed base redesign recommends the following:

1. Move services out of Liberton hospital urgently.
2. Increase our intermediate care capacity.
3. Reduce our HBCCC capacity overall, creating a new complex care assessment facility within the existing Drumbrae care home.
4. Redesign the PFI buildings to accommodate intermediate care.
5. Withdraw from the lease at Ferryfield house at the break point in Oct 2022 (submitting notice in Oct 2021).
6. Introduce a new, more specialised model of care within our care homes to include registered nurses.
7. Reduce our care home capacity by decommissioning the four older care homes in our estate and redesign the model of care to provide care to those with the most complex needs.
8. Register all remaining care homes as nursing homes.

Appendix 1

Notes	Financial model				CEC £
(1)	Current Gross budget envelope				22,259,207
(2)	Current gross contract budget				5,099,403
(3)	Current income budgets				- 6,933,642
(4)	NHS financial contribution to HBCCC (Ferryfield)				3,800,000
(4)	NHS financial envelope for Ellen's Glen House				3,746,000
(4)	NHS financial envelope for Findlay House				4,161,000
(4)	NHS financial envelope for Liberton				2,689,000
	NET financial envelope				**34,820,967**
(5)	Staffing cost of a 60-bed care home			£ 3,429,459	
(6)	Non staff costs of 60 bed care home			£ 248,654	
	Gross Costs			**£ 3,678,113**	
(7)	Assumed Income			-£ 782,000	
	Estimated NET cost of 60 bed care home (new staffing model)			**£ 2,896,113**	
	Number of 60 bed care home units				**5**
	Estimated cost of Drumbrae complex care assessment facility			£4,498,654	
	Estimated cost of intermediate care facilities			£9,361,000	
	Purchased respite places	**15**	**£1,575**	£1,231,808	
	Estimated cost of internal provision				**29,572,027**
	Balance of financial envelope before re-provisioning				**5,248,940**

Notes	Financial model			CEC £
(8)	**Estimated cost of residential re-provisioning**		**10%**	
	Lost capacity = 138 places			
		Places	**PPPW £**	
	Residential places	14	1,250	898,112
	Care at home provision	111	500	2,893,770
	Estimated cost of re-provisioning lost capacity			**3,791,882**
	Under / over committed			**1,457,059**

Notes

(1)	*Gross expenditure budgets for internal care homes*
(2)	*Gross contract value for Four seasons care homes*
(3)	*Income budgets for care homes and Four seasons contract*
(4)	*Financial Contribution from NHS (data received 2/06/2021)*
(5)	*Staffing model based on revised 60 bed staffing adjusted for unknown operational factors*
(5)	*Assumes identical staffing model in each of the 60 bed homes*
(6)	*Based on current non staff costs of a 60-bed unit*
(7)	*Income assumptions reduced due to NHS staffing mix*
(8)	*Based on required percentage of capacity utilised in suite pre covid-19*

Appendix 2

Outline implementation plan – phase 1 bed base redesign activities

The recommendations proposed as part of phase 1 (P1) bed base redesign are bold when considered in their entirety and they will have an impact on the wider system. To ensure enough capacity remains in the system throughout the transition period to meet existing demand we propose a phased approach to delivery. Some of these changes need to happen sequentially in order to create capacity within the estate to transition services from their existing accommodation to their new accommodation. This is our proposed outline implementation plan for the phase 1 activities. We have considered this carefully; however, the plan is subject to change if any unintended consequences come to light and we need to adapt the model. A phased approach to delivery allows us to amend the implementation plan if required without having a negative impact on the wider bed base system.

We have developed the implementation plan in 3 month increments to schedule activity. An overview of the planned activities can be found in the table below:

0–3 months **July – Sept**	**3–6 months** **Oct – Dec**	**6–9 months** **Jan – Mar 22**
Consultation with Drumbrae staff	Diver admissions away from Liberton to alternative locations	Evaluate changes made to date to ensure there are no unintended consequences
Consultation with Drumbrae residents and families	Withdraw from Liberton hospital site	Redesign model if required
Remove Drumbrae registration with the Care Inspectorate	Complete resident moves (P1 care home residents)	Implement new staffing model to 2nd 60 bed care home (pending evaluation)
Close Drumbrae as a care home	Complete staff moves (P1 care home staff)	Consultation with care home staff (2 care homes in P2)
Consultation with HBCCC staff	Complete staff moves (HBCCC)	Consultation with residents and families within P2 CHs
Reopen Drumbrae as Complex Care Assessment facility	Complete staff moves (IC)	Transition to new care arrangements in care homes where care is commissioned
Consultation with IC staff	Close 2 x care homes (P1)	Agree future requirements for Thistle ward
Agree with PFI lease holders on change in function	Submit notice on lease for Ferryfield house	Phase 2 bed base redesign activity

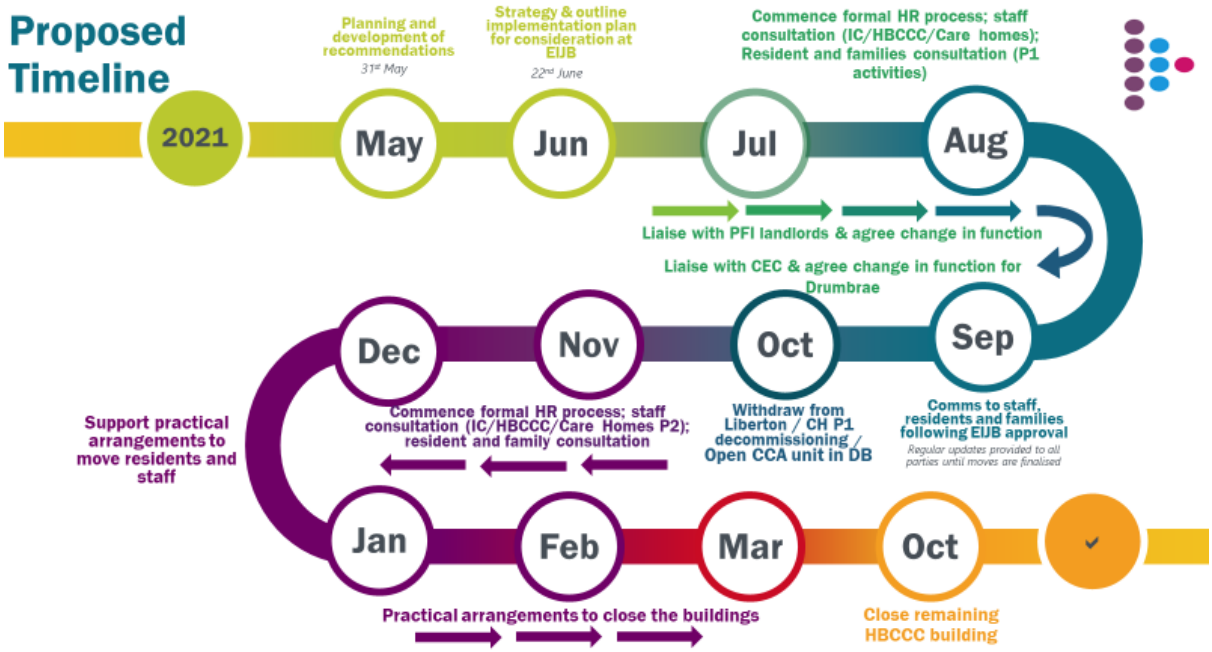
Begin adaptations for IC spaces	Undertake options appraisal on care homes where care is commissioned	
Complete resident moves (DB residents)	Change registration in identified newer 60 bed home to nursing care	
Complete staff moves (DB staff)	Implement new care home staffing model in one 60 bed care home	
Consultation with care home staff (2 care homes in P1)	Recruit to additional IC beds	
Consultation with residents and families within P1 CHs	Phase 2 bed base redesign recommendations to EIJB	
Tender closure notice with Care Inspectorate	Respite options agreed and approved	
Recruit to new care home staffing model		
Issue a PIN to test the market for care provision at two CEC Care homes where care is currently commissioned		

9-12 months **Apr – Jun 22**	**12-15 months** **Jun – Aug 22**	**15-18 months** **Sep – Nov 22**
Complete resident moves (P2 care home residents)	Prepare for withdrawal from Ferryfield house	Move out of Ferryfield House
Complete staff moves (P2 care home staff)	Transition out of Thistle ward and redesign as intermediate care	Fully evaluate the phase 1 redesign and report to management teams
Close 2 x care homes (P2)	Phase 2 bed base redesign activity	Phase 2 bed base redesign activity
Implement new staffing model to 3rd 60 bed care home		
Prepare to transition Thistle ward		
Phase 2 bed base redesign activity		

Our phase 1 redesign activities are planned on a large scale, many of the changes will impact on other bed-based services and therefore, a phased approach to redesign is essential. By phasing activity, we can ensure resilience throughout the transition with adequate time to evaluate changes iteratively to ensure there are no unintended consequences, if there are any unintended consequences the model can be adapted to ensure stability and minimise risk. Any change on this scale does require some acceptance of risk however, through planning and evaluation we are confident that we can be responsive to the impact and adapt if necessary.

This is not a financially driven proposal; it is a proposal that has the best interests of people at its heart. We want to ensure we can provide the very best outcomes for people, at the right time, in the right place and the proposals in this plan start to enable that shift. In relation to both intermediate care and our care homes, doing nothing is not an option. We must vacate the Liberton Hospital site and our care home estate is unsustainable. Our HBCCC estate has too many HBCCC beds and is not being used to its maximum potential. We have a real opportunity through transformation and redesign to optimise our estate and our bed base in these three areas, these changes will form phase 1 of the bed base redesign with the remaining bed types the focus of phase 2 activities. Once the project is complete, the Partnership will have the optimum bed base for the coming 10 years that is sustainable, practical and outcomes focused.

A high-level timeline for the phase 1 project delivery can be found below:



Bed Based Care – Definitions

Each of the bed-based care project workstreams has been based on the function of beds. The definitions of these functions are as follows:

Intermediate Care Facilities (ICFs)

Intermediate Care Facilities (ICFs) provide services which are therapy orientated with assessment and interventions for people identified as clinically ready for transfer to a bed-based service, at the point at which treatment, assessment and care can safely be continued in a non-acute setting. These services are usually for patients aged over 65 who no longer require care and treatment in an acute setting however, intensive, and frequent rehabilitation and reablement is required to enable them to return home. A bed-based setting continues to be needed for short term interventions of up to 6 weeks.

Hospital Based Complex Clinical Care (HBCCC)

Patients receive HBCCC if they cannot have their care needs met in any setting other than hospital and require long-term complex clinical care. This includes patients within NHS Scotland facilities (e.g. acute general hospitals, community hospitals and psychiatric hospitals) as well as those patients funded by NHS Scotland but treated in non-NHS Scotland facilities (e.g. private facilities or NHS facilities elsewhere in the UK). By definition, patients in receipt of HBCCC cannot be classed as a Delayed Discharge.

Care Homes

A Care Home is where people live and have their care needs met in homely surroundings. They can also be called:

- Residential care
- Residential care homes
- Nursing homes
- Retirement homes

They are usually for people needing more care than they could get in their own home or in supported accommodation. In care homes, staff are trained to provide care that meets the Health and Social Care standards. Care homes in Scotland are regulated by the Care Inspectorate.

Specialist inpatient Rehabilitation

For the purposes of this project, Specialist inpatient Rehabilitation is rehabilitation provided at the Astley Ainslie Hospital across three specialities: Neurorehabilitation; Amputee rehabilitation and Orthopaedic rehabilitation. The service does serve older people but is predominately for those aged under 65, it is also a hosted service for all of Lothian not just Edinburgh.

Rehabilitation in general is care that can help people get back, keep or, improve abilities that they need for daily life. These abilities may be physical, mental and/or cognitive. People can lose these abilities because of disease or trauma, or as a side effect from medical treatment. Rehabilitation can improve daily life and functioning to enable patients to regain independence.

Respite / Breaks from caring

Respite care provides the opportunity for carers and the people they care for to have a break away from the normal routine and demands of their caring situation. People without a carer can also benefit from a break from their home circumstances. These short breaks are an essential part of the overall support that families and carers need to help them care for a family member, partner, or friend. Short breaks should provide positive outcomes for all those involved in the caring relationship.

Short Breaks definition by Shared Care Scotland: *"A short break is any form of service or assistance which enables the carer(s) to have periods away from their caring routines or responsibilities".*

Palliative and end of life care[14]

Palliative care is treatment, care, and support for people with life-limiting illness, and their family and friends. It is sometimes called "supportive care". The aim of Palliative care is to help people have a good quality of life, this includes being as well and active as possible in the time they have remaining. It can involve:

- Managing physical symptoms such as pain.
- Emotional, psychological, and spiritual support.
- Social care, including help with washing, dressing, and eating.
- Support for family and friends.

End of life care involves treatment and support for people nearing the end of their life. It's an important part of Palliative care. It is for people who are thought to be in their last year of life, but this timeframe is difficult to predict. Some people may only receive end of life care in their last weeks or days.

Mental Health Beds

Inpatient services form a critical component of mental health provision, providing clinicians with a means of rapidly reducing the risk of suicide, self-harm, and harm to others. They provide an environment in which complex treatment regimes can be safely initiated and regulated. Mental health beds accommodate inpatients for psychiatric purposes including substance abuse therapy.

Supported Accommodation

Supported accommodation is any housing scheme where housing, support and sometimes care services are provided to help residents to live as independently as possible within the community.

[14] From Marie Curie webpage

Supported accommodation is available to older people aged over 55, people with learning disabilities and physical disabilities and Mental Health conditions. Support can include:

- Assessment of ongoing care needs
- Hands on care and practical assistance
- Skills training
- Escort to community settings
- Advice and support

OLDER PEOPLES ACCOMMODATION ASSESSMENT – 8th August 2019

Background:

The accommodation strategy approved in 2008 was to replace the 17 care homes for older people (14 owned and 3 leased) that were no longer fit for purpose. At that time, it concluded (based on demography, balance of care, market share future changes in the independent care sector and opportunities presented by housing association activity) that the Councils should continue to own care homes and to move from a market share of 22% to 15% by 2018. Agreeing that the 652 beds in older care homes should be replaced with 500 beds in new care homes.

To date the Council has opened 6 new care homes, providing 360 places where accommodation is fit for purpose and suitable for residents with higher and more complex needs. 151 beds remain operational in the 4 older care homes that were deemed not fit for purpose over 10 years ago. With the exception of ongoing asset management works, routine repairs and maintenance and minor cosmetic improvements, the standard of accommodation has remained largely the same over the 10year period. Appendix 1 – Older People list all the CEC care homes, their running cost and recommended 5year investment cost and condition rating.

Key Criteria for accommodation

Key principles and documents

Scotland's New Health & Care Standards 2018 More person led, and outcome focused.
In particular Standard 5 provides '…an appropriate mix of private and communal areas, including accessible outdoor space, that have been designed or adapted for high quality care and support'

Building Better Care Homes for Adults Guidance –
key elements: building design and room sizes

A Quality Framework for care homes for older people – Self Assessment: Q4 How good is our setting: high quality facilities in a setting that promotes people's independence and where residents can be connected and involved in the wider community

Safety – statutory compliance Fire safety, Building Standards. Food Safety and Health and Safety.

Location -integration with the local community, access to local facilities and public transport, with attractive and stimulating outlooks, in areas that minimised noise/air pollution, have accessible and quality outdoor spaces. In areas that promotes positive intergenerational experiences and opportunities.

Size and layout – preference for small group living units (fewer than 10 places – tended to have the highest quality/satisfaction ratings), are domestic in scale, have more familiarity and staff have a greater knowledge of individuals, helps promotes independence, and provides sufficient space to meet resident's needs.

The layout promotes physical activity and movement.

Spaces are suitable for people with complex needs and dementia friendly – meets good practice lighting, garden, and interior design criteria.

Bedrooms - single minimum 12.5-13 m2, shared minimum 16m2, excluding 3.5m2 en-suites. Note that CEC new care homes standards are above the statutory requirement with minimum bedroom sizes 16-18m2, en-suites 5m2, communal space, assisted bathing 15m2.

En-suites – generally all bedrooms should have en-suites, consisting of a toilet, wash hand basin and a shower or bath – minimum size for a wet floor facility 3.5m2, alternatives facilities should be greater than 3.5m2

Communal toilets/bathrooms/showers – proximity to bedrooms/sitting and dining areas, protects privacy and dignity of residents, sufficient space for staff assistance if required. 1 bath to every 10 people

Communal space: sitting area, lounges, and dining. Minimum 3.9m2 per resident excluding circulation, in the individual residential units as well as a range of large communal areas, quite areas, cafes.

Dining and Eating: kitchen areas that provides a familiar domestic setting and localised supplies of food and equipment. Dining area should have sufficient seating area for staff to provide support if needed, free from noise and distractions.

Supports Physical Activity: promotes physical activity and well-being in the daily life of the home, avoiding risks of trips and falls

Outdoor facilities: for most is an important part of a person's wellbeing – available on every level, accessible, variety of seating and activity spaces, themed, with children's play area for visitors.

Current Establishment Assessment

The current service is delivered from the following properties in a mix of council run and private run facilities.

Homes for Older people

Property	**Occ**	**Age**	**Day Care**	**En-suite** **Min 3.5m incl shower/bath**	**Single room** **Min 12.5–13 m2**	**Shared / Double room** **Min 16 m2**	**Communal Space 3.9m2 per person in each unit**
Marionville	60	2007 - 12 years	Yes	Yes	Yes	n/a	Yes
Castle Green	60	2008 11 years	Yes	Yes	Yes	n/a	Yes
North Merchiston	60	2009 10 years	Yes	Yes	Yes	n/a	Yes
Inchview	60	2011 - 8 years		Yes	Yes	n/a	Yes

Drumbrae	60	2014 - 5 years		Yes	Yes	n/a	Yes
Royston	60	2017 – 2 years		Yes	Yes	n/a	Yes
Ford's Rd	38	1986 - 33 years	Yes?	No	No -10.5m2	Yes - 17m2	Further assessment required
Clovenstone	37	1987 - 32 years	Yes?	No	No - 11m2	No - 15.8m2	Further assessment required
Ferrylee	44	1987 – 32 years	Yes?	No	No – 10.92m2	Yes – 16m2	Further assessment required
Jewel House	32	1991 -28 years	No?	No – toilet only	No -11 m2	None	Further assessment required

Note: Cherry Oak Care Home for Older People (no of beds?) leased in at £135k p.a. for 3 to 5 years, as replacement beds for Oaklands Care Home. (the capital receipt is part of the funding for the new Castle Crags Autism Service) – is there existing capacity within the existing care homes to reduce the need for these leased in beds?

There are four buildings whose suitability has not addressed to date, set out below.

Older Care Homes	**Capacity**	**Age 30 years +**	**Care Inspectorate Compliance**	**Suitability Rating**	**Condition rating**	**5yr Investment costs**	**Annual Running costs**
Clovenstone (1987)	37	Yes	No		B - satisfactory	£182,463	£154,141
Ferrylee (1987)	44	Yes	No		B- satisfactory	£408,364	£126,631
Ford's Road (1986)	38	Yes	No		A- good	£83,099	£126,754
Jewel House (1991)	32	No (nearly)	No		A- good	£249,193	£197,211
TOTALS	**151**					**£923,119**	**£604,737**

Key issues

- **Age**: Property have exceeded or reaching design life expectancy.
- **Statutory Compliance**: these homes do not meet Care Inspectorate Design Guidance for Building Better Homes - Health and Social Care Standard Care: 520 (Sizes) – insufficient physical space bedroom sizes fall below: single room min 12.5-13m2, double room 16m2/ and Care Standard 5.28 en-suite facilities with a shower 3.5m2 plus)
- **Suitability Assessment** – Care Inspectorate, A quality framework for care homes for older people is a self-evaluation tool which requires to be completed for each facility.
- **Condition Rating –** The these are good/satisfactory due to the recent level of investment required to avoid the risk of plant and fabric failure for this vulnerable client group.

Recommendation/ Opportunities:

Previous assessments have determined it would not be value for money to refurbish alter or extend the older care home stock to meet current minimum standards and would be even more costly to meet City of Edinburgh Council's own design standards and quality criteria.

Do nothing option: would be to retain all the existing care homes assets if the suitability assessment deemed them 'satisfactory' and there is continued demand for these bed spaces.

However, the future aspiration for older people's services is to provide a greater share of homes for life within client's local community. Therefore, the recommendation would be to replace the older care home stock with suitable homes with assistive technology, in each of the localities.

South West Locality (Clovenstone & Ford's Road Care Homes)

There are several potential housing development opportunities in the South West area where significant change is anticipated over the next few years: Murryburn depots site, Gate 55 (former Westburn Primary School) site, where part of the site has already been transferred to HRA account. The existing Clovenstone Care home is already on HRA account and could also be redeveloped with a number of homes for life (older people, disabilities, transient stock for people with mental health issues)

North East (Ferrylee) & Jewel House

The existing care home sites are adjacent to park land and a feasibility /capacity study could be undertaken to redevelop the site with housing and replace the poor-quality wasteland with something of greater value to the local community. Subject to consultation with planning??

The financial model would need to be looked at in more detail to develop full business cases.

Modelling

Intermediate care – referral data used between April 2020 and March 2021

	Patients on waiting list	Total patients	Average LoS	Bed days required overall	No of beds in use/required	No of beds available	inc 85% occupancy uplift	inc 8% for growth	inc 10% uplift for direct refs	inc 7% uplift for reduced hospital use
Patients admitted to IC (Apr 20 - Mar 21)		369	49.76	18,361	50.31	64	59	64		
Patients d/c Acute with over 7 days stay from ref	107	476	49.76	23,686	64.89	64	76	82	**91**	**97**
Patients d/c Acute with over 14 days stay from ref	161	637	49.76	31,697	86.84	64	102	110	**121**	**130**
Combined patients d/c Acute with over 7 days stay from ref (C5 and D5 combined)		744	49.76	37,021	101.43	64	119	129	**142**	**152**

HBCCC – referral data used between April 2020 and June 2021

	Patients on waiting list	Total patients	Average LoS	Bed days required overall	No of beds in use/required	No of beds available	inc 85% occupancy uplift	inc 8% for growth	inc 7% uplift for reduced hospital use	
Thistle	8	16	127.70	2,043	5.60	27	7	7	7.61	Using data for all referrals in Jan 2020/ Jun 21
Frail /Elderly	5	48	98.25	4,716	12.92	54	15	16	17.57	inc those RIP before admission
Old Age Psychiatry	1	39	203.00	7,917	21.69	47	26	28	29.49	inc those RIP before admission
Pentland*		1	109.00	109	0.30	64	0	0	0.41	

* not enough data available - only 1 referral in 2020/21

Notes:

Total patients include all patients currently on the wards plus the waiting lists.

Average LOS for HBCCC patients is calculated using those referred and admitted from Apr 2020 to Jun 2021

The data for Thistle ward is calculated using all referrals from January 2020 to June 2021

STAFFING MODEL – INTERMEDIATE CARE (30 BED UNIT)

Role	Band	No req per shift
Admin / discharge co-ordinator	7	1
Registered nurse	7	1
Registered nurse	6	2
Registered nurse	5	9.87
Non registered nurse	3	1
Non registered nurse	2	7.8
Team leader	6	3
Community Care assistant	5	1
Business support assistant	4	1
Admin support	2	0.8
Occupational therapist	7	1
Occupational therapist	6	1
Occupational therapist	5	1
Occupational therapist	3	1
Physiotherapist	7	1
Physiotherapist	6	1
Physiotherapist	5	1
Physiotherapist	3	1
Medical out of hours cover?		

The medical model for intermediate care has 0.5 WTE consultants, plus 2 WTE junior medical staff.

Appendix 7

STAFFING MODEL – HBCCC (60 BED UNIT)

Description	Category	Role	Band	WTE
Nursing	Permanent Nursing	Permanent nurse	Band 2	45.99
			Band 5	31.21
			Band 6	4.00
			Band 7	2.00
Administrative services	Finance	Finance officer	Band 2	2.00
	Patient services	Patient services	Band 2	2.70
				87.9

Description	Category	Role	Band	WTE
Medical	Medicine of the Elderly	Consultant	n/a	2 PA = 0.2
	Specialty Doctors	Specialty Doctors	n/a	2.4
Nursing	Nursing	Advanced Nurse practitioners	TBC	0.61
				3.21

Appendix 8

CARE HOME OCCUPANCY – AS AT 6TH JUNE 2021

	Care home	Bed no's	Residents	Vacancies
1	Ashley Court	54	43	11
2	Belleville Lodge	22	15	7
3	Braeburn Home	18	17	1
4	Braid Hills Nursing Home	119	77	42
5	Cairdean	90	69	21
6	Cameron Park	24	24	0
7	Camilla House	39	34	5
8	Castlegreen	60	37	23
9	Chamberlain Road	29	27	2
10	Claremont Park	30	24	6
11	Clovenstone	35	23	12
12	Colinton	53	48	5
13	Craighall House	12	9	3
14	Crammond Residence	74	23	51
15	Davidson House	40	22	18
16	Drumbrae	60	13	47
17	Eildon House	21	18	3
18	Erskine Edinburgh Home	72	69	3
19	Ferrylee	43	14	29
20	Ford's Road	36	25	11
21	Forthland Lodge	47	46	1
22	Gilmerton	60	58	2
23	Gilmerton Neuro disability	15	15	0
24	Glencairn	26	17	9
25	Guthrie House	88	59	29
26	Haugh House	10	8	2
27	Inch View	60	50	10
28	Jewel House	32	19	13
29	Lauder Lodge	60	57	3
30	Lennox House	34	32	2
31	Letham Park	70	57	13
32	Manor grange nursing home	83	76	7
33	Marian House	34	30	4
34	Marionville Court	60	37	23
35	Morlich House	23	21	2
36	Morningside Manor	42	42	0
37	Murrayfield House	96	78	18
38	Murrayside	63	55	8
39	North Merchiston	60	50	10
40	Northcare Suites	76	69	7
41	Northcare Manor	74	73	1

42	Queens Bay Lodge	24	22	2	
43	Queens Manor	60	51	9	
44	Royal Blind Allermuir	4	4	0	
45	Royston Court	60	36	24	
46	Sir James McKay House	20	15	5	
47	Southpark	32	29	3	
48	Spring Gardens	18	17	1	
49	St Margaret's	60	57	3	
50	St Raphael's	63	62	1	
51	Strachan House	83	75	8	
52	Struan Lodge	30	29	1	
53	Thorburn Manor	34	33	1	
54	Trinity House	55	37	18	
55	Tweed Lodge	5	4	1	
56	Victoria Manor	118	101	17	
57	Viewpark	20	20	0	
58	Belgrave	33	22	11	
59	Blenham House	60	58	2	
60	Cluny Lodge	72	65	7	
61	Eagle Lodge	35	33	2	
62	Lorimer House	37	35	2	
63	The Elms	40	31	9	
		3,007	**2,416**	**591**	80% occupancy

CEC delays for care homes[15]

	CH LA delays (24A)	NH Delays (24C)	Spec. Residential >65 (24E)	Dementia Bed (24F)
15/12/2020	0	9	1	5
21/12/2020	0	8	1	4
28/12/2020	0	9	1	4
04/01/2021	0	6	1	1
11/01/2021	0	10	1	1
19/01/2021	2	19	1	3
26/01/2021	1	8	0	3
02/02/2021	1	5	0	4
09/02/2021	3	11	0	4
16/02/2021	0	13	1	5
23/02/2021	2	12	1	7
02/03/2021	1	16	1	3
09/03/2021	2	12	1	6
16/03/2021	2	14	1	9
23/03/2021	2	18	1	6
30/03/2021	3	16	1	6
06/04/2021	5	16	1	8
13/04/2021	5	27	1	6
20/04/2021	5	21	1	5
27/04/2021	6	18	1	6
04/05/2021	2	13	1	3
11/05/2021	2	15	1	4
18/05/2021	1	18	1	5
25/05/2021	0	16	1	4
01/06/2021	1	20	1	4
Average delays p/w	2	14	1	5
Average delays p/m	8	61	4	20
av. Refs	4	2		1
av. Admits p/m	2.14	1		1
av. Admits p/w	0.49	0.3		0.19
Average Cost p/w	£2,917.03	£22,891.93		£7,246.54
Average p/a	**£152,094.00**	**£1,193,585.28**		**£377,834.40**

Cost of purchasing this care externally.

[15] Data taken from the daily CEC delayed discharge report

Appendix 10

Proposed new staffing model for care homes

		Drumbrae 60 Beds				20/21 FY
Post	Grade	FTE	Gross Cost per post £	Enhancements	Salary + Enhancements + Agency	Total Cost
Manager	Grade 9	1.00	69,393.56	0.00	69,393.56	69,393.56
Depute Manager	Grade 7	1.00	48,196.11	1,257.88	49,453.99	49,453.99
Depute Manager (NHS)	Band 6	1.22	45,284.00	9,056.80	54,340.80	66,295.78
Business Support Officer	Grade 6	1.00	40,164.70	0.00	40,164.70	40,164.70
Business Support Administrator	Grade 4	1.00	27,483.03	0.00	27,483.03	27,483.03
Team Leader (D)	Grade 6	6.33	40,164.70	1,126.44	41,291.14	261,372.93
Nurse (D)	Band 5	8.20	36,524.00	9,131.00	45,655.00	374,371.00
Social Care Workers day	Grade 4	11.33	27,483.03	1,125.80	28,608.83	324,138.08
Social Care Worker (N)	Grade 4	6.33	27,483.03	6,974.16	34,457.19	218,114.01
Activity Co-ordinator	Grade 4	1.00	27,483.03	1,125.80	28,608.83	28,608.83
Social Care Assistants day	Grade 3	24.33	23,543.10	1,125.80	24,668.90	600,194.26
Social care Assistants night	Grade 3	18.33	23,543.10	6,974.16	30,517.26	559,381.32
Senior Cook	Grade 4	1.22	27,483.03	1,052.80	28,535.83	34,813.72
Cook	Grade 3	1.83	23,543.10	1,052.80	24,595.90	45,010.49
Kitchen Assistant	Grade 2	3.66	20,849.27	875.84	21,725.11	79,513.92
Domestic	Grade 2	8.54	20,849.27	1,052.80	21,902.07	187,043.71
Laundry	Grade 2	2.44	20,849.27	1,052.80	21,902.07	53,441.06
Handyman	Grade 3	2.44	23,543.10	0.00	23,543.10	57,445.16
Total Staffing Costs		**101.20**				**3,076,239.55**
Non Staff Costs						
V200 Premises Costs						£8,951
V250 Transport Costs						£9,942
V300 Supplies & Services						£194,732
V400 Third Party Payments						£9,794
V500 Transfer Payments						£1,356
Total Non Staff Costs						**£224,776**
Total Gross Cost						**£3,301,015.66**
Income Budget						**-£782,000.00**
Total Net Cost						**£2,519,015.66**
Total Budget						**£2,451,495.72**
Difference						**-£67,519.94**

Condition reports – older care homes

Clovenstone condition report – completed 2nd August 2019

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CS001423

Survey Description		Survey Date	Survey Status	Surveyor	Organisation
		02/08/2019	COMPLETE	Gavin Alston	CEC
Site	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE				
Address	27 EDINBURGH CITY OF EDINBURGH EH14 3EX				
Number of Buildings	2				
Number of Rooms	119				
Score	B				
General Summary					
Mechanical Summary	Interim Report after LTHW and DHWS Plant upgrade works Desktop Exercise				
Electrical Summary					

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Identified Work Summary

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	11,064	1,844	0	12,908
02 Floors and stairs	0	0	92	395	0	487
03 Ceilings	0	0	0	5,268	0	5,268
04 External walls windows and doors	0	0	0	3,951	0	3,951
05 Internal walls and doors	0	0	0	0	10,537	10,537
06 Sanitary services	0	0	0	13,171	0	13,171
07 Mechanical services	0	100,000	1,000	2,000	0	103,000
08 Electrical services	0	200	1,001	0	0	1,201
09 Redecorations	0	0	0	5,268	0	5,268
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	2,634	10,537	0	13,171
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	0	0	0	168,964

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Building Summary BLD00426 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	11,064	1,844	0	12,908
02 Floors and stairs	0	0	92	395	0	487
03 Ceilings	0	0	0	5,268	0	5,268
04 External walls windows and doors	0	0	0	3,951	0	3,951
05 Internal walls and doors	0	0	0	0	10,537	10,537
06 Sanitary services	0	0	0	13,171	0	13,171
07 Mechanical services	0	100,000	1,000	2,000	0	103,000
08 Electrical services	0	200	1,001	0	0	1,201
09 Redecorations	0	0	0	5,268	0	5,268
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	100,200	13,157	31,899	10,537	155,793

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Site Condition Scores

Site: SIT0211 (CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE)
Survey Date: 02/08/2019
Address: 27

EDINBURGH
CITY OF EDINBURGH
EH14 3EX
Type:
Listed Usage:
Usage:
GEA (m2):
GIA (m2):
NIA (m2):
Ward:
Number of Idwork:
Total Cost:

Site Element Summary

Overall Score:

Score comment:

Element	Score	Comment
01	C	
02	A	
03	A	
04	A	
05	A	
06	A	
07	D	Score remains D after upgrade to hot water services
08	A	

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09	B	
10	A	
11	B	All in very good condition though some external fencing is needed and the perimeter cannot be considered secure. Fencing merely denotes the property boundary.
12		
XX		

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Building Condition Scores

Site: SIT0211 (BLD00426)
Survey Date: 02/08/2019
Building: BLD00426 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Address: 27

EDINBURGH
LOTHIAN
EH14 3EX
Type: 04 BUILDING
Year Built:
Listed Usage:
Usage: 09 HOME FOR THE ELDERLY
GEA (m2): 1782.78
GIA (m2): 1657.33
NIA (m2):
Ward: 2 Pentland Hills
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: B - Satisfactory

Score comment: Building would need significant alteration were it required to meet latest Care Commission requirements retrospectively, although remodeling would be significantly less costly than demolision/new build.

Element	Score	Comment
01	C	Some very minor faults to be addressed at features over doorways. Flashband has been used as a temporray fix.
02	A	Floors are structurally sound and finishes 50% worn. Minor repairs needed in kitchen where weld has failed in vinyl
03	A	

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04	A	External walls are generally very good but some repointing is needed.
05	A	All very good but will need redcorated within 5 years and perhaps should be fitted with fingerguards.
06	A	All good but does not comply with latest Care Commission standards that recommend en suit facilities. These could be introduced but would be disruptive and lead to loss of two rooms per wing.
07	D	Score remains D after upgrade to hot water services
08	A	
09	B	Cyclical and will need repaint in year 5.
10	A	All good
11	A	
12		Not applicable
XX		

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Identified Work (by location)

Code:	IW00024597	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.01 All surfaces (for minor defect)	**Cost:**	£6585.60
Condition:	B Satisfactory	**Remedy:**	Redesign courtyard with waste high planters made of timber, better ramp and paving design. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Courtyard is an nice tidy external space but the type of paving, tripping hazards, sharp arris, seem incongruous with elderly residents.
		Defect Location:	Couryard
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:	These are more suitability (equalities act) rather than condition issues.		
Photo:			

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Identified Work (by location)

Code:	IW00024591	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.04 Concrete flagstone surface	**Cost:**	£2634.24
Condition:	C Poor	**Remedy:**	Some concrete flagstones need replaced and joints need weed kill/repointing. Adjust ground levels to suit CI covers. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Broken or uneven slabs in places and weed growth between slabs will eventually lead to tripping hazards. Raised manholes on grassed areas make grasscutting more difficult.
		Defect Location:	Entire perimeter
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00024592	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.04 Timber Gates/Fencing	**Cost:**	£3951.36
Condition:	B Satisfactory	**Remedy:**	Repair fencing of differing styles or alternatively consider black palstic coated anticlimb to allow perimeter to be secured at night. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Fencing style varies arround perimeter and some is not in good condition including car impact damage and decayed timber.
		Defect Location:	Perimeter of site
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00024588	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00426
Subelement:	01.01 Drainage (including rainwater goods and pipes)	**Room:**	
Item:	01.01.01 Cast Iron/Alumin etc rainwater goods	**Cost:**	£526.85
Condition:	C Poor	**Remedy:**	Clear, paint, and replace hand access covers including new gaskets. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Gutters need cleared, CI to be repainted and hand access covers are missing.
		Defect Location:	At eaves level and at foot of rainwater conductors.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00024595	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00426
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.03 Clay Tile Pitched	**Cost:**	£1448.83
Condition:	B Satisfactory	**Remedy:**	Replace damaged panel and checkm lead is intact. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Cladding panel damaged and roof flashing is very tall. Appears that someone has tried to steal lead at some point and damaged panel as a result.
		Defect Location:	Vertical face of roof panels.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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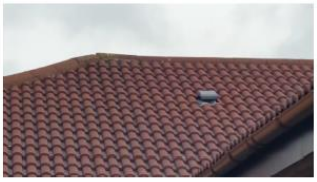
Identified Work (by location)

Code:	IW00024598	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00426
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.03 Clay Tile Pitched	**Cost:**	£395.14
Condition:	B Satisfactory	**Remedy:**	Pressure wash moss off roof tiles and possibly treat with silicone based wash. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	The roof is generally in excellent condition. Some minor discolouration as a result of a build up of moss and some minor cracking in cement bedding along ridge tiles. Although currently weather tight.
		Defect Location:	Ridge and eaves
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00024587	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00426
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.10 Metal profile roof cladding/decking	**Cost:**	£10536.96
Condition:	C Poor	**Remedy:**	Redesign lead roof to wall detail and dress lead over stone. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	There is a faux stone gable feature above all external doors and the roof over each of these features is lead. Detailing poor and needs revision to prevent water ingress.
		Defect Location:	Above all single external doorways.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:	Rather than a stright repair to replace temporary flashband a slight redesign is needed to make the detail work effectively.		
Photo:			

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Identified Work (by location)

Code:	IW00024600	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00426
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£131.71
Condition:	B Satisfactory	**Remedy:**	Reweld open joins Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Seam welding in kitchen needs redone
		Defect Location:	Kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00024596	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00426
Subelement:	02.04 Staircases	**Room:**	
Item:	02.04.01 Concrete Stairs	**Cost:**	£92.20
Condition:	C Poor	**Remedy:**	Replace chain with better defined barrier with quick release catch. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Chain is effective in preventing residents from attempting to scale stairway but is not visuall very obvious and could lead to someone with visual impairment falling.
		Defect Location:	Foot of stairs
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	There must be a proprietary system that would serve this purpose yet be more easily seen.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024599	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00426
Subelement:	02.04 Staircases	**Room:**	
Item:	02.04.02 Handrails	**Cost:**	£263.42
Condition:	B Satisfactory	**Remedy:**	Install new handrail Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Stairs should have handrails both sides.
		Defect Location:	Upper level
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Suitability rather than condition, but if you have an injury to your right hand or missing limb this stair will be difficult to use safely.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024594	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	03 Ceilings	**Building:**	BLD00426
Subelement:	03.01 Ceiling Finish	**Room:**	
Item:	03.01.04 Plasterboard	**Cost:**	£5268.48
Condition:	B Satisfactory	**Remedy:**	Tape, plaster, prime, and paint to nearest sharp edge. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Ceilings are generally good but will need redecorated in year 4. Some plaster repairs are needed at positions that coincided with roof leaks.
		Defect Location:	Fire escape stair from 1st floor staff accommodation
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024589	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00426
Subelement:	04.04 Ext Walls Structure & Foundations	**Room:**	
Item:	04.04.04 Solid Brick	**Cost:**	£3951.36
Condition:	B Satisfactory	**Remedy:**	Repoint in colour impregnated sand/cement mortar to match original pointing Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Numerous brick joints are devoid of mortar
		Defect Location:	Entire perimeter of building mainly to solier course of bricks.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00024601	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD00426
Subelement:	05.03 Internal Wall Finish	**Room:**	
Item:	05.03.02 Linings/finishes on internal walls (wall finish)	**Cost:**	£10536.96
Condition:	A Good	**Remedy:**	Target year: 2021
Priority:	04 Long Term - Beyond 5 years	**Defect:**	There are no defects in residents rooms and no large scale decor is anticipated to be required within 5 years.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024593	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	06 Sanitary services	**Building:**	BLD00426
Subelement:	06.03 Toilets	**Room:**	
Item:	06.03.03 WC	**Cost:**	£13171.20
Condition:	B Satisfactory	**Remedy:**	Reattach panels and redecorate in year 4. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Toilets are generally in good condition with only minor improvements needed. IP panels are losse in places and need reattached.
		Defect Location:	There are 4 identical resident areas and all are in a similar condition.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024607	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00426
Subelement:	07.05 Heat source and equipment (e.g. boilers, including flues)	**Room:**	
Item:	07.05.01 Boilers	**Cost:**	£100000.02
Condition:	D Bad	**Remedy:**	Remove existing heating system and replace with new efficient, effective and appropriate heating system. Target year: 2018
Priority:	01 Urgent	**Defect:**	Heating system in poor condition.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024605	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00426
Subelement:	07.05 Heat source and equipment (e.g. boilers, including flues)	**Room:**	
Item:	07.05.02 Radiator	**Cost:**	£2000.03
Condition:	B Satisfactory	**Remedy:**	Dismantle and remove 10% of the existing radiators and replace with a new water filled radiant panel of appropriate type and size including support brackets, lock shield and thermostatic control valves. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	10% of the existing radiators are in poor condition and need to be replaced.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024606	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00426
Subelement:	07.08 Water Services	**Room:**	
Item:	07.08.01 Pipework	**Cost:**	£1000.03
Condition:	C Poor	**Remedy:**	Survey/inspect all hot, cold and drainage pipework and remove or replace any sections of pipework that are found to be in poor condition, nearing or at the end of their CIBSE Economic Life of 30 years or identified sections of abandoned pipework. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	hot, cold and drainage pipework in poor condition, nearing or at the end of their CIBSE Economic Life.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024608	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00426
Subelement:	07.08 Water Services	**Room:**	
Item:	07.08.02 Water Heater	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	Interim Report after DHWS Plant upgrade works Desktop Exercise Target year: 2018
Priority:	04 Long Term - Beyond 5 years	**Defect:**	Calorifier 1 in plant room has been replaced.
		Defect Location:	Plant Room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024602	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00426
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.05 Small Power	**Cost:**	£100.11
Condition:	C Poor	**Remedy:**	Replace faulty single RCD socket Target year: 2017
Priority:	01 Urgent	**Defect:**	Faulty single RCD socket outlet.
		Defect Location:	Main Kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024603	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00426
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.05 Small Power	**Cost:**	£100.11
Condition:	C Poor	**Remedy:**	Replace faulty socket. Target year: 2017
Priority:	01 Urgent	**Defect:**	Faulty 13 amp single RCD socket outlet.
		Defect Location:	Main commercial kitchen 031.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00024604	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00426
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.05 Small Power	**Cost:**	£1001.01
Condition:	C Poor	**Remedy:**	Install 1meter section of 3 compartment trunking complete with 6nr 13 amp sockets. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Multiple extension leads in use.
		Defect Location:	First Floor room 114.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00024590	**Site:**	SIT0211 CLOVENSTONE GARDENS HOME FOR OLDER PEOPLE
Element:	09 Redecorations	**Building:**	BLD00426
Subelement:	09.01 External Decoration	**Room:**	
Item:	09.01.05 Woodwork	**Cost:**	£5268.48
Condition:	B Satisfactory	**Remedy:**	Repaint/stain timber and replace tired ironmongery. Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Windows and doors are still in good condition but plastic coated aluminium has faded and timber needs re-stained.
		Defect Location:	Entire perimeter
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Total Idwork Cost: £168964.10

Ferrylee condition report – completed 28th January 2019

Edinburgh - City Of Edinburgh Council

CS001342

Survey Description	The property is a 44 bedroom Care Home built circa 1988 (153 rooms in total) and is of traditional construction on a cruciform plan shape with three identical layout wings around a central double height lounge, stair/lift well, and one wing containing staff facilities and offices. It has facing brick external walls and timber double glazed window units. The roof is steeply pitched timber trussed rafters with SW close boarded sarking, sarking felt and scotch slate. Rainwater disposal goods are square section, brown uPVC. Internal partitions are plastered brick with fair faced brick features.	**Survey Date** 28/01/2019	**Survey Status** COMPLETE	**Surveyor** Jim McLellan	**Organisation** CEC
Site	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE				
Address	24 EDINBURGH CITY OF EDINBURGH EH6 6HR				
Number of Buildings	1				
Number of Rooms	151				
Score	B				
General Summary	A programme of window replacement or extensive overhaul of existing is needed in year 4. Internal doors are poorly specified, very light weight with poor ironmongery specification. Extensive renewal should be considered. Fixed furniture is very low cost and quality and should be replaced.				
Mechanical Summary	New boiler project on site.				

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Edinburgh - City Of Edinburgh Council

Electrical Summary The electrical system is operating satisfactorily. There are some adjustments required to power and lighting installation.

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Identified Work Summary

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	2,634	2,371	0	5,005
02 Floors and stairs	0	0	5,662	0	0	5,662
03 Ceilings	0	0	2,160	0	0	2,160
04 External walls windows and doors	0	0	74,233	0	0	74,233
05 Internal walls and doors	0	0	67,173	0	0	67,173
06 Sanitary services	0	0	10,537	0	0	10,537
07 Mechanical services	0	0	27,263	0	0	27,263
08 Electrical services	0	0	65,757	88,247	0	154,004
09 Redecorations	0	0	0	14,488	0	14,488
10 Fixed internal furniture and fittings	0	0	29,635	0	0	29,635
11 External Areas	0	0	18,203	0	0	18,203
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	0	0	0	408,364

Edinburgh - City Of Edinburgh Council

Building Summary BLD00742 FERRYLEE HOME FOR OLDER PEOPLE MAIN BUILDING

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	2,634	2,371	0	5,005
02 Floors and stairs	0	0	5,662	0	0	5,662
03 Ceilings	0	0	2,160	0	0	2,160
04 External walls windows and doors	0	0	74,233	0	0	74,233
05 Internal walls and doors	0	0	67,173	0	0	67,173
06 Sanitary services	0	0	10,537	0	0	10,537
07 Mechanical services	0	0	27,263	0	0	27,263
08 Electrical services	0	0	65,757	88,247	0	154,004
09 Redecorations	0	0	0	14,488	0	14,488
10 Fixed internal furniture and fittings	0	0	29,635	0	0	29,635
11 External Areas	0	0	10,932	0	0	10,932
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	295,988	105,106	0	401,094

Edinburgh - City Of Edinburgh Council

Site Condition Scores

Site: SIT0416 (FERRYLEE HOME FOR OLDER PEOPLE)
Survey Date: 28/01/2019
Address: 24

EDINBURGH
CITY OF EDINBURGH
EH6 6HR
Type:
Listed Usage:
Usage:
GEA (m2):
GIA (m2):
NIA (m2):
Ward:
Number of Idwork:
Total Cost:

Site Element Summary

Overall Score:

Score comment: No major Asset expenditure required during this maintenance cycle (boiler replacement on site) but ongoing Revenue and Planned Maintenance will be necessary to maintain current condition.

Element	Score	Comment
01	A	Has some moss build up and two slates need replaced.
02	A	All currently in good condition. Programmed renewal of finishes is recommended from year 5 onwards.
03	B	All good but finishes dated. Timber boarding is not best finish for reflectance/fire resistance.
04	B	All walls in very good condition. Windows need overhaul or replacement.

05	B	All walls are in good condition, some are dated, door replacement is needed.
06	B	All sanitary areas are good. Some wall finishes would be better if covered with Respotex or similar.
07	D	Most of the major items of mechanical plant in the main building is, or will soon become beyond its expected useful efficient life span and are in the process of being replaced.
08	B	
09	B	Decor is currently OK but will need redecoration in year 5
10	C	Poor quality with doors and drawers easily detached/falling off.
11	B	All very good but some minor tripping hazards on pathways need addressed. Main driveway needs some resurfacing works.
12		N/A
XX		

Building Condition Scores

Site: SIT0416 (BLD00742)
Survey Date: 28/01/2019
Building: BLD00742 FERRYLEE HOME FOR OLDER PEOPLE MAIN BUILDING
Address: 33

EDINBURGH

EH6 6HR
Type: 04 BUILDING
Year Built:
Listed Usage: No
Usage: 09 HOME FOR THE ELDERLY
GEA (m2): 1816.42
GIA (m2): 1671.97
NIA (m2):
Ward: 13 Leith
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: B - Satisfactory

Score comment:

Element	Score	Comment
01	A	30 years old slate finish need some minor maintenance, moss removal. Otherwise good and watertight.
02	A	All good but will need renewal programme from year 5
03	B	All good but dated in appearance T&G boarding is not best for light reflectance, spread of flame.
04	B	Walling is in excellent condition, windows/doors need overhaul.

Edinburgh - City Of Edinburgh Council

05	B	Al walls are good but some door refurbishment is needed.
06	B	All sanitary ware is in good condition although wall finish would be better
07	D	Currently being renewed
08	B	The electrical system is operating satisfactorily. There are some adjustments required to power and lighting installation.
09	B	Will need redecorated in year 5. Interior design group should advise.
10	C	Look to be OK but are very flimsy and cheap units unlikely to last a further 5 years. Replacement recommended.
11	B	OK but need some concrete slabs realigned and some resurfacing. Pedestrian ways need revision.
12		
XX		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022798	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.04 Concrete flagstone surface	**Cost:**	£3951.36
Condition:	C Poor	**Remedy:**	Renew/repair as required. Remove all weeds and moss from tarmac to prevent trip/slip hazards occurring. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	The slabs to the concrete paved pathways are cracked and uneven, these will deteriorate further in time. Cracked and uneven slabs, tripping hazards, unsuitable cobbled pavement surface.
		Defect Location:	Grounds and pedestrian access
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	The pedestrian route to the main entrance from the main external pavements needs some thought to make progress easy and absolutely safe.		
Photo:			

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Identified Work (by location)

Code:	IW00022803	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.04 Concrete flagstone surface	**Cost:**	£158.05
Condition:	C Poor	**Remedy:**	Remove weeds and re-point open joints, jet-wash moss away Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Open joints, weeds, moss build up.
		Defect Location:	Various areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Pedestrian routes to main entrance need some additional thought/design.		
Photo:			

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Identified Work (by location)

Code:	IW00022802	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.05 Tarmac surface	**Cost:**	£263.42
Condition:	C Poor	**Remedy:**	Remove moss and weeds Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Trip/slip hazzard
		Defect Location:	North Fire Exit
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

North Fire Exit door
Moss and weeds should be removed from tarmac

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022799	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.01 Brick wall	**Cost:**	£526.85
Condition:	C Poor	**Remedy:**	not clear what the intention of this feature is but it would be better demolished and SW sleepers used to recreate retaining wall, instead of concrete/brick which presents increased impact risk to anyone falling. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Defective pointing and bedding mortar
		Defect Location:	Dwarf brick wall
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Investigate use and perhaps dispense with the feature. If its a bin store it should have a cage to prevent vandals using contents as fuel for possible arson attacks, or using bins themselves to gain access to roof.		
Photo:			

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Identified Work (by location)

Code:	IW00022800	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.02 Stone wall	**Cost:**	£1317.12
Condition:	C Poor	**Remedy:**	Remove vegetation, apply suitable herbicide and re-point open joints Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Vegetation distorting masonry
		Defect Location:	North boundry walls
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	North boundary walls Vegetation removal required from masonry		

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Identified Work (by location)

Code:	IW00022801	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.02 Stone wall	**Cost:**	£1053.70
Condition:	C Poor	**Remedy:**	Walling is mainly robust and vertical. Remove loose/friable joints and re-point open mortar joints to stone walling with lime based mortar. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Open joints and friable mortar in stonework.
		Defect Location:	North boundary wall
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Little risk of immanent collapse but deterioration of the wall will accelerate if ignored.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022793	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00742
Subelement:	01.01 Drainage (including rainwater goods and pipes)	**Room:**	
Item:	01.01.04 uPVC rainwater goods	**Cost:**	£2634.24
Condition:	C Poor	**Remedy:**	Clean out leaves, debris, moss growth, check all junctions and remake defective joints found to be leaking - renew any defective lengths found. Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Defective sections and joints to various lines of gutters and down-pipes
		Defect Location:	Perimeter of site
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	uPVC rainwater disposal goods have faded and are not that durable, suggesting lower quality specification.		
Photo:	 **Vegetation should be removed from gutters ensuring free disposal of rainwater**		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022794	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00742
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.14 Slate Pitched	**Cost:**	£2370.82
Condition:	B Satisfactory	**Remedy:**	Hands on inspection of roof coverings replacing any missing or defective slate by rope access, High level survey. Target year: 2020
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Planned overhaul required to remove moss build up and replace two slipped slates with matching scotch slate.
		Defect Location:	Entire area of slate covering
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y

Comments: No leaks were evident or reported at the time of the survey. The roofs were not accessible and viewed from ground level and various vantage points only The pitched areas are clad with scotch slate which is the original 30 year old covering. The overall condition of the roof is good but regular maintenance will be required. to ensure the roof remains in a good state of repair. High Level survey may reveal additional requirements.

Photo:

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Identified Work (by location)

Code:	IW00022805	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00742
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.01 Carpet	**Cost:**	£5268.48
Condition:	C Poor	**Remedy:**	Uplift and renew with good quality heavy duty vinyl in year 4-5. Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Carpets are OK for a further 4 years but are not of best quality and are gradually being replaced with more hygienic vinyl floor finishes.
		Defect Location:	Lounge areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y

Comments: Description :Concrete floors finished with carpet or heavy duty non slip sheet vinyl or tiles. Most floor finishes are recent but an allowance should be considered for renewal of floor finishes in order to spread the financial burden over several years.

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022807	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00742
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.10 Tiled	**Cost:**	£196.25
Condition:	B Satisfactory	**Remedy:**	Renew floor coverings with heavy duty vinyl with compatible coved skirting. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Dated floor coverings with poor colour choices and junction to skirting boards do not facilitate easy mopping.
		Defect Location:	Store room, switch room and staff changing room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Old style tiles and adhesive may be ACM but log book suggests OK.		
Photo:			

Staff changing room
New flooring advised

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022806	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00742
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£197.57
Condition:	C Poor	**Remedy:**	Deep clean in short term and renewal Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Stained and marked floor covering as a result of non slip finish.
		Defect Location:	Commercial kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Commercial kitchen Some areas are stained and marked from footings of equipment, Deep clean advised		
Photo:			

Commercial kitchen
Some areas are stained and marked from footings of equipment, Deep clean advised

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022808	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	03 Ceilings	**Building:**	BLD00742
Subelement:	03.01 Ceiling Finish	**Room:**	
Item:	03.01.04 Plasterboard	**Cost:**	£395.14
Condition:	C Poor	**Remedy:**	Patch plaster and redecorate Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Most ceilings remain in good condition but have a dated appearance and some light fittings are missing. Damaged plasterboard
		Defect Location:	Staff room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022809	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	03 Ceilings	**Building:**	BLD00742
Subelement:	03.01 Ceiling Finish	**Room:**	
Item:	03.01.04 Plasterboard	**Cost:**	£658.56
Condition:	C Poor	**Remedy:**	Redecoration required Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Staining from defective plumbing above.
		Defect Location:	Isolated areas throughout the building
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Description Plasterboard ceilings throughout which are painted, Some textured "artex" type areas are present . Defects :Ceilings in general in good condition with only minor area repair and redecoration required as a result of defective internal plumbing or services		
Photo:	 Staining from defective plumbing above. Redecoration required		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022846	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	03 Ceilings	**Building:**	BLD00742
Subelement:	03.01 Ceiling Finish	**Room:**	
Item:	03.01.06 SW timber tongue and grooved channel lining	**Cost:**	£1106.38
Condition:	C Poor	**Remedy:**	Redecoration required with light colour and low surface spread of flame performance to assist light reflectance and reduce combustability. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Dark brown T&G ceilings are a dated finish and does not perform well in the event of fire.
		Defect Location:	Isolated areas throughout the building
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	More a Suitability issue than Condition.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022797	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00742
Subelement:	04.01 Ext Doors Glazing & Framing	**Room:**	
Item:	04.01.09 Timber External Door (Glazed or Solid)	**Cost:**	£658.56
Condition:	C Poor	**Remedy:**	Renew as required Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Mastic seals beginning to show wear
		Defect Location:	External doors
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022847	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00742
Subelement:	04.01 Ext Doors Glazing & Framing	**Room:**	
Item:	04.01.09 Timber External Door (Glazed or Solid)	**Cost:**	£9483.26
Condition:	C Poor	**Remedy:**	Redesign all escape doors to suit wheelchairs, flush threshold details, tactile finish at head and foot of ramps. Target year: 2021
Priority:	02 Essential - Within 2 years	**Defect:**	Door configuration not ideal for all patients, wheelchair users, two narrow leaf doors are not as good as one single wide leaf door, also not good for bariatric residents or security.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Vision panels do not extend as far as required for wheelchair users.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022817	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00742
Subelement:	04.04 Ext Walls Structure & Foundations	**Room:**	
Item:	04.04.04 Solid Brick	**Cost:**	£184.40
Condition:	B Satisfactory	**Remedy:**	Minor defects to external facing brickwork need to be re-pointed using mortar with pigment to match brick. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Brickwork damaged by light/sensor fitting.
		Defect Location:	Gable end
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022796	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00742
Subelement:	04.07 Window Framing & Glazing	**Room:**	
Item:	04.07.05 Timber framed, double glazed	**Cost:**	£395.14
Condition:	C Poor	**Remedy:**	Renew as required Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Minor repairs to timber glazing beads
		Defect Location:	Ground floor windows
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Timber repairs required to glazing bead

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00022795	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00742
Subelement:	04.07 Window Framing & Glazing	**Room:**	
Item:	04.07.05 Timber framed, double glazed	**Cost:**	£62800.28
Condition:	C Poor	**Remedy:**	Replace in phases, with colour matched UPVC DG units, or repair each individual unit. Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Some timber units beginning to show signs of wood rot, seals no longer effective, ironmongery difficult to use.
		Defect Location:	Ground and first floor levels all rooms.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Original timber double glazed units are at end of life expectancy. There are two options, undertake a major overhaul of the existing units including replacement draft stripping, trickle vents, and ironmongery. Replacement with modern, low maintenance, efficient replacements would improve thermal performance and probably not cost much more than refurbishment.		
Photo:			

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Identified Work (by location)

Code:	IW00022816	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00742
Subelement:	04.07 Window Framing & Glazing	**Room:**	
Item:	04.07.07 Vent Grills	**Cost:**	£711.24
Condition:	C Poor	**Remedy:**	Replace with proprietary kitchen vent with controlled rate of ventilation Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Open louvres with fine mesh over are uncomfortably present drafts and mesh is impossible to clean.
		Defect Location:	Kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Check compliance with Food Safety Act		
Photo:			

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Identified Work (by location)

Code:	IW00022804	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD00742
Subelement:	05.02 Internal Doors and glazed screens	**Room:**	
Item:	05.02.04 Timber Internal Door	**Cost:**	£66382.85
Condition:	C Poor	**Remedy:**	Redesign all door requirements, renew format, finishes, hold open devices etc. Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Door ironmongery is inconstant, noise activated closer's are unreliable, doors lightweight for purpose, door finish is varied, door configuration not ideal for all patients ie. for wheelchair users, No finger guards.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Some doors/glazing do not look to have correct fire rating for purpose. Vision panels do not extend as far as required for wheelchair users.		
Photo:			

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Identified Work (by location)

Code:	IW00022848	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD00742
Subelement:	05.02 Internal Doors and glazed screens	**Room:**	
Item:	05.02.04 Timber Internal Door	**Cost:**	£790.27
Condition:	C Poor	**Remedy:**	Check specification and replace with "PYRAN" or similar. Target year: 2021
Priority:	02 Essential - Within 2 years	**Defect:**	Internal stair 020 has glazed windows within walling. These need to be fire resistant to protect the stair well.
		Defect Location:	near main entrance
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Some glazing do not look to have correct fire rating for purpose.		
Photo:			

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Identified Work (by location)

Code:	IW00022810	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	06 Sanitary services	**Building:**	BLD00742
Subelement:	06.03 Toilets	**Room:**	
Item:	06.03.03 WC	**Cost:**	£10536.96
Condition:	B Satisfactory	**Remedy:**	Upgrade recommended on a phased basis. Strip ceramic tiling and replace with modern Hygiene boarding to all wall surfaces. Install new colour contrasting grab rails etc. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Appliances vary in quality. Some still have their original ceramic tiled walling and are due for upgrade to full hygiene wall boarded finish.
		Defect Location:	Toilets throughout.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	There is a general lack of storage areas throughout the Care Home as evidenced by the way every space is utilised. This is generally a Suitability issue.		
Photo:			

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Identified Work (by location)

Code:	IW00022789	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00742
Subelement:	07.04 General Notes & Observations	**Room:**	
Item:	07.04.01 Supplies	**Cost:**	£131.71
Condition:	C Poor	**Remedy:**	Remove emergency stop pull cord to gas supply in kitchen. Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	emergency stop pull cord to gas supply in kitchen is being used instead of interlock device.
		Defect Location:	Kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022790	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00742
Subelement:	07.04 General Notes & Observations	**Room:**	
Item:	07.04.01 Supplies	**Cost:**	£131.71
Condition:	C Poor	**Remedy:**	Add identification label to emergency stop button in plant room. Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	No identification label to emergency stop button in plant room.
		Defect Location:	Plant Room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022792	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD00742
Subelement:	07.08 Water Services	**Room:**	
Item:	07.08.02 Water Heater	**Cost:**	£27000.02
Condition:	D Bad	**Remedy:**	Remove all of the existing calorifier plant and associated plant. Replace all Calorifiers, flues, pumps, pipework, controls and associated equipment with suitable calorifier plant. Target year: 2018
Priority:	02 Essential - Within 2 years	**Defect:**	Existing Calorifiers are beyond expected life span.
		Defect Location:	Plant Room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022786	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00742
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.02 Electrical Signage	**Cost:**	£658.56
Condition:	C Poor	**Remedy:**	Supply relevant warning notices throughout. Target year: 2021
Priority:	02 Essential - Within 2 years	**Defect:**	There are few or no warning signs to indicate location of electrical equipment, mixed wiring colours, and resuscitation notices are required.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022784	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00742
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.04 Generation and distribution equipment (including distribution boards, panels and switchgear)	**Cost:**	£64150.33
Condition:	B Satisfactory	**Remedy:**	Replace Dorman Smith Series 15 Distribution Boards with Hagar or MEM metal clad. Include circuit wiring to emergency stops systems in Kitchen and Laundry. Test all circuit wiring and record results if results are satisfactory reconnect to new distribution boards. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Replace existing distribution boards..
		Defect Location:	Linen rooms 017,051 ground floor,092,128 first floor and store room 060 ground floor and 150 first floor. Laundry and Main Commercial Kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022785	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00742
Subelement:	08.04 Fire precaution	**Room:**	
Item:	08.04.01 Fire Alarm	**Cost:**	£0.00
Condition:	C Poor	**Remedy:**	Move smoke and heat detectors to highest point in attic spaces approximate number 10nr. Carry out alterations 1.5mm2 red sheathed FP200 cables. Target year: 2017
Priority:	02 Essential - Within 2 years	**Defect:**	Location of Smoke/Heat detectors in attic spaces.
		Defect Location:	Attic spaces.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022788	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00742
Subelement:	08.05 Lighting	**Room:**	
Item:	08.05.01 Emergency Lighting	**Cost:**	£948.33
Condition:	C Poor	**Remedy:**	Install additional emergency lighting. 6 @ 120.00 each Target year: 2021
Priority:	02 Essential - Within 2 years	**Defect:**	There is no or inadequate emergency lighting at emergency exits(external) and in plant and switch rooms.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022857	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00742
Subelement:	08.05 Lighting	**Room:**	
Item:	08.05.02 External Lighting	**Cost:**	£0.00
Condition:	C Poor	**Remedy:**	Replace damaged lamp-standards and install protective bollards at kerbside to prevent future vehicular damage. Target year: 2018
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Carefully remove existing damaged lamp standards and replace.
		Defect Location:	Driveway areas.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Reversing cars from tight car parking area has resulted in impact damage.		
Photo:			

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Identified Work (by location)

Code:	IW00022787	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD00742
Subelement:	08.05 Lighting	**Room:**	
Item:	08.05.03 Light fittings and switching (Internal Lighting Only)	**Cost:**	£88247.04
Condition:	B Satisfactory	**Remedy:**	Carefully disconnect and remove fluorescent fittings and install LED fittings. Target year: 2020
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Poor lighting.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00022811	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	09 Redecorations	**Building:**	BLD00742
Subelement:	09.02 Internal Decoration	**Room:**	
Item:	09.02.08 Internal Decoration Package	**Cost:**	£14488.32
Condition:	B Satisfactory	**Remedy:**	Redecorate timber ceilings or replace with plasterboard, plaster fair faced exposed brickwork. Target year: 2019
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Decor is very dated and tired.
		Defect Location:	All areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Because of the nature of use of the building any refresh will need to be on a phased basis. Some design input is needed rather than merely repainting.		
Photo:			

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Identified Work (by location)

Code:	IW00022818	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	10 Fixed internal furniture and fittings	**Building:**	BLD00742
Subelement:	10.01 Fixed Furniture	**Room:**	
Item:	10.01.03 Kitchen Furniture	**Cost:**	£29635.20
Condition:	C Poor	**Remedy:**	Replace all kitchen furniture and improve shelving in all storage areas. Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Appears superficially good but all kitchen furniture is very low spec, drawers don't operate as they should, doors fall off, hinges fragile.
		Defect Location:	All areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y

Comments: Because of the nature of use of the building any refresh will need to be on a phased basis. Some design input is needed to ensure best configuration and specification to suit user group. Flimsy nature of existing means that they are unlikely to remain serviceable beyond.

Photo:

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Identified Work (by location)

Code:	IW00022819	**Site:**	SIT0416 FERRYLEE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	BLD00742
Subelement:	11.04 Roads and Car Parks	**Room:**	
Item:	11.04.05 Tarmac surface	**Cost:**	£10932.10
Condition:	C Poor	**Remedy:**	Scarify surface, apply tack coat, lay minimum of 40 mm fine textured bitumen macadam ensuring all falls are towards road gullies and all ironware is appropriately reset. Apply new line markings. Target year: 2021
Priority:	02 Essential - Within 2 years	**Defect:**	Macadam breaking up, uneven, scarred, tripping hazards.
		Defect Location:	All areas of driveway and part of car park.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y

Comments: Because of the nature of use of the building any area frequented by pedestrian traffic must be wheelchair friendly and free of tripping hazards.

Photo:

Total Idwork Cost: £408364.22

Fords Road condition report – completed 29th February 2020

Edinburgh - City Of Edinburgh Council

CS001479

Survey Description	BLD00762 - Staff Base. Constructed circa 1976, building is a two story traditionally built house designed to accommodate key staff overnight. Currently used to accommodate one person. Walls are dry-dash rendered brick/block cavity walling, pitched concrete tiled roofing, UPVC windows and timber doors. BLD02284 - Homes for Older People. The main HOP constructed 1976 is similar to the domestic Staff base in construction but has a mix of render and stained timber lapped boarding as a cladding treatment. Features a cooking Kitchen to Food Hygiene act standards, and a small sun room.	**Survey Date** 29/02/2020	**Survey Status** COMPLETE	**Surveyor** Jim McLellan	**Organisation** CEC
Site	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE				
Address	FORD'S ROAD HOME FOR OLDER PEOPLE EDINBURGH CITY OF EDINBURGH EH11 3HP				
Number of Buildings	3				
Number of Rooms	126				
Score	B				
General Summary	BLD02284 - Care Home building is generally sound with only minor Revenue repairs required over 5 years. Considerable improvment works are required externally to roads/pathways.The building is however dated and does not comply with some Care Commission standards. BLD00762 (former Staff base) is fairly sound and robust				

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	externally but entire interior needs extensive refurbishment and redecoration.
Mechanical Summary	Home for the Elderly - Most of the mechanical plant in the main building is nearing or at the end of its expected life span and will require to be replaced over the next 5 years. Staff Base Bldg - Much of the major items mechanical equipment installed in this building is in fair condition but will require to be replaced over the next 5 to 10 years.
Electrical Summary	The electrical system is operating satisfactorily. There are some adjustments required to the power and lighting installation.

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Identified Work Summary

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	0	2,108	0	2,108
02 Floors and stairs	0	0	0	18,611	0	18,611
03 Ceilings	0	0	0	8,653	0	8,653
04 External walls windows and doors	0	0	0	36,498	0	36,498
05 Internal walls and doors	0	0	0	29,891	0	29,891
06 Sanitary services	0	0	0	17,305	0	17,305
07 Mechanical services	0	314,640	157	188,831	0	503,629
08 Electrical services	0	0	0	1,573	0	1,573
09 Redecorations	0	0	0	16,770	0	16,770
10 Fixed internal furniture and fittings	0	0	0	12,114	0	12,114
11 External Areas	0	0	42,476	13,703	0	56,179
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	0	0	0	703,331

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Building Summary BLD00762 FORD'S ROAD STAFF BASE

		Identified Work Element Total by Priority				
Idwork Element	Not Selected	01	02	03	04	Total
01 Roofs	0	0	0	1,180	0	1,180
02 Floors and stairs	0	0	0	8,259	0	8,259
03 Ceilings	0	0	0	8,653	0	8,653
04 External walls windows and doors	0	0	0	24,212	0	24,212
05 Internal walls and doors	0	0	0	12,586	0	12,586
06 Sanitary services	0	0	0	15,732	0	15,732
07 Mechanical services	0	0	0	0	0	0
08 Electrical services	0	0	0	0	0	0
09 Redecorations	0	0	0	4,499	0	4,499
10 Fixed internal furniture and fittings	0	0	0	11,799	0	11,799
11 External Areas	0	0	0	3,162	0	3,162
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	0	90,081	0	90,081

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Building Summary BLD02284 FORD'S ROAD HOME FOR OLDER PEOPLE

		Identified Work Element Total by Priority				
Idwork Element	Not Selected	01	02	03	04	Total
01 Roofs	0	0	0	928	0	928
02 Floors and stairs	0	0	0	10,352	0	10,352
03 Ceilings	0	0	0	0	0	0
04 External walls windows and doors	0	0	0	6,324	0	6,324
05 Internal walls and doors	0	0	0	17,305	0	17,305
06 Sanitary services	0	0	0	1,573	0	1,573
07 Mechanical services	0	314,640	157	188,831	0	503,629
08 Electrical services	0	0	0	1,573	0	1,573
09 Redecorations	0	0	0	12,271	0	12,271
10 Fixed internal furniture and fittings	0	0	0	315	0	315
11 External Areas	0	0	42,476	10,540	0	53,017
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	314,640	42,634	250,013	0	607,287

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Building Summary BLD02935 FORD'S ROAD STAFF BASE - EXTERNAL STORE

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	0	0	0	0
02 Floors and stairs	0	0	0	0	0	0
03 Ceilings	0	0	0	0	0	0
04 External walls windows and doors	0	0	0	5,962	0	5,962
05 Internal walls and doors	0	0	0	0	0	0
06 Sanitary services	0	0	0	0	0	0
07 Mechanical services	0	0	0	0	0	0
08 Electrical services	0	0	0	0	0	0
09 Redecorations	0	0	0	0	0	0
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	0	5,962	0	5,962

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Site Condition Scores

Site: SIT0426 (FORD'S ROAD HOME FOR OLDER PEOPLE)
Survey Date: 29/02/2020
Address: FORD'S ROAD HOME FOR OLDER PEOPLE

EDINBURGH
CITY OF EDINBURGH
EH11 3HP
Type:
Listed Usage:
Usage:
GEA (m2):
GIA (m2):
NIA (m2):
Ward:
Number of Idwork:
Total Cost:

Site Element Summary

Overall Score:

Score comment: A fundamentally sound structure that requires extensive modernisation and redecoration. NB: Major works are required to the Mechanical elements of the main building

Element	Score	Comment
01	B	basically sound, edge details need renewal, new paint to fascias, gutters need regular clearing and rainwater goods need overhaul.
02	B	Dated appearance with very poor quality worn finishes. Structurally OK.
03	B	Holed, rough, with poor decor.
04	B	walls only need minor works, windows and doors need renewal.
05	B	Walls are rough and and decoratively poor, doors all need replaced.

06	B	Unhygienic, dated, and in need of renewal.
07	D	see building scores.
08	B	The electrical system is operating satisfactorily. There are some adjustments required to the power and lighting installation.
09	B	Entire interior needs redecoration.
10	C	Kitchen and all shelving need renewal.
11	C	All circulation routes and landscaping are poor.
12		
XX		

Building Condition Scores

Site: SIT0426 (BLD02284)
Survey Date: 29/02/2020
Building: BLD02284 FORD'S ROAD HOME FOR OLDER PEOPLE
Address: 8

EDINBURGH
LOTHIAN
EH11 3HP
Type: 04 BUILDING
Year Built:
Listed Usage:
Usage: 09 HOME FOR THE ELDERLY
GEA (m2): 1516.03
GIA (m2): 1412.65
NIA (m2):
Ward: 7 Sighthill/Gorgie
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: B - Satisfactory

Score comment: The building is in fairly good condition considering its age. Dated interior requires redecoration, external pathways have many tripping hazards.

Element	Score	Comment
01	B	Concrete tiles , lead flashings, CI rainwater goods. Some soffits look like asbestos sheet
02	B	All intact but dated and worn with some staining evident in many rooms. Will need replaced by year 5
03	B	All sound but dated and in need of paint.
04	B	some minor cracking, spalling and poorly executed past repairs.

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		Flashing to sun room. does not look convincing.
05	B	All sound but dated and in need of minor pre-decoration repairs. Some door-sets are very narrow.
06	B	Dated and finishes not to high standard but otherwise in good condition.
07	D	Life expired boilers and calorifiers
08	B	The electrical system is operating satisfactorily. There are some adjustments required to the power and lighting installation.
09	B	Most rooms are redecorated at each change of occupant. Upgrade and redecoration is required throughout by year 5.
10	C	Kitchens are all OK but are in need of minor improvements to get best out of low spec fittings.
11	C	External gardens offer a serene environment to walk arround but pathways are poor with many tripping hazards that present a particular danger to the clientele.
12		N/A
XX		N/A

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Building Condition Scores

Site: SIT0426 (BLD02935)
Survey Date: 29/02/2020
Building: BLD02935 FORD'S ROAD STAFF BASE - EXTERNAL STORE
Address:

Type:
Year Built:
Listed Usage:
Usage: 20 Ancillary - GARAGE/STORE/SHELTER/PLANT
GEA (m2):
GIA (m2):
NIA (m2):
Ward:
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: B - Satisfactory

Score comment: External Store is a timber hut to accommodate a standby generator. Most element scores are not applicable as this is not serviced or habitable accommodation.

Element	Score	Comment
01	B	
02	B	
03		
04	B	
05		
06		

07		No mechanical equipment
08		
09	B	
10		
11		
12		
XX		

Building Condition Scores

Site: SIT0426 (BLD00762)
Survey Date: 29/02/2020
Building: BLD00762 FORD'S ROAD STAFF BASE
Address: 4

EDINBURGH
LOTHIAN
EH11 3HP
Type: 04 BUILDING
Year Built:
Listed Usage:
Usage: 09 HOME FOR THE ELDERLY
GEA (m2):
GIA (m2):
NIA (m2):
Ward: 7 Sighthill/Gorgie
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: B - Satisfactory

Score comment: Fundamentally sound building in need of complete refurbishment. Investment appraisal and user requirement consideration should be undertaken prior to authorisation of any works.

Element	Score	Comment
01	B	Only minor works needed to roof edges and rainwater goods
02	B	Structurally sound
03	C	Rough and in need of some repairs to most areas
04	C	All vertical and robust. Render repairs needed and new windows/doors.

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05	C	All need refurbished/modernised
06	C	All need refurbished/modernised
07	A	Much of the major items mechanical equipment installed in this building is in fair condition but will require to be replaced over the next 5 to 10 years.
08	B	The electrical system is operating satisfactorily. There are some adjustments required to the power and lighting installation.
09	C	Decor is poor and all needs redone
10	D	Kitchen needs replaced.
11	C	All needs landscaped. Ramps should comply, tripping hazards to address.
12		
XX		

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Identified Work (by location)

Code:	IW00026014	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD00762
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.04 Concrete Tile Pitched	**Cost:**	£1179.90
Condition:	C Poor	**Remedy:**	Roof is generally sound but verges need renewal and all exposed timber treated. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Concrete edgings have spalled, fascias beginning to rot.
		Defect Location:	Entire house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Routine maintenance needs to be carried out to gutters at 6 monthly intervals.		
Photo:			

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Identified Work (by location)

Code:	IW00026067	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD00762
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£8259.30
Condition:	B Satisfactory	**Remedy:**	Renew finishes throughout with suitable finishes to suit each rooms use. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Floors are all structurally sound but finishes are all poor. Floor to skirting details in all wet areas are dated and poorly designed for adequate hygiene cleansing.
		Defect Location:	All floor areas associated with house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Some interior design expertise might be required to select the correct slip/stain/wear/cleansing characteristics for flooring as well as good appearance.		
Photo:	No idwork image found.		

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Identified Work (by location)

Code:	IW00026012	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	03 Ceilings	**Building:**	BLD00762
Subelement:	03.01 Ceiling Finish	**Room:**	
Item:	03.01.04 Plasterboard	**Cost:**	£8652.60
Condition:	C Poor	**Remedy:**	Renew all ceilings throughout. Install modern replacement hatch complete with Ramsey ladder. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	All ceilings are holed, bowed, discoloured, with varied finishes including Artex. Hatch is poor.
		Defect Location:	Entire house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Timber Ceilings that are deemed to be in good condition should be painted with fire resistant paint.		
Photo:			

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Identified Work (by location)

Code:	IW00025995	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00762
Subelement:	04.01 Ext Doors Glazing & Framing	**Room:**	
Item:	04.01.09 Timber External Door (Glazed or Solid)	**Cost:**	£9439.20
Condition:	C Poor	**Remedy:**	Remove existing doors/frames and replace with new, including new secure ironmongery. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	External doors and frames and associated ironmongery are all in poor condition. Would originally feature some patterned glazing to allow light to interior. Immediate step at threshold is a trip hazard and ramp is too steep and none compliant with standards.
		Defect Location:	All external doors associated with house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Low maintenance finishes should be selected for replacement doors/windows.		
Photo:			

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Identified Work (by location)

Code:	IW00026008	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00762
Subelement:	04.05 External Wall Finish	**Room:**	
Item:	04.05.05 Render Finish	**Cost:**	£613.55
Condition:	B Satisfactory	**Remedy:**	Cracks that need to be filled with matching render. Some minor repairs also required mainly along the bell-cast stop at DPC level. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Wet dash render is generally good but has some minor defects including impact damage and minor movement cracks.
		Defect Location:	All walls associated with house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	It is important to get a good render match and a test board should be approved prior to applying to wall. Works should not be approved for payment without at least photographic proof of their successful completion.		
Photo:			

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Identified Work (by location)

Code:	IW00026000	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD00762
Subelement:	04.07 Window Framing & Glazing	**Room:**	
Item:	04.07.06 uPVC framed, double glazed	**Cost:**	£14158.80
Condition:	C Poor	**Remedy:**	Remove existing windows/frames and replace with new. Including all ironmongery and special toughened glazing if necessary to suit circumstances. Privacy glass in bathrooms inner cills, jambs, reveals, should all be replaced at the same time. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Single glazed SW windows have timber rot in frames, are fixed shut in some instances, have no trickle vents, and are roughly boarded up of covered in perspex.
		Defect Location:	All windows associated with house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:	Low maintenance finishes should be selected for replacement windows.		
Photo:			

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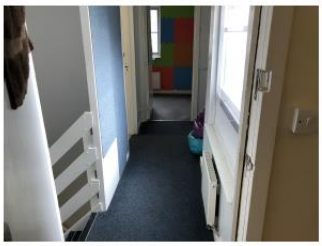
Identified Work (by location)

Code:	IW00026009	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD00762
Subelement:	05.02 Internal Doors and glazed screens	**Room:**	
Item:	05.02.04 Timber Internal Door	**Cost:**	£12585.60
Condition:	C Poor	**Remedy:**	Replace all doors and frames. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Internal doors/frames are all poor quality, damaged, with poor ironmongery.
		Defect Location:	Internal doors associated with house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00026010	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	06 Sanitary services	**Building:**	BLD00762
Subelement:	06.03 Toilets	**Room:**	
Item:	06.03.04 full installation	**Cost:**	£15732.00
Condition:	C Poor	**Remedy:**	Replace all toilet fittings and sanitary ware Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Sanitary ware is dated, poorly fitted and unhygienic.
		Defect Location:	All sanitary ware associated with house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00026011	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	09 Redecorations	**Building:**	BLD00762
Subelement:	09.02 Internal Decoration	**Room:**	
Item:	09.02.09 Full internal decoration package	**Cost:**	£4499.35
Condition:	C Poor	**Remedy:**	Redecorate all walls timber and ceilings throughout. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	All decor is poor and has not been decorated for many years.
		Defect Location:	Entire house.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00026013	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	10 Fixed internal furniture and fittings	**Building:**	BLD00762
Subelement:	10.01 Fixed Furniture	**Room:**	
Item:	10.01.03 Kitchen Furniture	**Cost:**	£11799.00
Condition:	C Poor	**Remedy:**	Renew entire kitchen Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Entire kitchen is very poor and in need of complete renewal.
		Defect Location:	Ground floor.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	This work should only be completed after an investment appraisal and should be timed to coincide with redecoration and floor finish renewals.		
Photo:			

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Identified Work (by location)

Code:	IW00025975	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	BLD00762
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.01 All surfaces (for minor defect)	**Cost:**	£3162.13
Condition:	C Poor	**Remedy:**	Remove fittings, lay new concrete edging, scarify surface, apply tack coat, lay new fine textured bitumen macadam 75 MM thick. Reset all fittings flush with new surface. New landscaping is needed and only perimeter fencing/walling is in reasonably sound condition. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Macadam is lifting, fractured, moss covered, manholes not sitting flush, and tripping hazards present. Landscaping is needed.
		Defect Location:	Perimeter paths
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	This is perhaps not a priority if the area is not in use. Perhaps merely a "WARNING TRIPPING HAZARDS" notice would suffice to alert anyone entering the grounds.		
Photo:			

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Identified Work (by location)

Code:	IW00026016	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD02284
Subelement:	01.02 Fascia/Soffit/Bargeboard	**Room:**	
Item:	01.02.02 Fascia/Soffit/Bargeboard (all materials)	**Cost:**	£566.35
Condition:	B Satisfactory	**Remedy:**	Re-coat with good quality preservative stain to match existing. Target year: 2024
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Timber externally has exposed grain
		Defect Location:	All roofing timbers
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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Identified Work (by location)

Code:	IW00026017	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD02284
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.04 Concrete Tile Pitched	**Cost:**	£361.84
Condition:	B Satisfactory	**Remedy:**	Occasional cleansing of shaded areas of roof tiles affected by moss. Any sign of water ingress at sun room would suggest that flashing only catches surface water from gable end and not persistent rain that might run down inner face of outer leaf. Target year: 2024
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	No evident or reported leaks, all tiles are intact and appear to be in good condition. Moss growth and flashing at sun room does not seem to include cavity closers.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

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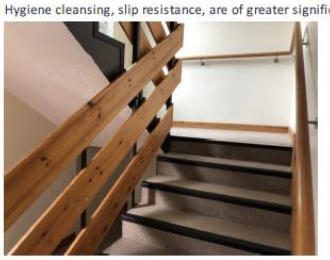
Identified Work (by location)

Code:	IW00026069	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD02284
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£298.91
Condition:	B Satisfactory	**Remedy:**	Upgrade finishes when they are renewed on a cyclical basis. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	All stairs are in good condition. Space under stair cannot be used as a storage area and SW timber is perhaps not the best material selection for hygiene cleansing. Nosing contrast should be changed to yellow when finishes are renewed.
		Defect Location:	All stairs associated with HOP.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Hygiene cleansing, slip resistance, are of greater significance in a Home for Older persons.		
Photo:			

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Identified Work (by location)

Code:	IW00026066	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD02284
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£10052.75
Condition:	B Satisfactory	**Remedy:**	Identify poor areas and renew finishes on a cyclical basis throughout. Select suitable finishes, substrate, skirting detail, colour choice, to suit each individual rooms use. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	All floors are structurally sound but some finishes are poor. Carpets stained and floor to skirting details in all wet areas are dated and poorly designed for adequate hygiene cleansing. Most vinyl is in good condition.
		Defect Location:	All floor associated with HOP.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Hygiene cleansing, slip resistance, are of greater significance in Homes for Older people . It is also their home so comfort and acoustic performance is also important Design expertise is required to ensure floor finishes are optimised. The specification of some of the most recently designed Care Homes should be replicated .		
Photo:			

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Identified Work (by location)

Code:	IW00026065	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD02284
Subelement:	04.04 Ext Walls Structure & Foundations	**Room:**	
Item:	04.04.04 Solid Brick	**Cost:**	£361.84
Condition:	B Satisfactory	**Remedy:**	Install drip and redecorate unsightly staining with primer/top coat. Possibly remove asbestos and replace with modern equivalent. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	External lintel has no preformed or designed drip causing water to run back and stain under-croft. Possible asbestos material to under-croft soffit.
		Defect Location:	Ingoe to North facing elevation.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Mainly cosmetic works.		
Photo:			

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Identified Work (by location)

Code:	IW00026062	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD02284
Subelement:	04.05 External Wall Finish	**Room:**	
Item:	04.05.05 Render Finish	**Cost:**	£5962.43
Condition:	B Satisfactory	**Remedy:**	Cracks that need to be filled with matching render. Some minor repairs also required mainly along the bell-cast stop at DPC level. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Render is generally good but has age related faults and faults as a result of poor workmanship. Some minor defects including impact damage freeze/thaw cyclical damage and minor movement cracks. some minor horizontal hairline cracks might be evidence of wall ties expanding as of a result of corrosion but intrusive survey will be necessary to determine cause.
		Defect Location:	All external walls to Care Home building.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Walls are all vertical and robust and faults are mainly cosmetic. It is important to get a good render match and a test board should be approved prior to applying to wall.		
Photo:			

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Identified Work (by location)

Code:	IW00026072	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD02284
Subelement:	05.03 Internal Wall Finish	**Room:**	
Item:	05.03.02 Linings/finishes on internal walls (wall finish)	**Cost:**	£17305.20
Condition:	B Satisfactory	**Remedy:**	Upgrade finishes when they are due to be renewed. Recent new build facilities could offer a better specification to follow. Standards have moved on considerably in 40 years. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	All wall finishes are in good condition. Ablution areas, kitchen and dining areas are not being decorated as often as they should be, in the interests of hygiene, and for this reason a change to Respatex or similar wet wall hygenic boards should be considered.
		Defect Location:	All hygiene sensitive areas within Care Home
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Hygiene cleansing is of greater significance in a Home for Older persons. Perhaps more of a Suitability issue.		
Photo:			

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Identified Work (by location)

Code:	IW00026074	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	06 Sanitary services	**Building:**	BLD02284
Subelement:	06.03 Toilets	**Room:**	
Item:	06.03.03 WC	**Cost:**	£1573.20
Condition:	B Satisfactory	**Remedy:**	Upgrade finishes when they are due to be renewed. Hygiene wall board already allowed for. Decoration of all remaining areas such as ceilings etc. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	All sanitary services remain in good condition but some are very dated, have confusing patterned glazed ceramic wall tiles, with difficult to clean grouted joints. Not been redecorated as regularly as regulation/Care Commission recommends ie every 5 years.
		Defect Location:	All hygiene sensitive areas within HOP.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Hygiene cleansing is of greater significance in a Home for Older persons. Perhaps more of a Suitability issue. WC seats need replaced regularly.		
Photo:			

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Identified Work (by location)

Code:	IW00026094	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD02284
Subelement:	07.05 Heat source and equipment (e.g. boilers, including flues)	**Room:**	
Item:	07.05.01 Boilers	**Cost:**	£314640.00
Condition:	D Bad	**Remedy:**	Remove all existing plant (excluding radiators). Replace all boilers, flues, pumps, pipework, controls and associated equipment with suitable heating system or boiler plant. Target year: 2020
Priority:	01 Urgent	**Defect:**	Existing boilers beyond expected life span
		Defect Location:	Plant Room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026095	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD02284
Subelement:	07.05 Heat source and equipment (e.g. boilers, including flues)	**Room:**	
Item:	07.05.02 Radiator	**Cost:**	£31464.00
Condition:	B Satisfactory	**Remedy:**	Remove the existing and replace all LST covers to all radiators which are loose fitting or in poor condition (as necessary). Target year: 2023
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Existing LST Covers to radiators are in poor condition
		Defect Location:	All heated Rooms
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026093	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD02284
Subelement:	07.06 Safety & Security Equipment	**Room:**	
Item:	07.06.01 Interlock Device	**Cost:**	£157.32
Condition:	C Poor	**Remedy:**	Disconnect and remove existing red emergency stop button (for Gas Supplies) to boiler room. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Redundant red emergency stop button found in boiler room.
		Defect Location:	Plant Room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026096	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD02284
Subelement:	07.08 Water Services	**Room:**	
Item:	07.08.02 Water Heater	**Cost:**	£157320.00
Condition:	B Satisfactory	**Remedy:**	Remove all existing plant & Replace all hot water calorifiers. Survey prior to replacement and recommend replacement of the pumps, pipework, controls and associated equipment with suitable water heating system. Target year: 2023
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Existing hot water calorifiers are age expired.
		Defect Location:	Plant room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026064	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD02284
Subelement:	07.08 Water Services	**Room:**	
Item:	07.08.03 Water Supplies	**Cost:**	£47.20
Condition:	B Satisfactory	**Remedy:**	Fit proprietary insulated tap cover Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	External tap for watering garden is exposed and likely to freeze/burst in winter conditions.
		Defect Location:	East gable of HOP.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026071	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD02284
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.05 Small Power	**Cost:**	£1573.20
Condition:	B Satisfactory	**Remedy:**	Installation of three compartment dado trunking or alteration to existing trunking system. Target year: 2024
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Multiway extension leads in use.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026075	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	09 Redecorations	**Building:**	BLD02284
Subelement:	09.02 Internal Decoration	**Room:**	
Item:	09.02.09 Full internal decoration package	**Cost:**	£12270.96
Condition:	B Satisfactory	**Remedy:**	The entire Home will need redecorated within the 5 years. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Individual rooms are decorated every time there is a change of resident but overall the entire home should be redecorated every 7 years with hygiene sensitive areas such as dining room, toilets,kitchen more frequently @5 yearly intervals.
		Defect Location:	All hygiene sensitive areas within HOP.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026076	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	10 Fixed internal furniture and fittings	**Building:**	BLD02284
Subelement:	10.01 Fixed Furniture	**Room:**	
Item:	10.01.03 Kitchen Furniture	**Cost:**	£314.64
Condition:	C Poor	**Remedy:**	Renew all skirting's associated with units. Agree wording and replace paper signs with perspex. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Internal kitchen/tea points and laundry room cupboards are all in reasonably good condition. They are however low quality fittings and installation is not well detailed. Unprotected chipboard at floor level is absorbing moisture from mopping, silicone sealant joint between splash-back and worktop is unnecessarily large and likely to be poor with regard to infection control. Paper signage should be replaced with more lasting cleanable sings. Commercial cooking kitchen is in good condition.
		Defect Location:	Entire HOP.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026082	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	BLD02284
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.05 Tarmac surface	**Cost:**	£42476.40
Condition:	C Poor	**Remedy:**	Design works are required and liaison with Parks & Green-space staff. Remove any trees that may cause issue with undermining pathways or re-plan pathway layouts away from trees. Lay new flush concrete edging, scarify surface, apply tack coat, lay new fine textured bitumen macadam 75 MM thick. Reset all fittings flush with new surface. Improve landscaping to provide some raised beds/shelter from wind, interest. Target year: 2022
Priority:	02 Essential - Within 2 years	**Defect:**	Macadam is broken, tree roots undermining pathways, poor concrete patch repairs, ramps do not comply with equalities act recommendations. SW timber edgings have short life and don't support macadam well. Pathways too narrow for wheelchair users.
		Defect Location:	Footpaths around the grounds where elderly clients might want to take a walk.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	There should be no tripping hazards within grounds of any HOP. Landscaping is uninspiring. "TRIPPING HAZARDS" take on a new significance at HOP as many residents do not walk as confidently as when they were young and many may not survive a fall.		

Edinburgh - City Of Edinburgh Council

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026077	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	BLD02284
Subelement:	11.04 Roads and Car Parks	**Room:**	
Item:	11.04.05 Tarmac surface	**Cost:**	£10540.44
Condition:	C Poor	**Remedy:**	Remove fittings, lay new concrete edging, scarify surface, apply tack coat, lay new fine textured bitumen macadam 75 MM thick. Reset all fittings flush with new surface. New landscaping is needed and only perimeter fencing/walling is in reasonably sound condition. Ensure drains are set at low points and runs are toward outlets. Plan layout and mark out with suitable line markings. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	No line markings to aid efficient parking and set out safe pedestrian ways. Macadam is lifting, fractured, moss covered, manholes not sitting flush, and tripping hazards present. Landscaping is needed.
		Defect Location:	Vehicular access and main pedestrian routes to HOP Main entrance.
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	"TRIPPING HAZARDS" take on a new significance at HOP as many residents do not walk as confidently as when they were young and many may not survive a fall.		

Edinburgh - City Of Edinburgh Council

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00026083	**Site:**	SIT0426 FORD'S ROAD HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD02935
Subelement:	04.05 External Wall Finish	**Room:**	
Item:	04.05.11 Timber Weatherboard	**Cost:**	£5962.43
Condition:	B Satisfactory	**Remedy:**	Determine if this building is still required and if not (relocate generator) and demolish. Prepare and re-stain all external timber faces with matching finish. Finish door repair and ensure that it is well secured. Target year: 2025
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Stain or protective paint is failing, doors has be forced and only partially repaired.
		Defect Location:	All external walls
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Walls are all vertical and robust and faults are mainly cosmetic. Not a habitable building and is best described as a timber weatherproof housing to accommodate a standby generator. It remains in solid condition but stains is beginning to fail and door needs minor repair.		

Photo:

Total Idwork Cost: £703330.54

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Jewel House condition report – completed 31st May 2019

Edinburgh - City Of Edinburgh Council

CS001389

Survey Description	Single storey purpose built, circa 1980, Home for older people. The structure is of cavity construction with facing brick external finish. The roof is timber pitched and clad with concrete interlocking tiles; large areas of the roof comprise timber patent glazing roof-lights with lead flashings . The rainwater disposal goods are cast iron and the double glazed windows and screens are timber.	**Survey Date** 31/05/2019	**Survey Status** COMPLETE	**Surveyor** Janey Flucker	**Organisation** CEC
Site	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE				
Address	15 EDINBURGH CITY OF EDINBURGH EH15 3JZ				
Number of Buildings	2				
Number of Rooms	132				
Score	A				
General Summary	The building is in good condition and performing well and operating efficiently . No major Asset expenditure is anticipated for the next 1-5 years. Improvements to the patent glazing,at roof level, however should be considered if funding is available. A Planned Preventative Maintenance scheme should be implemented as well as Cyclical redecoration to communal areas and residents rooms.				
Mechanical Summary	Most of the mechanical equipment installed in this building has recently been replaced and is in good condition which is expected to remain in A or B condition over the next 5 years.				
Electrical Summary	System is operating satisfactorily although it has exceeded its life expectancy. There are some adjustments required to power and lighting installation. The installation has passed its life expectancy, a refurbishment of the electrical installation is recommended.				

Edinburgh - City Of Edinburgh Council

Identified Work Summary

	Identified Work Element Total by Priority					
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	70,325	1,352	0	71,677
02 Floors and stairs	0	270	0	6,762	0	7,032
03 Ceilings	0	0	0	0	676	676
04 External walls windows and doors	0	0	0	0	0	0
05 Internal walls and doors	0	0	5,139	0	0	5,139
06 Sanitary services	0	0	1,352	0	0	1,352
07 Mechanical services	0	0	135	0	0	135
08 Electrical services	0	0	6,194	93,153	0	99,347
09 Redecorations	0	0	0	47,334	0	47,334
10 Fixed internal furniture and fittings	0	0	4,057	0	0	4,057
11 External Areas	0	0	12,442	0	0	12,442
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	0	0	0	249,193

Edinburgh - City Of Edinburgh Council

Building Summary BLD01085 JEWEL HOUSE HOME FOR OLDER PEOPLE MAIN BUILDING

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	70,325	1,352	0	71,677
02 Floors and stairs	0	270	0	6,762	0	7,032
03 Ceilings	0	0	0	0	676	676
04 External walls windows and doors	0	0	0	0	0	0
05 Internal walls and doors	0	0	5,139	0	0	5,139
06 Sanitary services	0	0	1,352	0	0	1,352
07 Mechanical services	0	0	135	0	0	135
08 Electrical services	0	0	4,815	93,153	0	97,968
09 Redecorations	0	0	0	47,334	0	47,334
10 Fixed internal furniture and fittings	0	0	4,057	0	0	4,057
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	270	85,823	148,602	676	235,372

Edinburgh - City Of Edinburgh Council

Building Summary BLD02536 JEWEL HOUSE HOME FOR OLDER PEOPLE EXTERNAL STORE

		Identified Work Element Total by Priority				
Idwork Element	**Not Selected**	**01**	**02**	**03**	**04**	**Total**
01 Roofs	0	0	0	0	0	0
02 Floors and stairs	0	0	0	0	0	0
03 Ceilings	0	0	0	0	0	0
04 External walls windows and doors	0	0	0	0	0	0
05 Internal walls and doors	0	0	0	0	0	0
06 Sanitary services	0	0	0	0	0	0
07 Mechanical services	0	0	0	0	0	0
08 Electrical services	0	0	1,379	0	0	1,379
09 Redecorations	0	0	0	0	0	0
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	1,379	0	0	1,379

Site Condition Scores

Site: SIT0586 (JEWEL HOUSE HOME FOR OLDER PEOPLE)
Survey Date: 31/05/2019
Address: 15

EDINBURGH
CITY OF EDINBURGH
EH15 3JZ
Type:
Listed Usage:
Usage:
GEA (m2):
GIA (m2):
NIA (m2):
Ward:
Number of Idwork:
Total Cost:

Site Element Summary

Overall Score:

Score comment: The building has recently undergone considerable upgrading of the Mechanical elements which has raised the previous survey score from B to A The building is in good condition and performing well and operating efficiently . No major Asset expenditure is anticipated for the next 1-5 years. Improvements to the patent glazing,at roof level, however should be considered if funding is available. A Planned Preventative Maintenance scheme should be implemented as well as Cyclical redecoration to communal areas and residents rooms.

Element	Score	Comment
01	A	Roof in good condition with only minor Revenue repairs and PPM required. Maintenance to large areas roof lights should be carried out during this Maintenance Cycle. If not carried out this will reduce score significantly.
02	A	Floor coverings in good condition with only minor areas requiring repair or renewal.
03	A	Ceilings in good condition. No major defects identified

04	A	External walls, timber windows and doors in good condition. No Asset expenditure required.
05	A	Minor repairs to internal walls and doors. Fire Stopping Survey and Fire Safety Audit should be undertaken and recommendations implemented
06	A	Sanitary facilities are in good condition and no major upgrades required.
07	A	All plant in good condition
08	C	System is operating satisfactorily although it has exceeded its life expectancy. There are some adjustments required to power and lighting installation. The installation has passed its life expectancy, a refurbishment of the electrical installation is recommended.
09	A	Recent redecoration works have been undertaken
10	B	Improvements to former daycare area and storage solutions required
11	B	External areas are in satisfactory condition but some improvements would be beneficial
12		
XX		

Edinburgh - City Of Edinburgh Council

Building Condition Scores

Site: SIT0586 (BLD01085)
Survey Date: 31/05/2019
Building: BLD01085 JEWEL HOUSE HOME FOR OLDER PEOPLE MAIN BUILDING
Address: 15

EDINBURGH
LOTHIAN
EH15 3JZ
Type: 04 BUILDING
Year Built:
Listed Usage:
Usage: 09 HOME FOR THE ELDERLY
GEA (m2): 1828.46
GIA (m2): 1721.93
NIA (m2):
Ward: 17 Portobello/Craigmillar
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: A - Good

Score comment: The building has recently undergone considerable upgrading of the Mechanical elements which has raised the previous survey score from B to A. The building is in good condition and performing well and operating efficiently. No major Asset expenditure is anticipated for the next 1-5 years. Improvements to the patent glazing,at roof level, however should be considered if funding is available. A Planned Preventative Maintenance scheme should be implemented as well as Cyclical redecoration to communal areas and residents rooms.

Element	Score	Comment
01	A	Roof in good condition with only minor Revenue repairs and PPM required. Maintenance to large areas roof lights should be carried out during this Maintenance Cycle. If not carried out this will reduce score significantly.

Edinburgh - City Of Edinburgh Council

02	A	Floor coverings in good condition with only minor areas requiring repair or renewal.
03	A	Ceilings in good condition. No major defects identified
04	A	External walls, timber windows and doors in good condition. No Asset expenditure required.
05	A	Minor repairs to internal walls and doors. Fire Stopping Survey and Fire Safety Audit should be undertaken and recommendations implemented
06	A	Sanitary facilities are in good condition and no major upgrades are required.
07	A	All plant in good condition
08	B	System is operating satisfactorily although it has exceeded its life expectancy. There are some adjustments required to power and lighting installation. The installation has passed its life expectancy, a refurbishment of the electrical installation is recommended.
09	A	Recent redecoration works have been undertaken
10	B	Minor improvements to former daycare area and storage solutions required
11	B	External areas in satisfactory condition but some improvements would be beneficial
12		
XX		

Building Condition Scores

Site: SIT0586 (BLD02536)
Survey Date: 31/05/2019
Building: BLD02536 JEWEL HOUSE HOME FOR OLDER PEOPLE EXTERNAL STORE
Address: 15

EDINBURGH
MIDLOTHIAN
EH15 3JZ
Type: 04 BUILDING
Year Built:
Listed Usage:
Usage: 20 Ancillary - GARAGE/STORE/SHELTER/PLANT
GEA (m2): 12.53
GIA (m2): 7.04
NIA (m2):
Ward: 17 Portobello/Craigmillar
Number of Idwork: 0
Total Cost: 0

Building Element Summary

Overall Score: A - Good

Score comment: External store is performing well and in good condition with only minor Revenue maintenance required at roof level.

Element	Score	Comment
01	A	minor overhaul required
02	A	
03		
04	A	
05		
06		

07		
08	A	
09	A	
10		
11	A	
12		
XX		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024207	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.03 Concrete block surface	**Cost:**	£946.68
Condition:	C Poor	**Remedy:**	Eradication of weeds required Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Weeds and shrubs growing through paving
		Defect Location:	External grounds
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	If left untreated these will cause slabs to uplift and this will become a tripping hazard for residents and visitors.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024205	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.04 Concrete flagstone surface	**Cost:**	£1352.40
Condition:	C Poor	**Remedy:**	Make good/level as required Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Minor repairs to slabs and kerbs
		Defect Location:	External perimeter
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024203	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.01 Paths and Paved Pedestrian Areas	**Room:**	
Item:	11.01.05 Tarmac surface	**Cost:**	£1352.40
Condition:	C Poor	**Remedy:**	Clean out and ensure surface water is draining freely Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Blocked Gullies
		Defect Location:	External grounds
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024206	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.01 Brick wall	**Cost:**	£1352.40
Condition:	C Poor	**Remedy:**	Re-point open joints and re-bed loose bricks on end Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Minor repairs to brick copes
		Defect Location:	External perimeter; dwarf walls
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024210	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.01 Brick wall	**Cost:**	£676.20
Condition:	C Poor	**Remedy:**	Make good if found defective Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Contractor to check brickwork to planters
		Defect Location:	External grounds including front entrance
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Hands on check to brickwork required to confirm bedding and pointing mortar is sound		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024236	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.01 Brick wall	**Cost:**	£1352.40
Condition:	C Poor	**Remedy:**	Re-point open joints and re-bed loose bricks on end Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Spalling brickwork ; minor repairs to brickwork and copes
		Defect Location:	External perimeter walls
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024204	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.03 Steel Gate/fencing	**Cost:**	£2028.60
Condition:	C Poor	**Remedy:**	Make good defective panels Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Impact damage to Palisade fence
		Defect Location:	External grounds/ Plant room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024234	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.03 Walls, fences and gates	**Room:**	
Item:	11.03.05 Chain Link Fencing	**Cost:**	£2704.80
Condition:	C Poor	**Remedy:**	Make good or renew defective areas as required Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Re-tension areas of chain link fencing
		Defect Location:	External grounds
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024235	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	11 External Areas	**Building:**	
Subelement:	11.04 Roads and Car Parks	**Room:**	
Item:	11.04.05 Tarmac surface	**Cost:**	£676.20
Condition:	C Poor	**Remedy:**	Resurface as required Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Defective areas of tarmac
		Defect Location:	Entrance to carpark
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024039	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD01085
Subelement:	01.01 Drainage (including rainwater goods and pipes)	**Room:**	
Item:	01.01.01 Cast Iron/Alumin etc rainwater goods	**Cost:**	£2704.80
Condition:	C Poor	**Remedy:**	Clean out gutters and make good defective joints Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Leaking joints to half round cast iron gutters
		Defect Location:	Eaves level
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Routine PPM required to clean out gutters and downpipes ensuring rainwater is disposed of freely. There are a considerable amount of trees on this site and leaves and debris will block outlets.		
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024037	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD01085
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.04 Concrete Tile Pitched	**Cost:**	£1352.40
Condition:	B Satisfactory	**Remedy:**	Ensure cement fillets and tiles are sound Target year: 2020
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Minor defects noted
		Defect Location:	Verges and valleys
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y

Comments: The roof coverings were viewed from ground level but appeared to be in good condition with no internal signs of water ingress .With a Planned Preventative Maintenance regime in place should continue to perform satisfactorily throughout this Maintenance Cycle

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024038	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	01 Roofs	**Building:**	BLD01085
Subelement:	01.05 Coverings (incl. glazed roof lights)	**Room:**	
Item:	01.05.11 Roof glazing	**Cost:**	£67620.00
Condition:	C Poor	**Remedy:**	Specialist advice to be sought from glazier regarding repair/renewal Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Defective seals to glazing units
		Defect Location:	Roof level
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N

Comments: The entire area of roof lights are beginning to showing signs of failure. If on further investigation it is not possible to repair these units ; renewal with an improved design should be considered incorporating natural ventilation . This would enhance the building's appearance and environment significantly for the residents. Renewals could be prioritised according to availability budget with the initial repairs to the main lounge/ foyer area.

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024196	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD01085
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£270.48
Condition:	D Bad	**Remedy:**	Reseal as required Target year: 2019
Priority:	01 Urgent	**Defect:**	Up-stand to vinyl detaching from backing as a result of poor detailing; blisters in floor covering are also present
		Defect Location:	Wet room floor in Shamrock wing
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	The wet wall boarding should have been extended down over the upstand of the flooring		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024177	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	02 Floors and stairs	**Building:**	BLD01085
Subelement:	02.01 Floor Finishes	**Room:**	
Item:	02.01.11 Vinyl	**Cost:**	£6762.00
Condition:	B Satisfactory	**Remedy:**	Some renewals will be likely during this maintenance cycle Renewals to floor finishes in former day centre will be required. Target year: 2022
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Carpet and vinyl finishes currently in good condition
		Defect Location:	All areas forming communal and residents rooms
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Due to the heavy usage of flooring and renewals for hygiene reasons. A provisional allowance for renewing floor screeds and floor coverings has been made		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024182	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	03 Ceilings	**Building:**	BLD01085
Subelement:	03.01 Ceiling Finish	**Room:**	
Item:	03.01.04 Plasterboard	**Cost:**	£676.20
Condition:	A Good	**Remedy:**	No major repairs required Target year: 2022
Priority:	04 Long Term - Beyond 5 years	**Defect:**	No defects noted
		Defect Location:	Ceilings to communal and residents rooms
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Minor repairs prior to redecoration to some areas will be required		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024183	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD01085
Subelement:	04.04 Ext Walls Structure & Foundations	**Room:**	
Item:	04.04.04 Solid Brick	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	Visual inspection from ground level Target year: 2022
Priority:	04 Long Term - Beyond 5 years	**Defect:**	No defects noted
		Defect Location:	External walls
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Cavity wall construction ; CPT to confirm results of intrusive Structural Survey with regard to wall ties and header restraints.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024185	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	04 External walls windows and doors	**Building:**	BLD01085
Subelement:	04.07 Window Framing & Glazing	**Room:**	
Item:	04.07.05 Timber framed, double glazed	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	No improvements or repairs envisaged during this maintenance cycle. Target year: 2023
Priority:	04 Long Term - Beyond 5 years	**Defect:**	No defects noted
		Defect Location:	External Timber double glazed windows and screens
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	On going maintenance will be required to maintain condition		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024202	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD01085
Subelement:	05.01 Door Ironmongery & Access Controls	**Room:**	
Item:	05.01.01 Door Furniture	**Cost:**	£3381.00
Condition:	C Poor	**Remedy:**	Ensure doors and ironmongery are performing and operating efficiently Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Adjustments and maintenance required to doors and ironmongery
		Defect Location:	Internal corridor and Fire Exit doors
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Fire Safety Audit should include inspection of doors and ironmongery		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024187	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD01085
Subelement:	05.03 Internal Wall Finish	**Room:**	
Item:	05.03.02 Linings/finishes on internal walls (wall finish)	**Cost:**	£1352.40
Condition:	C Poor	**Remedy:**	Fire stopping survey to be carried out to all areas and recommendations to be implemented Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Fire Stopping may be missing or inadequate
		Defect Location:	Various areas throughout the building including, attic areas, plant and switch rooms
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Refer to recent Fire Safety Audit for further details.		
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024197	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD01085
Subelement:	05.03 Internal Wall Finish	**Room:**	
Item:	05.03.02 Linings/finishes on internal walls (wall finish)	**Cost:**	£405.72
Condition:	C Poor	**Remedy:**	Patch repair prior to redecoration and apply corner protection Target year: 2023
Priority:	02 Essential - Within 2 years	**Defect:**	Impact damage to plaster
		Defect Location:	Internal corners of circulation areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	Cyclical redecoration of internal walls will be required to maintain condition. Patch repairing to some plaster will be required prior to redecoration En-suite bathrooms are finished with hygienic wet wall which is performing well Corner protection applied to some corridors is effective.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024186	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	05 Internal walls and doors	**Building:**	BLD01085
Subelement:	05.03 Internal Wall Finish	**Room:**	
Item:	05.03.02 Linings/finishes on internal walls (wall finish)	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	No improvements or repairs envisaged during this maintenance cycle. Target year: 2023
Priority:	04 Long Term - Beyond 5 years	**Defect:**	No major defects noted
		Defect Location:	Internal walls throughout the building
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y

Comments: Cyclical redecoration of internal walls will be required to maintain condition. Patch repairing to some plaster will be required prior to redecoration En-suite bathrooms are finished with hygienic wet wall which is performing well Corner protection applied to some corridors is effective.

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024188	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	06 Sanitary services	**Building:**	BLD01085
Subelement:	06.03 Toilets	**Room:**	
Item:	06.03.04 full installation	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	Facilities in good condition and no works are envisaged during this maintenance cycle Target year: 2023
Priority:	04 Long Term - Beyond 5 years	**Defect:**	No defects noted
		Defect Location:	Toilets and en-suite facilities
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024194	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	06 Sanitary services	**Building:**	BLD01085
Subelement:	06.04 Showers	**Room:**	
Item:	06.04.01 Shower	**Cost:**	£1352.40
Condition:	C Poor	**Remedy:**	CCTV survey to be instructed Target year: 2019
Priority:	02 Essential - Within 2 years	**Defect:**	Odour noted in shower room (Shamrock wing) Condition of underground drainage should be investigated for blockages or breakages
		Defect Location:	Underground drainage system
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00023959	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	07 Mechanical services	**Building:**	BLD01085
Subelement:	07.03 Gas / Oil / Fuel Services	**Room:**	
Item:	07.03.03 Gas Supplies	**Cost:**	£135.24
Condition:	C Poor	**Remedy:**	Install an emergency stop button to the gas supply pipework in the boiler room. Label the EM stop button. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	No emergency stop for gas supply in plant room
		Defect Location:	plant room
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024047	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD01085
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.02 Electrical Signage	**Cost:**	£676.20
Condition:	C Poor	**Remedy:**	Supply and install relevant warning notices throughout. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	There are few or no warning signs to indicate location of electrical equipment, mixed wiring colours warning labels, resuscitation notices and electrical circuit charts are required.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024049	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD01085
Subelement:	08.03 Electrical Power	**Room:**	
Item:	08.03.05 Small Power	**Cost:**	£4138.34
Condition:	C Poor	**Remedy:**	Installation of three compartment dado trunking. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Multiway extension leads in use.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024050	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD01085
Subelement:	08.05 Lighting	**Room:**	
Item:	08.05.03 Light fittings and switching (Internal Lighting Only)	**Cost:**	£93153.31
Condition:	C Poor	**Remedy:**	Carefully disconnect and remove fluorescent fittings and install LED fittings. Target year: 2023
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Poor lighting.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	Y	**Revenue:**	N
Comments:			
Photo:	No idwork image found.		

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024198	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	09 Redecorations	**Building:**	BLD01085
Subelement:	09.01 External Decoration	**Room:**	
Item:	09.01.05 Woodwork	**Cost:**	£20286.00
Condition:	B Satisfactory	**Remedy:**	Provision to redecorate within this maintenance cycle should be made to maintain condition Target year: 2021
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Currently in satisfactory condition
		Defect Location:	External roof details , facia ,soffits and window timbers
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	The overall decoration is in good condition but cyclical redecoration will be required to maintain condition.		
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024195	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	09 Redecorations	**Building:**	BLD01085
Subelement:	09.02 Internal Decoration	**Room:**	
Item:	09.02.08 Internal Decoration Package	**Cost:**	£27048.00
Condition:	B Satisfactory	**Remedy:**	Redecorate as required Target year: 2023
Priority:	03 Desirable - Within 3 to 5 years	**Defect:**	Some areas would benefit from being redecorated
		Defect Location:	Doors, woodwork and circulation areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	The overall decoration is in good condition but cyclical redecoration will be required to maintain condition. Residents rooms and communal areas should be redecorated on regular basis. Provisional allowance made		

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024201	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	10 Fixed internal furniture and fittings	**Building:**	BLD01085
Subelement:	10.01 Fixed Furniture	**Room:**	
Item:	10.01.03 Kitchen Furniture	**Cost:**	£4057.20
Condition:	C Poor	**Remedy:**	Upgrade requird Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	Dated units and work tops
		Defect Location:	Former Day Care area
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:	The former day care centre is tired and would benefit from being upgraded. Storage is a premium and the area should be remodelled,utilised and new storage solutions installed		

Photo:

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024199	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	10 Fixed internal furniture and fittings	**Building:**	BLD01085
Subelement:	10.01 Fixed Furniture	**Room:**	
Item:	10.01.03 Kitchen Furniture	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	Operating efficiently and no defects noted Target year: 2023
Priority:	04 Long Term - Beyond 5 years	**Defect:**	New kitchen installed
		Defect Location:	Commercial kitchen
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024200	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	10 Fixed internal furniture and fittings	**Building:**	BLD01085
Subelement:	10.01 Fixed Furniture	**Room:**	
Item:	10.01.03 Kitchen Furniture	**Cost:**	£0.00
Condition:	A Good	**Remedy:**	Operating efficiently and no defects noted Target year: 2023
Priority:	04 Long Term - Beyond 5 years	**Defect:**	New kitchens installed
		Defect Location:	Lounge areas
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:			

Edinburgh - City Of Edinburgh Council

Identified Work (by location)

Code:	IW00024048	**Site:**	SIT0586 JEWEL HOUSE HOME FOR OLDER PEOPLE
Element:	08 Electrical services	**Building:**	BLD02536
Subelement:	08.05 Lighting	**Room:**	
Item:	08.05.01 Emergency Lighting	**Cost:**	£1379.45
Condition:	B Satisfactory	**Remedy:**	Install additional emergency lighting. Target year: 2020
Priority:	02 Essential - Within 2 years	**Defect:**	There is no or inadequate emergency lighting at emergency exits(external) and in plant and switch rooms.
		Defect Location:	Throughout
Manufacturer:		**Model Number:**	
Date of Manufacture:		**usertext6:**	
Capital:	N	**Revenue:**	Y
Comments:			
Photo:	No idwork image found.		

Total Idwork Cost: £249193.22

Staff establishment – care homes (existing)

Capacity 35	Grade	Establishment
Clovenstone Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	3.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	8.33
SCW (N)	Grade 4	4.00
SCA (D)	Grade 3	12.55
SCA (N)	Grade 3	3.00
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.00
Kitchen Assistant	Grade 2	2.50
Domestic	Grade 2	3.75
Laundry	Grade 2	1.50
Handyman	Grade 3	1.00
		46.13

	Grade	Establishment
Ferrylee Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	5.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	14.00
SCW (N)	Grade 4	7.00
SCA (D)	Grade 3	17.89
SCA (N)	Grade 3	6.00
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.00
Kitchen Assistant	Grade 2	3.00
Domestic	Grade 2	5.66
Laundry	Grade 2	2.00
Handyman	Grade 3	1.00
		68.05

Capacity 36	Grade	Establishment
Fords Road Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	3.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	8.33
SCW (N)	Grade 4	4.00
SCA (D)	Grade 3	12.55
SCA (N)	Grade 3	7.66
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.00
Kitchen Assistant	Grade 2	2.50
Domestic	Grade 2	3.75
Laundry	Grade 2	1.50
Handyman	Grade 3	1.00
		50.79

Capacity 32	Grade	Establishment
Jewel House Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	3.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	8.00
SCW (N)	Grade 4	4.00
SCA (D)	Grade 3	7.55
SCA (N)	Grade 3	3.00
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.00
Kitchen Assistant	Grade 2	2.50
Domestic	Grade 2	3.75
Laundry	Grade 2	1.50
Handyman	Grade 3	1.00
		40.80

Capacity 60	Grade	Establishment
Drumbrae Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	6.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	12.89
SCW (N)	Grade 4	7.00
SCA (D)	Grade 3	25.00
SCA (N)	Grade 3	11.33
Additional Demand Allocation		
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.50
Kitchen Assistant	Grade 2	3.00
Domestic	Grade 2	7.00
Laundry	Grade 2	2.00
Handyman	Grade 3	2.00
		83.22

Capacity 60	Grade	Establishment
Marionville Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	6.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	12.89
SCW (N)	Grade 4	7.00
SCA (D)	Grade 3	25.00
SCA (N)	Grade 3	11.33
Additional Demand Allocation		
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.50
Kitchen Assistant	Grade 2	3.00
Domestic	Grade 2	7.00
Laundry	Grade 2	2.00
Handyman	Grade 3	2.00
		83.22

Capacity 60	Grade	Establishment
Inchview Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	6.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	12.89
SCW (N)	Grade 4	7.00
SCA (D)	Grade 3	25.00
SCA (N)	Grade 3	11.33
Additional Demand Allocation		
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.50
Kitchen Assistant	Grade 2	3.00
Domestic	Grade 2	7.00
Laundry	Grade 2	2.00
Handyman	Grade 3	2.00
		83.22

Capacity 60	Grade	Establishment
Royston Care Home		
Manager	Grade 9	1.00
Depute Manager	Grade 7	1.00
Business Support Officer	Grade 6	1.00
Business Support Administrator	Grade 4	1.00
Team Leader (D)	Grade 6	6.00
Team Leader (N)	Grade 6	0.50
SCW (D)	Grade 4	12.89
SCW (N)	Grade 4	7.00
SCA (D)	Grade 3	29.66
SCA (N)	Grade 3	14.33
Senior Cook	Grade 4	1.00
Cook	Grade 3	1.50
Kitchen Assistant	Grade 2	3.00
Domestic	Grade 2	7.00
Laundry	Grade 2	2.00
Handyman	Grade 3	2.00
		90.88

Bed Based Care – Intermediate Care / Hospital Based Complex Clinical Care and Care Homes Options Appraisal Summary

1. Report Purpose

This report provides an overview of the Partnership PARTNERSHIPTHE PARTNERSHIP) Bed Based Review and Option Appraisal undertaken in 2020/21. The aim of the Option Appraisal is to consider how best to redesign three areas of our bed base:

- Intermediate Care
- Hospital Based Complex Clinical Care
- Care Homes

2. Background

The bed-based care project forms part of the Edinburgh Integration Joint Board's (EIJB) Transformation programme. The project is looking to redesign a broad range of bed-based services across the city, taking into consideration demand and capacity and will implement the optimum model for the future provision of sustainable bed-based services. Due to size and scale of the project, activity has been phased to ensure delivery is achievable. The first phase of the project will consider the three bed types listed above as well as specialist in-patient rehabilitation.

The project phasing has been agreed due to the strategic drivers. Our intermediate care service is currently located across two sites, with one service operating out of Liberton Hospital. This site is due to be decommissioned and there is an urgent requirement to vacate the premises to allow the site to be sold for redevelopment. In order to withdraw from the site, alternative accommodation is required for our intermediate care beds. Consideration is needed to where this could be as the environment is very important, there needs to be adequate space for therapy areas and a dedicated area for a staff base.

Our Hospital Based Complex Clinical Care (HBCCC) service is provided across three sites and focuses on the specialties of Old Age Psychiatry, Functional Psychiatry and Frail / Elderly. Per head of population, Edinburgh has the most HBCCC beds. Benchmarking completed in 2017 predicted that Edinburgh required c.50% fewer beds than we currently have. Our HBCCC service is accommodated within PFI buildings with long lease terms. In line with the benchmarking predictions we want to reduce the number of HBCCC beds we have, by redesigning the HBCCC estate we can accommodate our Intermediate care beds within the PFI buildings as they have adequate space for therapy areas.

In order for us to redesign our HBCCC estate to accommodate our intermediate care service we require care home capacity to accept former HBCCC patients who have been assessed as no longer requiring the level of care received in an HBCCC setting. We know from day of care audits that around 40%[16] of people currently in an HBCCC bed could have their care needs met elsewhere. At present, the model of care within our care homes is not designed to support people with highly specialist and complex needs. We have no nursing provision in our care homes and those who no

[16] These were completed prior to the introduction of Complex Care Assessments and therefore the day of care audits will be repeated in both HBCCC and Care Homes to validate the numbers.

longer need HBCCC care will require nursing care in their onward accommodation. Therefore, patients remain in an HBCCC bed as it is difficult to source appropriate care elsewhere.

The Edinburgh Health and Social Care Partnership manages eight care homes across the city. These homes are a mixture of new, purpose-built facilities and older care homes that no longer meet modern day building design standards for their function. There are four homes that are older, two in the North East and two in the South West. A property assessment review completed in 2019 indicated there would be no value in refurbishing, repurposing, or continuing to maintain these properties. The environments are not ideal for their function and they do not offer the best outcomes for residents. It is testament to the staff that the care homes continue to operate safely and continue to offer quality care to their residents however, they are not suitable or sustainable and should be decommissioned at the earliest opportunity.

These three bed types are being considered in phase 1 due to the unintended consequences of any changes made in isolation. In order to withdraw from the Liberton Hospital site we must redesign our HBCCC estate, in order to do that we must have care home capacity (either internal or external) to accommodate those patients that no longer are assessed as requiring the level of care provided in an HBCCC bed.

3. Strategic Vision

The approach and governance of EIJB's Transformation Programme is structured on the three distinct conversation stages, whilst the fourth will deliver a range of cross-cutting and enabling improvements:

Conversation 1 – the programme is focused on a range of projects and initiatives which will help strengthen prevention and early intervention approaches, build community capacity and resilience, and transform the 'front door' to our services.

Conversation 2 – the programme will focus on projects which transform our approaches to dealing with crisis management, including the implementation of a 'Home First' model and the redesign of the way we deal with adult support and protection issues.

Conversation 3 – the programme is focused on the transformation of services and supports for those who require longer term support to build a good life. This includes transformation of care at home options and bed-based care services.

Implementation of the Bed Based Care Review contributes to EIJB's six Strategic priorities:

- Prevention and early intervention
- Tackling inequalities
- Person-centred care
- Managing our resources effectively
- Making best use of capacity across the system
- Right care right place right time

It is anticipated that the outcome of the review will gain citizen, system, staff, and financial benefits in its desire to deliver the optimum model for bed-based services.

4. Option Appraisal Process

When project activity phasing was confirmed, it was agreed that relevant working groups were established to identify the options available to each bed type. Initially, these groups met independently, in confidence, due to the sensitive nature of the subject areas. An HBCCC/Intermediate Care group was established (Membership Appendix 1) and a Care Home group (Membership Appendix 2). The Partnership Executive Management Team (EMT) were kept informed of progress and a workshop was held in April 2021 to review the identified options and their potential implications. Following that workshop, it was agreed to get a small working group established that was made up of key stakeholders from both the HBCCC/Intermediate Care group and the Care Home group to undertake the options appraisal process (Membership Appendix 3).

The methodology applied by the group considered the relative desirability, viability, and sustainability of the different options (and the dependencies), and addressed the following questions:

- Where could the three bed services be provided within the existing estate?
- What are the strategic drivers for change?
- Are there better ways to achieve the strategic objectives?
- Are there better ways to use the resources available?
- Are there better ways to achieve the desired outcomes?
- What options are to be considered?
- What is the impact on whole-system capacity?

The individual groups identified the options available for their respective services over a period of time. The options presented by each group were submitted to the EMT and Project Board (where appropriate) over the course of a number of meetings. The criteria and weighting for scoring the options was agreed by the EMT and the combined appraisal group in May 2021 (Appendix 4). Members of the combined appraisal group collectively reviewed each option and, scored and identified their preferred option. This process provides a clear outcome by identifying a preferred model of delivery, which will then be developed in greater detail in consultation with stakeholders following EIJB approval to proceed. The scoring document can be found in Appendix 5.

5. Evidence

Throughout the life cycle of the bed-based project, a range of supporting evidence has been gathered to help inform the options.

Collated data will be used to populate the evidence table that will form part of the Integrated Impact Assessment planned for May 2021.

Integrated Impact Assessments have been completed for some of the bed types being considered. A further assessment will be carried out by the combined group to help shape the preferred option.

6. STEERING GROUP RECOMMENDATIONS

The outcome of the Option Appraisal scoring was agreed with the combined group on 11th May 2020 and recommendations for next steps agreed; Following the Option Appraisal process, **Option 1B** was selected as the preferred option. The next stages are:

Next stages	
Identify Preferred Option	**11th May 2021**
Summary report drafted and issued to EMT	**13th May 2021**
EMT sign off summary report	**14th May 2021**
Development session with EIJB	**18th May 2021**
Present to Bed Based strategy and preferred option to EIJB	**22nd June 2021**
Implementation plan developed	**May/June 2021**

APPENDIX 1

HBCCC/IC working group

NAME	TITLE
Dr Andrew Coull	Clinical lead for the Partnership and Associate Medical Director, Medicine of the Elderly and Stroke Services
Billie Flynn	Deputy Chief Nurse, The Partnership
Hazel Stewart	Programme Manager for Conversation 3, The Partnership
Sheena Muir	Hospital and Hosted Services Manager
Lesley Clark	Clinical Nurse Manager
Jane Shiels	Physiotherapy Rehabilitation Service Lead
Jenny MacKenzie	Delayed Discharge Manager
Dr Tom Russ	Consultant Psychiatrist
Dr Olayinka Ogundipe	Consultant Physician, Medicine of the Elderly
Dr Andrew Pearson	Consultant Physician, Medicine of the Elderly
Emma Barnes	Occupational Therapy Rehabilitation Service Lead
Garry Todd	Principal Pharmacist
Jane Brown	The Partnership Senior Care Home Manager
Helen Fitzgerald	NHS Partnership Representative

APPENDIX 2

Care home working group

NAME	TITLE
Jacqui Macrae	Chief Nurse, T the Partnership
Jane Brown	The Partnership Senior Care Home Manager
Nikki Conway	Southeast Locality Manager, The Partnership
Deborah Mackle	South West Locality Manager, The Partnership
Hazel Stewart	Programme Manager for Conversation 3, The Partnership

APPENDIX 3

Combined working group for options appraisal for HBCCC/IC/Care home review

NAME	TITLE
Jacqui Macrae	Chief Nurse, he Partnership
Dr Andrew Coull	Clinical lead for the Partnership and Associate Medical Director, Medicine of the Elderly and Stroke Services
Billie Flynn	Deputy Chief Nurse, the Partnership
Jane Brown	The Partnership Senior Care Home Manager
Nikki Conway	South East Locality Manager, The Partnership
Deborah Mackle	South West Locality Manager, The Partnership

Hazel Stewart	Programme Manager for Conversation 3, The Partnership

Working group for options appraisal for HBCCC & IC

NAME	TITLE
Dr Andrew Coull	Clinical lead for the Partnership and Associate Medical Director, Medicine of the Elderly and Stroke Services
Billie Flynn	Deputy Chief Nurse, The Partnership
Jane Brown	The Partnership Senior Care Home Manager
Jane Shiels	Physiotherapy Rehabilitation Service Lead
Dr Olayinka Ogundipe	Consultant Physician, Medicine of the Elderly
Dr Andrew Pearson	Consultant Physician, Medicine of the Elderly
Emma Barnes	Occupational Therapy Rehabilitation Service Lead
Lesley Clark	Clinical Nurse Manager
Jenny MacKenzie	Delayed Discharge Manager
Dr Tom Russ	Consultant Psychiatrist
Sheena Muir	Hospital and Hosted services manager
Helen Fitzgerald	NHS Partnership representative
Siobhan Keay	Dementia Nurse Consultant
Garry Todd	Principal Pharmacist
Hazel Stewart	Programme Manager for Conversation 3, The Partnership

Appendix 4

HBCCC/IC/CH Review Option Appraisal Scoring Guidance

The following criteria should be used to inform the decision making of how best to deliver the optimum model of bed based care services for HBCCC/IC and CHs currently provided across four sites in Edinburgh. Scoring should be recorded on the scoring spreadsheet circulated with this document.

CRITERIA	WEIGHTING (adds up to 100)

Supports the closure of Liberton and retains existing service capacity	20%
Reduces HBCCC beds and provides suitable environment(s) for those with complex care needs	20%
Supports a new model of care within care homes and optimises the internal care home estate	20%
Supports the withdrawal from Ferryfield house in October 2022	10%
Supports the provision of a skilled workforce with expertise in the assessment, rehabilitation and recovery of frail elderly patients with complex care needs including dementia	10%
Supports the delivery of high quality experience and good outcomes in appropriate bed based services	10%
Supports the provision of sustainable and efficient bed based services – specifically that the model is sustainable and supports known/predicted demographic changes	10%

Scoring

Score	1	2	3	4
Definition	Will not/unlikely to deliver optimal, effective and efficient bed based services	Moderately delivers optimal, effective and efficient bed based services	Mostly delivers optimal, effective and efficient bed based services	Fully delivers optimal, effective and efficient bed based services

Each member of the group should score the listed criteria 1-7 for all options in the options appraisal (below). The scoring excel sheet has separate tabs to note comments about reasons for very high or very low scores.

Appendix 5

HBCCC&IC REVIEW
OPTION APPRAISAL

Edinburgh Health and Social Care Partnership

1= Will not/unlikely to deliver optimal, effective and efficient bed based services (when you click on 1-4 the weighting will automatically calculate)

2 = Moderately delivers optimal, effective and efficient bed based services

3 = Mostly delivers optimal, effective and efficient bed based services

4 = Fully delivers optimal, effective and efficient bed based services

Please score each of the options under the following criteria (the weighting % will automatically calculate). You can change your 1-4 scoring at any time but please don't try to change the weighting as this will remove the formula.	**OPTION 1A: Withdraw from Liberton; Close 4 older care homes in one go; reprovision Drumbrae as NHS led HBCCC; Reprovision Findaly House to all IC; Reprovision EGH to all IC; Recommission care at CG&NM (or bring in house); Close Ferryfield house in October 2022**	Weighting - please do not delete these numbers	**OPTION 1B: Withdraw from Liberton; Close 4 older care homes in a phased approach; reprovision Drumbrae as NHS led HBCCC; Reprovision Findaly House to all IC; Reprovision EGH to all IC; Recommission care at CG&NM (or bring in house); Close Ferryfield house in October 2022**	Weighting - please do not delete these numbers	**OPTION 2: Withdraw from Liberton; Close 4 older care homes in one go; change function of Findlay House to all IC; change function of Hawthorn ward to IC; Recommission care at CG&NM (or bring in house)**	Weighting - please do not delete these numbers
Supports the closure of Liberton and retains existing service capacity (20%)	4	80	4	80	4	80
Reduces HBCCC beds and provides suitable environment(s) for those with complex care needs (20%)	4	80	4	80	4	80
Supports a new model of care within care homes and optimises the internal care home estate (20%)	3	60	4	80	4	80
Supports the withdrawal from Ferryfield house in October 2022 (10%)	4	40	4	40	1	10
Supports the provision of a skilled workforce with expertise in the assessment, rehabilitation and recovery of frail elderly patients with complex care needs including dementia (10%)	3	30	4	40	4	40
Supports the delivery of high quality experience and good outcomes in appropriate bed based services (10%)	2	20	3	30	3	30
Supports the provision of sustainable and efficient bed based services – specifically that the model is sustainable and supports known/predicted demographic changes (10%)	2	20	3	30	3	30
		330		380		350
	Any Comments on Option 1A for high or low scores (Please add to corresponding tab)		Any Comments on Option 1B for high or low scores (Please add to corresponding tab)		Any Comments on Option 2 for high or low scores (Please add to corresponding tab)	

Section 4 Integrated Impact Assessment

Summary Report Template

Each of the numbered sections below must be completed

Interim report	x	Final report	

(Tick as appropriate)

1. Bed based redesign – closure of care homes

2. What will change as a result of this proposal?

This proposal seeks to withdraw from four of our older care homes South West and North East of the city and to change the function of Drumbrae care home in the North West of the city. Due to the environmental limitations of four of the older care homes in our estate we recommend decommissioning these in a phased implementation plan. To remodel other beds within our wider bed base we need to maximise the use of our remaining estate by changing the function of one of the larger care homes to provide complex care assessment beds, after reviewing the full care home estate, we recommend that Drumbrae care home is used for this function. In total (as of the 6th June) there are 94 residents accommodated within these care homes. These residents will need onward accommodation either within our internal care home estate or within the private marketplace. The Residential Review Team (RRT) will work with the residents and their families to assess the best options for them. The staff of these care homes will also need consulted and an organisational change process will need to be followed. We aim to ask the EIJB to issue a direction to the City of Edinburgh Council to decommission the residential care currently provided at Clovenstone, Ford's Road, Jewel House and Ferrylee, returning the buildings to the CEC. We will also ask the EIJB to decommission the residential care model provided at Drumbrae care home and single intent to re-provide complex care assessment (HBCCC) within that facility.

3. Briefly describe public involvement in this proposal to date and planned

Due to the extremely sensitive nature of this proposal there has been very little public involvement to date. The IIA was conducted with a small group of internal staff that have insight into the staff and residents within the care homes. Once the decision has been finalised and due process followed, consultation activities will begin with the residents and their families and the staff onsite. Once these activities are underway, we will revisit the IIA to finalise the process.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

No – it will improve outcomes and provide a better environment for people

5. Date of IIA

18th February 2021

6. Who was present at the IIA? Identify facilitator, Lead Officer, report writer and any partnership representative present and main stakeholder (e.g. NHS, Council)

Name	Job Title	Date of IIA training
Alice Dréano (Lead facilitator, officer and report writer)	Project Manager (Bed base care)	July 2020
Nikki Conway	Locality manager (SE)	
Deborah Mackle	Locality manager (SW)	
Anna Duff	Cluster Manager	
Siobhan Murtagh	HR representative CEC	
Catherine Mathieson	Cluster Manager	
Jane Brown	Care Home Manager	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
Data on populations in need	Resident profile and CH registration	Over 65s with overall capacity for 206 people
Data on service uptake/access	Resident profiles and staffing establishment inc staff vacancy list	109 residents and 288.99 FTE staff
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	Finance data	Mix of LA funded residents and self-funders
Data on equality outcomes		
Research/literature evidence	Condition reports for all care homes	Evidence of older homes and current condition status which could impact on residents (Over 65s but mostly over 75s)
	Care Inspectorate: Building better care homes for adults	Evidence of standards for care homes including room size, en-suite requirements etc
	Care home census report 2009 - 2019	Number of care homes, split by residential and nursing for older adults, trend analysis, local authority care homes, market share, demographic profile, average length of stay
Public/patient/client experience information	Resident profiles required;	Gives insight into capacity, guardianship and POA arrangements, frailty
	Day of care audits planned	To understand level of need across all homes
Evidence of inclusive engagement of people who use the service and involvement findings	Not as yet – this will be completed once decision is reached	Aim to get wider stakeholder group with carers, resident representatives and patients – could get user experience from Cherry Oak residents.
Evidence of unmet need	Health delay list; CEC delay list;	Reviewed over an extended period to understand waiting lists and pressure areas

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
Good practice guidelines	Care inspectorate guidance on building better homes Cosla - Good Practice Guidance on the Closure of a Care Home	Guidance (to complement any HSCP guidance in place) to help plan for the closure of a care home.
Carbon emissions generated/reduced data	Condition reports of buildings available	
Environmental data	As above	Buildings are unsuitable for their designated functions – the age of the buildings is cause for concern and the internal layout across the older four homes is challenging. Difficult to place people here due to environment limitations.
	As above	DB care home is a purpose built home that does meet standards however, it has never functioned at optimal occupancy. At present there are 14 residents in a 60 bed care home which means that energy and environmental usage is out of line with the number of residents
Risk from cumulative impacts	High level risks have been identified	
Other (please specify)		
Additional evidence required		

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
Advantages: For those in older homes: - Improved service offering more accessibility; environmental improvements; safer in relation to wellbeing (residents and staff); safer overall environment; better infection, prevention & control,	Older people over 65; both men and women; people with age related impairments, older people's mental health

potential to be more inclusive due to nature of environment; builds sustainability across estate; promotes healthier lifestyles and continuity of existing relationships where possible For those in Drumbrae: - Safer in relation to wellbeing (residents and staff); safer overall environment due to occupancy risks; More inclusive due to social contact aspect; promotes continuity of existing relationships where possible; **Risks, issues and mitigations:** ALL: Moving older, frail residents has an element of risk however, this could be mitigated by offering better outcomes and a safer environment. Additionally, where possible (and if approved), we would try to locate residents in friend groups to ensure stability and consistency and further to that, we would aim to move staff (either permanently or temporarily – depending on preferences) to support residents in their transition and provide familiarity whilst they settle in to their new home. Furthermore, especially during the ongoing COVID-19 pandemic, innovative methods to support moves could be introduced (similar to that which was applied in the transition from Cherry Oak). Virtual tours and meets, slideshows of new accommodation, staff introductions and possible group meetings with residents could be conducted virtually in the first instance. The introduction of getting to know me booklets for each resident indicating their likes and dislikes, favourite meal options, favourite activities and their preferences would also support the transition. Both staff and residents could benefit from this information whilst new members of their care home got used to their new home. **Drumbrae:** Some residents may have moved previously from other care homes and this proposal will be disruptive as they may have to move to alternative accommodation again. We will aim to mitigate this as outlined above by offering moves in friendship groups and having familiar staff accompany them through the transition. Staff may feel undervalued and that these proposals are directed at them at a point in time where they are exhausted and have already had to deal with the negative media stories during the pandemic. We are committed to working with staff individually to get the best possible outcomes for them. We value our workforce and	(OPMH), frailty and old age; Staff of all ages both full and part time

recognise the skills and experience they bring to their role, we also recognise the extraordinary circumstances that staff have continued to work through and commend them for their professionalism and dedication during this period. We fully appreciate that these proposals could cause stress and anxiety to our care staff. We want to retain our workforce and have a policy of no compulsory redundancies, we want to keep the skills and experience of these staff and ultimately provide a career path with opportunities to upskill, learn and develop.	

Environment and Sustainability including climate change emissions and impacts	**Affected populations**
Positive: Rationalised estate; less buildings; remaining estate more energy efficient; better climate control; adapted for climate change; less packaging due to more space and having the option to buy in bulk or by adopting a smart purchasing policy for all remaining care homes; modern, Older care homes: Regulated fire safety systems; better fire compartmentalisation; better infection, prevention and control management; improved evacuation routes; improved physical environment; improve living space for residents; improved circulation space in corridors and hallways; separate changing and cooking areas for staff **Risks, issues and mitigations:** May have travel implications for some staff or service providers such as GPs/DNs etc however, this won't be clear until full consultation has taken place May have travel implications for staff and resident's families depending on onward accommodation and redeployment.	Older people over 65; both men and women; staff of all ages both full and part time

Economic including socio-economic disadvantage	**Affected populations**
Positive: There are good community links around the remaining care homes in our estate; there is opportunity to support local businesses; and for staff working in our older homes, there would be improved working conditions due to the environmental layout;	Older people over 65; both men and women; staff of all ages both full and part time

Risks, issues and mitigations: There are potential cost of living increases for residents due to the charging structure across our estate. This has been highlighted as an issue and will be reviewed through the care home transformation programme to ensure the charging structure is equitable and fair for the care we provide. Increased travel may be required by resident's families and friends and also staff. This could incur additional charges or lengthy journeys however, the remaining homes in our estate are within 3 or 4 localities so should be broadly accessible to most. **Older care homes:** Ferrylee accommodates our respite provision which is managed as a rolling programme. Respite beds are currently not in use due to the pandemic but we and carers expect it to return once restrictions have been lifted and it is safe to operate again. It is a popular service and the care home manager has been receiving enquiries daily to understand when this will be operational again. Closing Ferrylee would have a significant impact for carers and could potentially create reputational issues for the EHSCP as well. This can be mitigated in part through the establishment of the respite working group (part of the bed based care project) who are considering the respite provision offered to our carer's and cared for people. In addition to bed based respite (either internally provided or commissioned), this group are considering the range of innovative options we add to our existing provision that could move away from traditional bed based respite however, we recognise that bed base respite will always be needed in some circumstances.	

9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so, how will equality, human rights including children's rights, environmental and sustainability issues be addressed?

No

10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.

The communications plan will be developed in tandem with the plan for decommissioning, the provider will follow specific CoSLA guidance when communicating with residents and their families. Residents will be supported in the move through review and

oversight by the Residential Review Team (RRT). Staff will be communicated to by the provider with HR support throughout in line with the workforce organisational change policy.

11. Is the policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this.

No

12. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

Once agreement has been reached we will underway with residents, families and staff we will revise the IIA to incorporate their comments and thoughts

13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	**Who will take them forward (name and job title**	**Deadline for progressing**	**Review date**
Consultation with residents and families	Residential Review Team (to be assigned)	Following agreement	
Consultation with staff	HR / CEC Union leads	Following agreement	

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Through ongoing dialogue and discussion via consultation activities, and by follow up at designated times once moves have been completed.

16. Sign off by Head of Service/ NHS Project Lead

Name Hazel Stewart **Name Nikki Conway**

Date 18/02/2021 **Date 18/02/2021**

17. Publication

Completed and signed IIAs should be sent to strategyandbusinessplanning@edinburgh.gov.uk to be published on the IIA directory on the Council website www.edinburgh.gov.uk/impactassessments