

# NHS Ayrshire & Arran



<b>Meeting:</b>	<b>Ayrshire and Arran NHS Board</b>
<b>Meeting date:</b>	<b>Monday 31 January 2022</b>
<b>Title:</b>	<b>Acquisition of New Property for Medical Student Accommodation</b>
<b>Responsible Director:</b>	<b>Nicola Graham – Director of Infrastructure &amp; Support Services</b>
<b>Report Author:</b>	<b>Fraser Bell – Assistant Director (Programmes)</b>

## 1. Purpose

This is presented to the Board for:

- Decision

This paper relates to:

- Annual Operational Plan

This aligns to the following NHSScotland quality ambition(s):

- Effective
- Person Centred

## 2. Report summary

### 2.1 Situation

NHS Ayrshire & Arran provides clinical placements for medical students from Glasgow and Dundee Universities in their final years of undergraduate medical training and the capacity to increase student numbers is limited by availability of residential accommodation for students.

The Infrastructure Programme Board (IPB) and Corporate Management Team (CMT) approved in principle the creation of additional accommodation as part of the strategy to increase undergraduate medical student placements and improve the workforce pipeline.

Work has been undertaken throughout 2021 to develop proposals to increase the residential accommodation. The original proposal was to redevelop existing office accommodation at Lister Street, however due to cost increases, the recommended option is to purchase two new build houses within Kilmarnock.

This paper outlines the two options which were developed over the past year together with their respective capital costs.

It is proposed that funding for the project would be provided through Additional Cost of Teaching” (ACT) funding the Board receives to support undergraduate training with the balance from the Capital Investment Plan FY2021-2022.

Board Members are asked to approve the purchase of these two residential properties in Kilmarnock to support the undergraduate medical student accommodation demand.

## 2.2 Background

In February 2021 CMT approved that existing office properties at Lister Street at University Hospital Crosshouse (UHC) be reallocated and converted to provide additional undergraduate medical student accommodation (24 bedspaces) at a total cost of **£450k**.

Following further detailed design development work, the project costs had increased to **£1,020k** by June 2021 and discussions within the project team and with the stakeholders agreed that a reduced scope of work (12 bed spaces instead of the original 24 bed spaces) should be delivered for a reduced project cost of **£625k**. The project costs had increased due to a greater extent in the scope of redevelopment work within the buildings, particularly to satisfy fire safety legislation and due to significant inflation within the construction market. New legislation required Homes of Multiple Occupancy (above a certain size) to be provided with sprinklers which was very onerous.

This revised project was assessed through the Infrastructure Programme Board prioritisation process and recommended for delivery subject to funding being available. Increased Scottish Government funding was made available late summer 2021 for a higher priority project which released funding for the delivery of this project and it was tendered to contractors.

Tender returns were significantly higher than predicted in June 2021 and the project cost for the reduced scheme (12 bedspaces) had risen to **£866k**. This was unaffordable from the allowances earmarked in the Capital Investment Plan and difficult to support from a value for money perspective.

A review of potential alternative options via purchase of off-site property was undertaken due to concerns around poor value for money of the current proposals and the long term strategy to exit Lister Street. Whilst there was limited suitable accommodation within the locality, a new build housing development was identified in the centre of Kilmarnock, close to the bus station which is readily accessible to UHC by public transport (2.38 miles). Negotiations were undertaken with the developer and a project cost of **£566k** established (8 bed spaces).

## 2.3 Assessment

- 2.3.1** The capital costs for the options developed and considered both at Lister Street (Options 1&2) and the recommended option of acquisition (Option 3) are compared in **Table 1** below.

**Table 1: Options 1, 2, 3 Estimated Capital Costs**

<b>NHS Ayrshire &amp; Arran New Student Accommodation</b>					
	<b>Initial Cost</b>	<b>Developed Design</b>	<b>Developed Design</b>	<b>Tender Stage</b>	<b>Acquisition</b>
	01/02/2021	14/06/2021	14/06/2021	29/11/2021	29/11/2021
<b>Options</b>	<b>Option 1</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 2</b>	<b>Option 3</b>
No of "Flats"	8	8	4	4	2
No of Bedspaces	24	24	12	12	8
<b>Project Costs</b>	<b>£450,000</b>	<b>£1,020,701</b>	<b>£624,584</b>	<b>£866,340</b>	<b>£565,975</b>
Cost per bedspace	£18,750	£42,529	£52,049	£72,195	£70,747
Cost per m2				£4,011	£2,534
<b>Cost Breakdown</b>					
Acquisition Costs		£0	£0	£0	£499,700
LBTT		£0	£0	£0	£12,975
Construction		£618,240	£350,000	£514,551	£26,300
FF&E		£51,180	£26,000	£46,000	£20,000
Water & Asbestos		£8,000	£8,000	£8,000	£0
Fees (excl ACT £15k)		£30,108	£30,108	£24,635	£5,000
In House Costs		£18,547	£18,547	£18,547	£2,000
Decant Costs		£30,000	£30,000	£30,000	£0
Total Cost		£756,075	£462,655	£641,733	£565,975
VAT		£151,215	£92,531	£128,347	£0
Contingency @ 15%		£113,411	£69,398	£96,260	£0
<b>Overall Total</b>	<b>£450,000</b>	<b>£1,020,701</b>	<b>£624,584</b>	<b>£866,340</b>	<b>£565,975</b>
<b>Proposed Funding</b>	<b>Option 1</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 2</b>	<b>Option 3</b>
ACT Funding	£250,000	£250,000	£250,000	£275,000	£275,000
CIP FY 21/22	<b>£200,000</b>	<b>£770,701</b>	<b>£374,584</b>	<b>£591,340</b>	<b>£290,975</b>
<b>Premises Cost per m2 Comparison</b>			<b>m2</b>	<b>£ / m2</b>	<b>£ / m2</b>
<b>Flats</b>					
Area of 1 3 bed flat			54		
Number of Flats		4			
Area for 4 flats			<b>216.00</b>	<b>£4,010.83</b>	
<b>Houses</b>					
Area of Ground House	8.367	4.807	40.22		
Number of Floors		3	120.66		
Omit area of stair	-3	3	-9.00		
Area per house			111.66		
Area for 2 Houses		2	<b>223.32</b>		<b>£2,534.36</b>
FFE Per Bedspace		£51,180	£26,000	£46,000	£20,000
		24	12	12	8
		£2,132.50	£2,166.67	£3,833.33	£2,500.00
<b>Property Acquisition Cost</b>					
House 1					£263,000
House 2					£263,000
<b>Total H1 + H2</b>					<b>£526,000</b>
5% discount	Developer indicated that discount likely to be available.				£26,300
<b>Total Net</b>					<b>£499,700</b>

### 2.3.2 Lister Street Options 1 & 2

Tracking of project costs throughout the programme show: costs increased markedly from the initial cost estimate of **£450k** (Option 1) prepared in January 2021 to **£1,020k** in June 2021. Part of this is attributed to design development, some additional scope (introduction of sprinklers to comply with newly introduced legislation) and significant inflation that is affecting the construction sector. It was recommended to proceed with a reduced scope (Option 2) costed at **£625k** in June 2021 which was predicted to be **£866k** in November 2021 (for 12 bed spaces). It is noted that option 1 was abandoned in June 2021 as unaffordable.

### 2.3.3 Acquisition Option 3

Due to the increase in costs and concerns around value for money, Option 3 was developed with a projected project cost of **£566k** (for 8 bed spaces).

Option 3 proposes the purchase of two, three-storey, four-bed townhouses at the new Scholars Development in Kilmarnock to provide 8 bedspaces in total, together with shared bathroom, kitchen, dining and living spaces. The costs include a 5% discount on the purchases, LBTT payable and allowances for floor finishes and furniture. Construction work is limited to an additional bathroom door being fitted in each property (two in total) to make the ensuite shower room accessible to two occupants separately and the installation of a shower with tiling in each bathroom.

### 2.3.4 Value for Money Comparison

**Capital Costs:** Option 2 is £300k more expensive than Option 3 and is unaffordable from the current Capital Investment Plan.

**Cost per bed-space:** Both Options are broadly similar at £71k to £72k.

**Residual value:** Option 2 is expected to have nil long term value once Lister Street is vacated and demolished. Option 3 is expected to have a residual value aligned with the purchase price uplifted by the local property market performance should the properties be vacated.

**Bedspaces:** Option 2 provides 12 and option 3 provides 8 bed spaces.

### 2.3.5 Operational Costs

Both options will require operational support in terms of housekeeping, maintenance and utilities. Option 3 will incur some additional operational costs due to the off-site location and travel time for staff, domestic rates and factoring costs above Option 2. Option 3 is anticipated to be more energy efficient with lower energy bills due to the respective ages of the buildings but difficult to quantify at this time.

DME has confirmed that bus passes would be provided for students located at Option 3 and funded via ACT at a cost of £3k per year.

The annual operational costs are estimated to be £45k per year and will be funded from ACT funding. A review of how option 3 will be serviced will be completed to

minimise non-productive travel time allowances and potentially reduce these operational costs.

### **2.3.6 Quality/patient care**

The indirect positive impact is to make NHS Ayrshire & Arran a more attractive proposition for undergraduate students and increase the potential health board of choice for graduates, to develop a higher quality workforce, better placed to provide improved quality of patient care (and services).

### **2.3.7 Workforce**

The proposal is expected to have a positive impact on workforce both in the immediate short term (by providing new additional, accommodation for 8 medical students) and in the longer term by developing and encouraging opportunities for graduates select NHS Ayrshire & Arran as their choice for future employment.

There is expected to be modest additional workforce requirements for the management and servicing of the accommodation including; housekeeping, grounds and estates maintenance. The costs for this additional workforce has been included within the estimated operational costs provided in this paper.

The quality of the accommodation proposed is expected to provide a positive impact upon the undergraduate students who normally have a 5 to 6 week placement. The layout of the properties is considered to support a “community” ethos as the properties are adjacent and the ground floor of each of the properties provide a single, shared open planned living, dining and kitchen facility to encourage interaction.

It is noted that the premises are off site and separate from existing student accommodation at Lister Street and will require a short commute (5 to 10 minutes by car or 10 minutes by bus) to University Hospital Crosshouse. The Director of Medical Education has noted that appropriate measures will have to be implemented to provide appropriate support to students placed there including funding bus passes for the students. Arrangements will be implemented to ensure appropriate conduct is maintained to minimise any negative impact to residential neighbours.

### **2.3.8 Financial**

Dr Hugh Neill, Director of Medical Education (DME) had secured “Additional Cost of Teaching” (ACT) funding for the project at **£175k** when the project costs were predicted to be £450k. When the project costs increased he secured an increase in this funding by £100k to **£275k** to support the project.

The total capital costs for the recommended option project are **£566k** and it is proposed to be funded; **£275k** ACT funding grant facilitated through DME and the balance of **£291k** from the approved Capital Investment Plan (CIP) Financial Year 2022-2023. Infrastructure Programme Board has approved the CIP to provide this funding.

It is highlighted that negotiations with the developer had secured a 5% discount on each of the properties which provided a saving of **£26.3k** against the “list prices” of the premises. This discount has been included within the reported capital costs.

Revenue costs for the operation and maintenance of the premises are anticipated to be **£45k** per annum and are to be funded from annual ACT funding as agreed with the DME.

### **2.3.9 Risk assessment/management**

The capital costs have very low risk as the purchase price for the properties is fixed.

The timing of the purchase of the properties is confirmed by the developer and dependent upon their construction programme. If this is unable to be concluded within the current financial year and legal commitment to purchase insufficient for audit compliance, it is proposed that adjustments will be made to the capital plan for Financial Year 2022-2023 to bring forward expenditure (within medical equipment and digital services) to allow this to be funded in the next financial year.

The quality of the accommodation will be inspected by construction professionals within the Board to ensure that defects are rectified timeously and prior to the use by medial students.

The premises will operate as a House of Multiple Occupancy (HMO) and will require approval by the local authority. Advice from East Ayrshire Council has indicated that an application can only be made once the properties are in the applicant's ownership. The risk of failure to grant a licence is considered very low due to the quality and age of the accommodation, the nature of the applicant and the nature of the occupants. It is noted that an annual licence application and approval is required and the premises will have to be appropriately managed to ensure it operates as a "good neighbour" to minimise any risk of objections. The tenancy agreements for the occupants will be reviewed meet the specific needs of this site.

The purchase of off-site accommodation in preference of Lister Street provides the Board with a residual value that otherwise would not exist. Should the future shape of the estate through the Caring for Ayrshire strategy make these premises surplus, it is expected that they could be disposed of at market value achieving close to full recovery of the initial investment.

The acquisition of the premises shall be completed in accordance with the Board's Standing Financial Instructions and Scottish Government's Property Transaction Handbook. This will include legal work by the Central Legal Office and use of external independent property advisors as necessary.

### **2.3.10 Equality and diversity, including health inequalities**

State how this supports the Public Sector Equality Duty, Fairer Scotland Duty, and the Board's Equalities Outcomes.

An impact assessment has been completed and is appended to this paper.

### **2.3.11 Other impacts**

Best value

- The recommended option provides best value in terms of capital costs and also provides a long term property residual value that would not be achieved through redevelopment of space at Lister Street.

Compliance with Corporate Objectives

- The recommended option avoids poor value investment at University Hospital Crosshouse and avoids impacting upon the long term estate strategy for the site.

Local outcomes improvement plans, community planning etc

- The recommended option supports the Community Wealth Building Strategy by investing in infrastructure within the local community.

### **2.3.12 Communication, involvement, engagement and consultation**

Engagement and consultation has been limited to internal stakeholder groups due to the nature of the proposal and negligible direct external impact.

### **2.3.13 Route to the meeting**

This has been previously considered by the following groups as part of its development. The groups have either supported the content, or their feedback has informed the development of the content presented in this report.

- Infrastructure Programme Board Advisory Group, 6 December 2021
- Infrastructure Programme Board, 14 December 2021
- Corporate Management Team, 25 January 2022

## **2.4 Recommendation**

**For decision. Board Members are asked to approve that:**

1. the provision of additional Medical Student Accommodation should continue to be supported as approved by CMT in February 2021.
2. the preferred Option 3, the purchase of two new properties at The Scholars, Kilmarnock, provides “best value for money”, and shall be funded from the CIP to deliver the project.
3. the purchase of the two new properties; plots 55 and 56, at The Scholars, Kilmarnock, by the Board, in the name of Scottish Ministers, be concluded.

## **3. List of appendices**

The following appendices are included with this report:

- Appendix No 1, Acquisition Property Site Plan, Elevation and Floor Plans
- Appendix No 2, Equality Impact Assessment
- Appendix No 3, Barratt Development Brochure

# Appendix 1, Acquisition Property Site Plan, Elevation and Floor Plans

## Site Development Plan

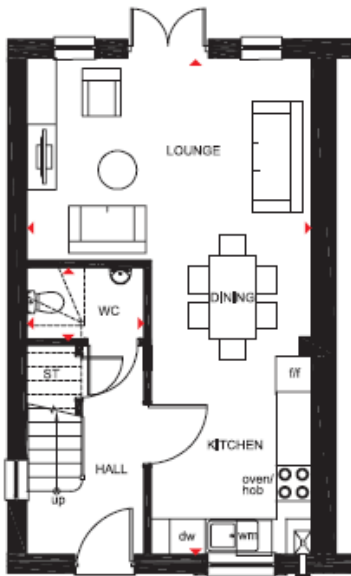


## Property Elevation





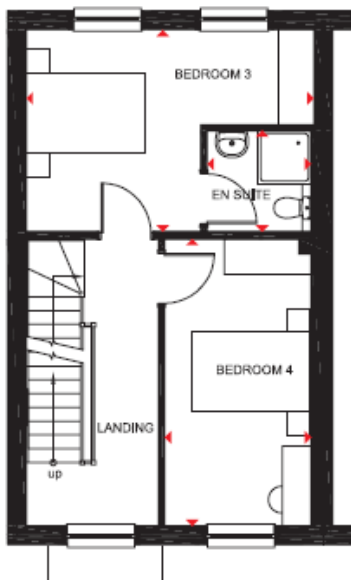
# Property Floor Plans



## Ground Floor

Lounge/ Kitchen/Dining	8367 x 4807mm	27'5" x 15'8"
WC	1980 x 1207mm	6'5" x 4'0"

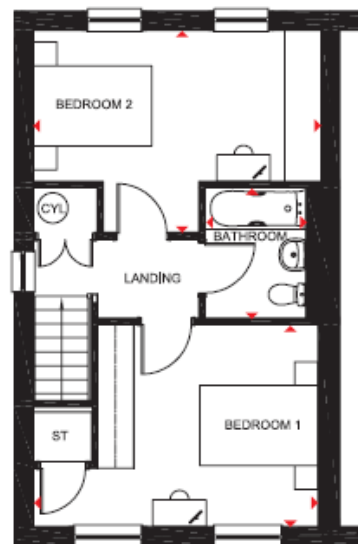
[Approximate dimensions]



## First Floor

Bedroom 3	4857 x 3408mm	16'0" x 11'2"
En suite	1757 x 1700mm	5'8" x 5'6"
Bedroom 4	4836 x 2471mm	15'9" x 8'1"

[Approximate dimensions]



## Second Floor

Bedroom 1	4807 x 3404mm	15'8" x 11'2"
Bedroom 2	4857 x 3408mm	16'0" x 11'2"
Bathroom	2200 x 1700mm	7'2" x 5'6"

[Approximate dimensions]

### EQUALITY IMPACT ASSESSMENT

**This is a legal document stating you have fully considered the impact on the protected characteristics and is open to scrutiny by service users/external partners/Equality and Human Rights Commission**

If you require advice on the completion of this EQIA, contact [elaine.savory@aapct.scot.nhs.uk](mailto:elaine.savory@aapct.scot.nhs.uk)

'Policy' is used as a generic term covering policies, strategies, functions, service changes, guidance documents, other

<b>Name of Policy</b>	To purchase No's 4 & 5 James Buchanan Terrace, Kilmarnock for the provision of Student Residential Accommodation.		
<b>Names and role of Review Team:</b>	Fraser Bell - Assistant Director (Programmes) Property & Capital Planning Iain Gairns – Head of Property Services, Strategy & Partnership	<b>Date(s) of assessment:</b>	20 <sup>th</sup> January 2022
<b>SECTION ONE                      AIMS OF THE POLICY</b>			
1.1. Is this a new or existing Policy : New _____			
Please state which:      Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service Change <input type="checkbox"/> Guidance <input type="checkbox"/> Other <input checked="" type="checkbox"/>			
1.2 What is the scope of this EQIA?			
NHS A&A wide <input type="checkbox"/> Service specific <input type="checkbox"/> Discipline specific <input type="checkbox"/> Other (please detail) Property Acquisition _____			
1.3a. What is the aim? To purchase two new build terraced town houses at the Scholars site in Kilmarnock.			

**1.3b. What is the objectives?** To avoid repurposing existing office space at Lister Street, University Hospital Crosshouse, back into residential accommodation at high cost to the Board.

**1.3c. What is the intended outcomes?** To provide suitably attractive and complaint student accommodation that will support the development of a skilled and qualified workforce, enhancing NHS Ayrshire and Arran's attractiveness as a place of work.

**1.4. Who is this policy intended to benefit or affect? In what way? Who are the stakeholders?**

The properties will be used by medical students supported by the Deanery.  
Currently insufficient suitable residential accommodation available to medical students which limits the number of placements the Board can provide.

**1.5. How have the stakeholders been involved in the development of this policy?** Through Hugh Neil, Director of Medical Education, the Deanery are responsible for the placement of Medical Students and the provision of their residential accommodation will be facilitated by the Infrastructure and Support Services Directorate.

**1.6 Examination of Available Data and Consultation** - Data could include: consultations, surveys, databases, focus groups, in-depth interviews, pilot projects, reviews of complaints made, user feedback, academic or professional publications, reports etc)

Prior to this initiative being promoted extensive work was undertaken to create residential accommodation at Lister Street. As these proposal progressed and were eventually tendered the costs of converting the existing buildings became prohibitively expensive. Alternative new build accommodation has become available at the Scholars site in Kilmarnock. The prices are comparable with other recent developments and offer a good standard of accommodation. The combination of both four bedroom townhouses provides sufficient good quality accommodation that will be perfectly marketable should the Board wish to dispose of these premises at a later date.

The appointment of independent property and legal advisors is a requirement of the NHS Scotland Property Transactions Handbook and will be in place prior to any contract being established with the vendors.

**Name any experts or relevant groups / bodies you should approach (or have approached) to explore their views on the issues.**

The central Legal office has been appointed with the formal appointment of the Property adviser to be confirmed.

**What do we know from existing in-house quantitative and qualitative data, research, consultations, focus groups and analysis?**

The conversion of the flats at Lister Street will be prohibitively expensive. In addition it is expected that these building will ultimately require to be demolished as part of the strategic plans aligned to Caring for Ayrshire. At this point the full value of that investment in the buildings would be lost.

**What do we know from existing external quantitative and qualitative data, research, consultations, focus groups and analysis?**

The Scholars Residential housing site is being developed by Barratt Homes and is well progressed. The Central Legal Office have not flagged any undue concerns from preliminary discussions.

**1.7. What resource implications are linked to this policy?**

There will be costs for the purchase of the property including Land & Building Transaction Tax and fees associated with the Property and Legal Advisors.

SECTION TWO		IMPACT ASSESSMENT		
<p>Complete the following table, giving reasons or comments where:</p> <p>The Programme could have a positive impact by contributing to the general duty by –</p> <ul style="list-style-type: none"> <li>• Eliminating unlawful discrimination</li> <li>• Promoting equal opportunities</li> <li>• Promoting relations within the equality group</li> </ul> <p>The Programme could have an adverse impact by disadvantaging any of the equality groups. Particular attention should be given to unlawful direct and indirect discrimination.</p> <p>If any potential impact on any of these groups has been identified, please give details - including if impact is anticipated to be positive or negative.</p> <p><b>If negative impacts are identified, the action plan template in Appendix C must be completed.</b></p>				
Equality Target Groups – please note, this could also refer to staff				
	Positive impact	Adverse impact	Neutral impact	Reason or comment for impact rating
<p><b>2.1. Age</b></p> <ul style="list-style-type: none"> <li>• Children and young people</li> <li>• Adults</li> <li>• Older People</li> </ul>			✓	All new build housing developments require to be compliant with the Equality Act.

Appendix 2

<b>2.2. Disability</b> (incl. physical/ sensory problems, learning difficulties, communication needs; cognitive impairment, mental health)			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.3. Gender Reassignment</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.4 Marriage and Civil partnership</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.5 Pregnancy and Maternity</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.6 Race/Ethnicity</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.7 Religion/Faith</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.8 Sex (male/female)</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.9 Sexual Orientation</b> <ul style="list-style-type: none"> <li>• Lesbians</li> <li>• Gay men</li> <li>• Bisexuals</li> </ul>			✓	All new build housing developments require to be compliant with the Equality Act.

Appendix 2

<b>2.10 Carers</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.10 Homeless</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.12 Involved in criminal justice system</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.13 Literacy</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.14 Rural Areas</b>			✓	All new build housing developments require to be compliant with the Equality Act.
<b>2.15 Staff</b> <ul style="list-style-type: none"> <li>• Working conditions</li> <li>• Knowledge, skills and learning required</li> <li>• Location</li> <li>• Any other relevant factors</li> </ul>	✓			The new houses will provide an excellent standard of home for the students whilst they on placement. Whilst located offsite they will have the advantage of good bus and road access to the Hospital and having all of the advantages associated with close proximity to the town centre of Kilmarnock.

<b>2.16. What is the socio-economic impact of this policy / service change? (The <a href="#">Fairer Scotland Duty</a> places responsibility on Health Boards to actively consider how they can reduce inequalities of outcomes caused by socio-economic disadvantage when making strategic decisions)</b>				
	<b>Positive</b>	<b>Adverse</b>	<b>Neutral</b>	<b>Rationale/Evidence</b>

Appendix 2

<b>Low income / poverty</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>Living in deprived areas</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>Living in deprived communities of interest</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>Employment (paid or unpaid)</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.

<b>SECTION THREE CROSSCUTTING ISSUES</b>				
<b>What impact will the proposal have on lifestyles? For example, will the changes affect:</b>				
	<b>Positive impact</b>	<b>Adverse impact</b>	<b>No impact</b>	<b>Reason or comment for impact rating</b>
<b>3.1 Diet and nutrition?</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>3.2 Exercise and physical activity?</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>3.3 Substance use: tobacco, alcohol or drugs?</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.



Appendix 2

<b>3.4 Risk taking behaviour?</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
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<b>SECTION FOUR</b>	<b>CROSSCUTTING ISSUES</b>
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<b>Will the proposal have an impact on the physical environment? For example, will there be impacts on:</b>
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	<b>Positive impact</b>	<b>Adverse impact</b>	<b>No impact</b>	<b>Reason or comment for impact rating</b>
<b>4.1 Living conditions?</b>	✓			Living conditions are likely to be enhanced by having new fit for purpose and attractive residential accommodation.
<b>4.2 Working conditions?</b>	✓			Well rested and happy students will be more productive and receptive to learning during their placements.
<b>4.3 Pollution or climate change?</b>	✓			The new premises will meet the current legislative requirements for residential properties of this type.

<b>Will the proposal affect access to and experience of services? For example:</b>
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	<b>Positive impact</b>	<b>Adverse impact</b>	<b>No impact</b>	<b>Reason or comment for impact rating</b>
<b>Health care</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>Social Services</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.

## Appendix 2

<b>Education</b>	✓			The purchase of the Townhouses will support the learning outcomes of Medical Students on placement.
<b>Transport</b>			✓	It is not anticipated that the purchase of the Townhouses will materially impact on this measure.
<b>Housing</b>	✓			The purchase of the Townhouses will provide temporary housing for the medical students on placement.

<b>SECTION FIVE</b>	<b>MONITORING</b>
<b>How will the outcomes be monitored?</b> The NHS Scotland Property Transactions Handbook has Post-Transaction Monitoring process.	
<b>What monitoring arrangements are in place?</b> The Property Adviser and Legal Adviser sign off on the process as the purchase progresses and after the purchase in completed.	
<b>Who will monitor?</b> Head of Property Services, Strategy & Partnership will monitor the process and the Chief Executive will sign off once concluded.	
<b>What criteria will you use to measure progress towards the outcomes?</b> To complete the Property Transaction Monitoring Certification.	
<b>PUBLICATION</b>	
Public bodies covered by equalities legislation must be able to show that they have paid due regard to meeting the Public Sector Equality Duty (PSED). This should be set out clearly and accessibly, and signed off by an appropriate member of the organisation.	

Appendix 2

Once completed, send this completed EQIA to the **Equality & Diversity Adviser**

**Authorised by**

**Title**

**Signature**

**Date**

**Identified Negative Impact Assessment Action Plan**

Name of EQIA:

Date	Issue	Action Required	Lead (Name, title, and contact details)	Timescale	Resource Implications	Comments
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Further Notes:

Signed:

Date:

# THE SCHOLARS

SELLING FROM LAIRDS BRAE, KILMARNOCK



3 & 4 BEDROOM HOMES





## AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.




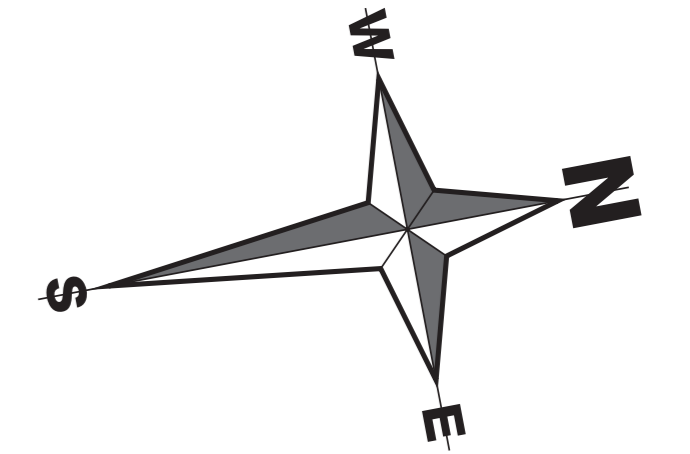


# THE SCHOLARS

## DEVELOPMENT LAYOUT

### Key

-  TRAQUAIR 3 BEDROOM TERRACED/SEMI-DETACHED HOME
-  FENTON 4 BEDROOM DETACHED HOME
-  DUNBAR 4 BEDROOM DETACHED HOME
-  LEVEN 4 BEDROOM TOWNHOUSE
-  BALMORAL 4 BEDROOM DETACHED HOME WITH DETACHED GARAGE
-  AFFORDABLE HOUSING





# TRAQUAIR

## 3 BEDROOM SEMI-DETACHED/TERRACED HOME

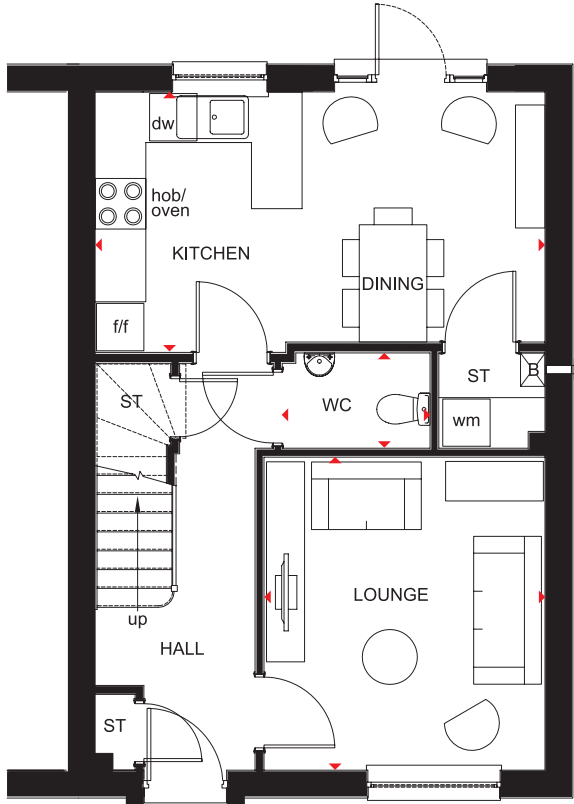


- Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, bedroom 1 with en suite, a single bedroom and family bathroom



**BARRATT**  
HOMES

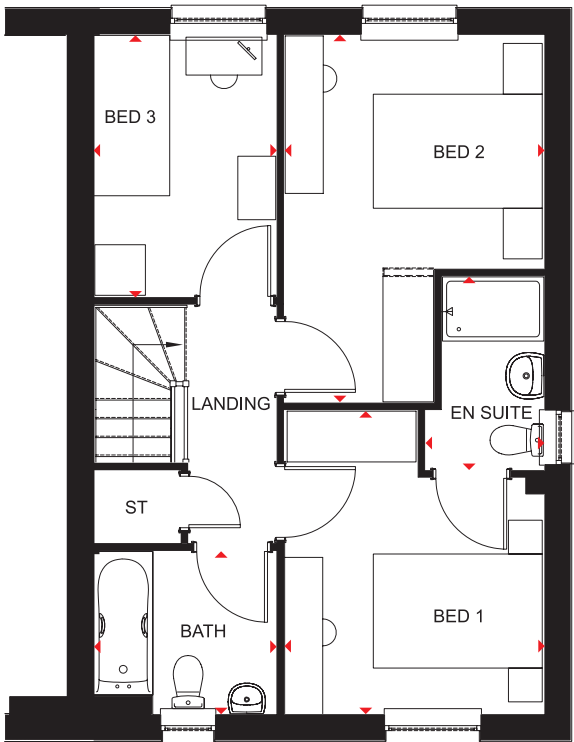




### Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	3068 x 4340mm	10'1" x 14'3"
Bedroom 3	2157 x 3091mm	7'1" x 10'2"
Bathroom	2157 x 1920mm	7'1" x 6'4"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY**

- B Boiler
- ST Store
- wm Washing machine space

- f/f Fridge/freezer space
- dw Dishwasher space
- ◄► Dimension location

[barratthomes.co.uk](http://barratthomes.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details.

Traquair/152144

# FENTON

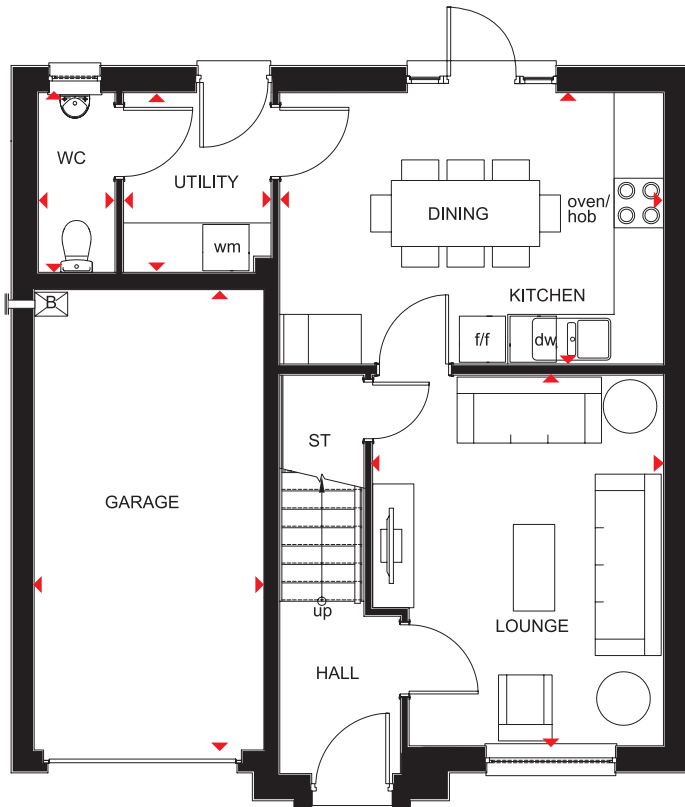
## 4 BEDROOM DETACHED HOME



- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



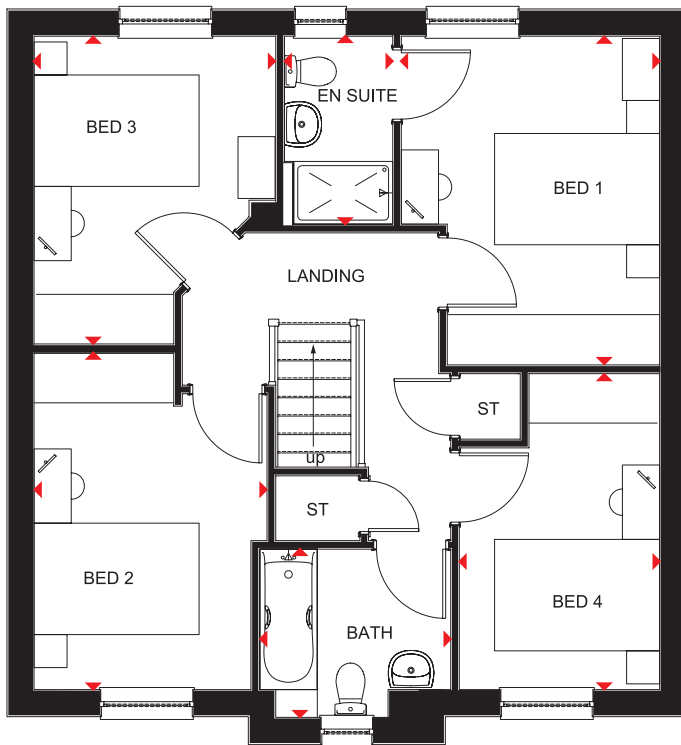
**BARRATT**  
HOMES



### Ground Floor

Lounge	3527 x 4492mm	11'7" x 14'9"
Kitchen/Dining	4652 x 3289mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2786 x 5579mm	9'2" x 18'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

[Approximate dimensions]

**KEY** B Boiler  
 ST Store  
 wm Washing machine space

f/f Fridge/freezer space  
 dw Dishwasher space  
 ◀▶ Dimension location



# DUNBAR

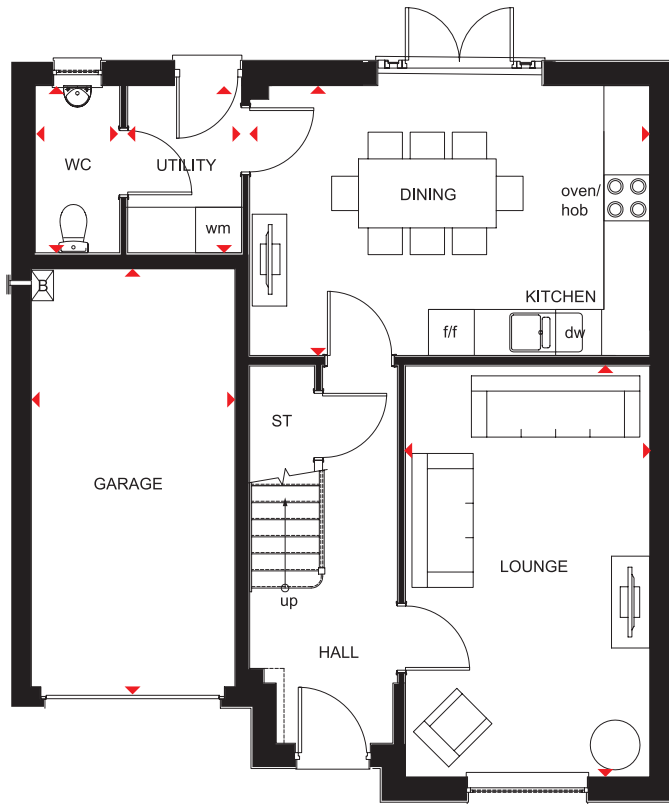
## 4 BEDROOM DETACHED HOME



- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, main bedroom with en suite, and a family bathroom, making this a perfect family home



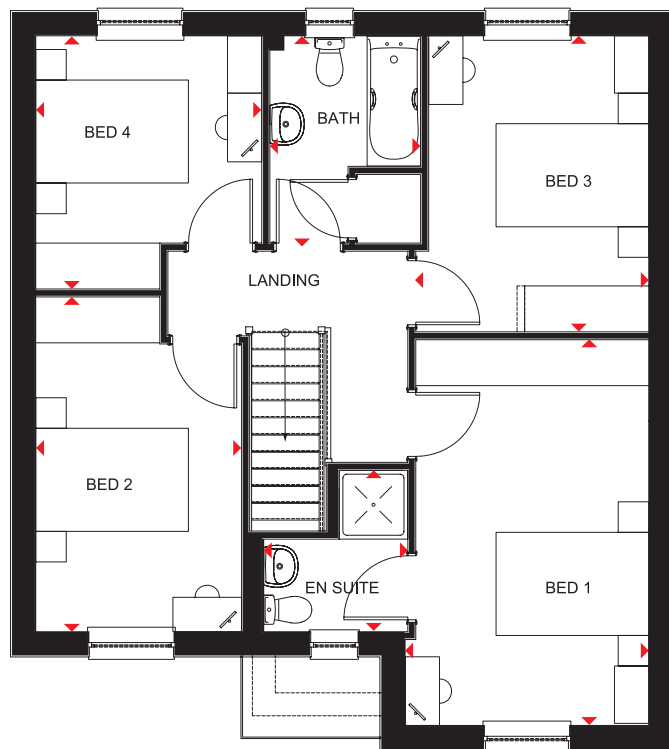
**BARRATT**  
HOMES



### Ground Floor

Lounge	3192 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5228 x 3535mm	17'2" x 11'7"
Utility	1489 x 2155mm	4'11" x 7'1"
WC	1103 x 2155mm	3'7" x 7'1"
Garage	2661 x 5460mm	8'9" x 17'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	◄►	Dimension location
	ST	Store	f/f	Fridge/freezer space		
			dw	Dishwasher space		



# LEVEN

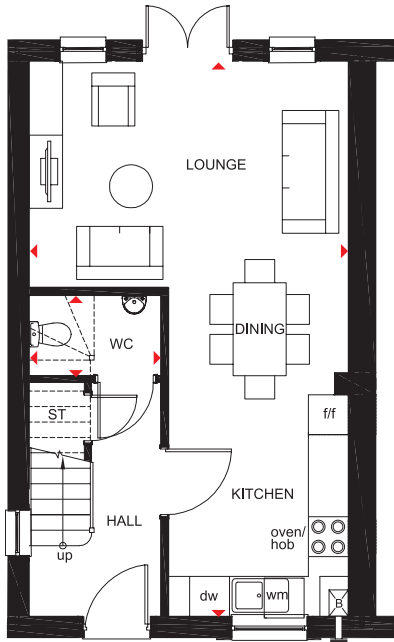
## 4 BEDROOM TERRACED TOWNHOUSE



- Split over three levels, with a ground floor offering a large lounge/kitchen/dining area with French doors leading out to the back garden
- The first floor has two double bedrooms, one with an en suite.
- The second floor comprises main bedroom, a further double bedroom and family bathroom



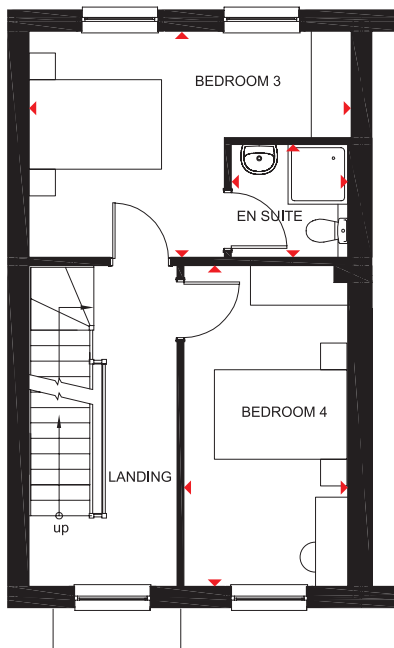
**BARRATT**  
HOMES



### Ground Floor

Lounge/ Kitchen/Dining	8367 x 4807mm	27'5" x 15'8"
WC	1980 x 1207mm	6'5" x 4'0"

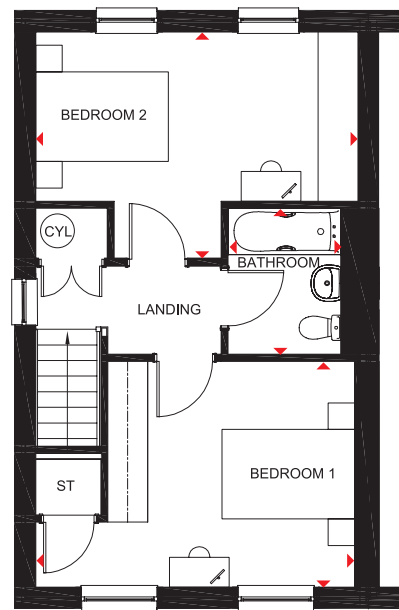
[Approximate dimensions]



### First Floor

Bedroom 3	4857 x 3408mm	16'0" x 11'2"
En suite	1757 x 1700mm	5'8" x 5'6"
Bedroom 4	4836 x 2471mm	15'9" x 8'1"

[Approximate dimensions]



### Second Floor

Bedroom 1	4807 x 3404mm	15'8" x 11'2"
Bedroom 2	4857 x 3408mm	16'0" x 11'2"
Bathroom	2200 x 1700mm	7'2" x 5'6"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	dw	Dishwasher space	



# BALMORAL

## 4 BEDROOM DETACHED HOME

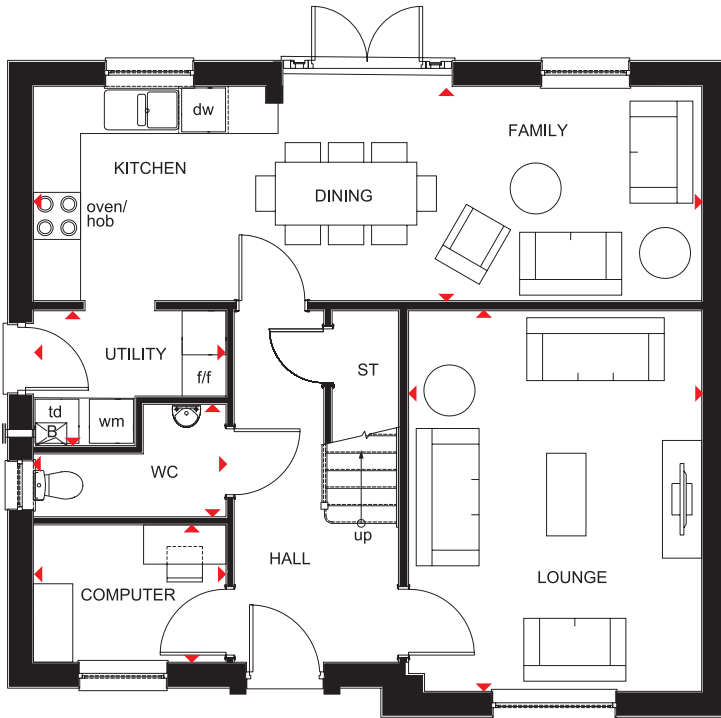


- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas with French doors leading to the back garden
- Ground floor includes separate utility room, WC and computer room
- First floor comprises three double bedrooms, the main bedroom with en suite, a single bedroom and a fully fitted bathroom



**BARRATT**  
HOMES

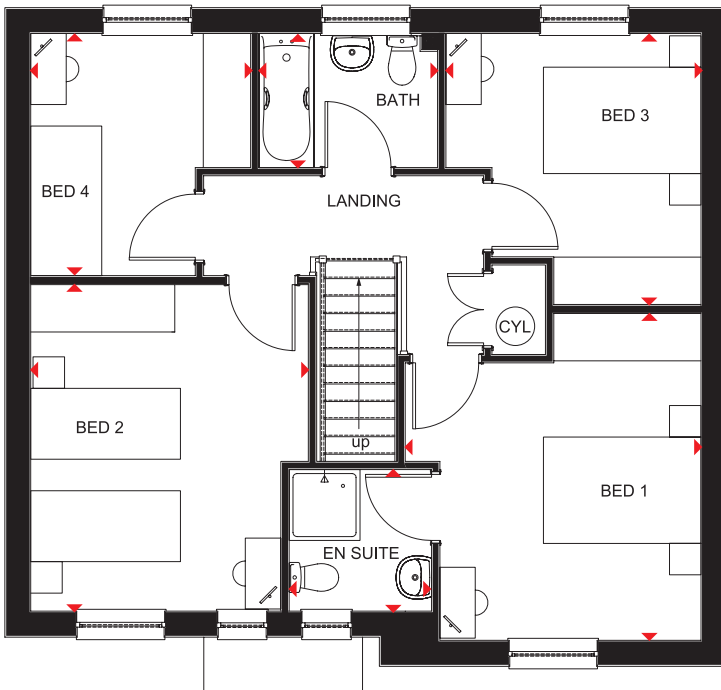




### Ground Floor

Lounge	3743 x 4846mm	12'3" x 15'11"
Kitchen/ Dining/Family	8507 x 2728mm	27'11" x 8'11"
Utility	2452 x 1717mm	8'1" x 5'8"
Computer	2451 x 1749mm	8'0" x 5'9"
WC	2467 x 1430mm	8'1" x 4'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3766 x 4149mm	12'4" x 13'7"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	3511 x 4153mm	11'6" x 13'8"
Bedroom 3	3240 x 3438mm	10'8" x 11'3"
Bedroom 4	2790 x 3074mm	9'2" x 10'1"
Bathroom	2267 x 1700mm	7'5" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Colville Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



## THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



[barratthomes.co.uk](http://barratthomes.co.uk)

