

National Secure Adolescent Inpatient Service : SCIM DESIGN STATEMENT

The Business Objectives for the project are:-

- Provide service capacity in Scotland;
- Improve service access by providing in Scotland;
- Improve service performance and outcomes by providing the service in Scotland for young persons’;
- Service arrangements in Scotland would meet young persons’ requirements for service; and
- Improve safety, risk and effectiveness by developing a specialist facility in Scotland.

Therefore, in order to achieve these objectives, the completed development must have the attributes described below.

I AGREED NON-NEGOTIABLES FOR YOUNG PEOPLE

Non-Negotiable Performance objectives <i>What the design of the facility must enable (what it needs to do)</i>	Benchmarks <i>The physical characteristics expected and/or some views of what success might look like for each (what you expect there to be)</i>
<p>Young person Admission Area</p> <p>I.1 The initial impression of the facility must be welcoming.</p> <p>The admission to the new facility must have a therapeutic feel from the outset. The spaces you arrive through and into must:</p> <ul style="list-style-type: none"> • help the young person to stay calm through the admission process. • enable immediate access to the right people. • support privacy and dignity during the initial settling in period, and • minimize the impact on other young people of new people arriving and settling in. 	<ul style="list-style-type: none"> • The design of the facility must aid the transition of the young person to a secure environment; therefore, those first impressions must be of a safe, therapeutic environment. • Security must be discretely managed, with no obvious barriers. • A design challenge will be to create a vehicle reception space that is well lit with an open feel but must be secure. • The admission area must be an open/welcoming environment (light and airy). • The initial space that the young person steps into from the vehicle must not be dark and unwelcoming. • The initial admission room should have an open outlook/feel, with good natural light and views to nature and should be comfortable and homely. • The initial admission space must have sufficient room for escorts accompanying the young person. • The initial admission spaces must feel light, airy and welcoming • The design must compliment a trauma informed approach and be sympathetic to the young person’s care (safety, stabilisation and integration). • A toilet should be provided in this area. • The Admission entrance must not be visible from other patient areas so that arrival can be managed in privacy and without impacting other young people in the facility. • Scale and height of building should be considered should not be imposing.

Some views of what success might look like for initial spaces, and any things you really don't want to see



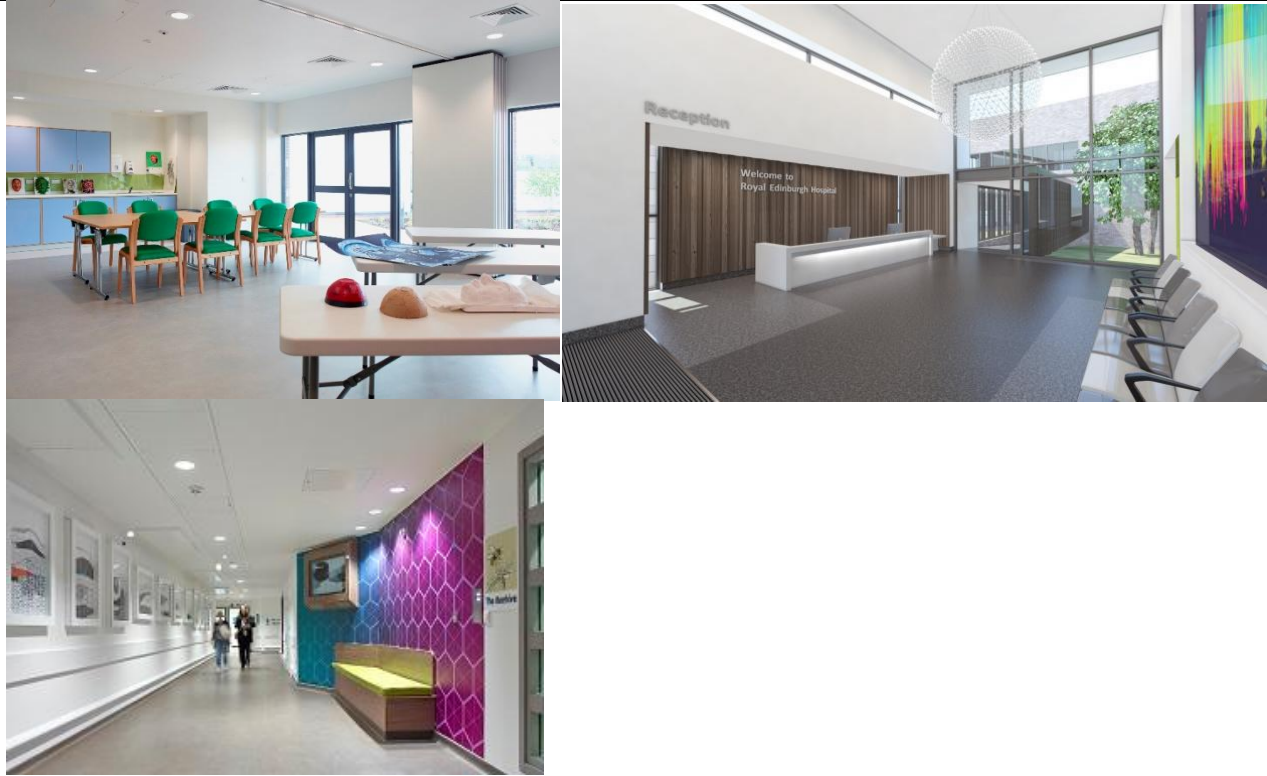
I.2 The layout of the facility must

- provide a feeling of protection and safety.
- enable normal life experiences and choices to be maintained as far as possible for each person.
- maximize therapeutic potential for all young people through the use of evidence based design (e.g. morning sunlight improving mood/recovery)
- the facility must have a natural flow (public to private space)

- Each room and circulation space should have good natural light and a view to greenspace to avoid feeling hemmed in by 4 walls.
- The young people should be able to see outdoor space from most areas of the facility .
- Day to day activities should be separate from bedroom (rest) space and Educational space. For example, young people should be expected to be out of their bedrooms and participating in educational activities during daytime).
- There should be a separation between living spaces and the more formal functions of the facility, for example, living areas should be close to bedrooms but not to educational activities.
- The design should provide for a range of activities and allow the young people to have choices over their environment, including the level of interaction, privacy, activity or calm that they need. See overleaf for natures of spaces.
- The layout is to be zoned to separate noisy/public and quite/private spaces, both internal and external where possible, to allow different uses to happen at the same time without interfering with each other or requiring windows/blinds to be shut.
- The design should provide a sensory environment, to include natural light , different lighting modes (ie. Mood lighting), different textures, bean bags,and pleasant smells e.g.scented plants.
- Access to direct morning sunlight to be available to all young people as part of their normal use of the facility.

Some views of private and public spaces





I.3 Moving from place to place must be a pleasant experience, encouraging the young people to be out and about more and lowering anxiety about the next step on the journey and the destination.

- Places where young people can conceal or hide should be avoided. Wayfinding is critical as the journey must be visible and understood by both the young person and by staff.
- Glazing should provide natural light and views however should not be so prevalent that people feel they're in a goldfish bowl.
- Circulation routes must have good natural light and a view out, with finishes carefully chosen to reduce noise, echo and reverberation (not clippy-cloppy). Acoustic design should meet the criteria set out in Scottish Health Technical Memorandum 08-01: Specialist services Acoustics.
- A lounge area should be provided separate from the bedrooms.
- The design should adopt a public to private gradation ethos e.g. Bedroom areas should offer as much privacy as possible, however whilst these areas should be private to the young person they should also allow staff to discretely observe.
- Internal courtyards should not feel too enclosed.
- Design should avoid features that obscure and provide hiding places.

Natural light
and having a
view

Green space
and level of
privacy

Variety of
spaces

Nature and
colour
important

Some views of what success might look like for circulation routes – both internal and external – and impromptu seating points





I.4 The bedroom must feel like the young person's own space during their stay, providing a sense of safety.

Bedroom pods would provide place of safety and sanctuary

Window seats, view outdoors

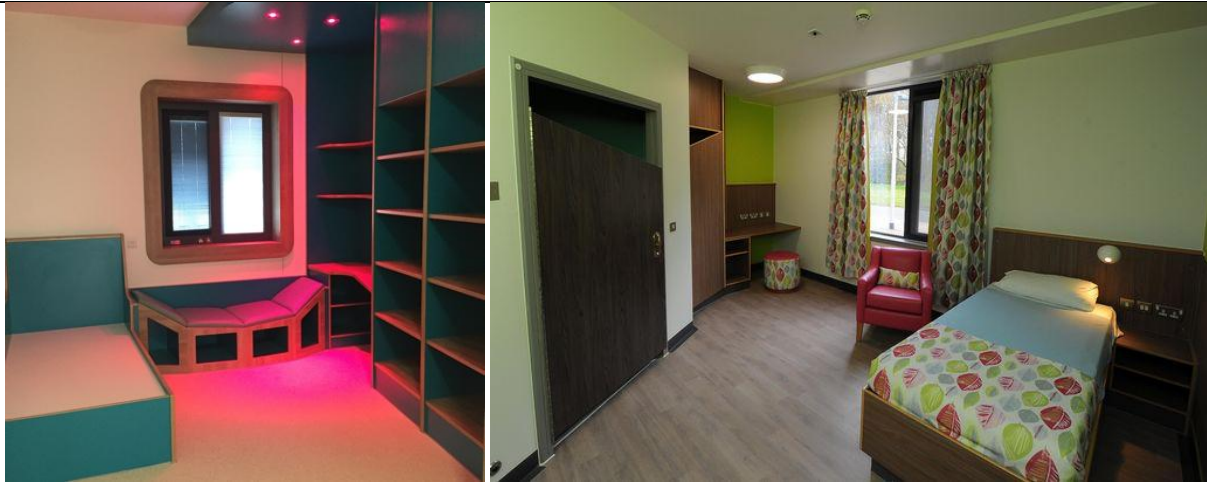
Comfortable and relaxing

Bright colours/designs

- Bedrooms to have: space for doing homework and sitting in comfort; features/places to display personal objects/posters etc; and means of watching TV and playing music. There must be a view – when seated or on the bed – to controlled greenspace (no one outside the window) with no obvious barriers/fences blocking longer views.
- Interior design to be homely/youthful, bright colours and designs – not sterile/clinical – and private spaces should demarcate an area beyond which staff should not come without invitation (other than in emergency).
- Design of Bedrooms should look interesting even if there is nothing else in it.
- Lighting features where colours can be changed should be incorporated into the design .
- Private spaces must have a window with a view. Public spaces should have access to both long and short views.
- Lighting, heating and ventilation levels will be controllable.
- Sufficient storage space for clothes and personal belongings should be provided so that nothing precious goes missing and items are kept safe and secure.

Some views of what success might look like for bedroom design





Courtyard views from bedrooms



I.5 Spaces where young people come together socially must help alleviate anxiety, accommodate very different needs and contribute to creating fun, enjoyable and therapeutic experiences.

The aim is that special events within the day (mealtimes) and in the year (celebrations) should be intimate experiences that the young people look forward to as an important time.

Quiet and away from noise

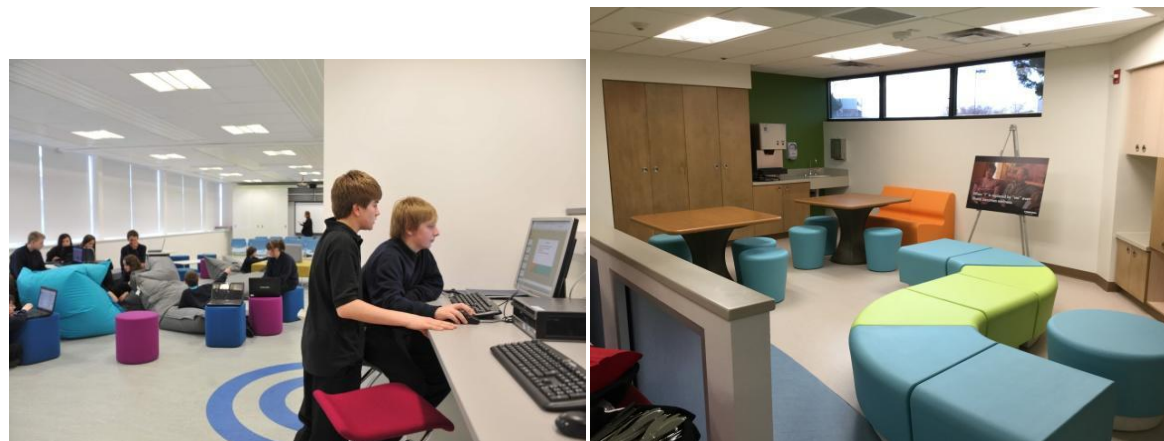
Communal space should be flexible and allow a variety of activities

Flexible access to communal areas

Communal areas to have sensory materials

- Spaces for socialising (TV/computer games/traditional games/music/dancing/cinema/library) and eating etc to be youthful in appearance, not stark or have a clinical feel. They must have good natural light, comfortable furniture and an open aspect to useable landscape.
- Nurses' room will be discrete from the social spaces.
- Spaces to allow different size groups to be formed to allow choice who you sit with and what you do, and to prevent transfer of noise between spaces being used for loud activities and those for quieter activities.
- Individual outside spaces for each ward area to be provided and one shared communal space.
- Sheltered areas will allow access during inclement weather.
- Mixture of outdoor areas with a range of textures.
- No stones or gravel areas.
- Gym and play equipment outside.
- Comfortable furniture with attention to safety and security.
- All furniture will be fixed and solid and minimised.
- A dining area and lounge area will be separate.
- Lounge areas should have controllable access to drinking water, beverage preparation areas
- External spaces should have sheltered areas for use in rain/wind/snow etc and should be lit to enable use after dark, and provide attractive view in evenings.
- Access to food and drink (eg. fridge/ water cooler)

Some views of what success might look like for indoor social spaces





Some views of what success might look like for eating environments (inside and out) enabling social interaction, and also space to avoid conflict and accommodate any young people with anxieties over food.



Clean and comfortable

Light and airy

Friendly and welcoming

Ability to see food being prepared/
served



1.6 The young people must be able to continue and further their learning/education at the right time for them in an environment that offers educational opportunities and experiences as close as possible to those they would have had at home.

Learning environment should emulate a normal classroom/school

Access to practical activities important

Education learning area should be separate from normal living area

Good natural light and natural ventilation

- The school should be located away from the living areas to allow for a similar routine to that of home to be continued. However, there will be some children and young people who are too ill to attend school and some provision should be made on the ward to allow for short teaching sessions on a 1:1 basis to be undertaken.
- Spaces must be flexible to accommodate range of educational needs and stages, with facilities for skills based learning, academic courses and sitting exams. Education rooms to have good natural light and ventilation and be designed to reduce noise from activities and provide spaces for different children to be doing different work.
- The educational area should be a clean, simple environment.
- There should be ample space to store materials safely.
- Good Information Technology facilities to be available for educational purposes. Rooms should have windows looking outside so don't feel closed in.
- Two way glass to see out but people can't see in.
- Each classroom should look different.
- Young people should not feel confined in classrooms due to size.
- The facility should have smaller multi-purpose rooms where different subjects could be taught with a couple of bigger rooms for more practical subjects.

Some views of what success might look like for internal and external learning environments.





- These spaces should be flexible enough to be used for different activities. Much like a community school might be used by the community in evenings/weekends, for therapeutic activities such as art/cooking/creative/growing activities and social gatherings (music/dance/cinema/yoga).

1.7 There must be external landscape areas where young people can go both during daylight and darkness: there must be places to be exuberant and use energy through play and exercise, to be sociable, and places to be quiet and reflective. These must be adaptable for different interests, abilities and to enable memorable experiences (like use of a paddling pool in the summer) to happen readily.

- External Spaces should allow different size groups to meet for planned activities or to sit quietly, either escorted or with other clinical staff. .
- External features to include points of interest and places to rest. Planted areas to be colourful, have a scent and other sensory experiences. External spaces should have an area to allow shelter during wet/windy weather, and lighting to make the area attractive and useable during darkness/evenings.
- Safe outdoor space should allow for a range of activities.
- Exercise is an important part of a young person's life, therefore external spaces should be provided, for a variety of exercises, such as yoga, dance and fun activities.
- The outside areas require to have clear views at all times, the raised flower beds could potentially be used for gardening.
- A separate outdoor area that will allow ball games.
- Clear views around the whole courtyard should be provided.
- Sufficient space to allow young people to burn off energy should be provided.

Access to outdoor space is a good thing

Use of different tactile experiences

Outside space should be secluded

Clear area to run around in

Some views of success in terms of external environments



I.8 The young people must be enabled to stay connected, as appropriate, with family life and their friends.

Appropriate access to stay connected

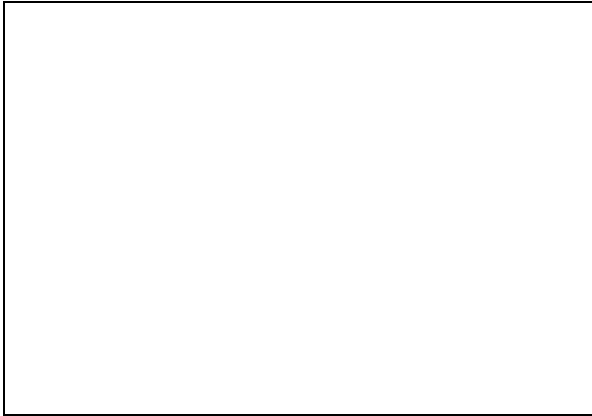
Comfortable and safe environment

Exercise space that can be used flexibly

- A balance is required between privacy and the need for staff to make sure that the young person is safe, therefore the design of phone stations, WiFi and other means of connectivity within 'home' area of the facility need careful consideration..
- Appropriately supervised access to IT for social media etc, to be carefully thought out to ensure cyber security isn't too restrictive.
- Internal play area.
- Visitors' room should be in social space of the facility. Range of seating should be provided, for instance, lounge, table/chairs, bean bags and bright colours.
- Comfortable, homely, room with direct access to controlled external space out with the patient areas to meet with visitors: with room for a group of six people, and family pets, to sit, talk and play.

Some views of what success might look like





I.9 Therapy environments must help the young people to feel safe, engage openly and reduce stress.

Comfortable communal areas

Access to smaller rooms to break away from larger groups

Sensory room to create calm

Facility should feel homely

Many of the above settings form part of the therapeutic experience, including activities such as art, growing, movement (like yoga). Therefore only additional special requirements are noted below.

- Counselling rooms to be comfortable, quiet spaces, with an informal nature, soft furnishings, good daylight and space for activities/distractions (such as drawing) and to fidget and move around. They must be observable from outside the room (not outside the building) but not visible by the other young people.
- Rooms for review meetings to meet the same criteria as counselling rooms, but for a larger group of people. Separate access from within unit and public space for visitors is key.

Some views of what success might look like in terms of nature (not size) of rooms.



Easily
observed by
staff

Do not
compromise
privacy

Maintain
dignity

Balance
between plain
and basic
decoration in
room

- Rooms must have visual displays (eg. views/art), good privacy and a soft feel
- Although visual displays are good, they should not over stimulate the young person

Some views of what success might look like



I.10 The layout of the facility must enable the young people to venture out of the secure environment, in a controlled way and gradually build their confidence to reconnect with the outside world.

- External spaces (surroundings outside secure building) around the facility must include areas with identity and some shelter from wind to sit in the public (non controlled) realm, but not 'on show' to busy areas of the site.
- Paths to be provided linking into local landscape, and to local amenities (café etc) with seated areas on route to enable short and extended walks with staff.
- Attention to outdoor landscaping

An aerial view of the site for the new facility and some views of the woodland walks in and around this area.



2 AGREED NON-NEGOTIABLES FOR STAFF

The majority of working areas are associated with patient activity. This section details staff specific environments.

Non-Negotiable Performance objectives <i>What the design of the facility must enable</i>	Benchmarks <i>The physical characteristics expected and/or some views of what success might look like for each</i>
2.1 Staff must have easy access to the facility – particularly in an emergency.	<ul style="list-style-type: none"> • Site-wide green travel plan will apply to staff and therefore no additional specific criteria are listed here for staff access to the site. There are very good cycle and walking routes to, from, and within Ayrshire Central Hospital • Parking for staff, will be level and well lit providing access to a 24/7 entrance, that is visible on arrival at the facility. • Staff changing facilities will be provided. • Secure storage of personal effects should be at the main entrance. • Large lockers should be provided. • Staff should arrive through the same route as visitors. Young people taking trips out of the facility should experience the same journey as visitors and staff arriving at the facility.. • Staff will require to manage visits and a search and visitor policy will be required to provide clear guidance.
2.2 The initial impression and overall feel of the facility must help attract and retain staff by helping them feel inspired, energised, respected and safe in their work, and part of a wider community of care.	<ul style="list-style-type: none"> • Facility sited on wider campus with shared facilities (staff training, eating, social) within 150 m so that connections can be made and maintained with colleagues working in other areas of the Campus for shared learning and support. Colleagues from other areas should also be able to use amenities within the facility and feel welcome to promote sense of shared community. • External view of facility on arrival and from within to convey a therapeutic and youthful approach to care, non institutional. <p><i>Some views of what success might look like for external impression and approach (other spaces being illustrated elsewhere)</i></p> <div data-bbox="741 1142 1917 1506"> <p>The image contains two photographs. The left photograph shows a close-up of a modern building with a prominent, curved, cantilevered roof structure and large glass windows, set against a blue sky with light clouds. The right photograph is an aerial view of a large, multi-story campus building complex situated on a green hillside, surrounded by trees and other campus buildings.</p> </div>

Attractive
facility

Good
ventilation and
natural light

Creative use
of space

Good levels of
observation



- The layout of the building (sightlines within patient areas, and to areas where escorted walks take place) must afford ready observation so that if staff require assistance another staff member can respond quickly. Electronic staff assist/attack security systems that connect to nearby larger Woodland View campus will be provided.

2.3. The patient areas must be easy to deliver services within and support staff in their work.

Much of this is covered in section one. Additional aspects for staff are noted below.

- The layout of the building (sightlines within patient areas) must provide easy and unobtrusive observation so that staff can see if a young person is distressed and reach them within 5-10 seconds. This to be backed up by staff security systems.
- Ease of monitoring young person should be provided. Services in the bedrooms will need to be controllable by staff, any water dispensing points (shower or sink tap) should also be controllable externally to the room to prevent flooding.
- Informal seating areas adjacent to bedrooms (with direct view through viewing panel) to allow staff to sit near young people who require enhanced support in their room without their presence looking obtrusive or blocking other uses.



2.4 Staff areas must support colleagues to come together to share learning, for support and to build team relationships.

Separate areas for business and rest areas

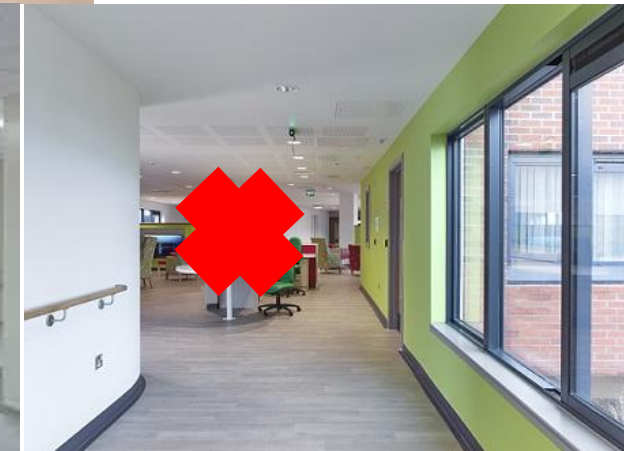
Nursing office – heart and soul of ward



Attractive to work in

Relaxing staff room within the facility

- There must be a space for handover and debriefing within the ward environment.
- Nursing office to be provided, no separate nursing station required this could be seen as a barrier and also could be hidden behind
- Spaces used by staff for education or administrative work must not be separated by discipline, seniority or area of work, but bring staff carrying out similar activities into the same space to enable conversations.
- There must be quiet spaces available to all staff for 1 to 1 support and feedback, and for sensitive telephone conversations and video conferencing so that these things can happen without disturbing, or being disturbed by, other work.





Some views of what success might look like for office/pod/meeting areas



<p>2.5 The facility must help staff meet the differing needs of young people due to age/stage/gender etc, and provide flexibility for services to adapt.</p>	<p>Much of this is covered in section 1, therefore additional notes only included here:</p> <ul style="list-style-type: none"> • Ward to be designed with flexibility as to how bedrooms are managed. • Spaces to be designed such that they are flexible in their use.
<p>2.6 The facility must help staff provide a continuity of care for the young people by maintaining contact with previous and future care providers.</p>	<ul style="list-style-type: none"> • Video Conferencing facilities for staff to provide support to local practitioners and directly to the young people and their family.
<p>2.7 The needs and welfare of staff must be supported.</p>	<ul style="list-style-type: none"> • Controlled access to staff only toilets. • Space to clean and the ability to change clothing (following any incidents with young people) within 5mins of patient areas • Staff 24/7 rest facilities, with drink/food storage and prep, within 5mins walk of working areas. Staff area should be out with the ward to enable staff to feel they are on their break. It must be attractive to encourage use. . Good natural light , long views to nature and access to fresh air. Seating to offer range of spaces so that staff can sit together for chat/interaction or take a quiet moment to themselves if they chose. • Site wide walking / health promotion routes within 10m of the main entrance. <p><i>Some views of what success might look like for these social and respite spaces(internal)</i></p> <div style="display: flex; justify-content: space-around;">   </div>

3 AGREED NON-NEGOTIABLES FOR VISITORS (FAMILY/FRIENDS/CARERS)

Additional needs beyond those noted in sections above for the young person's arrival, visiting spaces and assessment/tribunal rooms.

Non-Negotiable Performance objectives <i>What the design of the facility must enable</i>	Benchmarks <i>The physical characteristics expected and/or some views of what success might look like for each</i>
<p>3.1 The experience of arriving must help lower stress and build confidence.</p> <div style="display: flex; flex-direction: column; gap: 10px;"> <div style="background-color: yellow; border-radius: 50%; padding: 10px; width: fit-content;">Glass reception, area bright and airy and welcoming</div> <div style="background-color: yellow; border-radius: 50%; padding: 10px; width: fit-content;">Scale and height to be considered should not be imposing</div> <div style="background-color: yellow; border-radius: 50%; padding: 10px; width: fit-content;">Close to green space</div> <div style="background-color: yellow; border-radius: 50%; padding: 10px; width: fit-content;">Walking routes, keeping safe, nurturing environment</div> </div>	<ul style="list-style-type: none"> Information systems must provide clear wayfinding information, and the building, for all visitors in advance of them coming (all visits are arranged), This must co-ordinate with signage and landmarks on the site to reinforce the information. Car parking for visitors to be within 10m from the main entrance (which must be visible/identifiable from arrival route), with well lit route to door. Signposting to site cafeteria facilities etc to be provided at main entrance of the facility for those who may want to have a break before entering. See 2.2 above for benchmarks on initial visual impression of therapeutic environment. <div style="display: grid; grid-template-columns: 1fr 1fr; gap: 10px;">     </div>

3.2. On entering the facility there must be a feeling of welcome, and visitors personal needs must be accommodated and supported.

- The Main Entrance area must be light, open with immediate access to staff.
- A clearly defined welcome desk/reception desk with control room to be provided.
- Access to drinking water.
- Toilet facilities should be provided.
- Waiting area should have comfortable seating.
- Lockers should be provided for visitors.

Some views of success for entrance/‘reception’ area

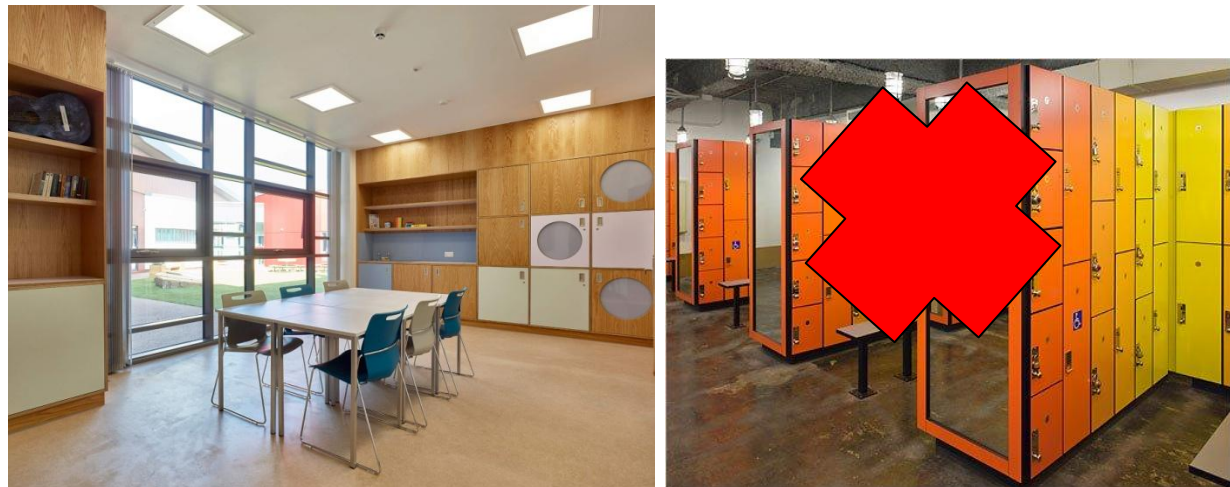


Some views of success for seating areas



There must be a place to store personal effects securely, and attractive information systems signposting additional support, and discrete security information. These must not look institutional or detract from the welcoming nature of the arrival space.

Some views of success for lockers and information systems, or what you want to avoid (with red cross through)



4 ALIGNMENT OF INVESTMENT WITH POLICY

This section is about the additional benefits (not directly related to the service to be provided) that can be delivered, so things like contributing to regeneration, health promotion, good corporate citizenship, employment etc

Non-Negotiable Performance objectives <i>What the design of the facility must enable</i>	Benchmarks <i>The physical characteristics expected and/or some views of what success might look like for each</i>
<p>4.1 The development, through its location and design, must be a positive part of the community and campus</p>	<p>Please refer to Section 1.1</p> <ul style="list-style-type: none"> • The facility will add to the overall campus feel and be sympathetic to the existing architecture not present a “prison” feel. • Green space and walking routes to be maintained and improved • Use of National Cycle Network through the Ayrshire Central Hospital site to be encouraged • This facility will maximise the use of the available estate within the Ayrshire Central Hospital campus, further centralising mental health inpatient provision locally and as a National facility.
<p>4.2. Sustainability. Promotes health, social, environment and economic sustainability by delivering whole life value from investment.</p>	<ul style="list-style-type: none"> • Collaborative workshops using current BREEAM and BIM will be undertaken at key stages, evidencing a holistic approach to delivering safe, sustainable long term environment. • BREEAM 2014 ‘Very Good’ rating to be achieved. • All mandatory BREEAM targets will be met. • Every opportunity to be taken to implement sustainable building solutions, particularly where these are linked to carbon reduction and energy saving measures. • Facility design should support ease of maintenance cleaning internally and externally. • BREEAM assessment will highlight further targets.
<p>4.3 Future flexibility and expansion – flexibility should be built into the design where possible to allow for future expansion and or flexibility of use of space.</p>	<p>Facility should be designed to provide:</p> <ul style="list-style-type: none"> • Flexibility for future use • Possible future alteration, for example support unknown further expansion required. Therefore soft spaces to support future expansion to facilities should be identified as “future development” areas. • The proposed site for the new facility has ground that will allow expansion. During the design phase structural considerations will be discussed that may allow for a second tier. • The Site will be large enough to allow for at least 20% expansion of the original footprint.

<p>4.4 Wider community benefits - Good corporate citizenship.</p>	<p>Collaborative workshops for Equality Impact Assessment (EIA) at key stages, to set and evidence positive steps to reduce local health inequality, and incorporate Health Promoting Health Service (HPHS) for wider community; e.g. community space, gardens, gym, benches along walking routes, green transport improvements, shared car parks, site art and wayfinding. Regular liaison with Scottish Health Council will be maintained throughout the project to seek advice on communication and involvement on a local and national basis.</p>
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The facility should provide an innovative design that delivers safe, effective, person centred care. The key existing SHPN and HBN guidance that will be accessed in developing the design is outlined below, in addition all relevant SHTM guidance will also be accessed in developing and supporting the proposed design. In addition to the current guidance, exemplar models of care and healthcare facilities elsewhere in the UK and internationally will inform and support the development of the design.

- Facilities for child and adolescent mental health services (HBN 03-02)
- Core guidance – clinical and clinical support spaces (HBN 00-03)
- Core guidance – sanitary spaces (HBN 00-02)
- Core guidance – General design for healthcare buildings (HBN 00-01)
- General design guidance (SHPN 03)
- Access – disability (SHFN 14)
- Access – checklist for people with dementia in healthcare premises (SHFN 03)
- Scottish Health Technical Memorandum (SHTM 08-01): Specialist services Acoustics
- Plus various SHTMs

This statement was developed through the engagement of the following stakeholders:-

Aileen Blower, Clinical Director CAMHS, NHS Ayrshire & Arran
Anne-Marie Black, NHS Ayrshire & Arran
Audrey Baird, Good Shepherd Secure Unit
Audrey Fisher, Head of Clinical Support Services, NHS Ayrshire & Arran
Carole Dearie, St Mary's Kenmuir, Bishopbriggs
Carole Ross, Senior Project Manager, NHS Ayrshire & Arran
Caroline Amos, North Ayrshire Council
Cindy Shiels, NHS Ayrshire & Arran
Dan Johnson, Kibble Secure School
David Mitchell, Rossie Young People's Trust
David Thomson, Associate Nurse Director, NHS Ayrshire & Arran
Dawn Carson, NHS Ayrshire & Arran
Eileen Bray, NHS Ayrshire & Arran
Ella Robertson, Service User Representative, Child & Adolescent Faculty Executive Committee, Royal College of Psychiatrists in Scotland
Elaine McClure, Programme Office Manager, Capital Planning, NHS Ayrshire & Arran
Elaine Steel, NHS Ayrshire & Arran
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Iain Fairley, Senior Project Manager, Capital Planning, NHS Ayrshire & Arran
James Docherty, Violence Reduction Unit
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Jen Robin, Criminal Justice Team, Glasgow
Jessie Mitchell, NHS Ayrshire & Arran
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Helen Smith, Consultant Forensic Child and Adolescent Psychiatrist, WGACH, Glasgow
Lorraine Keith, National Forensic Carer Coordinator
Louise Morrison, Good Shepherd Centre
Martin Culshaw, Rowanbank, Glasgow
Maureen Kenefick, North Ayrshire Council
Myra Hessel, Education, North Ayrshire Council
Nicol Shadbolt, Forensic Network, Castairs
Parag Shah, Northumberland, Tyne & Wear NHS Foundation Trust
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Susanna Mendes, Programme Lead, NSD
Tahir Ali, NHS Ayrshire & Arran
Thelma Bowers, Head of Mental Health Services, North Ayrshire Health & Social Care Partnership
Tommy Stevenson, NHS Ayrshire & Arran
William Lauder, NHS Ayrshire & Arran
Young People from St Mary's Kenmuir, Good Shepherd Centre and Kibble Secure School

5 SELF ASSESSMENT PROCESS

Decision point	Authority of decision	Additional skills or other perspectives	How the above criteria will be considered at this stage and/or valued in the decision	Information needed to allow evaluation
Completion of both clinical and technical briefs to allow engagement with design teams.	Decision by Authority with advice from Steering Group and direction from Project Board	<p>Peer review by colleague(s) with no previous connection to this project.</p> <p>Clinical Workstream sub group will contribute to the brief which will be developed with support from the Healthcare Planner and Design Team.</p>	<p>Is the above design statement included in the brief?</p> <p>Can the developed brief be fulfilled without fulfilling the above requirements?</p> <p>In developing the clinical brief a cross check will be made with the key design objectives within this design statement to ensure the design quality is maintained and design objectives are met.</p>	<p>Clinical and Technical design briefs.</p> <p>Clinical models of care, operational policies, key critical adjacencies and capacity requirements to be agreed.</p>
Engagement with young people on design statement and ongoing clinical brief	Decision by Authority with advice from Steering Group and direction from Project Board	<p>Comments sought from young people currently in secure accommodation.</p> <p>Engagement work with young people will be ongoing with the support of the staff from existing secure units.</p>	<p>Design concepts will be tested against the design statement at stakeholder events.</p>	<p>Clinical briefs</p>
Selection of early design concept from options developed	Decision by Authority with advice from Steering Group and direction from Project Board	<p>Comment to be sought from A&DS and HFS.</p> <p>Key stakeholder engagement to be undertaken to inform design.</p> <p>Clinical Workstream sub group with input from Healthcare Planner and Design Team will ensure design developed is functionally suitable, technically and financially feasible. The Authority will appoint advisors to support and help manage this process. NDAP process will be followed (as per SCIM NHS Scotland NDAP process guidance) comments and guidance sought from NDAP assessment team.</p>	<p>Stakeholder assessment of options using AEDET or other methodology to evaluate the likelihood of the options delivering a development that meets the criteria above.</p> <p>The Programme Board will seek sign off from the clinical Workstream sub group prior to Programme Board design sign off.</p>	<p>Sketch proposals developed to RIBA Stage C/D coloured to distinguish the main use types (bedrooms, day space, clinical, circulation treatment, staff facilities, usable external space).</p>

Decision point	Authority of decision	Additional skills or other perspectives	How the above criteria will be considered at this stage and/or valued in the decision	Information needed to allow evaluation
Approval of Design prior to Statutory Approvals	Decision by Authority with advice from Steering Group and direction from Project Board	Completion of the brief with decisions made on planning arrangements, appearance, construction method, outline specification and cost of project. NDAP process will be followed with comments and guidance sought from NDAP assessment team. Comment to be sought from A&DS and HFS before submitting to Local Authority	Design to be measured against NDAP non-negotiables. The Programme Board will seek sign off from the clinical Workstream sub group prior to Programme Board design sign off.	General layout plans developed to 1:200 scale.
Before Construction commences	Decision by Authority with advice from Steering Group and direction from Project Board	PSCP comments on buildability and maintainability. Key stakeholder engagement to be undertaken to inform design.	NDAP report will be embedded within the briefing material handed to PSCP.	Clinical and Technical design briefs and NDAP report.
During commissioning	Decision by Authority with advice from Steering Group and direction from Project Board	Young People, visitors (families, friends, carers) and staff to provide perspective on new facility.	NDAP report will be used as a measure of feasibility.	General layout plans. Clinical and Technical design briefs and NDAP report and commissioning data.
Post Project Evaluation	Decision by Authority with advice from Steering Group and direction from Project Board. Project Board – lessons learned will be shared with Scottish Government.	Key stakeholder engagement to comment on and evaluate benefits and lessons learned. PPE report will be developed following SCIM guidance.	NDAP report will form part of the measure of success. AEDET to be undertaken against envisaged benefits. Benefits realisation plan, investment objectives and the design statement will assess how effectively the objectives have been met.	Feedback from all key stakeholders and performance data for the facility, eg programme, quality and cost.



NHS Ayrshire & Arran

National Forensic Adolescent Service Scotland Unit, ACH

Option Feasibility Estimates

April 2017

Document Issue Sheet

Issue Nr.	Document	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1	Option Feasibility Estimates	06/04/2017	NHS A&A	AH	EMcC	RR

Authorised by (Director)	R. Rankin
Date	06-Apr-17

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1.0 Executive Summary

1.1 This Feasibility Estimate has been prepared for the Proposed National Forensic Adolescent Service Scotland.

1.2 The overall total estimated Option cost exclusive of VAT and NHS A&A Project Costs is:-

	Option Site 01 £	Option Site 02 £
	3,553,839.85	3,423,459.35
This is broken down as follows:		
- Construction Works	2,589,703.00	2,494,694.00
- Preliminaries	315,684.80	304,103.20
- PSCP Fee	225,748.63	217,466.54
- PSCP Risk	156,556.82	150,813.19
- Stage 3 & 4 Costs	<u>266,146.60</u>	<u>256,382.42</u>
Target Cost excluding VAT and NHS A&A Project Costs	3,553,839.85	3,423,459.35

1.3 A summary of the Feasibility Option Outline Cost Estimate is included in Section 4.0; the complete detailed build up to this estimate is included in Appendix A.

1.4 This document has been prepared based upon the information noted in item 1 of Section 2.0

1.5 Exclusions to the Feasibility Option Outline Cost Estimate are listed in Section 3.0.

1.6 NHS A&A Project Costs are excluded from this estimate. This includes any Client Contingency.

1.7 The Option Feasibility Estimates have been prepared solely for the use of NHS Ayrshire & Arran and should not be relied upon by any third party.

1.8 The basis of pricing are rates current at April 2017 and no allowance has been made for inflation beyond this date.

1.9 All costs assume the works will be competitively tendered

2.0 Clarifications and Assumptions

- 1 The estimate is based on Ryder Arch Dwgs RYD-00-00-DR-A-2001 and 3001
- 2 Assumes VAT rate at 20%.
- 3 PSCP Cost includes Group 1 costs and Group 2 Fit Only costs but excludes all Group 2 Supply and Group 3 and 4 Supply and Fit Costs
- 4 Assumes no adverse ground conditions
- 5 Assumes there is no contamination on sit which requires remediation.
- 6 Assumption agreed that no allowance for Site Services separation costs are required or included.
- 7 Construction costs are at 2Q 17 current prices with no allowance for inflation beyond this date .
- 8 Assumes external underground drainage connection is within 30m of building and is a standard connection.
- 9 There will be no Utility costs or diversions of existing utilities required. Cost for works in connection with utilities are therefore excluded from this Estimate.
- 10 Costs are based at April 2017 and no allowance has been made for inflation beyond this date.
- 11 All the works will be carried out in one continuous contract with no phasing
- 12 All works will be competitively tendered
- 13 No section drawings are currently available, a floor to ceiling height of 2.80m has been assumed. Roofs are assumed to be shallow pitched in line with the existing new development adjacent to the site.

3.0 Exclusions

- 1 Site acquisition and associated costs, land, agents, legal fees, planning/building control fees
- 2 Site Investigation costs
- 3 Local Authority charges, costs of planning approval
- 4 Capital allowances or other incentives / grants
- 5 Abnormal ground conditions, including consequential works and significant level of imported filling or removal of excavated material from site
- 6 Effect of discovery of archaeological artefacts or other antiquities, leading to delayed start
- 7 Abnormal service provisions or connection costs
- 8 Furniture and fittings (except those specifically listed)
- 9 Phasing of works
- 10 Site infrastructure and diversion of existing services
- 11 Client decant costs or finance charges
- 12 Demolition of existing buildings on Site 01
- 13 Client finance costs and insurances
- 14 Cost of surveys etc.
- 15 Removal of asbestos
- 16 Excludes all Cost Advisor , Supervisor and Client PM Fee costs .
- 17 Excludes any costs in relation to PFI contract / legal works.
- 18 Excludes NHS DG Clinical Clean costs.
- 19 Excludes all External Works other than those specifically noted in the Cost Plan.

4.0 Elemental Summary : Site 01

	m2	ft2
Gross Internal Floor Area	1257	13525.32

	£	£/m2	£/ft2
Demolitions and Alterations	£0.00	£0.00	£0.00
Substructure	£199,785.00	£158.94	£14.77
Roof	£284,025.00	£225.95	£21.00
Stairs	£0.00	£0.00	£0.00
External Walls	£158,440.00	£126.05	£11.71
Windows and External Doors	£73,634.00	£58.58	£5.44
Internal Walls and Partitions	£152,514.00	£121.33	£11.28
Internal Doors/Screens/Joiner	£107,425.00	£85.46	£7.94
Wall Finishes / Decoration	£139,226.00	£110.76	£10.29
Floor Coverings	£70,340.00	£55.96	£5.20
Ceilings	£99,303.00	£79.00	£7.34
Fittings	£108,605.00	£86.40	£8.03
Furniture - Loose Furniture excluded from Construction Costs	£0.00	£0.00	£0.00
Mechanical including sanitary fittings	£408,240.00	£324.77	£30.18
Electrical	£330,820.00	£263.18	£24.46
Lifts	£0.00	£0.00	£0.00
Builders Works	£36,953.00	£29.40	£2.73
External Services	£89,640.00	£71.31	£6.63
External Works	£330,753.00	£263.13	£24.45
Subtotal	£2,589,703.00	£2,060.23	£191.47
Allowance for Contractors Prelims @ 12.19%	£315,684.80	£251.14	£23.34
PSCP Fee @ 7.77%	£225,748.63	£179.59	£16.69
Construction Cost	£3,131,136.43	£2,490.96	£231.50
PSCP Risk Costs - allow 5% meantime of Construction Cost	£156,556.82	£124.55	£11.58
Construction Cost excl Stage 3/4 Design Fees but Incl Risk	£3,287,693.25	£2,615.51	£243.08
Stage 3 Costs incl Des Team Fees & 7.77% Fee, 7%, all incl PSCP costs	£219,179.55	£174.37	£16.21
Stage 4 Costs : Des Team Fees incl 7.77% Fee, say 1.5%	£46,967.05	£37.36	£3.47
Target Cost Subtotal excl VAT	£3,553,839.85	£2,827.24	£262.75
VAT at 20%	£710,767.97	£565.45	£52.55
Estimated Total Cost PSCP Construction Cost including VAT	£4,264,607.81	£3,392.69	£315.31
Add NHS&A Project Costs			
Joint Cost Advisor Fee, allow ?% of Construction Cost	TBC		
Supervisor Fee, allow ?% of Construction Cost	TBC		
PM Fee, allow ?% of Construction Cost	TBC		
CLO Legal Fees	TBC		
PFI Contractors Costs	TBC		
Finance Advisors Costs	TBC		
Loose Furniture	TBC		
Supply & Delivery of Group 2, 3 and 4 Equipment	TBC		
IM&T Costs	TBC		
Decanting Costs	TBC		
Clinical Cleaning costs	TBC		
NHS A&A Risk, allow 5%	TBC		
VAT as applicable on Project Costs	TBC		
Estimated Total Project Cost incl VAT	£4,264,607.81		

4.0 Elemental Summary : Site 02

	m2	ft2
Gross Internal Floor Area	1257	13525.32

	£	£/m2	£/ft2
Demolitions and Alterations	£0.00	£0.00	£0.00
Substructure	£199,785.00	£158.94	£14.77
Roof	£284,025.00	£225.95	£21.00
Stairs	£0.00	£0.00	£0.00
External Walls	£158,440.00	£126.05	£11.71
Windows and External Doors	£73,634.00	£58.58	£5.44
Internal Walls and Partitions	£152,514.00	£121.33	£11.28
Internal Doors/Screens/Joiner	£107,425.00	£85.46	£7.94
Wall Finishes / Decoration	£139,226.00	£110.76	£10.29
Floor Coverings	£70,340.00	£55.96	£5.20
Ceilings	£99,303.00	£79.00	£7.34
Fittings	£108,605.00	£86.40	£8.03
Furniture - Loose Furniture excluded from Construction Costs	£0.00	£0.00	£0.00
Mechanical including sanitary fittings	£408,240.00	£324.77	£30.18
Electrical	£330,820.00	£263.18	£24.46
Lifts	£0.00	£0.00	£0.00
Builders Works	£36,953.00	£29.40	£2.73
External Services	£82,740.00	£65.82	£6.12
External Works	£242,644.00	£193.03	£17.94
Subtotal	£2,494,694.00	£1,984.64	£184.45
Allowance for Contractors Prelims @ 12.19%	£304,103.20	£241.93	£22.48
PSCP Fee @ 7.77%	£217,466.54	£173.00	£16.08
Construction Cost	£3,016,263.74	£2,399.57	£223.01
PSCP Risk Costs - allow 5% meantime of Construction Cost	£150,813.19	£119.98	£11.15
Construction Cost excl Stage 3/4 Design Fees but Incl Risk	£3,167,076.93	£2,519.55	£234.16
Stage 3 Costs incl Des Team Fees & 7.77% Fee, 7%, all incl PSCP costs	£211,138.46	£167.97	£15.61
Stage 4 Costs : Des Team Fees incl 7.77% Fee, say 1.5%	£45,243.96	£35.99	£3.35
Target Cost Subtotal excl VAT	£3,423,459.35	£2,723.52	£253.11
VAT at 20%	£684,691.87	£544.70	£50.62
Estimated Total Cost PSCP Construction Cost including VAT	£4,108,151.22	£3,268.22	£303.74
Add NHS&A Project Costs			
Joint Cost Advisor Fee, allow ?% of Construction Cost	TBC		
Supervisor Fee, allow ?% of Construction Cost	TBC		
PM Fee, allow ?% of Construction Cost	TBC		
CLO Legal Fees	TBC		
PFI Contractors Costs	TBC		
Finance Advisors Costs	TBC		
Loose Furniture	TBC		
Supply & Delivery of Group 2, 3 and 4 Equipment	TBC		
IM&T Costs	TBC		
Decanting Costs	TBC		
Clinical Cleaning costs	TBC		
NHS A&A Risk, allow 5%	TBC		
VAT as applicable on Project Costs	TBC		
Estimated Total Project Cost incl VAT	£4,108,151.22		

Demolitions and Alterations

Item		Qnt	Unit	Rate	Total
	Note: All demolition works are excluded from this estimate, to be carried out by NHS A&A prior to commencement of contract works				
A	Locating, isolating and termination of existing service connections to existng single storey building				
B	Gas connection	1	item	£0.00	£0.00
C	Electrical connection	1	item	£0.00	£0.00
D	Water connection	1	item	£0.00	£0.00
E	Drainage connections	1	item	£0.00	£0.00
F	Demolition of existing single storey buildings, including cutting back, capping off and making safe	1	item	£0.00	£0.00
G	Allowance for re moval of asbestos prior to demolition	1	item	£0.00	£0.00
	To Summary				£0.00

Substructure

Item		Qnt	Unit	Rate	Total
A	New ground floor slab construction including site strip, reduced level excavations, sub-base, blinding, 150 thick reinforced concrete ground slab with rebar 150kg/m3, all necessary formwork, dpm, insulation	1257	m2	£130.00	£163,410.00
B	Foundations below new external walls; including excavations, concrete foundations or slab thickenings with rebar 150kg/m3, substructure external walls; dpc	291	m	£125.00	£36,375.00
To Summary					£199,785.00

Roof

Item		Qnt	Unit	Rate	Total
A	Allowance for roof construction and coverings	1380	m2	£190.00	£262,200.00
B	Allowance for eaves detail around perimeter at external wall	291	m	£75.00	£21,825.00
To Summary					£284,025.00

Stairs

Item		Qty	Unit	Rate	Total
A	Not applicable	0	nr	£10,000.00	£0.00
	To Summary				£0.00

External Fabric/Frame

Item		Qty	Unit	Rate	Total
A	<u>External Walls</u> External walls construction, (average height assumed 3.20m from dpc level to top of wall) 291.0m	932	m2	£170.00	£158,440.00
	To Summary				£158,440.00

Windows and External Doors

Item		Qnt	Unit	Rate	Total
	New windows, forming opening, flashings etc				
A	1.2m wide x 1.5m high	4	nr	£576.00	£2,304.00
B	1.5m wide x 1.5m high	1	nr	£720.00	£720.00
C	1.8m wide x 1.5m high	12	nr	£864.00	£10,368.00
D	2.0m wide x 2.4m high	2	nr	£1,536.00	£3,072.00
E	3.0m wide x 2.4m high	1	nr	£2,304.00	£2,304.00
F	4.0m wide x 2.4m high	1	nr	£3,072.00	£3,072.00
G	4.5m wide x 2.4m high	2	nr	£3,456.00	£6,912.00
H	4.7m wide x 2.4m high	2	nr	£3,610.00	£7,220.00
J	6.0m wide x 2.4m high	2	nr	£4,608.00	£9,216.00
K	8.2m wide x 2.4m high	1	nr	£6,298.00	£6,298.00
	carried forward				£51,486.00

Windows and External Doors

Item		Qty	Unit	Rate	Total
	brought forward				£51,486.00
	New glazed screen with integral doors				
A	1.5m wide x 2.4m high	1	nr	£1,152.00	£1,152.00
B	extra for integral single leaf solid cored doors and frames, including for factory finished decoration, ironmongery	1	nr	£1,200.00	£1,200.00
C	1.8m wide x 2.4m high	1	nr	£864.00	£864.00
D	extra for integral single leaf solid cored doors and frames, including for factory finished decoration, ironmongery	1	nr	£1,200.00	£1,200.00
E	4.2m wide x 2.4m high	2	nr	£2,016.00	£4,032.00
F	extra for integral double leaf solid cored doors and frames, including for factory finished decoration, ironmongery	2	nr	£1,500.00	£3,000.00
	Allowance for external quality doors and frames, including for factory finished decoration, ironmongery				
G	Single leaf door	1	nr	£1,750.00	£1,750.00
	carried forward				£64,684.00

Windows and External Doors

Item		Qnt	Unit	Rate	Total
	brought forward				£64,684.00
	Allowance for external quality doors and frames, including for factory finished decoration, ironmongery				
A	Double leaf door	2	nr	£2,600.00	£5,200.00
B	Louvred double leaf doors	1	nr	£3,750.00	£3,750.00
	To Summary				£73,634.00

Internal Doors/Screens /Joiner

Item		Qnt	Unit	Rate	Total
	Allowance for solid cored doors and frames, including for factory finished decoration, ironmongery				
A	Single leaf door and frame	62	nr	£900.00	£55,800.00
B	One and a half leaf door and frame	4	nr	£1,150.00	£4,600.00
C	Double leaf door and frame	12	nr	£1,300.00	£15,600.00
D	Sundry Joinerwork: rails, trims, framing etc	1257	m2	£25.00	£31,425.00
	To Summary				£107,425.00

Decoration

Item		Qty	Unit	Rate	Total
	Wall Finishes / Decoration				
A	Decoration to new partitions, timbers, etc	4274	m2	£25.00	£106,850.00
B	Extra for allowance for tiling in bathrooms	204	m2	£80.00	£16,320.00
C	Extra for allowance for finish in kitchen	50	m2	£120.00	£6,000.00
D	Extra for allowance for enhanced finishes in other areas	1257	m2	£8.00	£10,056.00
	To Summary				£139,226.00

Ceilings

Item		Qty	Unit	Rate	Total
A	Allow for standard spec ceilings	1257	m2	£45.00	£56,565.00
B	Extra over for higher spec ceilings	1257	m2	£20.00	£25,140.00
C	Allow for fire compartmentation not yet defined	1257	m2	£14.00	£17,598.00
To Summary					£99,303.00

Floor Coverings

Item		Qty	Unit	Rate	Total
	Floor Coverings				
A	Allowance for floor coverings	1257	m2	£35.00	£43,995.00
	Extra over rates for enhanced floor coverings				
B	Fitness suite: timber flooring	24	m2	£65.00	£1,560.00
C	Matwells at entrances	17	m2	£280.00	£4,760.00
D	Allowance for skirtings	1335	m	£15.00	£20,025.00
	To Summary				£70,340.00

Fittings

Item		Qty	Unit	Rate	Total
A	General allowance for fittings to all rooms: supply and fit Group 1, fitting only Group 2	1257	m2	£40	£50,280.00
	<u>Extra allowances for</u>				
B	Fitness area	24	m2	£30	£720.00
C	Kitchen	20	m2	£500	£10,000.00
E	Receipt desk and hatch	1	nr	£3,000.00	£3,000.00
F	Staff base / change areas	1	nr	£4,000.00	£4,000.00
G	Blinds	32	nr	£300.00	£9,600.00
H	Signage	1257	m2	£5.00	£6,285.00
I	Hoist to assisted bathroom	1	nr	£7,500.00	£7,500.00
J	Wall protection to all corridors , including corner protectors	265	m	£60.00	£15,900.00
K	Corner protectors 1200 high	44	nr	£30.00	£1,320.00
	To Summary				£108,605.00

Furniture

Item		Qty	Unit	Rate	Total
A	Loose Furniture Costs Excluded from this Construction Cost	0	nr	£0.00	£0.00
	To Summary				£0.00

Lifts

Item		Qty	Unit	Rate	Total
A	Confirmed by NHS DG no works required , to remain as existing.		Item		£0.00
	To Summary				£0.00

Site 01 - External Services

Item		Qty	Unit	Rate	Total
	<u>Allowances for external services</u>				
A	Allowance for new water connection	1	item	£10,000.00	£10,000.00
B	Allowance for new gas connection	1	item	£10,000.00	£10,000.00
C	Allowance for new electricity connection	1	item	£7,500.00	£7,500.00
D	Underground Drainage, below building	1257	m2	£20.00	£25,140.00
E	Drainage around building and to hard landscape works and roads	1	Item	£27,000.00	£27,000.00
F	Drainage Connection to main drains	1	Item	£10,000.00	£10,000.00
	To Summary				£89,640.00

Site 01 - External Works

Item		Qnt	Unit	Rate	Total
A	Allowance for removing existing trees	4	nr	£180.00	£720.00
B	Allowance for breaking up existing tarmacadam hardstanding and carparking spaces including kerbs and removing from site	2933	m2	£25.00	£73,325.00
C	Allow for precast concrete paving around pavement around building; including all excavation, sub-base, blinding and slabs	316	m	£37.00	£11,692.00
D	Hard landscape to secure courtyards, including all excavation, sub-base, blinding, basecourse and asphalt topping	1085	m2	£40.00	£43,400.00
E	Artificial grass surfacing to secure courtyards, including all necessary excavation, drainage, levelling, sub-base, blinding, base course and artificial surfacing	651	m2	£65.00	£42,315.00
F	Allowance for planted areas to secure courtyards; including all necessary excavation, levelling, topsoil, cultivation etc. as necessary, and shrub planting	163	m2	£40.00	£6,520.00
G	Allowance for new area of tarmacadam road, including all excavation, sub-base, blinding, basecourse and weating course	889	m2	£40.00	£35,560.00
H	Allowance for new road kerbing and foundation	58	m	£22.00	£1,276.00
J	Allowance for 4.0m high security fencing at courtyards	93	m	£250.00	£23,250.00
	carried forward				£238,058.00

Site 01 - External Works

Item		Qnt	Unit	Rate	Total
	brought forward				£238,058.00
A	Allowance for external security lighting at courtyards	1	Item	£20,000.00	£20,000.00
B	Allowance for grassed areas (75% of soft landsape area); including topsoil as necessary, and grass seeding	2545	m2	£15.00	£38,175.00
C	Allowance for planted areas (75% of soft landsape area); including all necessary excavation, levelling, topsoil, cultivation etc. as necessary, and shrub planting	848	m2	£40.00	£33,920.00
D	Allowance for tree planting	4	m2	£150.00	£600.00
	To Summary				£330,753.00

Site 02 - External Services

Item		Qnt	Unit	Rate	Total
	<u>Allowances for external services</u>				
A	Allowance for new water connection	1	item	£10,000.00	£10,000.00
B	Allowance for new gas connection	1	item	£10,000.00	£10,000.00
C	Allowance for new electricity connection	1	item	£7,500.00	£7,500.00
D	Underground Drainage, below building	1257	m2	£20.00	£25,140.00
E	Drainage around building and to hard landscape works and roads	1	Item	£20,100.00	£20,100.00
F	Drainage Connection to main drains	1	Item	£10,000.00	£10,000.00
	To Summary				£82,740.00

Site 02 - External Works

Item		Qnt	Unit	Rate	Total
A	Allowance for breaking up existing footpath including edgings and removing from site	729	m2	£25.00	£18,225.00
B	Allow for precast concrete paving around pavement around building; including all excavation, sub-base, blinding and slabs	316	m	£37.00	£11,692.00
C	Hard landscape to secure courtyards, including all excavation, sub-base, blinding, basecourse and asphalt topping	1085	m2	£40.00	£43,400.00
D	Artificial grass surfacing to secure courtyards, including all necessary excavation, drainage, levelling, sub-base, blinding, base course and artificial surfacing	651	m2	£65.00	£42,315.00
E	Allowance for planted areas to secure courtyards; including all necessary excavation, levelling, topsoil, cultivation etc. as necessary, and shrub planting	163	m2	£40.00	£6,520.00
F	Allowance for new area of tarmacadam road, including all excavation, sub-base, blinding, basecourse and weating course	272	m2	£40.00	£10,880.00
G	Allowance for new road kerbing and foundation	201	m	£22.00	£4,422.00
H	Allowance for 4.0m high security fencing at courtyards	93	m	£250.00	£23,250.00
J	Allowance for external security lighting at courtyards	1	Item	£20,000.00	£20,000.00
	carried forward				£180,704.00

Site 02 - External Works

Item		Qnt	Unit	Rate	Total
	brought forward				£180,704.00
A	Allowance for grassed areas (75% of soft landsape area); including topsoil as necessary, and grass seeding	2112	m2	£15.00	£31,680.00
B	Allowance for planted areas (75% of soft landsape area); including all necessary excavation, levelling, topsoil, cultivation etc. as necessary, and shrub planting	704	m2	£40.00	£28,160.00
C	Alowance for tree planting	4	m2	£150.00	£600.00
D	Allowance for work to tidy upand for area at end of existing footpath cut of by new developme	1	Item	£1,500.00	£1,500.00
	To Summary				£242,644.00



National Forensic Adolescent Service for Scotland

10. New Project Development Fee (Stage 1) (Proforma 9 Part 2)												
10.1. Fees for Professional Services (%)												
Insert adjustment for each service, no service to exceed CAP												
a. Project Manager	0.35%	0.350%								0.35%	0.00%	0.35%
b. Architect	0.26%	0.26%								0.26%	0.00%	0.26%
c. Structural Engineer	0.13%	0.13%								0.13%	0.00%	0.13%
d. Services Engineer	0.10%	0.10%								0.10%	0.00%	0.10%
e. Civil Engineer	0.05%	0.05%								0.05%	0.00%	0.05%
f. Quantity Surveyor	0.48%	0.48%								0.48%	0.00%	0.48%
g. Landscape Architect	0.02%	0.02%								0.02%	0.00%	0.02%
h. BREEAM Consultant	0.03%	0.03%								0.03%	0.00%	0.03%
i. Environmental Consultant	0.05%	0.05%								0.05%	0.00%	0.05%
j. Acoustic Consultant	0.04%	0.04%								0.04%	0.00%	0.04%
k. Fire Engineering Consultant	0.00%	0.00%								0.00%	0.00%	0.00%
l. CDM Co-ordinator	0.01%	0.01%								0.01%	0.00%	0.01%
m. DDA Consultant	0.05%	0.05%								0.05%	0.00%	0.05%
n. Traffic Consultant	0.03%	0.03%								0.03%	0.00%	0.03%
o. Hard FM advice	0.11%	0.11%								0.11%	0.00%	0.11%
p. Other fees (including legal)	0.00%	0.00%								0.00%	0.00%	0.00%
q. Outline Planning (as identified in Proforma 10)	0.06%	0.06%								0.06%	0.00%	0.06%
r. Stage 1 Fees for Professional Services Total (%) (Sum 10.1a-q)	1.78%	1.78%										1.78%
s. Stage 1 Fees for Professional Services Total (£,k) (3 x 10.1r)	96,346	62,349										62,349
10.2 Desktop Survey Fee												
Insert adjustment for each service, no service to exceed CAP												
a. Desktop Survey fee (£,k)	10000	10000								0.00%	0.00%	10000
b. Desktop Survey Fee Total (£,k)	10,000	10,000										10,000
10.3 Statutory Fees												
Insert adjustment for each service, no service to exceed CAP												
a. Outline Planning Consent (£,k)	2,000	2,000										2,000
b. Total Statutory Fees (£, k) (Sum 10.3a)	2,000	2,000										2,000
c. Statutory Fees Total % mark up on 10.3b	0.00%	0.00%										0.00%
d. Statutory Fees Total (£,k) (10.3b x 10.3c)	0	0										0
10.4. Additional Stage 1 Items that the Tenderer considers necessary												
a. Additional Items (%) Pro-Forma 7	0.35%	0.35%								0.35%	0.00%	0.35%
b. Additional Items Total (£,k) (3 x 10.4a)	18,892	12,226										12,226
10.5 Survey Fees												
Insert adjustment for each service, no service to exceed CAP												
a. Topographic Survey fee	3,000	3,000										3,000
b. Site investigation fee	23,000	23,000										23,000
c. Geotechnical report	5,000	5,000										5,000
d. Asbestos	0	0										0
e. Condition Report	1,000	1,000										1,000
f. Total Survey cost (sum 10.5a-e)	32,000	32,000										32,000
g. Survey Fees Total % mark up on 10.5f	0.00%	0.00%										0.00%
h. Survey Fees Total (£,k) (10.5f x 10.5g)	0	0										0
10.6. Sum of Stage 1 costs (Sum 10.1s,10.2b, 10.3d, 10.4b, 10.5h)	125,238	84,575										84,575
11. New Project Development Fee (Stage 2) (Proforma 9 Part 3)												
11.1. Fees for Professional Services (%)												
Insert adjustment for each service, no service to exceed CAP												
a. Project Manager	0.70%	0.70%								0.70%	0.00%	0.70%
b. Architect	0.77%	0.77%								0.77%	0.00%	0.77%
c. Structural Engineer	0.18%	0.18%								0.18%	0.00%	0.18%
d. Services Engineer	0.10%	0.10%								0.10%	0.00%	0.10%
e. Civil Engineer	0.08%	0.08%								0.08%	0.00%	0.08%
f. Quantity Surveyor	0.69%	0.69%								0.69%	0.00%	0.69%
g. Landscape Architect	0.07%	0.07%								0.07%	0.00%	0.07%
h. BREEAM Consultant	0.03%	0.03%								0.03%	0.00%	0.03%
i. Environmental Consultant	0.02%	0.02%								0.02%	0.00%	0.02%
j. Acoustic Consultant	0.04%	0.04%								0.04%	0.00%	0.04%
k. Fire Engineering Consultant	0.12%	0.12%								0.12%	0.00%	0.12%
l. CDM Co-ordinator	0.01%	0.01%								0.01%	0.00%	0.01%
m. DDA Consultant	0.08%	0.08%								0.08%	0.00%	0.08%
n. Traffic Consultant	0.03%	0.03%								0.03%	0.00%	0.03%
o. Hard FM advice	0.22%	0.22%								0.22%	0.00%	0.22%
p. Other fees (Proforma 9)	0.00%	0.00%								0.00%	0.00%	0.00%
q. Detailed Planning (as identified in Proforma 10)	0.21%	0.21%								0.21%	0.00%	0.21%
r. Professional Team Fees Total (%) (Sum 11.1a-q)	3.33%	3.33%										3.33%
s. Professional Team Fees Total (£,k) (3 x 11.1r)	179,882	116,409										116,409
11.2 Statutory Fees												
Insert adjustment for each service, no service to exceed CAP												
a. Detailed Planning Consent (£,k)	15,000	15,000										15,000
b. Building Warrant (£,k)	14,000	14,000										14,000
c. Total Statutory Fees (sum 11.2a+b)	29,000	29,000										29,000
d. Statutory Fees Total % mark up on 11.2c	0.00%	0.00%										0.00%
e. Statutory Fees Total (£,k) (11.2c x 11.2d)	0	0										0
11.3 Additional Stage 2 Items that the Tenderer considers necessary												
a. hubco Portion (% of item 3)	0.56%	0.56%								0.56%	0.00%	0.56%
b. Additional Items (%) Pro-forma 12	0.00%	0.00%								0.00%	0.00%	0.00%
c. Additional Items (%) Pro-Forma 8	0.75%	0.75%								0.75%	0.00%	0.75%
d. Additional Items Total (£,k) ((11.3a x 3)+(11.3b x 3)+(11.3c x 3))	70,709	45,759										45,759
11.4 hubco FM Market test costs (DBFM only)												
a. Indicative annual Hard FM cost (£,k)	0	0										0
b. % of Hard FM services cost to Market Test (% of 11.4a)	0.00%	0.00%										0.00%
c. Market Test costs (£,k) (11.4a x 11.4b)	0	0										0
11.5 Sum of Stage 2 costs (Sum 11.1s, 11.2e, 11.3d, 11.4c)	250590	162,167										162,167
12. New Project Development Fee Total (£,k) (10.6+11.5)	375828	246,742										246,742
13. Additional fees Tenderer proposes (if required)												
a. % of sub total (3) - Proforma 11	0.77%	0.77%								0.77%	0.00%	0.77%
b. Additional fees total (£,k) (13a x 3)	41,562	26,896										26,896
Add in Surveys	63,000	63,000										63,000
14. Indicative New Project Total (£,k) (9+12+13b)	6,880,956	4,478,705										4,478,705
15. Add-ons per project												
a. Total Add-on (£, k) per Project (14 less 1)	2,080,956	1,372,430										1,372,430
INFLATION	Current Day Indices 3Q2017											
	Financial Close 2Q 2018	2.00%										89,574
FIXED PRICE												4,568,279

PLEASE SCHEDULE OUT ANY ASSUMPTIONS IN RELATION TO YOUR PRICE

Benchmark

Functionality

Use	Weight	Score	Notes
A.01 The prime functional requirements of the brief are satisfied	1	2	YES
A.02 The design facilitates the care model	2	2	YES
A.03 Overall the design is capable of handling the projected throughput	1	1	YES
A.04 Work flows and logistics are arranged optimally	1	2	YES
A.05 The design is sufficiently flexible to respond to clinical /service change and to enable expansion	1	2	YES
A.06 Where possible spaces are standardised and flexible in use patterns	1	3	YES
A.07 The design facilitates both security and supervision	2	2	YES
A.08 The design facilitates health promotion and equality for staff, patients and local community	1	2	YES
A.09 The design is sufficiently adaptable to external changes e.g. Climate, Technology	1	1	YES
A.10 The benchmarks in the Design Statement in relation to building USE are met	0		

Access

Access	Weight	Score	Notes
B.01 There is good access from available public transport including any on-site roads	2	4	yes
B.02 There is adequate parking for visitors/ staff cars/ disabled people	1	3	YES
B.03 The approach and access for ambulances is appropriately provided	1	3	YES
B.04 Service vehicle circulation is well considered and does not inappropriately impact on users and staff	2	1	YES
B.05 Pedestrian access is obvious, pleasant and suitable for wheelchair/ disabled/ impaired sight patients	1	2	YES
B.06 Outdoor spaces wherever appropriate are usable, with safe lighting indicating paths, ramps, steps etc.	1	2	YES
B.07 Active travel is encouraged and connections to local green routes and spaces enhanced	1	2	YES
B.08 Car parking and drop-off should not visually dominate entrances or green routes	1	3	YES
B.09 The benchmarks in the Design Statement in relation to building ACCESS are met	0		

Space

Space	Weight	Score	Notes
C.01 The design achieves appropriate space standards	1	3	YES
C.02 The ratio of usable space to total area is good	1	5	
C.03 The circulation distances travelled by staff, patients and visitors is minimised by the layout	1	5	YES
C.04 Any necessary isolation and segregation of spaces is achieved	2	2	YES
C.05 The design maximises opportunities for space to encourage informal social interaction & wellbeing	1	2	YES
C.06 There is adequate storage space	1	1	
C.07 The grounds provided spaces for informal/ formal therapeutic health activities	1	3	YES
C.08 The relationships between internal spaces and the outdoor environment work well	2	2	YES
C.09 The benchmarks in the Design Statement in relation to building SPACE are met	0		

Build Quality

Performance	Weight	Score	Notes
D.01 The building and grounds are easy to operate	1	2	YES
D.02 The building and grounds are easy to clean and maintain	1	2	YES
D.03 The building and grounds have appropriately durable finishes and components	1	2	YES
D.04 The building and grounds will weather and age well	1	2	YES
D.05 Access to daylight, views of nature and outdoor space are robustly detailed	1		
D.06 The design maximises the opportunities for sustainability e.g. waste reduction and biodiversity	1	2	YES
D.07 The design minimises maintenance and simplifies this where it will be required	1	2	YES
D.08 The benchmarks in the Design Statement in relation to PERFORMANCE are met	0	2	

Engineering

Engineering	Weight	Score	Notes
E.01 The engineering systems are well designed, flexible and efficient in use	1	2	YES
E.02 The engineering systems exploit any benefits from standardisation and prefabrication where relevant	1	2	YES
E.03 The engineering systems are energy efficient	1	2	YES
E.04 There are emergency backup systems that are designed to minimise disruption	1	2	YES
E.05 During construction disruption to essential services is minimised	1	2	
E.06 During maintenance disruption to essential healthcare services is minimised	1	2	
E.07 The design layout contributes to efficient zoning and energy use reduction	1	2	YES

Construction

Construction	Weight	Score	Notes
F.01 If phased planning and construction are necessary the various stages are well organised	0		
F.02 Temporary construction work is minimised	0		
F.03 The impact of the building process on continuing healthcare provision is minimised	0		
F.04 The building and grounds can be readily maintained	0		
F.05 The construction is robust	0		
F.06 Construction allows easy access to engineering systems for maintenance, replacement & expansion	0		
F.07 The construction exploits opportunities from standardisation and prefabrication where relevant	0		
F.08 The construction maximises the opportunities for sustainability e.g. waste and traffic reduction	0		
F.09 The construction contributes to being a good neighbour	0		
F.10 Infection control risks for options, design and construction recorded/ minimised using HAI Scribe	0		

Impact

Character and Innovation	Weight	Score	Notes
G.01 There are clear ideas behind the design of the building and grounds	2	2	YES
G.02 The building and grounds are interesting to look at and move around in	1	2	
G.03 The building, grounds and arts design contribute to the local setting	1	3	YES
G.04 The design appropriately expresses the values of the NHS	1	1	
G.05 The project is likely to influence future designs	1	1	
G.06 The design provides a clear strategy for future adaptation and expansion	1	1	
G.07 The building, grounds and arts design contribute to well being and a sustainable therapeutic strategy	1	1	
G.08 The benchmarks in the Design Statement in relation to CHARACTER & INNOVATION are met	0		

Form and Materials

Form and Materials	Weight	Score	Notes
H.01 The design has a human scale and feels welcoming	1	1	
H.02 The design contributes to local microclimate, maximising sunlight and shelter from prevailing winds	2	1	YES
H.03 Entrances are obvious and logical in relation to likely points of arrival on site	1	2	YES
H.04 The external materials and detailing appear to be of high quality and are maintainable	2	3	YES
H.05 The external colours and textures seem appropriate and attractive for the local setting	1	3	YES
H.06 The design maximises the site opportunities and enhances a sense of place	1	2	
H.07 The benchmarks in the Design Statement in relation to FORM & MATERIALS are met	0		

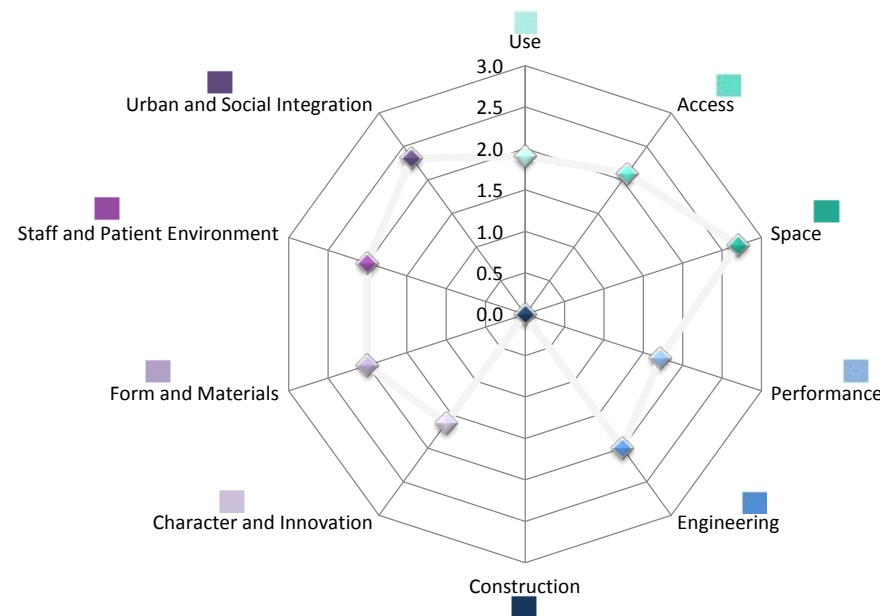
Staff and Patient Environment

Staff and Patient Environment	Weight	Score	Notes
I.01 The design reflects the dignity of patients and allows for appropriate levels of privacy	2	2	YES
I.02 The design maximises the opportunities for daylight/ views of green natural landscape or elements	1	2	YES
I.03 The design maximises the opportunities for access to usable outdoor space	1	2	YES
I.04 There are high levels of both comfort and control of comfort	1	2	YES
I.05 The design is clearly understandable and wayfinding is intuitive	1	2	
I.06 The interior of the building is attractive in appearance	1	2	YES
I.07 There are good bath/ toilet and other facilities for patients	1	3	YES
I.08 There are good facilities for staff with convenient places to work and relax without being on demand	2	2	YES
I.09 There are good opportunities for staff, patients, visitors to use outdoors to recuperate/ relax	1	1	YES
I.10 The benchmarks in the Design Statement in relation to STAFF & PATIENT ENVIRONMENT are met	0		

Urban and Social Integration

Urban and Social Integration	Weight	Score	Notes
J.01 The height, volume and skyline of the building relate well to the surrounding environment	1	3	YES
J.02 The facility contributes positively to its locality	1	3	
J.03 The hard and soft landscape contribute positively to the locality	1	3	YES
J.04 The overall design contributes positively to neighbourhood and is sensitive to passers-by	1	3	YES
J.05 There is a clear vision behind the design, its setting and outdoor spaces	2	1	
J.06 The benchmarks in the Design Statement in relation to INTEGRATION are met	0		

AEDET Refresh Benchmark Summary



Category	Benchmark
Use	1.9
Access	2.1
Space	2.7
Performance	1.7
Engineering	2.0
Construction	0.0
Character and Innovation	1.6
Form and Materials	2.0
Staff and Patient Environment	2.0
Urban and Social Integration	2.3

Weighting	=	Target
2	=>	5 - 6
1	>	3 - 4
0	<	3

Target

Functionality

Build Quality

Impact

Use	Weight	Score	Notes
A.01 The prime functional requirements of the brief are satisfied	1	4	
A.02 The design facilitates the care model	2	5	
A.03 Overall the design is capable of handling the projected throughput	1	4	
A.04 Work flows and logistics are arranged optimally	1	4	
A.05 The design is sufficiently flexible to respond to clinical /service change and to enable expansion	1	4	
A.06 Where possible spaces are standardised and flexible in use patterns	1	4	
A.07 The design facilitates both security and supervision	2	5	
A.08 The design facilitates health promotion and equality for staff, patients and local community	1	4	
A.09 The design is sufficiently adaptable to external changes e.g. Climate, Technology	1	4	
A.10 The benchmarks in the Design Statement in relation to building USE are met	2	5	

Performance	Weight	Score	Notes
D.01 The building and grounds are easy to operate	1	4	
D.02 The building and grounds are easy to clean and maintain	1	4	
D.03 The building and grounds have appropriately durable finishes and components	1	4	
D.04 The building and grounds will weather and age well	1	4	
D.05 Access to daylight, views of nature and outdoor space are robustly detailed	1	4	
D.06 The design maximises the opportunities for sustainability e.g. waste reduction and biodiversity	1	4	
D.07 The design minimises maintenance and simplifies this where it will be required	1	4	
D.08 The benchmarks in the Design Statement in relation to PERFORMANCE are met	2	5	

Character and Innovation	Weight	Score	Notes
G.01 There are clear ideas behind the design of the building and grounds	2	5	
G.02 The building and grounds are interesting to look at and move around in	1	4	
G.03 The building, grounds and arts design contribute to the local setting	1	4	
G.04 The design appropriately expresses the values of the NHS	1	4	
G.05 The project is likely to influence future designs	1	4	
G.06 The design provides a clear strategy for future adaptation and expansion	1	4	
G.07 The building, grounds and arts design contribute to well being and a sustainable therapeutic strategy	1	4	
G.08 The benchmarks in the Design Statement in relation to CHARACTER & INNOVATION are met	2	5	

Access	Weight	Score	Notes
B.01 There is good access from available public transport including any on- site roads	2	5	
B.02 There is adequate parking for visitors/ staff cars/ disabled people	1	4	
B.03 The approach and access for ambulances is appropriately provided	1	4	
B.04 Service vehicle circulation is well considered and does not inappropriately impact on users and staff	2	5	
B.05 Pedestrian access is obvious, pleasant and suitable for wheelchair/ disabled/ impaired sight patients	1	4	
B.06 Outdoor spaces wherever appropriate are usable, with safe lighting indicating paths, ramps, steps etc.	1	4	
B.07 Active travel is encouraged and connections to local green routes and spaces enhanced	1	4	
B.08 Car parking and drop-off should not visually dominate entrances or green routes	1	4	
B.09 The benchmarks in the Design Statement in relation to building ACCESS are met	2	5	

Engineering	Weight	Score	Notes
E.01 The engineering systems are well designed, flexible and efficient in use	1	4	
E.02 The engineering systems exploit any benefits from standardisation and prefabrication where relevant	1	4	
E.03 The engineering systems are energy efficient	1	4	
E.04 There are emergency backup systems that are designed to minimise disruption	1	4	
E.05 During construction disruption to essential services is minimised	1	4	
E.06 During maintenance disruption to essential healthcare services is minimised	1	4	
E.07 The design layout contributes to efficient zoning and energy use reduction	1	4	

Form and Materials	Weight	Score	Notes
H.01 The design has a human scale and feels welcoming	1	4	
H.02 The design contributes to local microclimate, maximising sunlight and shelter from prevailing winds	2	5	
H.03 Entrances are obvious and logical in relation to likely points of arrival on site	1	4	
H.04 The external materials and detailing appear to be of high quality and are maintainable	2	5	
H.05 The external colours and textures seem appropriate and attractive for the local setting	1	4	
H.06 The design maximises the site opportunities and enhances a sense of place	1	4	
H.07 The benchmarks in the Design Statement in relation to FORM & MATERIALS are met	2	5	

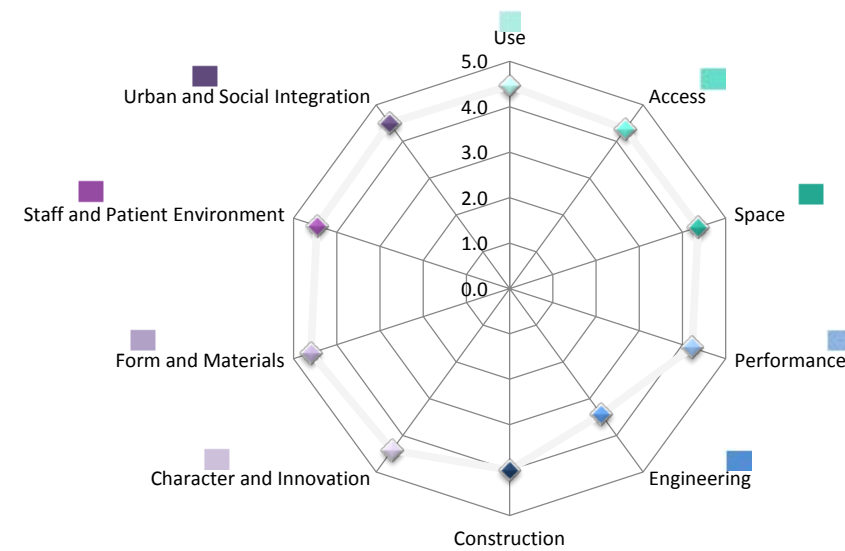
Space	Weight	Score	Notes
C.01 The design achieves appropriate space standards	1	4	
C.02 The ratio of usable space to total area is good	1	4	
C.03 The circulation distances travelled by staff, patients and visitors is minimised by the layout	1	4	
C.04 Any necessary isolation and segregation of spaces is achieved	2	5	
C.05 The design maximises opportunities for space to encourage informal social interaction & wellbeing	1	4	
C.06 There is adequate storage space	1	4	
C.07 The grounds provided spaces for informal/ formal therapeutic health activities	1	4	
C.08 The relationships between internal spaces and the outdoor environment work well	1	4	
C.09 The benchmarks in the Design Statement in relation to building SPACE are met	2	5	

Construction	Weight	Score	Notes
F.01 If phased planning and construction are necessary the various stages are well organised	1	4	
F.02 Temporary construction work is minimised	1	4	
F.03 The impact of the building process on continuing healthcare provision is minimised	1	4	
F.04 The building and grounds can be readily maintained	1	4	
F.05 The construction is robust	1	4	
F.06 Construction allows easy access to engineering systems for maintenance, replacement & expansion	1	4	
F.07 The construction exploits opportunities from standardisation and prefabrication where relevant	1	4	
F.08 The construction maximises the opportunities for sustainability e.g. waste and traffic reduction	1	4	
F.09 The construction contributes to being a good neighbour	1	4	
F.10 Infection control risks for options, design and construction recorded/ minimised using HAI Scribe	1	4	

Staff and Patient Environment	Weight	Score	Notes
I.01 The design reflects the dignity of patients and allows for appropriate levels of privacy	2	5	
I.02 The design maximises the opportunities for daylight/ views of green natural landscape or elements	1	4	
I.03 The design maximises the opportunities for access to usable outdoor space	1	4	
I.04 There are high levels of both comfort and control of comfort	1	4	
I.05 The design is clearly understandable and wayfinding is intuitive	1	4	
I.06 The interior of the building is attractive in appearance	1	4	
I.07 There are good bath/ toilet and other facilities for patients	1	4	
I.08 There are good facilities for staff with convenient places to work and relax without being on demand	2	5	
I.09 There are good opportunities for staff, patients, visitors to use outdoors to recuperate/ relax	1	4	
I.10 The benchmarks in the Design Statement in relation to STAFF & PATIENT ENVIRONMENT are met	2	5	

Urban and Social Integration	Weight	Score	Notes
J.01 The height, volume and skyline of the building relate well to the surrounding environment	1	4	
J.02 The facility contributes positively to its locality	1	4	
J.03 The hard and soft landscape contribute positively to the locality	1	4	
J.04 The design contributes to being a good neighbour and is sensitive to neighbours and passers-by	1	4	
J.05 There is a clear vision behind the design, its setting and outdoor spaces	2	5	
J.06 The benchmarks in the Design Statement in relation to INTEGRATION are met	2	5	

AEDET Refresh Target Summary



Category	Target
Use	4.5
Access	4.3
Space	4.4
Performance	4.2
Engineering	3.4
Construction	4.0
Character and Innovation	4.4
Form and Materials	4.6
Staff and Patient Environment	4.5
Urban and Social Integration	4.5

Weighting	=	Target
2	= >	5 - 6
1	>	3 - 4
0	<	3

Functionality

Build Quality

Impact

Use	Weight	Score	Notes
A.01 The prime functional requirements of the brief are satisfied	1		
A.02 The design facilitates the care model	2		
A.03 Overall the design is capable of handling the projected throughput	1		
A.04 Work flows and logistics are arranged optimally	1		
A.05 The design is sufficiently flexible to respond to clinical /service change and to enable expansion	1		
A.06 Where possible spaces are standardised and flexible in use patterns	1		
A.07 The design facilitates both security and supervision	2		
A.08 The design facilitates health promotion and equality for staff, patients and local community	1		
A.09 The design is sufficiently adaptable to external changes e.g. Climate, Technology	1		
A.10 The benchmarks in the Design Statement in relation to building USE are met	2		

Performance	Weight	Score	Notes
D.01 The building and grounds are easy to operate	1		
D.02 The building and grounds are easy to clean and maintain	1		
D.03 The building and grounds have appropriately durable finishes and components	1		
D.04 The building and grounds will weather and age well	1		
D.05 Access to daylight, views of nature and outdoor space are robustly detailed	1		
D.06 The design maximises the opportunities for sustainability e.g. waste reduction and biodiversity	1		
D.07 The design minimises maintenance and simplifies this where it will be required	1		
D.08 The benchmarks in the Design Statement in relation to PERFORMANCE are met	2		

Character and Innovation	Weight	Score	Notes
G.01 There are clear ideas behind the design of the building and grounds	2		
G.02 The building and grounds are interesting to look at and move around in	1		
G.03 The building, grounds and arts design contribute to the local setting	1		
G.04 The design appropriately expresses the values of the NHS	1		
G.05 The project is likely to influence future designs	1		
G.06 The design provides a clear strategy for future adaptation and expansion	1		
G.07 The building, grounds and arts design contribute to well being and a sustainable therapeutic strategy	1		
G.08 The benchmarks in the Design Statement in relation to CHARACTER & INNOVATION are met	2		

Access	Weight	Score	Notes
B.01 There is good access from available public transport including any on- site roads	2		
B.02 There is adequate parking for visitors/ staff cars/ disabled people	1		
B.03 The approach and access for ambulances is appropriately provided	1		
B.04 Service vehicle circulation is well considered and does not inappropriately impact on users and staff	2		
B.05 Pedestrian access is obvious, pleasant and suitable for wheelchair/ disabled/ impaired sight patients	1		
B.06 Outdoor spaces wherever appropriate are usable, with safe lighting indicating paths, ramps, steps etc.	1		
B.07 Active travel is encouraged and connections to local green routes and spaces enhanced	1		
B.08 Car parking and drop-off should not visually dominate entrances or green routes	1		
B.09 The benchmarks in the Design Statement in relation to building ACCESS are met	2		

Engineering	Weight	Score	Notes
E.01 The engineering systems are well designed, flexible and efficient in use	1		
E.02 The engineering systems exploit any benefits from standardisation and prefabrication where relevant	1		
E.03 The engineering systems are energy efficient	1		
E.04 There are emergency backup systems that are designed to minimise disruption	1		
E.05 During construction disruption to essential services is minimised	1		
E.06 During maintenance disruption to essential healthcare services is minimised	1		
E.07 The design layout contributes to efficient zoning and energy use reduction	1		

Form and Materials	Weight	Score	Notes
H.01 The design has a human scale and feels welcoming	1		
H.02 The design contributes to local microclimate, maximising sunlight and shelter from prevailing winds	2		
H.03 Entrances are obvious and logical in relation to likely points of arrival on site	1		
H.04 The external materials and detailing appear to be of high quality and are maintainable	2		
H.05 The external colours and textures seem appropriate and attractive for the local setting	1		
H.06 The design maximises the site opportunities and enhances a sense of place	1		
H.07 The benchmarks in the Design Statement in relation to FORM & MATERIALS are met	2		

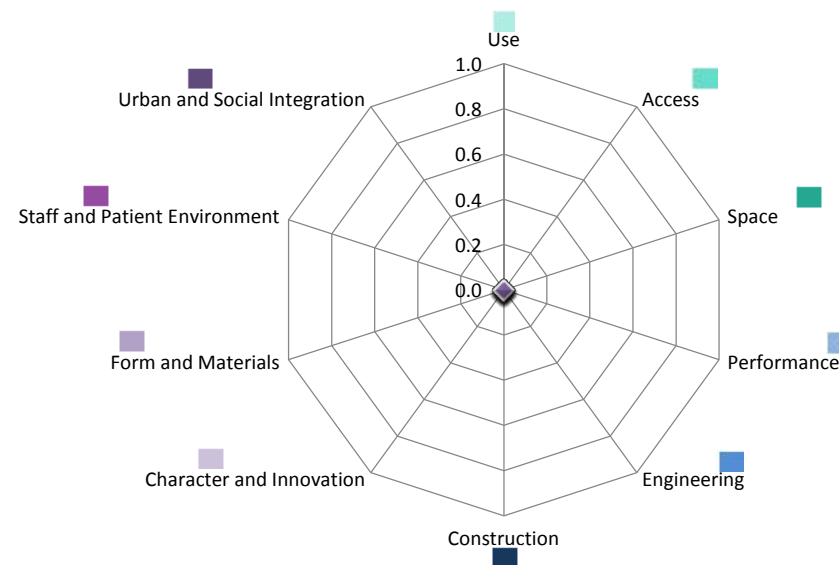
Space	Weight	Score	Notes
C.01 The design achieves appropriate space standards	1		
C.02 The ratio of usable space to total area is good	1		
C.03 The circulation distances travelled by staff, patients and visitors is minimised by the layout	1		
C.04 Any necessary isolation and segregation of spaces is achieved	2		
C.05 The design maximises opportunities for space to encourage informal social interaction & wellbeing	1		
C.06 There is adequate storage space	1		
C.07 The grounds provided spaces for informal/ formal therapeutic health activities	1		
C.08 The relationships between internal spaces and the outdoor environment work well	1		
C.09 The benchmarks in the Design Statement in relation to building SPACE are met	2		

Construction	Weight	Score	Notes
F.01 If phased planning and construction are necessary the various stages are well organised	1		
F.02 Temporary construction work is minimised	1		
F.03 The impact of the building process on continuing healthcare provision is minimised	1		
F.04 The building and grounds can be readily maintained	1		
F.05 The construction is robust	1		
F.06 Construction allows easy access to engineering systems for maintenance, replacement & expansion	1		
F.07 The construction exploits opportunities from standardisation and prefabrication where relevant	1		
F.08 The construction maximises the opportunities for sustainability e.g. waste and traffic reduction	1		
F.09 The construction contributes to being a good neighbour	1		
F.10 Infection control risks for options, design and construction recorded/ minimised using HAI Scribe	1		

Staff and Patient Environment	Weight	Score	Notes
I.01 The design reflects the dignity of patients and allows for appropriate levels of privacy	2		
I.02 The design maximises the opportunities for daylight/ views of green natural landscape or elements	1		
I.03 The design maximises the opportunities for access to usable outdoor space	1		
I.04 There are high levels of both comfort and control of comfort	1		
I.05 The design is clearly understandable and wayfinding is intuitive	1		
I.06 The interior of the building is attractive in appearance	1		
I.07 There are good bath/ toilet and other facilities for patients	1		
I.08 There are good facilities for staff with convenient places to work and relax without being on demand	2		
I.09 There are good opportunities for staff, patients, visitors to use outdoors to recuperate/ relax	1		
I.10 The benchmarks in the Design Statement in relation to STAFF & PATIENT ENVIRONMENT are met	2		

Urban and Social Integration	Weight	Score	Notes
J.01 The height, volume and skyline of the building relate well to the surrounding environment	1		
J.02 The facility contributes positively to its locality	1		
J.03 The hard and soft landscape contribute positively to the locality	1		
J.04 The design contributes to being a good neighbour and is sensitive to neighbours and passers-by	1		
J.05 There is a clear vision behind the design, its setting and outdoor spaces	2		
J.06 The benchmarks in the Design Statement in relation to INTEGRATION are met	2		

AEDET Refresh OBC Summary



Target	Progress	Prev	Curr
4.5	Use	4.5	0.0
4.3	Access	4.3	0.0
4.4	Space	4.4	0.0
4.2	Performance	4.2	0.0
3.4	Engineering	3.4	0.0
4.0	Construction	4.0	0.0
4.4	Character and Innovation	4.4	0.0
4.6	Form and Materials	4.6	0.0
4.5	Staff and Patient Environment	4.5	0.0
4.5	Urban and Social Integration	4.5	0.0

Weighting	=	Target
2	=>	5 - 6
1	>	3 - 4
0	<	3

Functionality

Build Quality

Impact

Use			
Weight	Score	Notes	
1			A.01 The prime functional requirements of the brief are satisfied
2			A.02 The design facilitates the care model
1			A.03 Overall the design is capable of handling the projected throughput
1			A.04 Work flows and logistics are arranged optimally
1			A.05 The design is sufficiently flexible to respond to clinical /service change and to enable expansion
1			A.06 Where possible spaces are standardised and flexible in use patterns
2			A.07 The design facilitates both security and supervision
1			A.08 The design facilitates health promotion and equality for staff, patients and local community
1			A.09 The design is sufficiently adaptable to external changes e.g. Climate, Technology
2			A.10 The benchmarks in the Design Statement in relation to building USE are met

Performance			
Weight	Score	Notes	
1			D.01 The building and grounds are easy to operate
1			D.02 The building and grounds are easy to clean and maintain
1			D.03 The building and grounds have appropriately durable finishes and components
1			D.04 The building and grounds will weather and age well
1			D.05 Access to daylight, views of nature and outdoor space are robustly detailed
1			D.06 The design maximises the opportunities for sustainability e.g. waste reduction and biodiversity
1			D.07 The design minimises maintenance and simplifies this where it will be required
2			D.08 The benchmarks in the Design Statement in relation to PERFORMANCE are met

Character and Innovation			
Weight	Score	Notes	
2			G.01 There are clear ideas behind the design of the building and grounds
1			G.02 The building and grounds are interesting to look at and move around in
1			G.03 The building, grounds and arts design contribute to the local setting
1			G.04 The design appropriately expresses the values of the NHS
1			G.05 The project is likely to influence future designs
1			G.06 The design provides a clear strategy for future adaptation and expansion
1			G.07 The building, grounds and arts design contribute to well being and a sustainable therapeutic strategy
2			G.08 The benchmarks in the Design Statement in relation to CHARACTER & INNOVATION are met

Access			
Weight	Score	Notes	
2			B.01 There is good access from available public transport including any on- site roads
1			B.02 There is adequate parking for visitors/ staff cars/ disabled people
1			B.03 The approach and access for ambulances is appropriately provided
2			B.04 Service vehicle circulation is well considered and does not inappropriately impact on users and staff
1			B.05 Pedestrian access is obvious, pleasant and suitable for wheelchair/ disabled/ impaired sight patients
1			B.06 Outdoor spaces wherever appropriate are usable, with safe lighting indicating paths, ramps, steps etc.
1			B.07 Active travel is encouraged and connections to local green routes and spaces enhanced
1			B.08 Car parking and drop-off should not visually dominate entrances or green routes
2			B.09 The benchmarks in the Design Statement in relation to building ACCESS are met

Engineering			
Weight	Score	Notes	
1			E.01 The engineering systems are well designed, flexible and efficient in use
1			E.02 The engineering systems exploit any benefits from standardisation and prefabrication where relevant
1			E.03 The engineering systems are energy efficient
1			E.04 There are emergency backup systems that are designed to minimise disruption
1			E.05 During construction disruption to essential services is minimised
1			E.06 During maintenance disruption to essential healthcare services is minimised
1			E.07 The design layout contributes to efficient zoning and energy use reduction

Form and Materials			
Weight	Score	Notes	
1			H.01 The design has a human scale and feels welcoming
2			H.02 The design contributes to local microclimate, maximising sunlight and shelter from prevailing winds
1			H.03 Entrances are obvious and logical in relation to likely points of arrival on site
2			H.04 The external materials and detailing appear to be of high quality and are maintainable
1			H.05 The external colours and textures seem appropriate and attractive for the local setting
1			H.06 The design maximises the site opportunities and enhances a sense of place
2			H.07 The benchmarks in the Design Statement in relation to FORM & MATERIALS are met

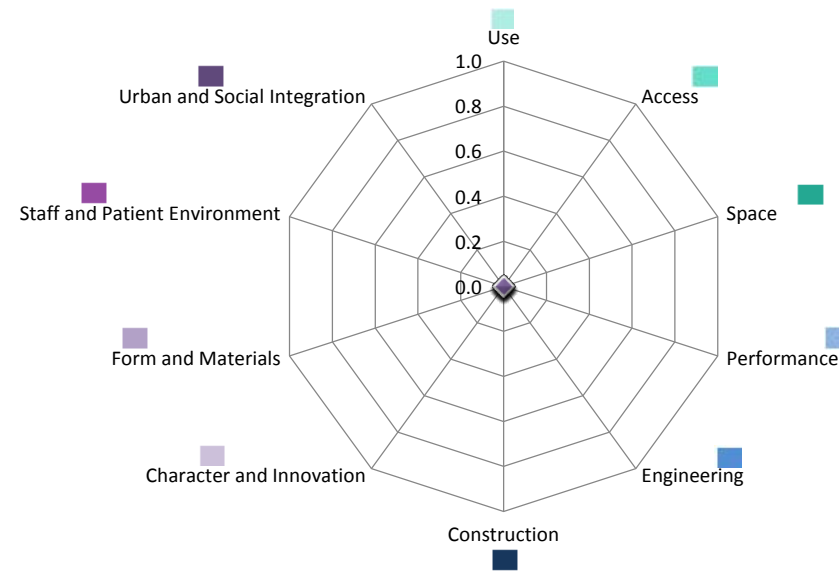
Space			
Weight	Score	Notes	
1			C.01 The design achieves appropriate space standards
1			C.02 The ratio of usable space to total area is good
1			C.03 The circulation distances travelled by staff, patients and visitors is minimised by the layout
2			C.04 Any necessary isolation and segregation of spaces is achieved
1			C.05 The design maximises opportunities for space to encourage informal social interaction & wellbeing
1			C.06 There is adequate storage space
1			C.07 The grounds provided spaces for informal/ formal therapeutic health activities
1			C.08 The relationships between internal spaces and the outdoor environment work well
2			C.09 The benchmarks in the Design Statement in relation to building SPACE are met

Construction			
Weight	Score	Notes	
0			F.01 If phased planning and construction are necessary the various stages are well organised
0			F.02 Temporary construction work is minimised
1			F.03 The impact of the building process on continuing healthcare provision is minimised
1			F.04 The building and grounds can be readily maintained
1			F.05 The construction is robust
1			F.06 Construction allows easy access to engineering systems for maintenance, replacement & expansion
1			F.07 The construction exploits opportunities from standardisation and prefabrication where relevant
1			F.08 The construction maximises the opportunities for sustainability e.g. waste and traffic reduction
1			F.09 The construction contributes to being a good neighbour
1			F.10 Infection control risks for options, design and construction recorded/ minimised using HAI Scribe

Staff and Patient Environment			
Weight	Score	Notes	
2			I.01 The design reflects the dignity of patients and allows for appropriate levels of privacy
1			I.02 The design maximises the opportunities for daylight/ views of green natural landscape or elements
1			I.03 The design maximises the opportunities for access to usable outdoor space
1			I.04 There are high levels of both comfort and control of comfort
1			I.05 The design is clearly understandable and wayfinding is intuitive
1			I.06 The interior of the building is attractive in appearance
1			I.07 There are good bath/ toilet and other facilities for patients
2			I.08 There are good facilities for staff with convenient places to work and relax without being on demand
1			I.09 There are good opportunities for staff, patients, visitors to use outdoors to recuperate/ relax
2			I.10 The benchmarks in the Design Statement in relation to STAFF & PATIENT ENVIRONMENT are met

Urban and Social Integration			
Weight	Score	Notes	
1			J.01 The height, volume and skyline of the building relate well to the surrounding environment
1			J.02 The facility contributes positively to its locality
1			J.03 The hard and soft landscape contribute positively to the locality
1			J.04 The design contributes to being a good neighbour and is sensitive to neighbours and passers-by
2			J.05 There is a clear vision behind the design, its setting and outdoor spaces
2			J.06 The benchmarks in the Design Statement in relation to INTEGRATION are met

AEDET Refresh FBC Summary



Target	Progress	Prev	Curr
		Score	Score
4.5	Use	0.0	0.0
4.3	Access	0.0	0.0
4.4	Space	0.0	0.0
4.2	Performance	0.0	0.0
3.4	Engineering	0.0	0.0
4.0	Construction	0.0	0.0
4.4	Character and Innovation	0.0	0.0
4.6	Form and Materials	0.0	0.0
4.5	Staff and Patient Environment	0.0	0.0
4.5	Urban and Social Integration	0.0	0.0

Weighting	=	Target
2	=>	5 - 6
1	>	3 - 4
0	<	3

Functionality

Build Quality

Impact

Use	Weight	Score	Notes
A.01 The prime functional requirements of the brief are satisfied	1		
A.02 The design facilitates the care model	2		
A.03 Overall the design is capable of handling the projected throughput	1		
A.04 Work flows and logistics are arranged optimally	1		
A.05 The design is sufficiently flexible to respond to clinical /service change and to enable expansion	1		
A.06 Where possible spaces are standardised and flexible in use patterns	1		
A.07 The design facilitates both security and supervision	2		
A.08 The design facilitates health promotion and equality for staff, patients and local community	1		
A.09 The design is sufficiently adaptable to external changes e.g. Climate, Technology	1		
A.10 The benchmarks in the Design Statement in relation to building USE are met	2		

Performance	Weight	Score	Notes
D.01 The building and grounds are easy to operate	1		
D.02 The building and grounds are easy to clean and maintain	1		
D.03 The building and grounds have appropriately durable finishes and components	1		
D.04 The building and grounds will weather and age well	1		
D.05 Access to daylight, views of nature and outdoor space are robustly detailed	1		
D.06 The design maximises the opportunities for sustainability e.g. waste reduction and biodiversity	1		
D.07 The design minimises maintenance and simplifies this where it will be required	1		
D.08 The benchmarks in the Design Statement in relation to PERFORMANCE are met	2		

Character and Innovation	Weight	Score	Notes
G.01 There are clear ideas behind the design of the building and grounds	2		
G.02 The building and grounds are interesting to look at and move around in	1		
G.03 The building, grounds and arts design contribute to the local setting	1		
G.04 The design appropriately expresses the values of the NHS	1		
G.05 The project is likely to influence future designs	1		
G.06 The design provides a clear strategy for future adaptation and expansion	1		
G.07 The building, grounds and arts design contribute to well being and a sustainable therapeutic strategy	1		
G.08 The benchmarks in the Design Statement in relation to CHARACTER & INNOVATION are met	2		

Access	Weight	Score	Notes
B.01 There is good access from available public transport including any on- site roads	2		
B.02 There is adequate parking for visitors/ staff cars/ disabled people	1		
B.03 The approach and access for ambulances is appropriately provided	1		
B.04 Service vehicle circulation is well considered and does not inappropriately impact on users and staff	2		
B.05 Pedestrian access is obvious, pleasant and suitable for wheelchair/ disabled/ impaired sight patients	1		
B.06 Outdoor spaces wherever appropriate are usable, with safe lighting indicating paths, ramps, steps etc.	1		
B.07 Active travel is encouraged and connections to local green routes and spaces enhanced	1		
B.08 Car parking and drop-off should not visually dominate entrances or green routes	1		
B.09 The benchmarks in the Design Statement in relation to building ACCESS are met	2		

Engineering	Weight	Score	Notes
E.01 The engineering systems are well designed, flexible and efficient in use	1		
E.02 The engineering systems exploit any benefits from standardisation and prefabrication where relevant	1		
E.03 The engineering systems are energy efficient	1		
E.04 There are emergency backup systems that are designed to minimise disruption	1		
E.05 During construction disruption to essential services is minimised	1		
E.06 During maintenance disruption to essential healthcare services is minimised	1		
E.07 The design layout contributes to efficient zoning and energy use reduction	1		

Form and Materials	Weight	Score	Notes
H.01 The design has a human scale and feels welcoming	1		
H.02 The design contributes to local microclimate, maximising sunlight and shelter from prevailing winds	2		
H.03 Entrances are obvious and logical in relation to likely points of arrival on site	1		
H.04 The external materials and detailing appear to be of high quality and are maintainable	2		
H.05 The external colours and textures seem appropriate and attractive for the local setting	1		
H.06 The design maximises the site opportunities and enhances a sense of place	1		
H.07 The benchmarks in the Design Statement in relation to FORM & MATERIALS are met	2		

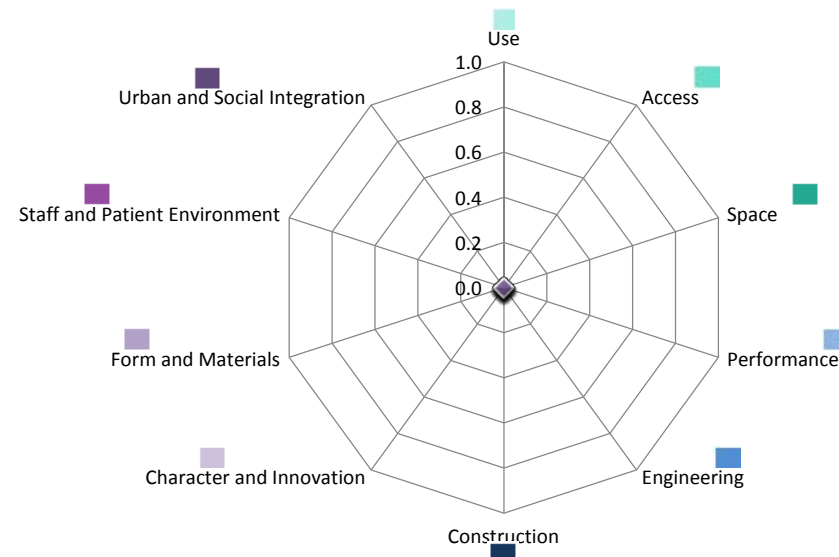
Space	Weight	Score	Notes
C.01 The design achieves appropriate space standards	1		
C.02 The ratio of usable space to total area is good	1		
C.03 The circulation distances travelled by staff, patients and visitors is minimised by the layout	1		
C.04 Any necessary isolation and segregation of spaces is achieved	2		
C.05 The design maximises opportunities for space to encourage informal social interaction & wellbeing	1		
C.06 There is adequate storage space	1		
C.07 The grounds provided spaces for informal/ formal therapeutic health activities	1		
C.08 The relationships between internal spaces and the outdoor environment work well	1		
C.09 The benchmarks in the Design Statement in relation to building SPACE are met	2		

Construction	Weight	Score	Notes
F.01 If phased planning and construction are necessary the various stages are well organised	0		
F.02 Temporary construction work is minimised	0		
F.03 The impact of the building process on continuing healthcare provision is minimised	1		
F.04 The building and grounds can be readily maintained	1		
F.05 The construction is robust	1		
F.06 Construction allows easy access to engineering systems for maintenance, replacement & expansion	1		
F.07 The construction exploits opportunities from standardisation and prefabrication where relevant	1		
F.08 The construction maximises the opportunities for sustainability e.g. waste and traffic reduction	1		
F.09 The construction contributes to being a good neighbour	1		
F.10 Infection control risks for options, design and construction recorded/ minimised using HAI Scribe	1		

Staff and Patient Environment	Weight	Score	Notes
I.01 The design reflects the dignity of patients and allows for appropriate levels of privacy	2		
I.02 The design maximises the opportunities for daylight/ views of green natural landscape or elements	1		
I.03 The design maximises the opportunities for access to usable outdoor space	1		
I.04 There are high levels of both comfort and control of comfort	1		
I.05 The design is clearly understandable and wayfinding is intuitive	1		
I.06 The interior of the building is attractive in appearance	1		
I.07 There are good bath/ toilet and other facilities for patients	1		
I.08 There are good facilities for staff with convenient places to work and relax without being on demand	2		
I.09 There are good opportunities for staff, patients, visitors to use outdoors to recuperate/ relax	1		
I.10 The benchmarks in the Design Statement in relation to STAFF & PATIENT ENVIRONMENT are met	2		

Urban and Social Integration	Weight	Score	Notes
J.01 The height, volume and skyline of the building relate well to the surrounding environment	1		
J.02 The facility contributes positively to its locality	1		
J.03 The hard and soft landscape contribute positively to the locality	1		
J.04 The design contributes to being a good neighbour and is sensitive to neighbours and passers-by	1		
J.05 There is a clear vision behind the design, its setting and outdoor spaces	2		
J.06 The benchmarks in the Design Statement in relation to INTEGRATION are met	2		

AEDET Refresh POE Summary



Target	Progress	Prev	Curr
4.5	Use	0.0	0.0
4.3	Access	0.0	0.0
4.4	Space	0.0	0.0
4.2	Performance	0.0	0.0
3.4	Engineering	0.0	0.0
4.0	Construction	0.0	0.0
4.4	Character and Innovation	0.0	0.0
4.6	Form and Materials	0.0	0.0
4.5	Staff and Patient Environment	0.0	0.0
4.5	Urban and Social Integration	0.0	0.0

Weighting	=	Target
2	=>	5 - 6
1	>	3 - 4
0	<	3

AEDET Refresh v1.1 Feb 2016

National Adolescent Secure Inpatient Service

Summary

Category	Benchmark	Target	OBC	FBC	POE
Use	1.9	4.5	0.0	0.0	0.0
Access	2.1	4.3	0.0	0.0	0.0
Space	2.7	4.4	0.0	0.0	0.0
Performance	1.7	4.2	0.0	0.0	0.0
Engineering	2.0	3.4	0.0	0.0	0.0
Construction	0.0	4.0	0.0	0.0	0.0
Character and Innovation	1.6	4.4	0.0	0.0	0.0
Form and Materials	2.0	4.6	0.0	0.0	0.0
Staff and Patient Environment	2.0	4.5	0.0	0.0	0.0
Urban and Social Integration	2.3	4.5	0.0	0.0	0.0



NHS AYRSHIRE AND ARRAN

NATIONAL FORENSIC ADOLESCENT SERVICE FOR SCOTLAND

OPTION 1 - 8 BEDDED UNIT

SUMMARY NET PRESENT VALUE CALCULATION

Year	Capital Cost (excl.VAT)	Revenue Costs (Exc Capital Charges)	Net Cash Flow	Discount Factor	NPV	Cummulative NPV
0	-4,371,705	-3,941,744	-8,313,449	1.000000000	-£8,313,449.00	£ 8,313,449.00
1	0	-3,941,744	-3,941,744	0.966183575	-£3,718,626.42	£ 12,032,075.42
2	0	-3,941,744	-3,941,744	0.933510700	-£3,679,660.20	£ 15,711,735.62
3	0	-3,941,744	-3,941,744	0.901942706	-£3,555,227.25	£ 19,266,962.87
4	0	-3,941,744	-3,941,744	0.871442228	-£3,435,002.17	£ 22,701,965.04
5	0	-3,941,744	-3,941,744	0.841973167	-£3,318,842.68	£ 26,020,807.72
6	0	-3,941,744	-3,941,744	0.813500644	-£3,206,611.28	£ 29,227,419.00
7	0	-3,941,744	-3,941,744	0.785990961	-£3,098,175.15	£ 32,325,594.15
8	0	-3,941,744	-3,941,744	0.759411556	-£2,993,405.95	£ 35,319,000.10
9	0	-3,941,744	-3,941,744	0.733730972	-£2,892,179.66	£ 38,211,179.76
10	0	-3,941,744	-3,941,744	0.708918814	-£2,794,376.48	£ 41,005,556.24
11	0	-3,941,744	-3,941,744	0.684945714	-£2,699,880.66	£ 43,705,436.89
12	0	-3,941,744	-3,941,744	0.661783298	-£2,608,580.35	£ 46,314,017.24
13	0	-3,941,744	-3,941,744	0.639404153	-£2,520,367.48	£ 48,834,384.72
14	0	-3,941,744	-3,941,744	0.617781790	-£2,435,137.67	£ 51,269,522.39
15	0	-3,941,744	-3,941,744	0.596890619	-£2,352,790.01	£ 53,622,312.40
16	0	-3,941,744	-3,941,744	0.576705912	-£2,273,227.07	£ 55,895,539.47
17	0	-3,941,744	-3,941,744	0.557203779	-£2,196,354.65	£ 58,091,894.12
18	0	-3,941,744	-3,941,744	0.538361140	-£2,122,081.79	£ 60,213,975.92
19	0	-3,941,744	-3,941,744	0.520155690	-£2,050,320.57	£ 62,264,296.49
20	0	-3,941,744	-3,941,744	0.502565884	-£1,980,986.06	£ 64,245,282.55
21	0	-3,941,744	-3,941,744	0.485570903	-£1,913,996.19	£ 66,159,278.74
22	0	-3,941,744	-3,941,744	0.469150631	-£1,849,271.68	£ 68,008,550.42
23	0	-3,941,744	-3,941,744	0.453285634	-£1,786,735.93	£ 69,795,286.35
24	0	-3,941,744	-3,941,744	0.437957134	-£1,726,314.90	£ 71,521,601.25
25	0	-3,941,744	-3,941,744	0.423146989	-£1,667,937.11	£ 73,189,538.36
26	0	-3,941,744	-3,941,744	0.408837671	-£1,611,533.44	£ 74,801,071.80
27	0	-3,941,744	-3,941,744	0.395012242	-£1,557,037.14	£ 76,358,108.93
28	0	-3,941,744	-3,941,744	0.381654340	-£1,504,383.71	£ 77,862,492.64
29	0	-3,941,744	-3,941,744	0.368748155	-£1,453,510.83	£ 79,316,003.47
30	0	-3,941,744	-3,941,744	0.356278411	-£1,404,358.29	£ 80,720,361.75
31	0	-3,941,744	-3,941,744	0.344230348	-£1,356,867.91	£ 82,077,229.66
32	0	-3,941,744	-3,941,744	0.332589709	-£1,310,983.49	£ 83,388,213.15
33	0	-3,941,744	-3,941,744	0.321342714	-£1,266,650.71	£ 84,654,863.87
34	0	-3,941,744	-3,941,744	0.310476052	-£1,223,817.11	£ 85,878,680.98
35	0	-3,941,744	-3,941,744	0.299976862	-£1,182,431.99	£ 87,061,112.98
36	0	-3,941,744	-3,941,744	0.289832717	-£1,142,446.37	£ 88,203,559.35
37	0	-3,941,744	-3,941,744	0.280031610	-£1,103,812.92	£ 89,307,372.27
38	0	-3,941,744	-3,941,744	0.270561942	-£1,066,485.91	£ 90,373,858.18
39	0	-3,941,744	-3,941,744	0.261412505	-£1,030,421.17	£ 91,404,279.35
39	0	-3,941,744	-3,941,744	0.252572468	-£995,576.01	£ 92,399,855.36

-4,371,705

NHS AYRSHIRE AND ARRAN

NATIONAL FORENSIC ADOLESCENT SERVICE FOR SCOTLAND

OPTION 2 - 12 BEDDED UNIT

SUMMARY NET PRESENT VALUE CALCULATION

Year	Capital Cost (excl.VAT)	Revenue Costs (Exc Capital Charges)	Net Cash Flow	Discount Factor	NPV	Cummulative NPV
0	-5,058,650	-3,941,744	-9,000,394	1.000000000	-£9,000,394.00	-£ 9,000,394.00
1	0	-3,941,744	-3,941,744	0.966183575	-£3,718,626.42	-£ 12,719,020.42
2	0	-3,941,744	-3,941,744	0.933510700	-£3,679,660.20	-£ 16,398,680.62
3	0	-3,941,744	-3,941,744	0.901942706	-£3,555,227.25	-£ 19,953,907.87
4	0	-3,941,744	-3,941,744	0.871442228	-£3,435,002.17	-£ 23,388,910.04
5	0	-3,941,744	-3,941,744	0.841973167	-£3,318,842.68	-£ 26,707,752.72
6	0	-3,941,744	-3,941,744	0.813500644	-£3,206,611.28	-£ 29,914,364.00
7	0	-3,941,744	-3,941,744	0.785990961	-£3,098,175.15	-£ 33,012,539.15
8	0	-3,941,744	-3,941,744	0.759411556	-£2,993,405.95	-£ 36,005,945.10
9	0	-3,941,744	-3,941,744	0.733730972	-£2,892,179.66	-£ 38,898,124.76
10	0	-3,941,744	-3,941,744	0.708918814	-£2,794,376.48	-£ 41,692,501.24
11	0	-3,941,744	-3,941,744	0.684945714	-£2,699,880.66	-£ 44,392,381.89
12	0	-3,941,744	-3,941,744	0.661783298	-£2,608,580.35	-£ 47,000,962.24
13	0	-3,941,744	-3,941,744	0.639404153	-£2,520,367.48	-£ 49,521,329.72
14	0	-3,941,744	-3,941,744	0.617781790	-£2,435,137.67	-£ 51,956,467.39
15	0	-3,941,744	-3,941,744	0.596890619	-£2,352,790.01	-£ 54,309,257.40
16	0	-3,941,744	-3,941,744	0.576705912	-£2,273,227.07	-£ 56,582,484.47
17	0	-3,941,744	-3,941,744	0.557203779	-£2,196,354.65	-£ 58,778,839.12
18	0	-3,941,744	-3,941,744	0.538361140	-£2,122,081.79	-£ 60,900,920.92
19	0	-3,941,744	-3,941,744	0.520155690	-£2,050,320.57	-£ 62,951,241.49
20	0	-3,941,744	-3,941,744	0.502565884	-£1,980,986.06	-£ 64,932,227.55
21	0	-3,941,744	-3,941,744	0.485570903	-£1,913,996.19	-£ 66,846,223.74
22	0	-3,941,744	-3,941,744	0.469150631	-£1,849,271.68	-£ 68,695,495.42
23	0	-3,941,744	-3,941,744	0.453285634	-£1,786,735.93	-£ 70,482,231.35
24	0	-3,941,744	-3,941,744	0.437957134	-£1,726,314.90	-£ 72,208,546.25
25	0	-3,941,744	-3,941,744	0.423146989	-£1,667,937.11	-£ 73,876,483.36
26	0	-3,941,744	-3,941,744	0.408837671	-£1,611,533.44	-£ 75,488,016.80
27	0	-3,941,744	-3,941,744	0.395012242	-£1,557,037.14	-£ 77,045,053.93
28	0	-3,941,744	-3,941,744	0.381654340	-£1,504,383.71	-£ 78,549,437.64
29	0	-3,941,744	-3,941,744	0.368748155	-£1,453,510.83	-£ 80,002,948.47
30	0	-3,941,744	-3,941,744	0.356278411	-£1,404,358.29	-£ 81,407,306.75
31	0	-3,941,744	-3,941,744	0.344230348	-£1,356,867.91	-£ 82,764,174.66
32	0	-3,941,744	-3,941,744	0.332589709	-£1,310,983.49	-£ 84,075,158.15
33	0	-3,941,744	-3,941,744	0.321342714	-£1,266,650.71	-£ 85,341,808.87
34	0	-3,941,744	-3,941,744	0.310476052	-£1,223,817.11	-£ 86,565,625.98
35	0	-3,941,744	-3,941,744	0.299976862	-£1,182,431.99	-£ 87,748,057.98
36	0	-3,941,744	-3,941,744	0.289832717	-£1,142,446.37	-£ 88,890,504.35
37	0	-3,941,744	-3,941,744	0.280031610	-£1,103,812.92	-£ 89,994,317.27
38	0	-3,941,744	-3,941,744	0.270561942	-£1,066,485.91	-£ 91,060,803.18
39	0	-3,941,744	-3,941,744	0.261412505	-£1,030,421.17	-£ 92,091,224.35
39	0	-3,941,744	-3,941,744	0.252572468	-£995,576.01	-£ 93,086,800.36

-5,058,650

NHS AYRSHIRE AND ARRAN

NATIONAL FORENSIC ADOLESCENT SERVICE FOR SCOTLAND

OPTION 3 - 12 BEDDED UNIT (ENHANCED)

SUMMARY NET PRESENT VALUE CALCULATION

Year	Capital Cost (excl.VAT)	Revenue Costs (Exc Capital Charges)	Net Cash Flow	Discount Factor	NPV	Cummulative NPV
0	-5,225,328	-3,941,744	-9,167,072	1.000000000	-£ 9,167,072.00	-£ 9,167,072.00
1	0	-3,941,744	-3,941,744	0.966183575	-£3,718,626.42	12,885,698.42
2	0	-3,941,744	-3,941,744	0.933510700	-£3,679,660.20	16,565,358.62
3	0	-3,941,744	-3,941,744	0.901942706	-£3,555,227.25	20,120,585.87
4	0	-3,941,744	-3,941,744	0.871442228	-£3,435,002.17	23,555,588.04
5	0	-3,941,744	-3,941,744	0.841973167	-£3,318,842.68	26,874,430.72
6	0	-3,941,744	-3,941,744	0.813500644	-£3,206,611.28	30,081,042.00
7	0	-3,941,744	-3,941,744	0.785990961	-£3,098,175.15	33,179,217.15
8	0	-3,941,744	-3,941,744	0.759411556	-£2,993,405.95	36,172,623.10
9	0	-3,941,744	-3,941,744	0.733730972	-£2,892,179.66	39,064,802.76
10	0	-3,941,744	-3,941,744	0.708918814	-£2,794,376.48	41,859,179.24
11	0	-3,941,744	-3,941,744	0.684945714	-£2,699,880.66	44,559,059.89
12	0	-3,941,744	-3,941,744	0.661783298	-£2,608,580.35	47,167,640.24
13	0	-3,941,744	-3,941,744	0.639404153	-£2,520,367.48	49,688,007.72
14	0	-3,941,744	-3,941,744	0.617781790	-£2,435,137.67	52,123,145.39
15	0	-3,941,744	-3,941,744	0.596890619	-£2,352,790.01	54,475,935.40
16	0	-3,941,744	-3,941,744	0.576705912	-£2,273,227.07	56,749,162.47
17	0	-3,941,744	-3,941,744	0.557203779	-£2,196,354.65	58,945,517.12
18	0	-3,941,744	-3,941,744	0.538361140	-£2,122,081.79	61,067,598.92
19	0	-3,941,744	-3,941,744	0.520155690	-£2,050,320.57	63,117,919.49
20	0	-3,941,744	-3,941,744	0.502565884	-£1,980,986.06	65,098,905.55
21	0	-3,941,744	-3,941,744	0.485570903	-£1,913,996.19	67,012,901.74
22	0	-3,941,744	-3,941,744	0.469150631	-£1,849,271.68	68,862,173.42
23	0	-3,941,744	-3,941,744	0.453285634	-£1,786,735.93	70,648,909.35
24	0	-3,941,744	-3,941,744	0.437957134	-£1,726,314.90	72,375,224.25
25	0	-3,941,744	-3,941,744	0.423146989	-£1,667,937.11	74,043,161.36

26	0	-3,941,744	-3,941,744	0.408837671	-£1,611,533.44	-£	75,654,694.80
27	0	-3,941,744	-3,941,744	0.395012242	-£1,557,037.14	-£	77,211,731.93
28	0	-3,941,744	-3,941,744	0.381654340	-£1,504,383.71	-£	78,716,115.64
29	0	-3,941,744	-3,941,744	0.368748155	-£1,453,510.83	-£	80,169,626.47
30	0	-3,941,744	-3,941,744	0.356278411	-£1,404,358.29	-£	81,573,984.75
31	0	-3,941,744	-3,941,744	0.344230348	-£1,356,867.91	-£	82,930,852.66
32	0	-3,941,744	-3,941,744	0.332589709	-£1,310,983.49	-£	84,241,836.15
33	0	-3,941,744	-3,941,744	0.321342714	-£1,266,650.71	-£	85,508,486.87
34	0	-3,941,744	-3,941,744	0.310476052	-£1,223,817.11	-£	86,732,303.98
35	0	-3,941,744	-3,941,744	0.299976862	-£1,182,431.99	-£	87,914,735.98
36	0	-3,941,744	-3,941,744	0.289832717	-£1,142,446.37	-£	89,057,182.35
37	0	-3,941,744	-3,941,744	0.280031610	-£1,103,812.92	-£	90,160,995.27
38	0	-3,941,744	-3,941,744	0.270561942	-£1,066,485.91	-£	91,227,481.18
39	0	-3,941,744	-3,941,744	0.261412505	-£1,030,421.17	-£	92,257,902.35
39	0	-3,941,744	-3,941,744	0.252572468	-£995,576.01	-£	93,253,478.36

-5,225,328

Needs Analysis

Please complete Part 1 and this will determine if an answer is required to Part 2 of this survey. Thank you in advance for your assistance, it really is appreciated. Once completed please return this to Dr Gillian Howieson [gillian.howieson@nhs.net].

Name:	
Workplace:	

Part 1

Question	Response (please answer yes or no)
1) Do you have any patients currently in secure hospital outside Scotland?	1)
2) Have you referred any patients to secure hospital outside Scotland in last 5 years who didn't go?	2)
3) Have you had any patients discharged from secure hospital outside Scotland in last 5 years?	3)
4) Do you have any patients who would benefit from secure adolescent hospital in Scotland (but not in above numbers)?: a) Currently b) Nearly/maybe soon c) Did (in last 5 years), but no longer appropriate	4)a) 4)b) 4)c)

Note: Only complete Part 2 (next page) if you answered yes to any of the above questions. If you answered no to all of the questions then that's all the information we require, so thank you for your time.

<p>a) required A&E or other time out with unit?</p> <ul style="list-style-type: none"> ▪ Cutting ▪ Swallowing ▪ Ligatures ▪ Other <p>○ Significant physical health needs</p> <ul style="list-style-type: none"> ▪ Need time out with unit? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Please specify <input type="checkbox"/>
<p>11. Needed constant/special obs</p> <ul style="list-style-type: none"> ○ How long (weeks) ○ How many staff 	<p>weeks staff</p>
<p>12. Needed seclusion</p>	
<p>13. Do they need to be cared for away from any individuals (e.g. gender specific issues)?</p>	<p>What issues:</p>
<p>14. Has time out of the unit?</p>	
<p>15. Contact with family</p> <ul style="list-style-type: none"> ○ In person ○ Skype/video/phone/letter/email 	<p>Please specify</p>
<p>16. History/current problems with alcohol and/or drugs</p>	<p>Please specify</p>
<p>17. Difficulties relating to trauma</p> <ul style="list-style-type: none"> ○ Physical ○ Sexual ○ Emotional ○ Neglect ○ Death 	<p>Please tick the answers applicable:</p> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

<ul style="list-style-type: none"> ○ Other 	<input type="checkbox"/> <input type="checkbox"/> Please specify
<p>18. Where will they move on to?</p> <ul style="list-style-type: none"> ○ Any problems relating to this? ○ Any issues with delayed discharge? 	
<p>19. What's worked well with the referral/admission?</p>	
<p>20. What's not worked so well?</p> <ul style="list-style-type: none"> ○ Any suggestions for improvement? 	
<p>21. Any other relevant information?</p>	
<p>22. For those that were referred but not admitted, why?</p>	<input type="checkbox"/> Didn't need secure hospital Problems with legal status: <input type="checkbox"/> a) Not detainable <input type="checkbox"/> b) Couldn't leave Scotland <input type="checkbox"/> c) Other <input type="checkbox"/> Cross border transfer appeal upheld Other (please specify)
<p>23. For those discharged from secure hospital outside Scotland:</p>	<input type="checkbox"/> Any readmissions? Related to same issues/

	<p>Needed secure hospital again?</p> <p><input type="checkbox"/> Ongoing mental health follow-up?</p> <p>Were admission objectives achieved</p> <p><input type="checkbox"/> a) Yes, for long term</p> <p><input type="checkbox"/> b) Short term but recurred</p> <p><input type="checkbox"/> c) Other</p>
<p>24. For those that are/were inappropriately placed/near misses/missed opportunities:</p>	<p>What are the unmet needs?</p> <p>How did/are they resolving/being addressed?</p> <p>What helped?</p> <p>What could be improved on?</p>

Thank you for the time you have spent completing this.

National Secure Adolescent Inpatient Service for Scotland: NATIONAL STAKEHOLDER GROUP TERMS of REFERENCE (17.04.2018)

1. GENERAL

These terms of reference set out the membership, remit responsibilities and reporting arrangements of the National Stakeholder Group for the Secure Adolescent Inpatient Service for Scotland (“the Group”).

2. PURPOSE & ROLE

- 2.1. The Group will be established in April 2018 by NHS Ayrshire & Arran Mental Health Services, hosted by North Ayrshire Health & Social Care Partnership
- 2.2. The Group will provide expert advice on the development, planning, implementation and evaluation of the National Secure Adolescent Mental Health Inpatient Service for Scotland (NSAIS).
- 2.3. The Group will provide a robust advisory structure which draws on expertise from existing professional, patient and public groups.
- 2.4. The Group will be consulted on key decisions at all stages in Business Planning for the NSAIS¹
- 2.5. Consultation will be undertaken with reference to key priorities of the proposed national service:
 - Provision of safe, effective, person-centred care including model of care.
 - Equitable access for adolescents who require secure inpatient care from all areas of Scotland, including care pathways, discharge pathways, workforce planning, building an effective workforce and medical model.
 - Treatment will be provided within framework of relevant mental health and children’s legislation

¹Business case timetable – Appendix A

3. Membership:

- 3.1. The Group will have a sufficiently wide membership to ensure that meaningful discussion can take place on all key elements of design and function of the NSAIS for Scotland.
- 3.2. Members will provide a network of support and advice, rather than represent any specific discipline or patient interest group.
- 3.3. The Group will comprise maximum of 30 members with a quorum of 10 members of which there must be representation from professionals and patients/carers.
- 3.4. Membership will be for two years in the first instance, and could be extended for a further two years.
- 3.5. Chair will be appointed by Director of North Ayrshire Health & Care Partnership and Head of Mental Health.
- 3.6. National representatives invited from a range of the following:
 - Senior clinician/manager from each of the three regions (West, South/East and North, as structured for provision of adolescent inpatient services)
 - Forensic Network
 - Healthcare Improvement Scotland: Mental Health Access & Improvement Services Team / Scottish Patient Safety Programme
 - Scottish Children's Reporter Administration
 - Scottish Government: Mental Health & Protection of Rights Division
 - National Services Division
 - Scottish Government CAMHS Lead Clinicians Group
 - Scottish Prison Service
 - NHS Education for Scotland
 - Royal College of Psychiatrists in Scotland, Child & Adolescent and Forensic Faculties
 - NHS England Medium Secure Forensic Services for Young People
 - Integration Joint Board
 - Mental Welfare Commission for Scotland
 - Public and Patient representative group
 - Secure Care Board

4. Accountability

- 4.1 The Group will report to the NSAIS Project Board and Steering Group.
- 4.2 Individual Group members will consult with and feedback to others in their locality or sphere of expertise to ensure broad representation of views.

5. Review

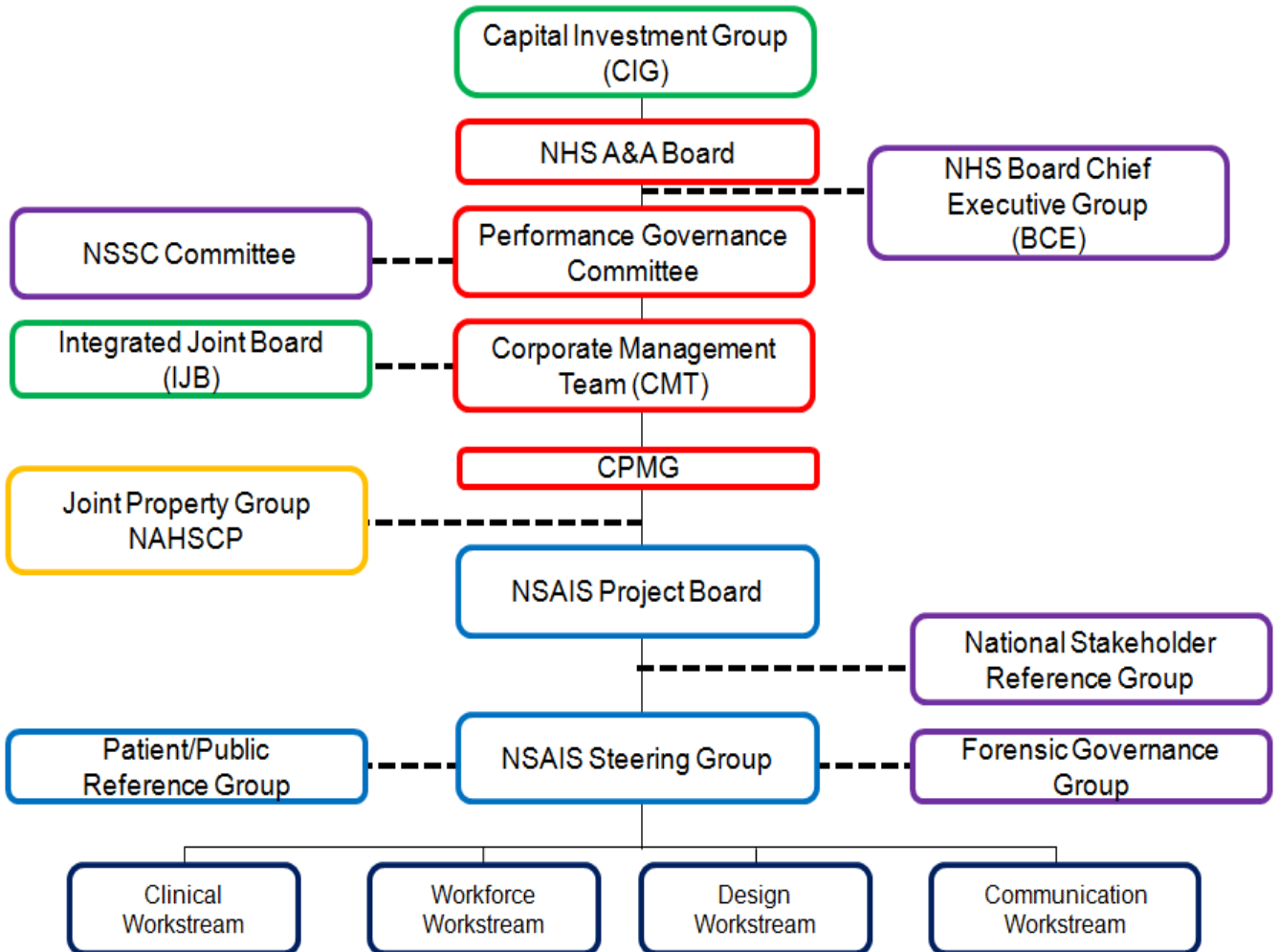
- 5.1 The Group will contribute to review of its Terms of Reference by the Steering Group and Project Board at the end of the Project Design.

6. Ways of working

- 6.1 The Group will have dedicated secretarial support to minute meetings and circulate agenda and documents.
- 6.2 Sub groups may be convened to focus on specific topics.
- 6.3 The Group will meet three times per year for two years in the first instance.
- 6.4 Flow of information in and out of the Group is summarised in Appendix A.

Appendix A

Governance Groups



**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

This schedule of accommodation offers guidance on the rooms that may be required within a CAMHS unit.

Descriptions for some rooms, such as offices, indicate that the size required will be based on number of places and will be project-specific.

Further project-specific considerations are at the foot of the schedule.

Column B	HBN Reference	HBN containing the full description of the room.
Column C	HBN 03-02 specific room	Refers to rooms only described in this HBN.
Column D	Functional Uses	Completed for all HBN 03-02 rooms and where there are additional functions for CAMHS for rooms in other HBNS.
Column E	Description	Completed for all HBN 03-02 rooms and where there are CAMHS-specific descriptions for rooms in other HBNS.
Column F	Notes	Guidance notes specific to the activity space/room.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Activity Space	HBN Reference	HBN 03-02 specific room	Unit area allowance m ²	Quantity	Total area m ²	Functional Uses	Description (where CAMHS-specific)	Notes
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EXAMPLE: 12-bed ward, 100% single-bed rooms

The spreadsheet can be used to calculate local project-specific requirements by amending columns D & E (area allowance and quantity).
Changing the circulation, communication and engineering percentages also updates the GIA.

ENTRANCE AREA	HBN 03-01 HBN 00-03					Main entrance to the unit. May contain a reception desk, shop, café and other facilities depending on the size of the unit.	A warm and welcoming area that is not overly noisy and does not overpower young people is required. Space for waiting, parking of prams and buggies may be required.	Age-appropriate (applies to all activity spaces). Anti-ligature fixtures and fittings (applies to all patient accessible areas).
Draught Lobby	HBN 03-01		6	1	6	To retain warmth within the reception area of the building.		
Main entrance/reception	HBN 03-01 HBN 00-03		20	1	20		Sign-posting to CAMHS wards. Specific operational policy should be considered for CAMHS ward visitors where this is the main entrance to a unit containing other adult services.	This may be a main entrance for a CAMHS unit only; however, if it is the main entrance to a larger adult facility, then a smaller ward entrance may be required further into the building.
Reception desk. (Size based on number of places.)	HBN 03-01 HBN 00-03		5.5	1	5.5	As per HBN guidance.		
Reception office. (Size based on number of places)	HBN 03-01 HBN 00-04		6	2				

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03		1.8	5	9		Additional space may be required to accommodate baby buggies.	
Waiting play area	HBN 23		13	1	13			
Café	HBN 03-01 HBN 00-03		2	10	20	As per HBN guidance.		If there is no café, consideration could be given to providing a vending machine within the reception / waiting area.
Shop	HBN 03-01 HBN 00-03		20	1	20	As per HBN guidance.		

SANITARY FACILITIES	HBN 00-02					Some or all of these may be required in the entrance area, communal space within the ward or in separate support space such as therapy and the school. In communal areas, consideration should be given as to whether or not these should be gender-specific. Equipment should be anti-ligature in all sanitary facilities.		
WC - ambulant	HBN 00-02		2	1	2	As per HBN guidance.		
WC - semi-ambulant	HBN 00-02		2.5	1	2.5	As per HBN guidance.		
WC (independent wheelchair/semi-ambulant)	HBN 00-02		5.5	1	5.5	As per HBN guidance.		The accessible WC should be kept locked when located in the reception area, to be opened upon request.
Nappy change	HBN 00-02		5	1	5	As per HBN guidance.		Normally located close to the visiting room.

OFFICE / MEETING ROOMS						Some of the rooms identified below may be used for a number of purposes. Mobile working allows for more flexible use of office / administration space by staff. Technological solutions should be considered to allow for more flexible working.		
Advocacy / Voluntary sector office. (Size based on number of workstations)	HBN 03-01		6	1	6	As per HBN guidance.		This could be a shared space with other voluntary sector organisations.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Interview room	HBN 03-01		12	1	12	As per HBN guidance.		<p>Located within the entrance area this can offer a space for family / carers to meet with members of staff without advancing further into the unit.</p> <p>This room could also form part of the tribunal room.</p>
Tribunal / Conference suite	HBN 03-01		32	1	32	As per HBN guidance.		<p>The location and size of the CAMHS unit will indicate whether or not a dedicated tribunal suite is required. If it is deemed not to be required then consideration needs to be given to where tribunals will be held. If the unit has a meeting room sufficiently large to hold the occasional tribunal then locating this close to an interview room will assist in the dual purpose. If it is considered necessary to share accommodation with other facilities on-site, then care will need to be taken for issues of safeguarding, particularly when moving vulnerable and possibly distressed patients.</p> <p>Conference-type room, depending on the location, could be multi-use for the young people out-of-hours, for example, as a cinema / events room.</p>

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Meeting room / Staff handover / group therapy / activities	HBN 03-01		16	1	16	As per HBN guidance.		These rooms should be multi-functional and offer the opportunity for other activities to take place, when not in use for meetings. Ideally a bookable facility will offer more flexibility. Furnishings and storage for unused furniture should be considered carefully to allow for the room layout to be changed.
Multi-faith / contemplation room	HBN 03-01		16	1	16	As per HBN guidance.	Located in a quiet area, but easily accessible for patients.	If a room is not available young people require access to multi-faith materials /facilities.
Medical records store	HBN 03-01		12	1	12	As per HBN guidance.		This room may not be required though this will depend whether electronic patient records are used rather than hard copy records.
Ward entrance	HBN 03-02	✓	6	1	6	Entrance to the ward when accessed through other service areas not associated with CAMHS.	Locked entrance will require buzzer / video and audio connection to ward office or other designated area.	The entrance to the CAMHS unit / ward should be monitored. Staff should be able to clearly see who is entering and / or leaving the ward. In addition to the main entrance to the CAMHS unit, the entrance to the PICU should be via an airlock. An additional discrete vehicular entrance will be required to allow for the admission of distressed patients without the need for them to enter through a main public area.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

VISITORS FACILITIES							
Visiting room	HBN 03-02	✓	16	1	16	For visiting. When not in use may be used for informal meetings in a relaxed space.	<p>A range of seating should be provided to cater for adults and children, this could include bean bags and small chairs. Space for play should be available. Easy access to snacks and drinks should be available.</p> <p>This room should be large enough to accommodate a family including siblings with sufficient space for children to play. The location of the unit may mean that visitors travel long distances and stay for some hours, therefore depending on the size of the unit, more than one visiting room may be required. Consideration should also be given to enable the preparation of food and drinks by the visitors.</p> <p>Access to safe and secure external space which is not overlooked by any other areas should be considered.</p>
Kitchen / beverage area	HBN 03-02	✓	6	1	6	To prepare snacks and drinks.	<p>An area where visitors may prepare a drink and snacks to consume in the visitors room with family members.</p> <p>If overnight accommodation is to be included within the building, depending on the location of the accommodation to the family visitors room then a cooker could be provided within this kitchen area to allow visitors to make a meal.</p>
Overnight family bedroom	HBN 03-02	✓	18	1	18	Sleeping accommodation for two adults and a child, with space for a cot.	<p>Twin bedded room with space for a bed / settee or z-bed and a cot. A small wardrobe with drawers may be required. If a kitchen is not included in this area then tea / coffee making facilities within the room will be required.</p> <p>If overnight accommodation is not included within the unit then information on the location of reasonably priced overnight accommodation nearby should be available.</p>
En-suite	HBN 03-02	✓	4.5	1	4.5		

HBN 03-02 FACILITIES FOR CAMHS
 SCHEDULE OF ACCOMMODATION TOOL

Sitting / Dining area	HBN 03-02	✓	12	1	12			This may also need to incorporate a small kitchen if not located close to the one above. The area will provide a space for overnight visitors to prepare and eat a meal and to relax in the evening.
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: BED AREAS						In a mixed-gender ward, a swing-zone as described in HBN 03-01 should be considered. Design needs to consider carefully the issues of same-sex accommodation.		
Single bedroom	HBN 03-01		10.5	10	105	As per HBN guidance.		Personalisation of the room by the patient would be advantageous. The opportunity to display posters and photographs. Lighting which can reflect mood, colour changing, dimmable and controlled from within the room would be advantageous.
Single bedroom (Accessible)	HBN 03-01		12.5	2	25	As per HBN guidance.		As above.
En-suite	HBN 03-01		4.5	12	54	As per HBN guidance.		A lockback door gives the opportunity for the door to be locked in the open or closed position by staff.
Assisted bathroom	HBN 03-01		15	2	30	As per HBN guidance.		Consider provision of a 'domestic'-type bathroom, feels like being at home. Also consider DDA shower as young people often prefer showers to baths.
Mobile hoist storage	HBN 03-01		2	2	4	As per HBN guidance.		Hoists may be stored within a dedicated lockable recess within the bathroom. If this is unavailable, the hoist should be stored in a locked store room within the area which may also contain weighing / sanitary chairs.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: COMMUNAL AREAS						Where the ward operate a day-service, for those young people, additional communal space may be required.		
Sitting area/room (size based on number of places)	HBN 03-01		2	12	24	As per HBN guidance.	An open plan area with access to an outside space. An assortment of comfortable seating, television and areas for activities such as electronic games.	
Dining area (size based on number of places)	HBN 03-01		2	12	24	As per HBN guidance.	Open plan, possibly co-located to the sitting area to give a larger space for use outside of mealtimes for activities such as board games, jigsaw puzzles etc.	
Quiet room	HBN 03-01		8	2	16	As per HBN guidance.		
Activities area	HBN 03-01		16	1	16	As per HBN guidance.		This area should include appropriate activities for the age group. This may include electronic games.
Games area / room	HBN 03-01		25	1	25	An area to play games which require more space to allow for movement, such as table tennis, pool or computer games / exercise programmes.		Space should be considered carefully if a table tennis and / or pool table is required. Lockable storage may also be required for the tables and other equipment.
Telephone booth	HBN 03-01		2	1	2	As per HBN guidance.		Location of a telephone booth should be considered carefully. It should be away from the noise and bustle of the communal space but visible for staff.
Staff communication base/ward base (size based on number of places)	HBN 03-01		5.5	2	11	As per HBN guidance.		

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

UNIT SUPPORT AREAS							
Unit kitchen / ward kitchen	HBN 03-01 HBN 00-03		12	1	12	As per HBN guidance.	The catering solution and the size of the unit will determine the requirements for either a kitchen for the unit and / or ward kitchens.
Patients' beverage area	HBN 03-01 HBN 00-03		6	1	6	As per HBN guidance.	
Patients' property store	HBN 03-01		16	1	16	Shelving will be required, this may include pigeon holes for each patient and some floor space if it is envisaged large pieces of property will be stored.	Storage of property required infrequently or not allowed to be in the patient's possession, not allowed within the unit or property which has to be controlled by staff (such as aerosol cans). The size of this room may be smaller than previously as single bedrooms with lockable storage allows more property to be kept in a secure manner. The lockable storage can be mixed and some can be controlled by staff only within the bedroom.
Patients' laundry	HBN 03-01		12	1	12	As per HBN guidance.	Inclusion of this room in the unit, can assist in developing life skills.
Dirty utility (with bed pan processing)	HBN 00-03		12	1	12	As per HBN guidance.	
Disposal hold	HBN 00-03		8	1	8	As per HBN guidance.	
Cleaners' rooms	HBN 00-03		8	1	8	As per HBN guidance.	

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STORAGE						All storage should be lockable. A variety of storage solutions will be required.		
Linen storage	HBN 03-01		5	1	5	As per HBN guidance.		This can be one linen store or could be small cupboard areas located in bedroom corridors.
Equipment	HBN 03-01		12	1	12	As per HBN guidance.		Sockets may be required for equipment which requires charging.
Outdoor storage	HBN 03-02	✓	12	1	12		Large outdoor equipment such as bicycles, tents and sports equipment. Storage for gardening equipment may also be required.	This does not need to be located within the building but could be an unheated external structure such as a garden shed or garage.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CLINICAL/THERAPY AREAS							
Treatment room	HBN 00-03 HBN 03-01		16	1	16	As per HBN guidance.	
Clinic room / drug storage	HBN 03-01 HBN 03-02		8	1	8	Storage of drugs and medicines. Space to prepare medications for administration to patients.	Locked storage for drugs and medicines, clinical wash hand basin, computer access. Allows for drugs to be administered in privacy allowing the patient to discuss their medication in a private environment. It also leaves the treatment room free to be used simultaneously.
Small private room / area	HBN 03-01 HBN 03-02		8	1	8	To administer medicines to individual patients, allowing them to discuss the medication in a private area.	Chairs and a small table may be required. A space to place a jug of water and glasses. Co-located to the clinic room / treatment room.

THERAPY ROOMS							
A variety of activity rooms may be required. Where the ward operates a day-service, for those young people, additional communal space may be required.							
Arts and Crafts room			16	1	16	As per HBN guidance.	
Group therapy rooms			16	1	16	As per HBN guidance.	
Therapy kitchen			20	1	20	As per HBN guidance.	
PE / Activity Hall	HBN 03-02	✓	306	1	158	A space to allow for exercise to be undertaken, social events and other activities requiring larger space.	Suggested area for 1 Badminton court with run off (Sport England)* excluding any requirement for lockable storage. * https://www.sportengland.org/media/4381/comparative-sizes-indoor.pdf This could be a shared area with the school.
Gym	HBN 03-01		30	1	30	As per HBN guidance.	
Therapy office (size based on number of places)			6	1	6	As per HBN guidance.	

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

SECLUSION AND DE-ESCALATION							
Lobby to seclusion room	HBN 03-01		8	1	8	As per HBN guidance.	
Seclusion room	HBN 03-01		15	1	15	As per HBN guidance.	Access to safe and secure external space which is not overlooked by any other areas should be considered.
En-suite	HBN 03-01		4.5	1	4.5	As per HBN guidance.	
De-escalation area	HBN 03-01		12	1	12	As per HBN guidance.	Access to safe and secure external space which is not overlooked by any other areas should be considered.
Sensory room	HBN 03-01		12	1	12	As per HBN guidance.	
Place of Safety (Section 136 facility)	HBN 03-01				0	As per HBN guidance.	Refer to HBN 03-01 for room requirements if this suite is required.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STAFF & OFFICE: ADMINISTRATION SPACE							
Small waiting area	HBN 03-01 HBN 00-03		1.8	4	7.2	As per HBN guidance.	If visitors to the administration area are anticipated then this may be required if the department is on a different level or some distance from the main reception waiting area.
Office - 1 person with informal meeting space	HBN 00-03		12	1	12	As per HBN guidance.	Variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices.
Office - 1 person	HBN 00-03		8	1			
Multi-person office (size based on number of places)	HBN 00-03		6.6	6	39.6	As per HBN guidance.	A variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices.
Office machine rooms	HBN 00-03		6	1	6	Accommodate printing, photo-copying and scanning equipment. Shredding may also take place in this room. Storage for printing supplies and paper.	There may be one machine room to serve the whole unit or one per area may be required if there are no local printers within offices.
Interview	HBN 03-01		8	1	8	As per HBN guidance.	
Resource room / library	HBN 02-01	✓	12	1	12	May contain journals and other reference books with space for staff to study these. Computer(s) may also be required.	

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STAFF ACCOMMODATION							
Staff rest room and mini-kitchen (size based on number of spaces)	HBN 03-01 HBN 00-03		1.8	6	10.8	As per HBN guidance.	
Staff WCs, changing rooms and showers (10 lockers)	HBN 00-02		6	2	12	As per HBN guidance.	May include lockers and hanging space (see below).
Lockers	HBN 03-02	✓	5	1	5	Storage of personal items for staff whilst on duty.	Lockers. These could be located in a number of places. The size of the locker will depend on the requirements. If there is a uniform policy and staff need to change, then the lockers should be half lockers located in the changing room. If they are only to contain handbags and rucksacks then cube lockers should be sufficient. These could be located in the rest room, the staff changing or another area. Consideration should be given to hanging wet outdoor clothing.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CIRCULATION ROUTES								
Circulation space	HBN 00-04 HBN 03-01				0	Quiet seating areas, informal social activities; escort/restraint of children and young people.	Plan for purpose and likely function ensuring safe environment matching operational needs. Open and spacious quality to recreational and activity areas. Means of monitoring blind spots integrated into design. Natural light and external views maximised. Demarcation of routes – floor colours/finishes.	Local widening, windows, door clustering, short sections. Recessed doors to bedrooms to maintain clear corridor width. Adequate width (corridor min 1800 mm), minimal physical obstructions. Good lines of sight. Avoid dead ends, long internal corridors. Annexes and small corridors off main routes to be avoided.
SCHOOL AREA						An area for educational activities.	The location of this area should be away from the ward area to allow a more normal environment for young people, leaving the ward to go to school. However, this will be dependent on the size of the unit and the number of teaching rooms required. Some multi-purpose space may be required on the ward to allow for teaching of those young people who may be too ill to leave the ward.	Reference should be made to QNIC standards (2016), Ofsted and Department of Education guidance when planning this area. Teacher / pupil ratio is recommended at 1:4. Anyone teaching a young person under the age 16 is required to be Ofsted registered.
Teaching room (minimum recommended space for any teaching room is 3 persons) (size based on number of spaces)	HBN 03-02	✓	4	3	12	For the study and teaching of subjects such as English and mathematics.	The room will have the appropriate spaces for pupils to sit at tables / desks to undertake written work. A blackboard, whiteboard or smart board may be required. Locked storage for books and other teaching equipment will be required.	In smaller units this room could be shared to allow a number of staff members to teach different subjects.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

ICT room (size based on number of computers required)	HBN 03-02	✓	4	2	8	Equipped with computers to enable the teaching of a variety of subjects and computer skills.	The number of computers will vary depending of young people and the subjects for which the room is used.	QNIC standards suggest 1 computer for every 2 young people in school. Depending on the size of the unit these may be located within this room, in larger units they may be in other teaching areas. Secure web filtering will be required.
Science room	HBN 03-02	✓	12	2	24	Teaching area for science subjects.	COSHH cupboards and other lockable storage will be required. Equipment within the room will be a project specific decision based on what experiments and other practical work will be undertaken in here.	The GCSE curriculum requires entrants to undertake 9 practical experiments. Where it is anticipated that the length of stay within the unit would of such a length that the pupil would be disadvantaged by not being able to undertake these, consideration should be given to finding other options. A small specialist laboratory with vision and audio for pupils but teacher access only could be one possibility.
Science viewing room	HBN 03-02	✓	6	1	6			
Art room	HBN 03-02	✓	20	1	20			
Learning resource area	HBN 03-02	✓	10	1	10			
Staff room/office space (size based on number of spaces)	HBN 03-02	✓	6.6	5	33	Space for administrative work, lesson preparation, marking, informal meetings with other staff members.	Desk / worktop space with computer access. Informal meeting area. Storage for files and educational equipment.	The size of the unit will indicate whether any other office space is required.
Secure Store with safe	HBN 03-02	✓	4	1	4	To store external examination papers in a secure and safe environment.	Safe.	If external examinations are to be taken in the school then a secure store with safe will be required for the examination papers.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Office space - 1 person	HBN 00-03		8	1	8	Undertaking administrative work including working on a computer, using the telephone, filing and other clerical tasks. Space for informal 1:1 meetings may be required.	Desk with space for an informal meeting, storage for files and other equipment.	Depending on the size of the school individual and shared officers may be required for head teacher, secretaries and for multi-disciplinary teams.
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PROJECT-SPECIFIC BUILDING REQUIREMENTS								
Plant								Generally, some 12% of NIA is allowed (depending on the size and nature of the building, and the location of the plant - rooftop plant, for instance, will require negligible m ²).
EDC / Switch cupboard								Generally 2m ² (depending on location): one unit per 2/3 departments, depending on local circumstances.
Comms room								Modern comms can require significant space allocation. It is important to engage with the local IT team as early as possible.

Net internal area (NIA) m²		1271
Circulation allowance	25%	318
Communication	10%	127
Engineering	25%	318
Gross internal area (GIA) m²		2034

This schedule of accommodation offers guidance on the rooms that may be required within a CAMHS unit.

Descriptions for some rooms, such as offices, indicate that the size required will be based on number of places and will be project-specific.

Further project-specific considerations are at the foot of the schedule.

Column B	HBN Reference	HBN containing the full description of the room.
Column C	HBN 03-02 specific room	Refers to rooms only described in this HBN.
Column D	Functional Uses	Completed for all HBN 03-02 rooms and where there are additional functions for CAMHS for rooms in other HBNS.
Column E	Description	Completed for all HBN 03-02 rooms and where there are CAMHS-specific descriptions for rooms in other HBNS.
Column F	Notes	Guidance notes specific to the activity space/room.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Activity Space	HBN Reference	HBN 03-02 specific room	Unit area allowance m ²	Quantity	Total area m ²	Functional Uses	Description (where CAMHS-specific)	Notes
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EXAMPLE: 12-bed ward, 100% single-bed rooms

The spreadsheet can be used to calculate local project-specific requirements by amending columns D & E (area allowance and quantity).
Changing the circulation, communication and engineering percentages also updates the GIA.

ENTRANCE AREA	HBN 03-01 HBN 00-03					Main entrance to the unit. May contain a reception desk, shop, café and other facilities depending on the size of the unit.	A warm and welcoming area that is not overly noisy and does not overpower young people is required. Space for waiting, parking of prams and buggies may be required.	Age-appropriate (applies to all activity spaces). Anti-ligature fixtures and fittings (applies to all patient accessible areas).
Draught Lobby	HBN 03-01		6	1	6	To retain warmth within the reception area of the building.		
Main entrance/reception	HBN 03-01 HBN 00-03		20	1	20		Sign-posting to CAMHS wards. Specific operational policy should be considered for CAMHS ward visitors where this is the main entrance to a unit containing other adult services.	This may be a main entrance for a CAMHS unit only; however, if it is the main entrance to a larger adult facility, then a smaller ward entrance may be required further into the building.
Reception desk. (Size based on number of places.)	HBN 03-01 HBN 00-03		5.5	2	11	As per HBN guidance.		
Reception office. (Size based on number of places)	HBN 03-01 HBN 00-04		6	2	12			

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03		1.8	12	21.6		Additional space may be required to accommodate baby buggies.	Increased to 12 spaces (Max number required)
Waiting play area	HBN 23		13	0	0			Not required. Child visting policy to be reviewed.
Café	HBN 03-01 HBN 00-03		2	0	0	As per HBN guidance.		Removed as café and shop available in Woodland View
Shop	HBN 03-01 HBN 00-03		20	0	0	As per HBN guidance.		Removed as café and shop available in Woodland View

SANITARY FACILITIES	HBN 00-02					Some or all of these may be required in the entrance area, communal space within the ward or in separate support space such as therapy and the school. In communal areas, consideration should be given as to whether or not these should be gender-specific. Equipment should be anti-ligature in all sanitary facilities.		
WC - ambulant	HBN 00-02		2	6	12	As per HBN guidance.		Notionally staff
WC - semi-ambulant	HBN 00-02		2.5	6	15	As per HBN guidance.		Notionallt patient or visitor
WC (independent wheelchair/semi-ambulant)	HBN 00-02		5.5	3	16.5	As per HBN guidance.		Mix of visitor and staff. HBN notes: The accessible WC should be kept locked when located in the reception area, to be opened upon request. The balance (2 to be
Nappy change	HBN 00-02		5	1	5	As per HBN guidance.		Normally located close to the visiting room.

OFFICE / MEETING ROOMS						Some of the rooms identified below may be used for a number of purposes. Mobile working allows for more flexible use of office / administration space by staff. Technological solutions should be considered to allow for more flexible working.		
Advocacy / Voluntary sector office. (Size based on number of workstations)	HBN 03-01		6	2	12	As per HBN guidance.		Now sized for 2 work-stations

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Interview room	HBN 03-01		12	1	12	As per HBN guidance.		<p>Located within the entrance area this can offer a space for family / carers to meet with members of staff without advancing further into the unit.</p> <p>This room could also form part of the tribunal room.</p>
Tribunal / Conference suite	HBN 03-01		32	0	0	As per HBN guidance.		<p>Full tribunal suite available at Woodlands View. Group meeting and adjacent interview rooms will double up for tribunals within the unit in exceptional circumstances. HBN Notes: If it is considered necessary to share accommodation with other facilities on-site, then care will need to be taken for issues of safeguarding, particularly when moving vulnerable and possibly distressed patients.</p>
Meeting room / Staff handover / group therapy / activities (Duty room)	HBN 03-01		16	1	16	As per HBN guidance.		<p>These rooms should be multi-functional and offer the opportunity for other activities to take place, when not in use for meetings. Ideally a bookable facility will offer more flexibility. Furnishings and storage for unused furniture should be considered carefully to allow for the room layout to be changed.</p>

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

MDT Room			20	1	20			Supporting daily MDT meetings
Multi-faith / contemplation room	HBN 03-01		16	0	0	As per HBN guidance.	Located in a quiet area, but easily accessible for patients.	Available in Woodlands View
Medical records store	HBN 03-01		12	0	0	As per HBN guidance.		Assumes electronic records. HBN states: This room may not be required though this will depend whether electronic patient records are used rather than hard copy records.
Ward entrance (Secure lobbies)	HBN 03-02	✓	6	2	12	Entrance to the ward when accessed through other service areas not associated with CAMHS.	Locked entrance will require buzzer / video and audio connection to ward office or other designated area.	The entrance to the CAMHS unit / ward should be monitored. Staff should be able to clearly see who is entering and / or leaving the ward. In addition to the main entrance to the CAMHS unit, the entrance to the PICU should be via an airlock. An additional discrete vehicular entrance will be required to allow for the admission of distressed patients without the need for them to enter through a main public area.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

VISITORS FACILITIES							
Visiting room	HBN 03-02	✓	16	1	16	For visiting. When not in use may be used for informal meetings in a relaxed space.	<p>A range of seating should be provided to cater for adults and children, this could include bean bags and small chairs. Space for play should be available. Easy access to snacks and drinks should be available.</p> <p>This room should be large enough to accommodate a family including siblings with sufficient space for children to play. The location of the unit may mean that visitors travel long distances and stay for some hours, therefore depending on the size of the unit, more than one visiting room may be required. Consideration should also be given to enable the preparation of food and drinks by the visitors.</p> <p>Access to safe and secure external space which is not overlooked by any other areas should be considered.</p>
Kitchen / beverage area	HBN 03-02	✓	6	1	6	To prepare snacks and drinks.	<p>An area where visitors may prepare a drink and snacks to consume in the visitors room with family members.</p> <p>If overnight accommodation is to be included within the building, depending on the location of the accommodation to the family visitors room then a cooker could be provided within this kitchen area to allow visitors to make a meal.</p>
Overnight family bedroom	HBN 03-02	✓	18	0	0	Sleeping accommodation for two adults and a child, with space for a cot.	<p>Twin bedded room with space for a bed / settee or z-bed and a cot. A small wardrobe with drawers may be required. If a kitchen is not included in this area then tea / coffee making facilities within the room will be required.</p> <p>Not included. HBN states: If overnight accommodation is not included within the unit then information on the location of reasonably priced overnight accommodation nearby should be available.</p>
En-suite	HBN 03-02	✓	4.5	0	0		As above.

HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL

Sitting / Dining area	HBN 03-02	✓	12	0	0			As above.
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: BED AREAS						In a mixed-gender ward, a swing-zone as described in HBN 03-01 should be considered. Design needs to consider carefully the issues of same-sex accommodation.		
Single bedroom	HBN 03-01		10.5	0	0	As per HBN guidance.		All rooms sized as larger/accessible to support additional functionality/flexibility.
Single bedroom (Accessible)	HBN 03-01		12.5	12	150	As per HBN guidance.		Personalisation of the room by the patient would be advantageous. The opportunity to display posters and photographs. Lighting which can reflect mood, colour changing, dimmable and controlled from within the room would be advantageous.
"Extra care" provision			10	10				A notional additional allowance per bedroom to support additional/enhanced care needs. Final configuration still to be determined through developing COS.
En-suite	HBN 03-01		4.5	12	54	As per HBN guidance.		A lockback door gives the opportunity for the door to be locked in the open or closed position by staff.
Assisted bathroom	HBN 03-01		15	1	15	As per HBN guidance.		Consider provision of a 'domestic'-type bathroom, feels like being at home. Also consider DDA shower as young people often prefer showers to baths. (Reduced from 2)
Mobile hoist storage	HBN 03-01		2	1	2	As per HBN guidance.		Hoists may be stored within an dedicated lockable recess within the bathroom. If this is unavailable, the hoist should be stored in a locked store room within the area which may also contain weighing / sanitary chairs. (Reduced from 2 as above)

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: COMMUNAL AREAS						Where the ward operate a day-service, for those young people, additional communal space may be required.		
Sitting area/room (size based on number of places) (Located within bedroom "clusters").	HBN 03-01		4	12	48	As per HBN guidance.	An open plan area with access to an outside space. An assortment of comfortable seating, television and areas for activities such as electronic games.	Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?"
Dining area (size based on number of places)	HBN 03-01		2	12	24	As per HBN guidance.	Open plan, possibly co-located to the sitting area to give a larger space for use outside of mealtimes for activities such as board games, jigsaw puzzles etc.	
Quiet room	HBN 03-01		8	0	0	As per HBN guidance.		Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?"
Activities area	HBN 03-01		16	1	16	As per HBN guidance.		This area should include appropriate activities for the age group. This may include electronic games.
Games area / room (Fitness suite)	HBN 03-01		24	1	24	An area to play games which require more space to allow for movement, such as table tennis, pool or computer games / exercise programmes.		Space should be considered carefully if a table tennis and / or pool table is required. Lockable storage may also be required for the tables and other equipment.
Telephone booth	HBN 03-01		2	1	2	As per HBN guidance.		Location of a telephone booth should be considered carefully. It should be away from the noise and bustle of the communal space but visible for staff.
Staff "touch-down" bases			2	3	6			As per HBN 00-02

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Staff communication base/ward base (size based on number of places)	HBN 03-01		5.5	2	11	As per HBN guidance.		
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

UNIT SUPPORT AREAS							
Unit kitchen / ward kitchen	HBN 03-01 HBN 00-03		20	1	20	As per HBN guidance.	Increased to suit local catering provision. (HBN states: The catering solution and the size of the unit will determine the requirements for either a kitchen for the unit and / or ward kitchens)
Patients' beverage area	HBN 03-01 HBN 00-03		6	3	18	As per HBN guidance.	18m2 is sufficient to provide a patient pantry or 3 x separate patient beverage areas. (1 per "cluster).
Patients' property store (Personal goods store)	HBN 03-01		6	3	18	Shelving will be required, this may include pigeon holes for each patient and some floor space if it is envisaged large pieces of property will be stored.	Storage of property required infrequently or not allowed to be in the patient's possession, not allowed within the unit or property which has to be controlled by staff (such as aerosol cans). HBN notes: The size of this room may be smaller than previously as single bedrooms with lockable storage allows more property to be kept in a secure manner. The lockable storage can be mixed and some can be controlled by staff only within the bedroom. Local model assumes 3 "clusters" of rooms and need for storage space for larger personal items within clusters. (Cases, boxes, etc)
Patients' laundry	HBN 03-01		12	1	12	As per HBN guidance.	Inclusion of this room in the unit, can assist in developing life skills.
Dirty utility (with bed pan processing)	HBN 00-03		12	1	12	As per HBN guidance.	
Disposal hold	HBN 00-03		10	2	20	As per HBN guidance.	Increased to meet local needs.
Cleaners' rooms	HBN 00-03		10	2	20	As per HBN guidance.	Increased to meet local needs.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STORAGE						All storage should be lockable. A variety of storage solutions will be required.		
Linen storage	HBN 03-01		5	3	15	As per HBN guidance.		This can be one linen store or could be small cupboard areas located in bedroom corridors. Increased to meet local needs - assumes 3 x "clusters"
Equipment	HBN 03-01		12	1	12	As per HBN guidance.		Sockets may be required for equipment which requires charging.
Outdoor storage	HBN 03-02	✓	12	0	0		Large outdoor equipment such as bicycles, tents and sports equipment. Storage for gardening equipment may also be required.	Assumes an external structure: HBN states: This does not need to be located within the building but could be an unheated external structure such as a garden shed or garage.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CLINICAL/THERAPY AREAS							
Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03		1.8	4	7.2		Additional space may be required to accommodate baby buggies. Local to treatment/consulting areas.
Treatment room	HBN 00-03 HBN 03-01		16	1	16	As per HBN guidance.	
Clinic room / drug storage	HBN 03-01 HBN 03-02		8	1	8	Storage of drugs and medicines. Space to prepare medications for administration to patients.	Locked storage for drugs and medicines, clinical wash hand basin, computer access. Allows for drugs to be administered in privacy allowing the patient to discuss their medication in a private environment. It also leaves the treatment room free to be used simultaneously.
Clinical consulting room			13.5	3	40.5		Supporting a range of clinical consulting activity. Equivalent to "single-sided consulting room areas)
Small private room / area	HBN 03-01 HBN 03-02		8	0	0	To administer medicines to individual patients, allowing them to discuss the medication in a private area.	Chairs and a small table may be required. A space to place a jug of water and glasses. Assumes treatment room is sufficient.

THERAPY ROOMS							
A variety of activity rooms may be required. Where the ward operates a day-service, for those young people, additional communal space may be required.							
Arts and Crafts room			16	0	0	As per HBN guidance.	Assumes all rooms are multi-functional!

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Group therapy rooms			20	3	60	As per HBN guidance.		Assumes all rooms are multi-functional! Size per room increased from 16m2 to support multi-functional element. Specific teaching rooms listed separately under education.
Group therapy room store			4	3	12			En-suite to group rooms for local eqpt storage to support multi-functionality.
Therapy kitchen			20	0	0	As per HBN guidance.		Assumes not required as patient pantry available for therapeutic activity.
PE / Activity Hall	HBN 03-02	✓	306	0	0	A space to allow for exercise to be undertaken, social events and other activities requiring larger space.	Suggested area for 1 Badminton court with run off (Sport England)* excluding any requirement for lockable storage. * https://www.sportengland.org/media/4381/comparative-sizes-indoor.pdf	(A very large area but for an important function. Serious thought will need to be given on these activities if this space is not provided!) HBN states: This could be a shared area with the school.
Gym	HBN 03-01		30	1	30	As per HBN guidance.		
Therapy office (size based on number of places)			6	2	12	As per HBN guidance.		

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

SECLUSION AND DE-ESCALATION							
Lobby to seclusion room	HBN 03-01		8	0	0	As per HBN guidance.	Final model to be determined. Current bedroom areas include a notional allowance to support seclusion and de-escalation although options exists to create a separate area.
Seclusion room	HBN 03-01		15	0	0	As per HBN guidance.	Access to safe and secure external space which is not overlooked by any other areas should be considered. As above.
En-suite	HBN 03-01		4.5	0	0	As per HBN guidance.	As above.
De-escalation area	HBN 03-01		12	0	0	As per HBN guidance.	Access to safe and secure external space which is not overlooked by any other areas should be considered. As above.
Sensory room	HBN 03-01		12	0	0	As per HBN guidance.	As above.
Place of Safety (Section 136 facility)	HBN 03-01				0	As per HBN guidance.	Refer to HBN 03-01 for room requirements if this suite is required.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STAFF & OFFICE: ADMINISTRATION SPACE							
Small waiting area	HBN 03-01 HBN 00-03		1.8	4	7.2	As per HBN guidance.	If visitors to the administration area are anticipated then this may be required if the department is on a different level or some distance from the main reception waiting area.
Office - 1 person with informal meeting space	HBN 00-03		12	3	36	As per HBN guidance.	Variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices. SCN x1, visiting consultants x 2.
Office - 1 person	HBN 00-03		8	0			
Multi-person office (size based on number of places)	HBN 00-03		6.6	0	0	As per HBN guidance.	A variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices. Assumes no additional office accommodation required.
Office machine rooms	HBN 00-03		6	1	6	Accommodate printing, photocopying and scanning equipment. Shredding may also take place in this room. Storage for printing supplies and paper.	There may be one machine room to serve the whole unit or one per area may be required if there are no local printers within offices.
Interview	HBN 03-01		8	0	0	As per HBN guidance.	Rooms have sufficient space for private interviews and small meetings.
Resource room / library	HBN 02-01	✓	12	0	0	May contain journals and other reference books with space for staff to study these. Computer(s) may also be required.	Library available at Woodlands View.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STAFF ACCOMMODATION							
Staff rest room and mini-kitchen (size based on number of spaces)	HBN 03-01 HBN 00-03		1.8	15	27	As per HBN guidance.	Assumes max of 15 staff at any one time?
Staff WCs, changing rooms and showers (10 lockers)	HBN 00-02		6	4	24	As per HBN guidance.	Assumes 40 lockers required. HBN states: May include lockers and hanging space (see below).
Lockers	HBN 03-02	✓	5	0	0	Storage of personal items for staff whilst on duty.	Lockers. Assumes located in duty room. HBN states: These could be located in a number of places. The size of the locker will depend on the requirements. If there is a uniform policy and staff need to change, then the lockers should be half lockers located in the changing room. If they are only to contain handbags and rucksacks then cube lockers should be sufficient. These could be located in the rest room, the staff changing or another area. Consideration should be given to hanging wet outdoor clothing.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CIRCULATION ROUTES								
Circulation space	HBN 00-04 HBN 03-01				0	Quiet seating areas, informal social activities; escort/restraint of children and young people.	Plan for purpose and likely function ensuring safe environment matching operational needs. Open and spacious quality to recreational and activity areas. Means of monitoring blind spots integrated into design. Natural light and external views maximised. Demarcation of routes – floor colours/finishes.	Local widening, windows, door clustering, short sections. Recessed doors to bedrooms to maintain clear corridor width. Adequate width (corridor min 1800 mm), minimal physical obstructions. Good lines of sight. Avoid dead ends, long internal corridors. Annexes and small corridors off main routes to be avoided.
SCHOOL AREA						An area for educational activities.	The location of this area should be away from the ward area to allow a more normal environment for young people, leaving the ward to go to school. However, this will be dependent on the size of the unit and the number of teaching rooms required. Some multi-purpose space may be required on the ward to allow for teaching of those young people who may be too ill to leave the ward.	Reference should be made to QNIC standards (2016), Ofsted and Department of Education guidance when planning this area. Teacher / pupil ratio is recommended at 1:4. Anyone teaching a young person under the age 16 is required to be Ofsted registered.
Teaching room (minimum recommended space for any teaching room is 3 persons) (size based on number of spaces)	HBN 03-02	✓	4	12	48	For the study and teaching of subjects such as English and mathematics.	The room will have the appropriate spaces for pupils to sit at tables / desks to undertake written work. A blackboard, whiteboard or smart board may be required. Locked storage for books and other teaching equipment will be required.	In smaller units this room could be shared to allow a number of staff members to teach different subjects.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

ICT room (size based on number of computers required)	HBN 03-02	✓	4	4	16	Equipped with computers to enable the teaching of a variety of subjects and computer skills.	The number of computers will vary depending of young people and the subjects for which the room is used.	QNIC standards suggest 1 computer for every 2 young people in school. Depending on the size of the unit these may be located within this room, in larger units they may be in other teaching areas. Secure web filtering will be required.
Science room	HBN 03-02	✓	12	0	0	Teaching area for science subjects.	COSHH cupboards and other lockable storage will be required. Equipment within the room will be a project specific decision based on what experiments and other practical work will be undertaken in here.	The GCSE curriculum requires entrants to undertake 9 practical experiments. Where it is anticipated that the length of stay within the unit would of such a length that the pupil would be disadvantaged by not being able to undertake these, consideration should be given to finding other options. A small specialist laboratory with vision and audio for pupils but teacher access only could be one possibility. Not included - safety issue?
Science viewing room	HBN 03-02	✓	6	0	0			
Art room	HBN 03-02	✓	20	0	0			Included within group room allowance. (Assumes all rooms are multi-functional!)
Learning resource area	HBN 03-02	✓	10	1	10			
Staff room/office space (size based on number of spaces)	HBN 03-02	✓	6.6	2	13.2	Space for administrative work, lesson preparation, marking, informal meetings with other staff members.	Desk / worktop space with computer access. Informal meeting area. Storage for files and educational equipment.	The size of the unit will indicate whether any other office space is required.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Secure Store with safe	HBN 03-02	✓	4	1	4	To store external examination papers in a secure and safe environment.	Safe.	If external examinations are to be taken in the school then a secure store with safe will be required for the examination papers.
Office space - 1 person	HBN 00-03		8	0	0	Undertaking administrative work including working on a computer, using the telephone, filing and other clerical tasks. Space for informal 1:1 meetings may be required.	Desk with space for an informal meeting, storage for files and other equipment.	Depending on the size of the school individual and shared officers may be required for head teacher, secretaries and for multi-disciplinary teams.

Sub-total		1089			
Plant	12%	131			Generally, some 12% of NIA is allowed (depending on the size and nature of the building, and the location of the plant - rooftop plant, for instance, will require negligible m ²).
EDC/Switch Cupboard (x6 @2.5m²)		15			
Comms		14			Estimate based on historical projects
Net internal area (NIA) m²		1249			

Net internal area (NIA) m²		1249
Circulation allowance	25%	312
Communication	10%	125
Engineering	25%	312
Gross internal area (GIA) m²		1998

HGHCP have utilised the HBN figure but are sceptical that it is sufficient. We would recommend 33% but see note re: engineering.

HGHCP have utilised the HBN figure but believe it is very high.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

This schedule of accommodation offers guidance on the rooms that may be required within a CAMHS unit.

Descriptions for some rooms, such as offices, indicate that the size required will be based on number of places and will be project-specific.

Further project-specific considerations are at the foot of the schedule.

Column B	HBN Reference	HBN containing the full description of the room.
Column C	HBN 03-02 specific room	Refers to rooms only described in this HBN.
Column D	Functional Uses	Completed for all HBN 03-02 rooms and where there are additional functions for CAMHS for rooms in other HBNS.
Column E	Description	Completed for all HBN 03-02 rooms and where there are CAMHS-specific descriptions for rooms in other HBNS.
Column F	Notes	Guidance notes specific to the activity space/room.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Activity Space	HBN Reference	HBN 03-02 specific room	Unit area allowance m ²	Quantity	Total area m ²	Functional Uses	Description (where CAMHS-specific)	Notes
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EXAMPLE: 12-bed ward, 100% single-bed rooms

The spreadsheet can be used to calculate local project-specific requirements by amending columns D & E (area allowance and quantity).
Changing the circulation, communication and engineering percentages also updates the GIA.

ENTRANCE AREA	HBN 03-01 HBN 00-03					Main entrance to the unit. May contain a reception desk, shop, café and other facilities depending on the size of the unit.	A warm and welcoming area that is not overly noisy and does not overpower young people is required. Space for waiting, parking of prams and buggies may be required.	Age-appropriate (applies to all activity spaces). Anti-ligature fixtures and fittings (applies to all patient accessible areas).
Draught Lobby	HBN 03-01		6	1	6	To retain warmth within the reception area of the building.		
Main entrance/reception	HBN 03-01 HBN 00-03		20	1	20		Sign-posting to CAMHS wards. Specific operational policy should be considered for CAMHS ward visitors where this is the main entrance to a unit containing other adult services.	This may be a main entrance for a CAMHS unit only; however, if it is the main entrance to a larger adult facility, then a smaller ward entrance may be required further into the building.
Reception desk. (Size based on number of places.)	HBN 03-01 HBN 00-03		5.5	2	11	As per HBN guidance.		
Reception office. (Size based on number of places)	HBN 03-01 HBN 00-04		6	2	12			

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03		1.8	6	10.8		Additional space may be required to accommodate baby buggies.	Increased to 6 spaces (Max number required)
Waiting play area	HBN 23		13	0	0			Not required. Child visting policy to be reviewed.
Café	HBN 03-01 HBN 00-03		2	0	0	As per HBN guidance.		Removed as café and shop available in Woodland View
Shop	HBN 03-01 HBN 00-03		20	0	0	As per HBN guidance.		Removed as café and shop available in Woodland View

SANITARY FACILITIES	HBN 00-02					Some or all of these may be required in the entrance area, communal space within the ward or in separate support space such as therapy and the school. In communal areas, consideration should be given as to whether or not these should be gender-specific. Equipment should be anti-ligature in all sanitary facilities.		
WC - ambulant	HBN 00-02		2	6	12	As per HBN guidance.		Notionally staff
WC - semi-ambulant	HBN 00-02		2.5	6	15	As per HBN guidance.		Notionallt patient or visitor
WC (independent wheelchair/semi-ambulant)	HBN 00-02		5.5	3	16.5	As per HBN guidance.		Mix of visitor and staff. HBN notes: The accessible WC should be kept locked when located in the reception area, to be opened upon request. The balance (2 to be located in staff areas). Assumes patients requiring disabled access can use en-suites - subject to design.
Nappy change	HBN 00-02		5	0	0	As per HBN guidance.		No babies will be visiting the unit.

OFFICE / MEETING ROOMS						Some of the rooms identified below may be used for a number of purposes. Mobile working allows for more flexible use of office / administration space by staff. Technological solutions should be considered to allow for more flexible working.		
Advocacy / Voluntary sector office. (Size based on number of workstations)	HBN 03-01		6	0	0	As per HBN guidance.		Advocacy will not require local office space, reflecting the service currently delivered at Woodlands View.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Interview room	HBN 03-01		12	1	12	As per HBN guidance.		<p>Located within the entrance area this can offer a space for family / carers to meet with members of staff without advancing further into the unit.</p> <p>This room could also form part of the tribunal room and support searches on admission.</p>
Tribunal / Conference suite	HBN 03-01		32	0	0	As per HBN guidance.		<p>Full tribunal suite available at Woodlands View. Group meeting and adjacent interview rooms will double up for tribunals within the unit in exceptional circumstances. HBN Notes: If it is considered necessary to share accommodation with other facilities on-site, then care will need to be taken for issues of safeguarding, particularly when moving vulnerable and possibly distressed patients.</p>
Meeting room / Staff handover / group therapy / activities (Duty room)	HBN 03-01		16	1	16	As per HBN guidance.		<p>These rooms should be multi-functional and offer the opportunity for other activities to take place, when not in use for meetings. Ideally a bookable facility will offer more flexibility. Furnishings and storage for unused furniture should be considered carefully to allow for the room layout to be changed.</p>

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

MDT Room			20	1	20			Supporting daily MDT meetings
Multi-faith / contemplation room	HBN 03-01		16	0	0	As per HBN guidance.	Located in a quiet area, but easily accessible for patients.	Available in Woodlands View
Medical records store	HBN 03-01		12	0	0	As per HBN guidance.		Assumes electronic records. HBN states: This room may not be required though this will depend whether electronic patient records are used rather than hard copy records.
Ward entrance (Secure lobbies)	HBN 03-02	✓	6	2	12	Entrance to the ward when accessed through other service areas not associated with CAMHS.	Locked entrance will require buzzer / video and audio connection to ward office or other designated area.	The entrance to the CAMHS unit / ward should be monitored. Staff should be able to clearly see who is entering and / or leaving the ward. In addition to the main entrance to the CAMHS unit, the entrance to the PICU should be via an airlock. An additional discrete vehicular entrance will be required to allow for the admission of distressed patients without the need for them to enter through a main public area.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

VISITORS FACILITIES							
Visiting room	HBN 03-02	✓	16	1	16	For visiting. When not in use may be used for informal meetings in a relaxed space.	<p>A range of seating should be provided to cater for adults and children, this could include bean bags and small chairs. Space for play should be available. Easy access to snacks and drinks should be available.</p> <p>This room should be large enough to accommodate a family including siblings with sufficient space for children to play. The location of the unit may mean that visitors travel long distances and stay for some hours, therefore depending on the size of the unit, more than one visiting room may be required. Consideration should also be given to enable the preparation of food and drinks by the visitors.</p> <p>Access to safe and secure external space which is not overlooked by any other areas should be considered.</p>
Kitchen / beverage area	HBN 03-02	✓	6	0	0	To prepare snacks and drinks.	<p>An area where visitors may prepare a drink and snacks to consume in the visitors room with family members.</p> <p>Tea and coffee will be brought to the area. If overnight accommodation is to be included within the building, depending on the location of the accommodation to the family visitors room then a cooker could be provided within this kitchen area to allow visitors to make a meal.</p>
Overnight family bedroom	HBN 03-02	✓	18	0	0	Sleeping accommodation for two adults and a child, with space for a cot.	<p>Twin bedded room with space for a bed / settee or z-bed and a cot. A small wardrobe with drawers may be required. If a kitchen is not included in this area then tea / coffee making facilities within the room will be required.</p> <p>Not included. HBN states: If overnight accommodation is not included within the unit then information on the location of reasonably priced overnight accommodation nearby should be available.</p>
En-suite	HBN 03-02	✓	4.5	0	0		As above.

HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL

Sitting / Dining area	HBN 03-02	✓	12	0	0			As above.
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: BED AREAS						In a mixed-gender ward, a swing-zone as described in HBN 03-01 should be considered. Design needs to consider carefully the issues of same-sex accommodation.		
Single bedroom	HBN 03-01		10.5	0	0	As per HBN guidance.		All rooms sized as larger/accessible to support additional functionality/flexibility.
Single bedroom (Accessible)	HBN 03-01		12.5	9	112.5	As per HBN guidance.		Personalisation of the room by the patient would be advantageous. The opportunity to display posters and photographs. Lighting which can reflect mood, colour changing, dimmable and controlled from within the room would be advantageous.
Lobby to seclusion room	HBN 03-01		8	3	24	As per HBN guidance.		Final model to be determined. Current notional allowance is for 3 bedrooms (1 per "cluster") to be able to support seclusion/extra care needs.
Single bedroom for extra care/seclusion	HBN 03-01		15	3	45	As per HBN guidance.		As above. Access to safe and secure external space which is not overlooked by any other areas should be considered. As above.
De-escalation area	HBN 03-01		12	3	36	As per HBN guidance.		Access to safe and secure external space which is not overlooked by any other areas should be considered. As above.
En-suite	HBN 03-01		4.5	12	54	As per HBN guidance.		A lockback door gives the opportunity for the door to be locked in the open or closed position by staff.
Assisted bathroom	HBN 03-01		15	1	15	As per HBN guidance.		Consider provision of a 'domestic'-type bathroom, feels like being at home. Also consider DDA shower as young people often prefer showers to baths. (Reduced from 2)

HBN 03-02 FACILITIES FOR CAMHS
 SCHEDULE OF ACCOMMODATION TOOL

Mobile hoist storage	HBN 03-01		2	1	2	As per HBN guidance.		Hoists may be stored within an dedicated lockable recess within the bathroom. If this is unavailable, the hoist should be stored in a locked store room within the area which may also contain weighing / sanitary chairs. (Reduced from 2 as above)
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: COMMUNAL AREAS						Where the ward operate a day-service, for those young people, additional communal space may be required.		
Sitting area/room (size based on number of places) (Located within bedroom "clusters").	HBN 03-01		3	12	36	As per HBN guidance.	An open plan area with access to an outside space. An assortment of comfortable seating, television and areas for activities such as electronic games.	Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?"
Dining area (size based on number of places)	HBN 03-01		2	18	36	As per HBN guidance.	Open plan, possibly co-located to the sitting area to give a larger space for use outside of mealtimes for activities such as board games, jigsaw puzzles etc.	
Quiet room	HBN 03-01		8	0	0	As per HBN guidance.		Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?"
Activities area	HBN 03-01		16	1	16	As per HBN guidance.		This area should include appropriate activities for the age group. This may include electronic games.
Games area / social room	HBN 03-01		24	1	24	An area to play games which require more space to allow for movement, such as table tennis, pool or computer games / exercise programmes.		Space should be considered carefully if a table tennis and / or pool table is required. Lockable storage may also be required for the tables and other equipment.
Telephone booth	HBN 03-01		2	0	0	As per HBN guidance.		Location of a telephone booth should be considered carefully. It should be away from the noise and bustle of the communal space but visible for staff.
Staff "touch-down" bases			2	3	6			As per HBN 00-02

HBN 03-02 FACILITIES FOR CAMHS
 SCHEDULE OF ACCOMMODATION TOOL

Staff communication base/ward base (size based on number of places)	HBN 03-01		5.5	2	11	As per HBN guidance.		
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

UNIT SUPPORT AREAS							
Unit kitchen / ward kitchen	HBN 03-01 HBN 00-03		20	1	20	As per HBN guidance.	Increased to suit local catering provision. (HBN states: The catering solution and the size of the unit will determine the requirements for either a kitchen for the unit and / or ward kitchens)
Patients' beverage area	HBN 03-01 HBN 00-03		6	1	6	As per HBN guidance.	Located within the shared day space.
Patients' property store (Personal goods store)	HBN 03-01		12	1	12	Shelving will be required, this may include pigeon holes for each patient and some floor space if it is envisaged large pieces of property will be stored.	Storage of property required infrequently or not allowed to be in the patient's possession, not allowed within the unit or property which has to be controlled by staff (such as aerosol cans). HBN notes: The size of this room may be smaller than previously as single bedrooms with lockable storage allows more property to be kept in a secure manner. The lockable storage can be mixed and some can be controlled by staff only within the bedroom. Local model assumes 3 "clusters" of rooms and need for storage space for larger personal items within clusters. (Cases, boxes, etc)
Patients' laundry	HBN 03-01		12	1	12	As per HBN guidance.	Inclusion of this room in the unit, can assist in developing life skills.
Dirty utility	HBN 00-03		10	1	10	As per HBN guidance.	No requirement for bed pan processing.
Disposal hold	HBN 00-03		10	1	10	As per HBN guidance.	Increased to meet local needs.
Cleaners' rooms	HBN 00-03		10	2	20	As per HBN guidance.	Increased to meet local needs.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STORAGE						All storage should be lockable. A variety of storage solutions will be required.		
Linen storage	HBN 03-01		5	3	15	As per HBN guidance.		This can be one linen store or could be small cupboard areas located in bedroom corridors. Increased to meet local needs - assumes 3 x "clusters"
Equipment	HBN 03-01		12	1	12	As per HBN guidance.		Sockets may be required for equipment which requires charging.
Outdoor storage	HBN 03-02	✓	12	0	0		Large outdoor equipment such as bicycles, tents and sports equipment. Storage for gardening equipment may also be required.	Assumes an external structure: HBN states: This does not need to be located within the building but could be an unheated external structure such as a garden shed or garage.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CLINICAL/THERAPY AREAS								
Discrete entrance (Secure lobby)	HBN 03-02	✓	6	1	6		Locked entrance will require buzzer / video and audio connection to ward office or other designated area.	Separate discrete side entrance for prisoners, etc.
Treatment room/clinic utility	HBN 00-03 HBN 03-01		16	1	16	As per HBN guidance.		
Clinic room / drug storage	HBN 03-01 HBN 03-02		8	0	0	Storage of drugs and medicines. Space to prepare medications for administration to patients.	Locked storage for drugs and medicines, clinical wash hand basin, computer access.	Not required. Allows for drugs to be administered in privacy allowing the patient to discuss their medication in a private environment. It also leaves the treatment room free to be used simultaneously.
Clinical consulting room			13.5	3	40.5			Supporting a range of clinical consulting activity and patient searches for clients admitted via the discrete entrance, e.g. From custody..(Equivalent to "single-sided consulting room areas)
Small private room / area	HBN 03-01 HBN 03-02		8	0	0	To administer medicines to individual patients, allowing them to discuss the medication in a private area.	Chairs and a small table may be required. A space to place a jug of water and glasses.	Assumes treatment room is sufficient.

THERAPY ROOMS								
A variety of activity rooms may be required. Where the ward operates a day-service, for those young people, additional communal space may be required.								
Arts and Crafts room			16	0	0	As per HBN guidance.		Assumes all rooms are multi-functional!

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Group therapy rooms			20	3	60	As per HBN guidance.		Assumes all rooms are multi-functional! Size per room increased from 16m ² to support multi-functional element. Specific teaching rooms listed separately under education.
Group therapy room store			4	3	12			En-suite to group rooms for local eqpt storage to support multi-functionality.
Therapy kitchen			20	1	20	As per HBN guidance.		Assumes not required as patient pantry available for therapeutic activity.
PE / Activity Hall	HBN 03-02	✓	306	0	0	A space to allow for exercise to be undertaken, social events and other activities requiring larger space.	Suggested area for 1 Badminton court with run off (Sport England)* excluding any requirement for lockable storage. * https://www.sportengland.org/media/4381/comparative-sizes-indoor.pdf	(A very large area but for an important function. Serious thought will need to be given on these activities if this space is not provided!) HBN states: This could be a shared area with the school.
Gym	HBN 03-01		30	1	30	As per HBN guidance.		
Therapy office (size based on number of places)			6	2	12	As per HBN guidance.		

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

SECLUSION AND DE-ESCALATION							
Lobby to seclusion room	HBN 03-01		8	0	0	As per HBN guidance.	Final model to be determined. Current notional allowance is for 3 bedrooms (1 per "cluster") to be able to support seclusion/extra care needs.
Seclusion room	HBN 03-01		15	0	0	As per HBN guidance.	As above.
En-suite	HBN 03-01		4.5	0	0	As per HBN guidance.	As above.
De-escalation area	HBN 03-01		12	0	0	As per HBN guidance.	Access to safe and secure external space which is not overlooked by any other areas should be considered. As above.
Sensory room	HBN 03-01		12	0	0	As per HBN guidance.	As above.
Place of Safety (Section 136 facility)	HBN 03-01				0	As per HBN guidance.	Refer to HBN 03-01 for room requirements if this suite is required.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STAFF & OFFICE: ADMINISTRATION SPACE							
Small waiting area	HBN 03-01 HBN 00-03		1.8	0	0	As per HBN guidance.	If visitors to the administration area are anticipated then this may be required if the department is on a different level or some distance from the main reception waiting area.
Office - 1 person with informal meeting space	HBN 00-03		12	3	36	As per HBN guidance.	Variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices. SCN x1, visiting consultants x 2.
Office - 1 person	HBN 00-03		8	0			
Multi-person office (size based on number of places)	HBN 00-03		6.6	0	0	As per HBN guidance.	A variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices. Assumes no additional office accommodation required.
Office machine rooms	HBN 00-03		6	0	0	Accommodate printing, photocopying and scanning equipment. Shredding may also take place in this room. Storage for printing supplies and paper.	There may be one machine room to serve the whole unit or one per area may be required if there are no local printers within offices.
Interview	HBN 03-01		8	0	0	As per HBN guidance.	Rooms have sufficient space for private interviews and small meetings.
Resource room / library	HBN 02-01	✓	12	0	0	May contain journals and other reference books with space for staff to study these. Computer(s) may also be required.	Library available at Woodlands View.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

STAFF ACCOMMODATION							
Staff rest room and mini-kitchen (size based on number of spaces)	HBN 03-01 HBN 00-03		1.8	15	27	As per HBN guidance.	Assumes max of 15 staff at any one time?
Staff WCs, changing rooms and showers (10 lockers)	HBN 00-02		6	4	24	As per HBN guidance.	Assumes 40 lockers required. HBN states: May include lockers and hanging space (see below).
Lockers	HBN 03-02	✓	5	0	0	Storage of personal items for staff whilst on duty.	Lockers. Assumes located in duty room. HBN states: These could be located in a number of places. The size of the locker will depend on the requirements. If there is a uniform policy and staff need to change, then the lockers should be half lockers located in the changing room. If they are only to contain handbags and rucksacks then cube lockers should be sufficient. These could be located in the rest room, the staff changing or another area. Consideration should be given to hanging wet outdoor clothing.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CIRCULATION ROUTES								
Circulation space	HBN 00-04 HBN 03-01				0	Quiet seating areas, informal social activities; escort/restraint of children and young people.	Plan for purpose and likely function ensuring safe environment matching operational needs. Open and spacious quality to recreational and activity areas. Means of monitoring blind spots integrated into design. Natural light and external views maximised. Demarcation of routes – floor colours/finishes.	Local widening, windows, door clustering, short sections. Recessed doors to bedrooms to maintain clear corridor width. Adequate width (corridor min 1800 mm), minimal physical obstructions. Good lines of sight. Avoid dead ends, long internal corridors. Annexes and small corridors off main routes to be avoided.
SCHOOL AREA						An area for educational activities.	The location of this area should be away from the ward area to allow a more normal environment for young people, leaving the ward to go to school. However, this will be dependent on the size of the unit and the number of teaching rooms required. Some multi-purpose space may be required on the ward to allow for teaching of those young people who may be too ill to leave the ward.	Reference should be made to QNIC standards (2016), Ofsted and Department of Education guidance when planning this area. Teacher / pupil ratio is recommended at 1:4. Anyone teaching a young person under the age 16 is required to be Ofsted registered.
Teaching room (minimum recommended space for any teaching room is 3 persons) (size based on number of spaces)	HBN 03-02	✓	4	8	32	For the study and teaching of subjects such as English and mathematics.	The room will have the appropriate spaces for pupils to sit at tables / desks to undertake written work. A blackboard, whiteboard or smart board may be required. Locked storage for books and other teaching equipment will be required.	In smaller units this room could be shared to allow a number of staff members to teach different subjects.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

ICT room (size based on number of computers required)	HBN 03-02	✓	4	4	16	Equipped with computers to enable the teaching of a variety of subjects and computer skills.	The number of computers will vary depending of young people and the subjects for which the room is used.	QNIC standards suggest 1 computer for every 2 young people in school. Depending on the size of the unit these may be located within this room, in larger units they may be in other teaching areas. Secure web filtering will be required.
Science room	HBN 03-02	✓	12	0	0	Teaching area for science subjects.	COSHH cupboards and other lockable storage will be required. Equipment within the room will be a project specific decision based on what experiments and other practical work will be undertaken in here.	The GCSE curriculum requires entrants to undertake 9 practical experiments. Where it is anticipated that the length of stay within the unit would of such a length that the pupil would be disadvantaged by not being able to undertake these, consideration should be given to finding other options. A small specialist laboratory with vision and audio for pupils but teacher access only could be one possibility. Not included - safety issue?
Science viewing room	HBN 03-02	✓	6	0	0			
Art room	HBN 03-02	✓	20	0	0			Included within group room allowance. (Assumes all rooms are multi-functional!)
Learning resource area	HBN 03-02	✓	10	1	10			
Staff room/office space (size based on number of spaces)	HBN 03-02	✓	6.6	2	13.2	Space for administrative work, lesson preparation, marking, informal meetings with other staff members.	Desk / worktop space with computer access. Informal meeting area. Storage for files and educational equipment.	The size of the unit will indicate whether any other office space is required.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Secure Store with safe	HBN 03-02	✓	4	0	0	To store external examination papers in a secure and safe environment.	Safe.	If external examinations are to be taken in the school then a secure store with safe will be required for the examination papers.
Office space - 1 person	HBN 00-03		8	0	0	Undertaking administrative work including working on a computer, using the telephone, filing and other clerical tasks. Space for informal 1:1 meetings may be required.	Desk with space for an informal meeting, storage for files and other equipment.	Depending on the size of the school individual and shared officers may be required for head teacher, secretaries and for multi-disciplinary teams.

Sub-total		1069			
Plant	12%	128			Generally, some 12% of NIA is allowed (depending on the size and nature of the building, and the location of the plant - rooftop plant, for instance, will require negligible m ²).
EDC/Switch Cupboard (x6 @2.5m2)		15			
Comms		14			Estimate based on historical projects
Net internal area (NIA) m²		1226			

Net internal area (NIA) m²		1226
Circulation allowance	25%	306
Communication	0%	0
Engineering	25%	306
Gross internal area (GIA) m²		1839

HGHCP have utilised the HBN figure but are sceptical that it is sufficient. We would recommend 33% but see note re: engineering.
Not required in a single unit of this size.
HGHCP have utilised the HBN figure but believe this to be high.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

NSAMHIS DRAFT SCHEDULE OF ACCOMMODATION

Activity Space	HBN Reference	HBN 03-02 specific room	Unit area allowance m ²	Quantity	Total area m ²	Functional Uses	Description (where CAMHS-specific)	Notes
MAIN ENTRANCE HUB & ADMIN	HBN 03-01 HBN 00-03							
Draught Lobby	HBN 03-01		6	1	6	To retain warmth within the reception area of the building.		
Main entrance/reception	HBN 03-01 HBN 00-03		20	1	20		Sign-posting to CAMHS wards. Specific operational policy should be considered for CAMHS ward visitors where this is the main entrance to a unit containing other adult services.	
Reception desk. (Size based on number of places.)	HBN 03-01 HBN 00-03		5.5	2	11	As per HBN guidance.		
Reception office. (Size based on number of places)	HBN 03-01 HBN 00-04		6	2	12			
Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03		1.8	6	10.8		Additional space may be required to accommodate baby buggies.	
Interview room	HBN 03-01		12	1	12	As per HBN guidance.		
Office - 1 person with informal meeting space	HBN 00-03		12	3	36	As per HBN guidance.	Variety of office space may be required, ranging from single-person with informal meeting space to open plan mobile working offices.	SCN x1, visiting consultants x 2.
WC - semi-ambulant	HBN 00-02		2.5	1	2.5	As per HBN guidance.		

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

WC (independent wheelchair/semi-ambulant)	HBN 00-02		5.5	1	5.5	As per HBN guidance.		Visitor toilet. HBN notes: The accessible WC should be kept locked when located in the reception area, to be opened upon request.
STAFF AREA								
Staff rest room and mini-kitchen (size based on number of spaces)	HBN 03-01 HBN 00-03		1.8	15	27	As per HBN guidance.		Assumes max of 15 staff at any one time.
WC - ambulant	HBN 00-02		2	4	8	As per HBN guidance.		
WC (independent wheelchair/semi-ambulant)	HBN 00-02		5.5	1	5.5	As per HBN guidance.		
Staff WCs, changing rooms and showers (10 lockers)	HBN 00-02		6	4	24	As per HBN guidance.		Assumes 40 lockers required. HBN states: May include lockers and hanging space (see below).

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

VISITING AREA								
Visiting room	HBN 03-02	P	16	1	16	For visiting. When not in use may be used for informal meetings in a relaxed space.	A range of seating should be provided to cater for adults and children, this could include bean bags and small chairs. Space for play should be available. Easy access to snacks and drinks should be available.	Accesses toilets in the entrance hub.
DAY, DINING & LOCAL ACTIVITY AREAS								
Ward entrance (Secure lobbies)	HBN 03-02	P	6	2	12	Entrance to the ward when accessed through other service areas not associated with CAMHS.	Locked entrance will require buzzer / video and audio connection to ward office or other designated area.	
Dining area (size based on number of places)	HBN 03-01		2	18	36	As per HBN guidance.	Open plan, possibly co-located to the sitting area to give a larger space for use outside of mealtimes for activities such as board games, jigsaw puzzles etc.	
Unit kitchen / ward kitchen	HBN 03-01 HBN 00-03		20	1	20	As per HBN guidance.		Increased to suit local catering provision. (HBN states: The catering solution and the size of the unit will determine the requirements for either a kitchen for the unit and / or ward kitchens)
Activities area	HBN 03-01		16	1	16	As per HBN guidance.		This area should include appropriate activities for the age group. This may include electronic games.
Games area / social room	HBN 03-01		24	1	24	An area to play games which require more space to allow for movement, such as table tennis, pool or computer games / exercise programmes.		Space should be considered carefully if a table tennis and / or pool table is required. Lockable storage may also be required for the tables and other equipment.
Patients' beverage area	HBN 03-01 HBN 00-03		6	1	6	As per HBN guidance.		
Patients' laundry	HBN 03-01		12	1	12	As per HBN guidance.		Inclusion of this room in the unit, can assist in developing life skills.
Staff communication base/ward base (size based on number of places)	HBN 03-01		5.5	2	11	As per HBN guidance.		
WC - semi-ambulant	HBN 00-02		2.5	2	5	As per HBN guidance.		

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

PATIENT: BEDROOM AREAS						Assumes 3 x "clusters". Notionally 1 male, 1 female and 1 "swing" beds		
Sitting area/room (size based on number of places) (Located within bedroom "clusters").	HBN 03-01		3	12	36	As per HBN guidance.	An open plan area with access to an outside space. An assortment of comfortable seating, television and areas for activities such as electronic games.	Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?
Staff "touch-down" bases			2	3	6			As per HBN 00-02
Single bedroom (Accessible)	HBN 03-01		12.5	9	112.5	As per HBN guidance.		Personalisation of the room by the patient would be advantageous. The opportunity to display posters and photographs. Lighting which can reflect mood, colour changing, dimmable and controlled from within the room would be advantageous.
Single bedroom for extra care/seclusion	HBN 03-01		15	3	45	As per HBN guidance.		Final model to be determined. Current notional allowance is for 3 bedrooms (1 per "cluster") to be able to support seclusion/extra care needs.
Lobby to seclusion room	HBN 03-01		8	3	24	As per HBN guidance.		As above.
De-escalation area	HBN 03-01		12	3	36	As per HBN guidance.		As above.
En-suite	HBN 03-01		4.5	12	54	As per HBN guidance.		A lockback door gives the opportunity for the door to be locked in the open or closed position by staff.
Linen storage	HBN 03-01		5	3	15	As per HBN guidance.		This can be one linen store or could be small cupboard areas located in bedroom corridors. Increased to meet local needs - assumes 3 x "clusters"
Assisted bathroom	HBN 03-01		15	1	15	As per HBN guidance.		Consider provision of a 'domestic'-type bathroom, feels like being at home. Also consider DDA shower as young people often prefer showers to baths. (Reduced from 2)

HBN 03-02 FACILITIES FOR CAMHS
 SCHEDULE OF ACCOMMODATION TOOL

Mobile hoist storage	HBN 03-01		2	1	2	As per HBN guidance.		Hoists may be stored within an dedicated lockable recess within the bathroom. If this is unavailable, the hoist should be stored in a locked store room within the area which may also contain weighing / sanitary chairs. (Reduced from 2 as above)
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

UNIT SUPPORT & STORAGE AREAS								
Patients' property store (Personal goods store)	HBN 03-01		12	1	12	Shelving will be required, this may include pigeon holes for each patient and some floor space if it is envisaged large pieces of property will be stored.	Storage of property required infrequently or not allowed to be in the patient's possession, not allowed within the unit or property which has to be controlled by staff (such as aerosol cans).	HBN notes: The size of this room may be smaller than previously as single bedrooms with lockable storage allows more property to be kept in a secure manner. The lockable storage can be mixed and some can be controlled by staff only within the bedroom. Local model assumes 3 "clusters" of rooms and need for storage space for larger personal items within clusters. (Cases, boxes, etc)
Equipment store	HBN 03-01		12	1	12	As per HBN guidance.		Sockets may be required for equipment which requires charging.
Dirty utility	HBN 00-03		10	1	10	As per HBN guidance.		No requirement for bed pan processing.
Disposal hold	HBN 00-03		10	1	10	As per HBN guidance.		Increased to meet local needs.
Cleaners' rooms	HBN 00-03		10	2	20	As per HBN guidance.		Increased to meet local needs.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

CLINICAL SUPPORT & CONSULTING AREAS WITH DISCRETE ENTRANCE							
Discrete entrance (Secure lobby)	HBN 03-02	P	6	1	6		Locked entrance will require buzzer / video and audio connection to ward office or other designated area. Separate discrete side entrance for prisoners, etc.
Treatment room/clinic utility	HBN 00-03 HBN 03-01		16	1	16	As per HBN guidance.	
Clinical consulting room			13.5	3	40.5		Supporting a range of clinical consulting activity and patient searches for clients admitted via the discrete entrance, e.g. From custody..(Equivalent to "single-sided consulting room areas)
Meeting room / Staff handover / group therapy / activities (Duty room)	HBN 03-01		16	1	16	As per HBN guidance.	These rooms should be multi-functional and offer the opportunity for other activities to take place, when not in use for meetings. Ideally a bookable facility will offer more flexibility. Furnishings and storage for unused furniture should be considered carefully to allow for the room layout to be changed.
WC - ambulant	HBN 00-02		2	6	12	As per HBN guidance.	Notionally staff
MDT Room			20	1	20		Supporting daily MDT meetings

GROUP/ THERAPY AREA							
A variety of activity rooms may be required. Where the ward operates a day-service, for those young people, additional							
Group therapy rooms			20	3	60	As per HBN guidance.	Assumes all rooms are multi-functional! Size per room increased from 16m2 to support multi-functional element. Specific teaching rooms listed separately under education.
Group therapy room store			4	3	12		En-suite to group rooms for local eqpt storage to support multi-functionality.

**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Therapy kitchen			20	1	20	As per HBN guidance.		Assumes not required as patient pantry available for therapeutic activity.
Gym	HBN 03-01		30	1	30	As per HBN guidance.		
WC (independent wheelchair/semi-ambulant)	HBN 00-02		5.5	2	11	As per HBN guidance.		Shared with school area.
WC - ambulant	HBN 00-02		2	2	4	As per HBN guidance.		Notionally staff
Therapy office (size based on number of places)			6	2	12	As per HBN guidance.		

SCHOOL AREA								
Teaching room (minimum recommended space for any teaching room is 3 persons) (size based on number of spaces)	HBN 03-02	P	4	8	32	For the study and teaching of subjects such as English and mathematics.	The room will have the appropriate spaces for pupils to sit at tables / desks to undertake written work. A blackboard, whiteboard or smart board may be required. Locked storage for books and other teaching equipment will be required.	In smaller units this room could be shared to allow a number of staff members to teach different subjects.
ICT room (size based on number of computers required)	HBN 03-02	P	4	4	16	Equipped with computers to enable the teaching of a variety of subjects and computer skills.	The number of computers will vary depending of young people and the subjects for which the room is used.	QNIC standards suggest 1 computer for every 2 young people in school. Depending on the size of the unit these may be located within this room, in larger units they may be in other teaching areas. Secure web filtering will be required.
Learning resource area	HBN 03-02	P	10	1	10			
Staff room/office space (size based on number of spaces)	HBN 03-02	P	6.6	2	13.2	Space for administrative work, lesson preparation, marking, informal meetings with other staff members.	Desk / worktop space with computer access. Informal meeting area. Storage for files and educational equipment.	The size of the unit will indicate whether any other office space is required.

Sub-total			1079					
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**HBN 03-02 FACILITIES FOR CAMHS
SCHEDULE OF ACCOMMODATION TOOL**

Plant	12%	129			HBN recommends 12% of NIA is allowed (depending on the size and nature of the building, and the location of the plant - rooftop plant, for instance, will require negligible m ²).
EDC/Switch Cupboard (x6 @2.5m2)		15			
Comms		14			Estimate based on historical projects
Net internal area (NIA) m²		1237			

Net internal area (NIA) m²		1237			
Circulation allowance	25%	309			HBN figure used.
Communication	0%	0			Not required in a single unit of this size.
Engineering	25%	309			HBN figure used.
Gross internal area (GIA) m²		1855			

NSAMHIS DRAFT SCHEDULE OF ACCOMMODATION

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
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MAIN ENTRANCE HUB & ADMIN					
Draught Lobby	HBN 03-01	6	1	6	
Main entrance/reception	HBN 03-01 HBN 00-03	20	1	20	
Reception desk. (Size based on number of places.)	HBN 03-01 HBN 00-03	5.5	2	11	
Reception office. (Size based on number of places)	HBN 03-01 HBN 00-04	6	2	12	
Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03	1.8	6	10.8	
Interview room	HBN 03-01	12	1	12	
Office - 1 person with informal meeting space	HBN 00-03	12	3	36	SCN x1, visiting consultants x 2.
WC - semi-ambulant	HBN 00-02	2.5	1	2.5	
WC (independent wheelchair/semi-ambulant)	HBN 00-02	5.5	1	5.5	Visitor toilet. HBN notes: The accessible WC should be kept locked when located in the reception area, to be opened upon request.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
STAFF AREA					
Staff rest room and mini-kitchen (size based on number of spaces)	HBN 03-01 HBN 00-03	1.8	15	27	Assumes max of 15 staff at any one time.
WC - ambulant	HBN 00-02	2	4	8	
WC (independent wheelchair/semi-ambulant)	HBN 00-02	5.5	1	5.5	
Staff WCs, changing rooms and showers (10 lockers)	HBN 00-02	6	4	24	Assumes 40 lockers required. HBN states: May include lockers and hanging space (see below).

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
VISITING AREA					
Visiting room	HBN 03-02	16	1	16	Accesses toilets in the entrance hub.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
DAY, DINING & LOCAL ACTIVITY AREAS					
Ward entrance (Secure lobbies)	HBN 03-02	6	2	12	
Dining area (size based on number of places)	HBN 03-01	2	18	36	
Unit kitchen / ward kitchen	HBN 03-01 HBN 00-03	20	1	20	Increased to suit local catering provision. (HBN states: The catering solution and the size of the unit will determine the requirements for either a kitchen for the unit and / or ward kitchens)
Activities area	HBN 03-01	16	1	16	This area should include appropriate activities for the age group. This may include electronic games.
Games area / social room	HBN 03-01	24	1	24	Space should be considered carefully if a table tennis and / or pool table is required. Lockable storage may also be required for the tables and other equipment.
Patients' beverage area	HBN 03-01 HBN 00-03	6	1	6	
Patients' laundry	HBN 03-01	12	1	12	Inclusion of this room in the unit, can assist in developing life skills.
Staff communication base/ward base (size based on number of places)	HBN 03-01	5.5	2	11	
WC - semi-ambulant	HBN 00-02	2.5	2	5	

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
PATIENT: BEDROOM AREAS					
Sitting area/room (size based on number of places) (Located within bedroom "clusters").	HBN 03-01	3	12	36	Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?
Staff "touch-down" bases		2	3	6	As per HBN 00-02
Single bedroom (Accessible)	HBN 03-01	12.5	9	112.5	Personalisation of the room by the patient would be advantageous. The opportunity to display posters and photographs. Lighting which can reflect mood, colour changing, dimmable and controlled from within the room would be advantageous.
Single bedroom for extra care/seclusion	HBN 03-01	15	3	45	Final model to be determined. Current notional allowance is for 3 bedrooms (1 per "cluster") to be able to support seclusion/extra care needs.
Lobby to seclusion room	HBN 03-01	8	3	24	As above.
De-escalation area	HBN 03-01	12	3	36	As above.
En-suite	HBN 03-01	4.5	12	54	A lockback door gives the opportunity for the door to be locked in the open or closed position by staff.
Linen storage	HBN 03-01	5	3	15	This can be one linen store or could be small cupboard areas located in bedroom corridors. Increased to meet local needs - assumes 3 x "clusters"
Assisted bathroom	HBN 03-01	15	1	15	Consider provision of a 'domestic'-type bathroom, feels like being at home. Also consider DDA shower as young people often prefer showers to baths. (Reduced from 2)

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
Mobile hoist storage	HBN 03-01	2	1	2	Hoists may be stored within an dedicated lockable recess within the bathroom. If this is unavailable, the hoist should be stored in a locked store room within the area which may also contain weighing / sanitary chairs. (Reduced from 2 as above)

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
UNIT SUPPORT & STORAGE AREAS					
Patients' property store (Personal goods store)	HBN 03-01	12	1	12	HBN notes: The size of this room may be smaller than previously as single bedrooms with lockable storage allows more property to be kept in a secure manner. The lockable storage can be mixed and some can be controlled by staff only within the bedroom. Local model assumes 3 "clusters" of rooms and need for storage space for larger personal items within clusters. (Cases, boxes, etc)
Equipment store	HBN 03-01	12	1	12	Sockets may be required for equipment which requires charging.
Dirty utility	HBN 00-03	10	1	10	No requirement for bed pan processing.
Disposal hold	HBN 00-03	10	1	10	Increased to meet local needs.
Cleaners' rooms	HBN 00-03	10	2	20	Increased to meet local needs.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
CLINICAL SUPPORT & CONSULTING AREAS WITH DISCRETE ENTRANCE					
Discrete entrance (Secure lobby)	HBN 03-02	6	1	6	Separate discrete side entrance for prisoners, etc.
Treatment room/clinic utility	HBN 00-03 HBN 03-01	16	1	16	
Clinical consulting room		13.5	3	40.5	Supporting a range of clinical consulting activity and patient searches for clients admitted via the discrete entrance, e.g. From custody..(Equivalent to "single-sided consulting room areas)
Meeting room / Staff handover / group therapy / activities (Duty room)	HBN 03-01	16	1	16	These rooms should be multi-functional and offer the opportunity for other activities to take place, when not in use for meetings. Ideally a bookable facility will offer more flexibility. Furnishings and storage for unused furniture should be considered carefully to allow for the room layout to be changed.
WC - ambulant	HBN 00-02	2	6	12	Notionally staff
MDT Room		20	1	20	Supporting daily MDT meetings

GROUP/ THERAPY AREA					
Group therapy rooms		20	3	60	Assumes all rooms are multi-functional! Size per room increased from 16m ² to support multi-functional element. Specific teaching rooms listed separately under education.
Group therapy room store		4	3	12	En-suite to group rooms for local eqpt storage to support multi-functionality.
Therapy kitchen		20	1	20	Assumes not required as patient pantry available for therapeutic activity.
Gym	HBN 03-01	30	1	30	

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
WC (independent wheelchair/semi-ambulant)	HBN 00-02	5.5	2	11	Shared with school area.
WC - ambulant	HBN 00-02	2	2	4	Notionally staff
Therapy office (size based on number of places)		6	2	12	

SCHOOL AREA					
Teaching room (minimum recommended space for any teaching room is 3 persons) (size based on number of spaces)	HBN 03-02	4	8	32	In smaller units this room could be shared to allow a number of staff members to teach different subjects.
ICT room (size based on number of computers required)	HBN 03-02	4	4	16	
Learning resource area	HBN 03-02	10	1	10	
Staff room/office space (size based on number of spaces)	HBN 03-02	6.6	2	13.2	

Sub-total		1079	
Plant	12%	129	HBN recommends 12% of NIA is allowed (depending on the size and nature of the building, and the location of the plant - rooftop plant, for instance, will require negligible m ²).
EDC/Switch Cupboard (x6 @2.5m²)		15	
Comms		14	Estimate based on historical projects
Net internal area (NIA) m²		1237	

Net internal area (NIA) m²		1237	
Circulation allowance	25%	309	HBN figure used.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
	Communication	0%		0	Not required in a single unit of this size.
	Engineering	25%		309	HBN figure used.
	Gross internal area (GIA) m²			1855	

Notes:

Baseline guidance SofA Based on HBN 03-02 (12 beds)

Modified by N Sutherland (HGHP) to reflect local service planning & client comments (11/5/18)

Does not include external areas (Outdoor storage, secure garden areas and secure vehicular/ambulance compound)

Still being developed and modified as COS discussions are on-going.

Comments removed from this version for inclusion in IA documentation.

This version re-aligned to reflect notional zonal/area relationships and flow. (See relationship diagram)

NSAMHIS DRAFT SCHEDULE OF ACCOMMODATION

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
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MAIN ENTRANCE HUB & ADMIN					
Draught Lobby	HBN 03-01	6	1	6	
Main entrance/reception	HBN 03-01 HBN 00-03	20	1	20	
Reception desk. (Size based on number of places.)	HBN 03-01 HBN 00-03	5.5	2	11	
Reception office. (Size based on number of places)	HBN 03-01 HBN 00-04	6	2	12	
Waiting area (5 places including wheelchair space). (Size based on number of places.)	HBN 03-01 HBN 00-03	1.8	6	10.8	
Interview room	HBN 03-01	12	1	12	
Office - 1 person with informal meeting space	HBN 00-03	12	3	36	SCN x1, visiting consultants x 2.
WC - semi-ambulant	HBN 00-02	2.5	1	2.5	
WC (independent wheelchair/semi-ambulant)	HBN 00-02	5.5	1	5.5	Visitor toilet. HBN notes: The accessible WC should be kept locked when located in the reception area, to be opened upon request.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
STAFF AREA					
Staff rest room and mini-kitchen (size based on number of spaces)	HBN 03-01 HBN 00-03	1.8	12	21.6	Assumes max of 15 staff at any one time.
WC - ambulant	HBN 00-02	2	4	8	
WC (independent wheelchair/semi-ambulant)	HBN 00-02	5.5	1	5.5	
Staff WCs, changing rooms and showers (10 lockers)	HBN 00-02	6	4	24	Assumes 40 lockers required. HBN states: May include lockers and hanging space (see below).

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
VISITING AREA					
Visiting room	HBN 03-02	16	1	16	Accesses toilets in the entrance hub.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
DAY, DINING & LOCAL ACTIVITY AREAS					
Ward entrance (Secure lobbies)	HBN 03-02	6	2	12	
Dining area (size based on number of places)	HBN 03-01	2	15	30	
Unit kitchen / ward kitchen	HBN 03-01 HBN 00-03	20	1	20	Increased to suit local catering provision. (HBN states: The catering solution and the size of the unit will determine the requirements for either a kitchen for the unit and / or ward kitchens)
Activities area	HBN 03-01	16	1	16	This area should include appropriate activities for the age group. This may include electronic games.
Games area / social room	HBN 03-01	24	1	24	Space should be considered carefully if a table tennis and / or pool table is required. Lockable storage may also be required for the tables and other equipment.
Patients' beverage area	HBN 03-01 HBN 00-03	6	1	6	
Patients' laundry	HBN 03-01	12	1	12	Inclusion of this room in the unit, can assist in developing life skills.
Staff communication base/ward base (size based on number of places)	HBN 03-01	5.5	2	11	
WC - semi-ambulant	HBN 00-02	2.5	2	5	

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
PATIENT: BEDROOM AREAS					
Sitting area/room (size based on number of places) (Located within bedroom "clusters").	HBN 03-01	3	12	36	Assumes small sitting areas provided with 3 x bedroom "clusters". Also doubles as "quiet room provision through the day?
Staff "touch-down" bases		2	3	6	As per HBN 00-02
Single bedroom (Accessible)	HBN 03-01	12.5	6	75	Personalisation of the room by the patient would be advantageous. The opportunity to display posters and photographs. Lighting which can reflect mood, colour changing, dimmable and controlled from within the room would be advantageous.
Single bedroom for extra care/seclusion	HBN 03-01	15	3	45	Final model to be determined. Current notional allowance is for 3 bedrooms (1 per "cluster") to be able to support seclusion/extra care needs.
Lobby to seclusion room	HBN 03-01	8	3	24	As above.
De-escalation area	HBN 03-01	12	3	36	As above.
En-suite	HBN 03-01	4.5	9	40.5	A lockback door gives the opportunity for the door to be locked in the open or closed position by staff.
Linen storage	HBN 03-01	5	3	15	This can be one linen store or could be small cupboard areas located in bedroom corridors. Increased to meet local needs - assumes 3 x "clusters"
Assisted bathroom	HBN 03-01	15	1	15	Consider provision of a 'domestic'-type bathroom, feels like being at home. Also consider DDA shower as young people often prefer showers to baths. (Reduced from 2)

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
Mobile hoist storage	HBN 03-01	2	1	2	Hoists may be stored within an dedicated lockable recess within the bathroom. If this is unavailable, the hoist should be stored in a locked store room within the area which may also contain weighing / sanitary chairs. (Reduced from 2 as above)

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
UNIT SUPPORT & STORAGE AREAS					
Patients' property store (Personal goods store)	HBN 03-01	12	1	12	HBN notes: The size of this room may be smaller than previously as single bedrooms with lockable storage allows more property to be kept in a secure manner. The lockable storage can be mixed and some can be controlled by staff only within the bedroom. Local model assumes 3 "clusters" of rooms and need for storage space for larger personal items within clusters. (Cases, boxes, etc)
Equipment store	HBN 03-01	12	1	12	Sockets may be required for equipment which requires charging.
Dirty utility	HBN 00-03	10	1	10	No requirement for bed pan processing.
Disposal hold	HBN 00-03	10	1	10	Increased to meet local needs.
Cleaners' rooms	HBN 00-03	10	2	20	Increased to meet local needs.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
CLINICAL SUPPORT & CONSULTING AREAS WITH DISCRETE ENTRANCE					
Discrete entrance (Secure lobby)	HBN 03-02	6	1	6	Separate discrete side entrance for prisoners, etc.
Treatment room/clinic utility	HBN 00-03 HBN 03-01	16	1	16	
Clinical consulting room		13.5	3	40.5	Supporting a range of clinical consulting activity and patient searches for clients admitted via the discrete entrance, e.g. From custody..(Equivalent to "single-sided consulting room areas)
Meeting room / Staff handover / group therapy / activities (Duty room)	HBN 03-01	16	1	16	These rooms should be multi-functional and offer the opportunity for other activities to take place, when not in use for meetings. Ideally a bookable facility will offer more flexibility. Furnishings and storage for unused furniture should be considered carefully to allow for the room layout to be changed.
WC - ambulant	HBN 00-02	2	6	12	Notionally staff
MDT Room		20	1	20	Supporting daily MDT meetings

GROUP/ THERAPY AREA					
Group therapy rooms		20	3	60	Assumes all rooms are multi-functional! Size per room increased from 16m ² to support multi-functional element. Specific teaching rooms listed separately under education.
Group therapy room store		4	2	8	En-suite to group rooms for local eqpt storage to support multi-functionality.
Therapy kitchen		20	1	20	Assumes not required as patient pantry available for therapeutic activity.
Gym	HBN 03-01	30	1	30	

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
WC (independent wheelchair/semi-ambulant)	HBN 00-02	5.5	2	11	Shared with school area.
WC - ambulant	HBN 00-02	2	2	4	Notionally staff
Therapy office (size based on number of places)		6	2	12	

SCHOOL AREA					
Teaching room (minimum recommended space for any teaching room is 3 persons) (size based on number of spaces)	HBN 03-02	4	6	24	In smaller units this room could be shared to allow a number of staff members to teach different subjects.
ICT room (size based on number of computers required)	HBN 03-02	4	3	12	
Learning resource area	HBN 03-02	10	1	10	
Staff room/office space (size based on number of spaces)	HBN 03-02	6.6	2	13.2	

Sub-total		1000	
Plant	12%	120	HBN recommends 12% of NIA is allowed (depending on the size and nature of the building, and the location of the plant - rooftop plant, for instance, will require negligible m ²).
EDC/Switch Cupboard (x6 @2.5m²)		15	
Comms		14	Estimate based on historical projects
Net internal area (NIA) m²		1149	

Net internal area (NIA) m²		1149	
Circulation allowance	25%	287	HBN figure used.

Activity Space	HBN Reference	Unit area allowance m ²	Quantity	Total area m ²	Notes
	Communication	0%		0	Not required in a single unit of this size.
	Engineering	25%		287	HBN figure used.
	Gross internal area (GIA) m²			1724	

Notes:

Baseline guidance SofA Based on HBN 03-02 (12 beds)

Modified by N Sutherland (HGHCPC) to reflect local service planning & client comments (11/5/18)

Does not include external areas (Outdoor storage, secure garden areas and secure vehicular/ambulance compound)

Still being developed and modified as COS discussions are on-going.

Comments removed from this version for inclusion in IA documentation.

This version re-aligned to reflect notional zonal/area relationships and flow. (See relationship diagram)

This version intended to reflect requirements for a 9 bed unit in 3 x "clusters"

NSAMHIS Core Areas & Relationships

