
Report To:	Health & Social Care Committee	Date:	8 June 2022
Report By:	Allen Stevenson Interim Corporate Director (Chief Officer) Inverclyde Health & Social Care Partnership	Report No:	SWI*/2022/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Inverclyde Learning Disability Community Hub		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the on-going development of the Inverclyde Learning Disability Community Hub project.

2.0 SUMMARY

- 2.1 The Business Case activity for the new Learning Disability Community Hub was taken forward and approved pre-COVID. The progression of the project was impacted by the initial lockdown and recovery period and the design stage has been protracted due to a combination of continuing construction sector supply chain issues and the requirement to assess site specific development risks and their impact on the developing design proposals.
- 2.2 The evolving position on achieving net zero emission / carbon standards also has implications for capital projects and future planned investment in the Council's property portfolio. Projects such as the new Learning Disability hub require to consider to what extent future Net Zero targets will be incorporated within the scope / design briefs. The current proposals include a low carbon design approach with an energy in use target that aligns with other National infrastructure programmes. A funding bid has also been progressed through the Low Carbon Fund / Vacant and Derelict Land Investment Programme which has resulted in an allocation of £990,000 to address the enhanced low carbon scope subject to return of the completed final grant offer acceptance which has recently been received.
- 2.3 Over the past 2 years, supply chain insecurity and associated financial pressures have been a recurring issue through the initial impact of COVID and the UK exit from the EU to the most recent impact of the invasion of Ukraine by Russia. This has created an extremely unpredictable market position in terms of construction sector activity through a combination of sharply rising prices for construction materials, disrupted supply chains and labour shortages. The current tendering climate is markedly different as a result with low numbers of tender responses being experienced in open tender situations and with those that are returned generally being heavily qualified including how long the prices can be held open for.
- 2.4 The development of the design for the new Learning Disability Hub has also been challenging in respect of a number of aspects of the proposed site. Investigation work has highlighted limiting factors / site abnormalities as outlined within section 8.0. This, in combination with market forces outlined in 2.3 above and the influence of a low carbon design approach outlined in 2.2 have necessitated a design review and alternative design response to the brief. As detailed within the report and appendices, although this has had a positive effect in reducing the overall project prime cost from the previously developed stage 2 design, there remains a significant budget gap to be addressed to allow the project to move forward.

3.0 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- Notes the report and the current stage of development of the project;
- Notes the position with respect to the external grant funding support sought for the project and allocation subject to grant offer acceptance;
- Notes and approves the intended procurement route to market via hub West Scotland;
- Approves the progression of the project based on the alternative design as outlined within section 8.4 and Appendices 2A&B subject to the submission of a report to the June Inverclyde Integration Joint Board and confirmation of the additional funding support required to allow the project to proceed.

Allen Stevenson
Interim Corporate Director (Chief Officer)
Inverclyde Health & Social Care Partnership

4.0 BACKGROUND

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

5.0 DESIGN STAGE PROGRESS

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

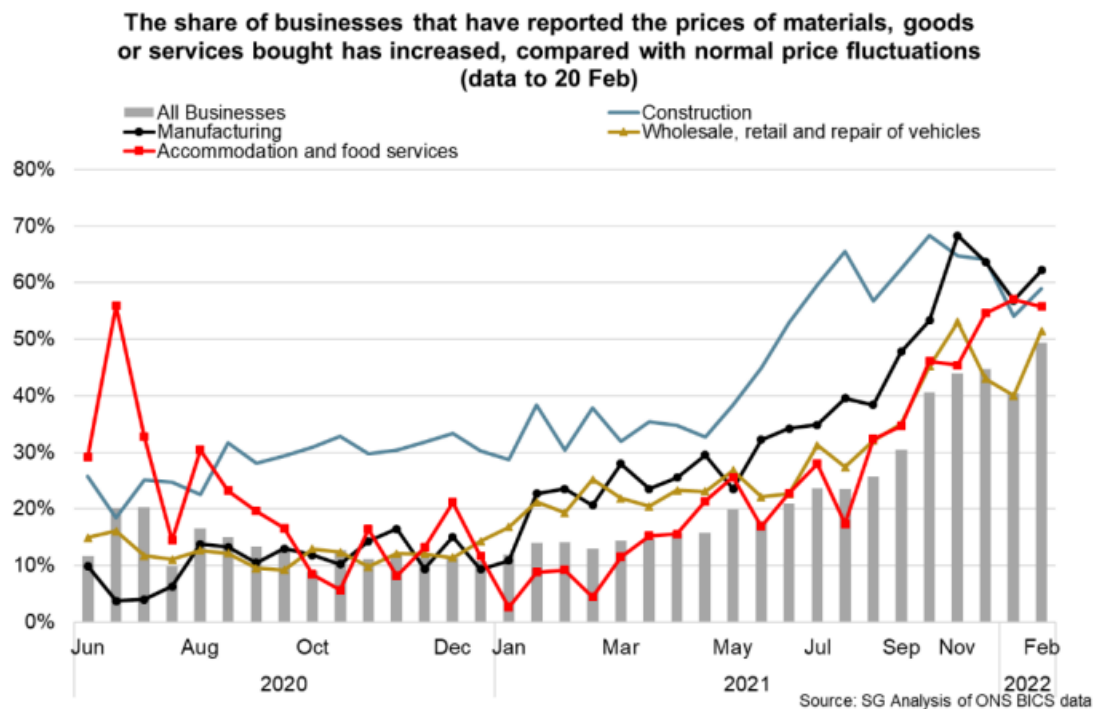
6.0 NET ZERO CONSIDERATIONS

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

7.0 MARKET CHALLENGES AND RISKS

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

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



Source: Scottish Government, Monthly Economic Briefing March 2022

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

8.0 PROJECT COST SIGNIFICANT FACTORS & DESIGN REVIEW

- 8.1 There are a number of areas which are impacting the updated cost position beyond the business case work undertaken pre-covid to inform the initial budget cost. The sections below summarise the significant cost factors and the actions through Property Services to assist in mitigating / reducing as many as possible.

8.2 Site Abnormals

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

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

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

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

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

8.3 Initial Design Response to Clients Brief

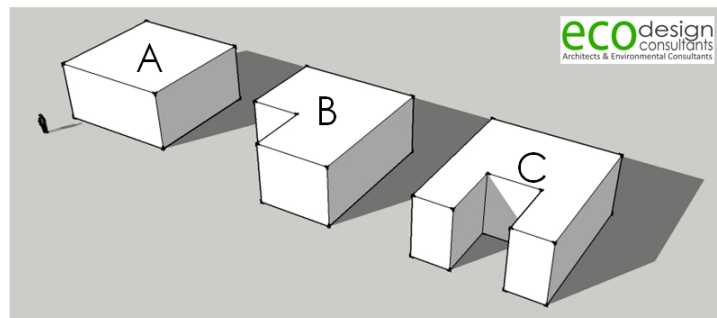
The design response to the Client's brief evolved through extensive consultation and engagement. The plans included in Appendices 1A-C show how the proposed design solution for the site and building were developed to meet both the accommodation schedule requirements and the need to consider how the building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

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

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

- The ratio of external envelope area to floor area or volume ratios can be used as a design driver to improve building energy efficiency;
- Simple singular cubical design is more efficient than multiple, long thin or sprawling buildings;
- Projections from the building envelope increase the form factor;
- Complexity of the external envelope will normally reflect badly in the energy efficiency of a building due to the high risk of air leakage, thermal bridging at corners and junctions, and in the cost of its construction.
- The higher the Form Factor the lower the U-value (rate of transfer of heat through a structure) and the thicker the insulation needs to be to make the building a low energy demand building.

A simple illustration of this is provided below:



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

8.4 Alternative Design Response

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

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

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

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

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

9.0 IMPLICATIONS

Financial

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

One off Costs (Savings)

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

Annually Recurring Costs (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Net Impact £000	Virement From	Other Comments
Current Allocations					
General Fund	Loans Charges	2022/23	360		Estimated loans charges to deliver the £7.4m investment.
Learning Disabilities	Running Costs	2022/23	1,327		Estimated sum available for the running costs of the new facility.
Potential Additional Allocations					
General Fund	Loans Charges	2023/24	55		Potential additional loans charges.

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

The current agreed capital funding allocation of £7.4m is being made available through prudential borrowing funded by the Health and Social Care Partnership. The Committee is requested to note that a report will be submitted to the Inverclyde Integration Joint Board seeking approval to fund the net cost increase either through additional prudential borrowing or from any available reserves.

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

Legal

- 9.2 The former Hector McNeil Baths site is inalienable common good land and as such it has been necessary to take forward a consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 and to obtain the consent of the Court under Section 75 of the Local Government (Scotland) Act 1973, in relation to the proposed change of use of the site. Minimal legal costs have been incurred which were contained within the earmarked reserve allocation for one-off survey/project costs.

Human Resources

- 9.3 There are no human resources issues.

Equalities

9.4 Equalities

- (a) Has an Equality Impact Assessment been carried out?

☐	YES – (see attached appendix)
☐	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

☐	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
☐	NO

- (c) Data Protection

Has a Data Protection Impact Assessment been carried out?

☐	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
☐	NO

Repopulation

- 9.5 No implications.

10.0 CONSULTATIONS

- 10.1 The report has been prepared in consultation with the Interim Director for Finance & Corporate Governance, the Interim Director Environment and Regeneration, and the Interim Head of Health & Community Care.
- 10.2 The Learning Disability Service has been consulted on the review of the building design and its ability to meet the current and future needs of the users, including those with autism and those with the most complex needs. The Service is satisfied that the revised design can be developed through the remaining detail design stages and will meet the needs of the service user group and staff teams.

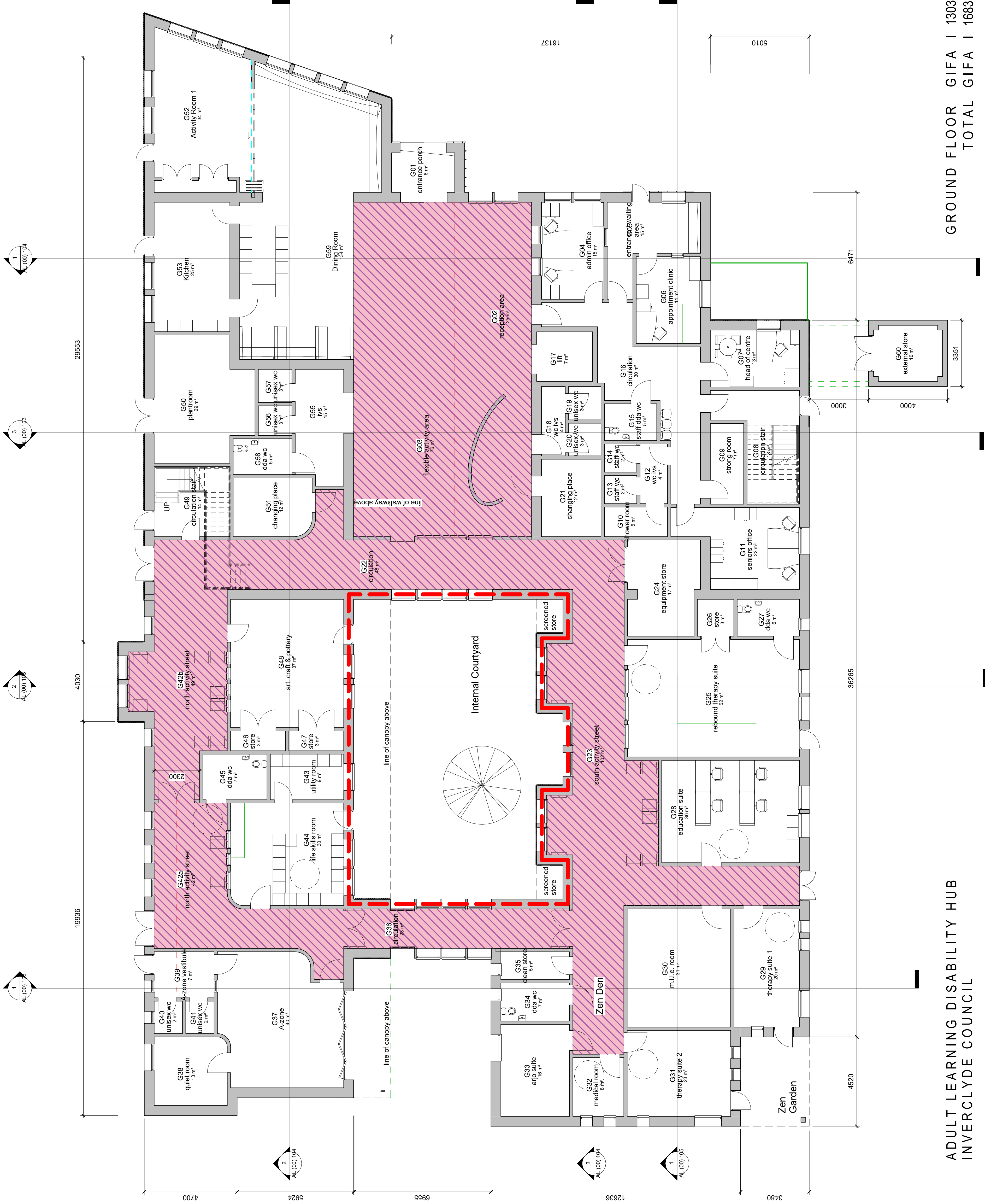
11.0 LIST OF BACKGROUND PAPERS

- 11.1 Net Zero – Capital project / Future Investment Implications – Corporate Management Team – 15th July 2021.

Contract Cost Increase and Supply Issues – Inverclyde Council (Report 05) – 21st April 2022.

Construction Sector Briefing Note – Glasgow City Region – May 2022.

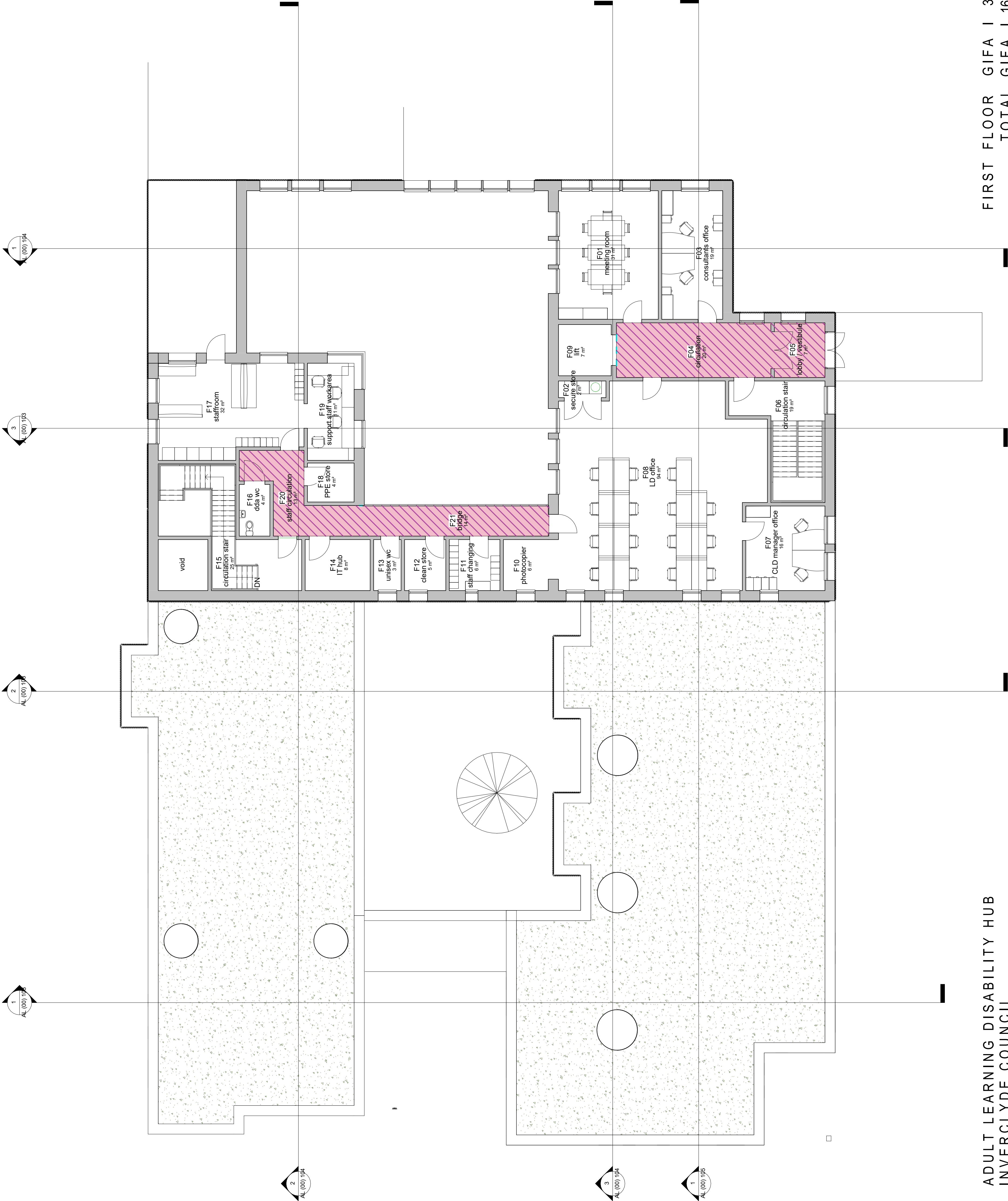
Accommodation Schedule		
Number	Name	Area
F01	meeting room	31 m ²
F02	secure store	2 m ²
F03	consultants office	19 m ²
F04	circulation	20 m ²
F05	lobby / vestibule	7 m ²
F06	circulation stair	19 m ²
F07	CLD manager office	16 m ²
F08	LD office	94 m ²
F09	lift	7 m ²
F10	photocopier	Not Placed
F11	staff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



GROUND FLOOR GIFA I 1303 m²
TOTAL GIFA I 1683 m²

ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL

Accommodation Schedule		
Number	Name	Area
F01	meeting room	31 m²
F02	secure store	2 m²
F03	consultants office	19 m²
F04	circulation	20 m²
F05	lobby / vestibule	7 m²
F06	circulation stair	19 m²
F07	CLD manager office	16 m²
F08	LD office	94 m²
F09	lift	7 m²
F10	photocopier	Not Placed
F10	photocopier	6 m²
F11	staff changing	6 m²
F12	clean store	5 m²
F13	unisex wc	3 m²
F14	IT hub	8 m²
F15	circulation stair	25 m²
F16	dda wc	4 m²
F17	staffroom	32 m²
F18	PPE store	4 m²
F19	support staff workarea	11 m²
F20	staff circulation	13 m²
F21	bridge	14 m²
G01	entrance porch	6 m²
G02	reception area	25 m²
G03	flexible activity area	76 m²
G04	admin office	15 m²
G05	entrance / waiting area	15 m²
G06	appointment clinic	14 m²
G07	head of centre	13 m²
G08	circulation stair	18 m²
G09	strong room	7 m²
G10	shower room	5 m²
G11	seniors office	22 m²
G12	wc ivs	4 m²
G13	staff wc	2 m²
G14	staff wc	2 m²
G15	staff dda wc	5 m²
G16	circulation	30 m²
G17	lift	7 m²
G18	wc ivs	4 m²
G19	unisex wc	3 m²
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G28	education suite	36 m²
G29	therapy suite 1	20 m²
G30	m.i.l.e. room	31 m²
G31	therapy suite 2	23 m²
G32	medical room	8 m²
G33	arjjo suite	16 m²
G34	dda wc	7 m²
G35	clean store	5 m²
G36	circulation	23 m²
G37	A-zone	40 m²
G38	quiet room	13 m²
G39	A-zone vestibule	7 m²
G40	unisex wc	2 m²
G41	unisex wc	2 m²
G42a	north activity street	42 m²
G42b	north activity street	49 m²
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G51	changing place	12 m²
G52	Activity Room 1	34 m²
G53	Kitchen	25 m²
G55	ivs	15 m²
G56	unisex wc	3 m²
G57	unisex wc	3 m²
G58	dda wc	5 m²
G59	Dining Room	134 m²
G60	external store	10 m²



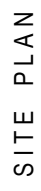
FIRST FLOOR GIFA | 380 m²
TOTAL GIFA | 1683 m²

ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL



SITE PLAN

ADULT LEARNING DISABILITY HUB
INVERCLYDE COUNCIL



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