Work starts on trio of Partnership Centres

We recently welcomed Maureen Watt MSP, Minister for Mental Health, to site to officially mark the start of construction work on the North West Edinburgh Partnership Centre - the first of three health and social care centres in Edinburgh and West Lothian.

A local family from North West Edinburgh, who will be able to use their new Centre when it’s complete, also joined us and Matthew (5, pictured above to the right) helped on the day, spade in hand!

The Centre is one of three in the £27.6 million programme, which will be delivered in late 2017 by Hub South East, on behalf of NHS Lothian, the City of Edinburgh Council and West Lothian Council.

Allermuir Health Centre (formerly the Firrhill Partnership Centre - see right), the North West Edinburgh Partnership Centre (Muirhouse) and Blackburn in West Lothian, have been designed to make it easier for patients and service users to access services by providing them in a one-stop shop.

Marking a site start in Blackburn

Following the Ministerial Visit to our site in Edinburgh, a sod cutting took place in West Lothian to mark the start of construction on the Blackburn Partnership Centre (above).

Name change for Partnership Centre in Firrhill

Firrhill Partnership Centre will now be known as Allermuir Health Centre after one of the famous hills of the Pentlands which is visible from the site.

This follows a public vote organised by NHS Lothian earlier this year.

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Supporting ICE

Planning Approval for West Calder High

Plans to deliver a new West Calder High School have taken a huge step forward.

Planning permission has been approved for the brand new 1,100 capacity secondary school on the eastern side of the village near Parkhead Primary, which will include a swimming pool, floodlit 3G sports pitch, and sports facilities for school and community use.

Councillor Fitzpatrick, West Lothian’s Executive Councillor for Education, said: “I’m delighted to see the project to deliver the new £32 million West Calder High School, the council’s largest ever investment in education, is progressing well.

“The modern, high-quality school will be a fantastic resource for local young people, providing an ideal learning environment for them to achieve their full potential. This investment will help ensure that West Lothian continues to have one of the best school estates in Scotland.

“The construction work phase will also provide valuable training and job opportunities for local residents. At its peak, 70-100 people will be employed on site, with up to an additional 10 full-time positions being created. The project is also targeting up to three new apprenticeships, with up to 30 apprentices expected to be involved in the delivery of the new school.”

In recognition of the importance of civil engineering in delivering community infrastructure, we joined forces this year with the Institution of Civil Engineers (ICE). At the ground breaking ceremonies for both North West Edinburgh and Blackburn Partnership Centres, we proudly displayed our banner with the ‘Building for Life’ caption as these centres are very much designed and constructed as structures which will last for generations.

Gillespie’s Campus Handed Over

We’ve recently handed over the sports and performance blocks, completing the James Gillespie’s Campus in Edinburgh. We’ll have more about this project in a future issue of Hub News, after the official opening in October, but feedback so far is very positive, with the Headteacher, Donald MacDonald, declaring it “a campus that elevates the environment for learning in the 21 century to spectacular new heights.”

Newbattle project already delivering on Community Benefits

Two local men, Ian Ferguson and Tam McGuiness are now helping to construct the new Newbattle Centre after attending a recruitment event at Dalkeith Arts Centre in January. Meanwhile, Ross Maxwell, initially started working on site through an agency and has since been taken on by the groundworks firm working on Newbattle, RJT.

Ian, from Gorebridge, is employed by Morrison Construction, while Tam, from Loanhead is also working with the subcontractor RJT. It’s great to see these Hub projects helping to support local employment.

Extending our Tier 1 Construction Supply Chain

Our strong and developing relationships with our supply chain members are fundamental to our continued success and growth as a development partner for the public sector. In recognition of the potential future opportunities that we see ahead, we are now expanding our supply chain by appointing a third Tier 1 construction contractor. We have had a notice on the Public Contracts Scotland website now for six weeks and are about to go through a thorough process of analysis and interviews to determine the most suitable contractor. We’ll keep you up to date on our progress in the next Hub News.
Simpson Pavilions - Official Opening

We recently attended the official opening of what the school has called the ‘Simpson Pavilions’, for West Lothian Council at Simpson Primary in Bathgate.

The two standalone buildings, connected by a rainbow canopy, are modelled on the Rising Rolls Programme (see below), developed with the City of Edinburgh Council. The Simpson Pavilions mark the first such project we have delivered for West Lothian Council.

At the opening ceremony, the pupils lead the celebration, having arranged a presentation with video clips, as well as choir singing and a tour of the new facilities. The new Pavilions have clearly been well received, being described as ‘a very awesome place to work in’ and ‘very big and exciting.’

Simpson Primary’s Head Teacher added: “It’s so important to have space - and flexible space - to maximise learning and teaching opportunities.

“These fantastic pavilions will give us the room we need to give Simpson pupils the best possible educational experience.”

Testament to the project’s success, at the time of writing, we have just handed over a second Rising Rolls style extension for West Lothian Council, this time at Pinewood Primary School.

RISING ROLLS PROGRAMME

At the time of writing we have just delivered a fourth year of the Rising Rolls programme for the City of Edinburgh Council, which has now included 18 new facilities in total. We are also providing strategic support for a fifth year. The Rising Rolls programme is an innovative solution to help tackle rising school numbers by developing, designing and constructing new classrooms in short timescales (less than 12 months from start to finish, which is no mean feat). We work with Participants to provide a standardised approach to various class sizes which can be rolled out across multiple locations. Individual facilities can have their own identities that reflect the site, local planning restrictions and user preference, but a standard pallet of materials is used.

11 contracts closed within months

In order to get to the stage where we can start work on site, there is a great deal of pre-construction work done in developing projects. The first half of this year was a very busy one in terms of pre-construction and although we have trumpeted the start of work on site on the three large revenue funded projects - Kelso, Newbattle and the partnership centres in the Lothian Bundle - it’s important to mark the fact that in tandem with this, a number of equally significant Design and Build projects have also reached Financial Close.

Between March and now we have closed 11 contracts - a massive achievement and one which allows construction to start on some much needed community facilities in the South East Territory, including an extension to the Prestonpans Health Centre, and Infant School, a new Health Centre in Galashiels and making sure a number of facilities in Edinburgh have the necessary capacity to deliver Free School Meals.

Also included in this batch of 11 contracts is the fourth year of Rising Rolls schools extensions in Edinburgh and another extension for West Lothian Council at Pinewood Primary. Such is the timescale of these projects, with the majority of work being done in pre-construction, already, these facilities have been built and handed over in the last week to allow pupils to use them for the 2015/16 school year. We’ll have more about these in the next issue of Hub News.

In terms of added value on the 11 projects closed recently, we are pleased to say that in our efforts to deliver value for money savings for our Participants, we have managed to achieve an overall reduction of £300k - that’s 3% against the affordability caps.
Our first project to start construction in West Lothian is almost complete, after we handed over the first phase of the Rosemount Court redevelopment, the new build Rosemount Gardens complex.

The first tenants have already settled into the new 30 flat complex in Mid Street, Bathgate. As well as facilities solely for residents, the public can use the shared facilities in the complex including the atrium café, restaurant, garden, multi-purpose rooms and hairdressers.

After a tour of the new facility, Council Leader John McGinty said: “I was very impressed with the new Rosemount Gardens complex, which will offer assisted living for older people close to the heart of Bathgate.

“West Lothian has a rising population of older people, and it’s essential we take steps now to make sure we can cater for the growing demand.

“The new £7 million Rosemount Gardens and Court development will offer comfortable supported housing for local older people, and create a real sense of community through the welcoming communal areas.”

Feedback has also been positive from those using the new building, with June Murphy, Assisted Living Co-ordinator, saying: “The new building is fantastic! Staff and residents absolutely love it. It’s been well designed – there’s a lot of space and so many different modern features and facilities but it’s still homely. Our residents are really impressed.”

Work has now started on phase two of the project, which involves refurbishing the existing adjacent Rosemount Court sheltered housing development into 16 one-bedroom flats to meet the future expectations and needs of older people.

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Welcome to our Apprentice - Rianna

We recently said goodbye to our office assistant Eve, as she jetted off to New York to study. In the recruitment of Eve’s replacement, we decided to offer the role as an apprenticeship. Rianna Chalmers, 17, is now working in the Hub Team and will be working towards an Apprenticeship in Business Administration. Rianna is enjoying being part of the team and said:

“This is a fantastic opportunity for me to gain qualifications whilst earning and I’m looking forward to the journey ahead.”

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TPB Director Moving On

Alastair Young, our Territory Partnering Director, is moving on to a full time post within Scottish Futures Trust.

Over the last three years we have worked closely with Alastair to ensure a joined up approach across the Territory. We would like to thank him for his contribution and wish him well in his new role.

We look forward to working with Alastair’s successor in the future, continuing to maintain strong relations as we develop projects together for our Participants.

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