



**Goathill Housing and Care Home Project**



HEBRIDEAN HOUSING PARTNERSHIP - MAKING OUR HOUSE YOUR HOME

Ag Obair Còmhla airson nan Eilean

**COMHAIRLE NAN EILEAN SIAR**

Working Together for the Western Isles



# SURF 25<sup>th</sup> AWARDS 2023

Recognising good practice across the country



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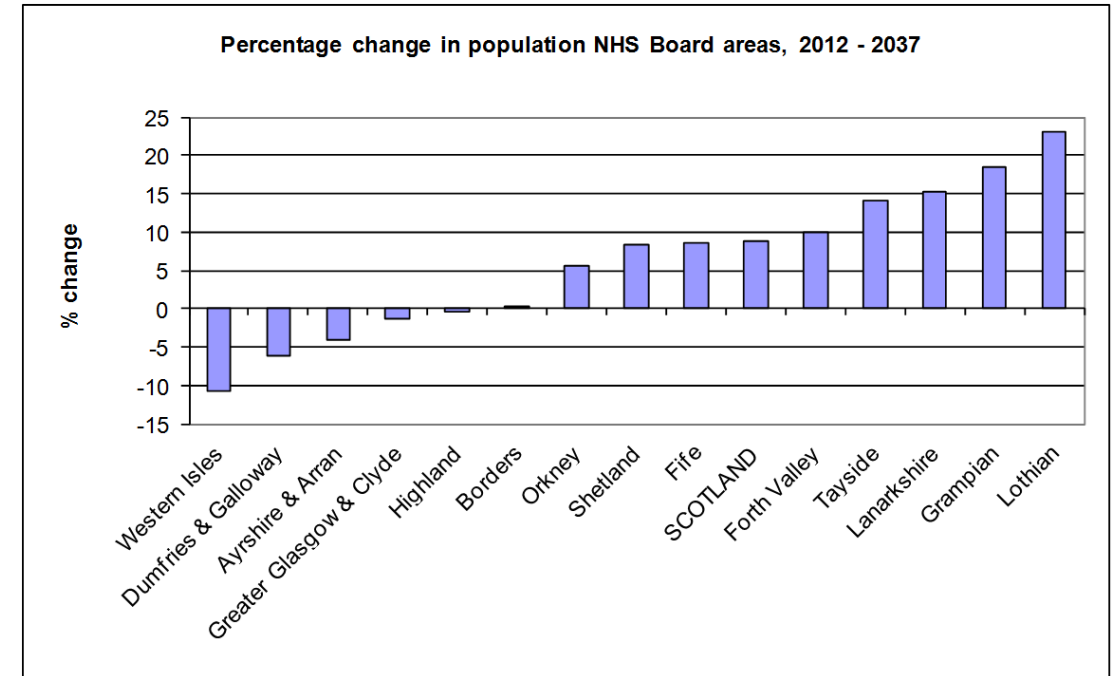
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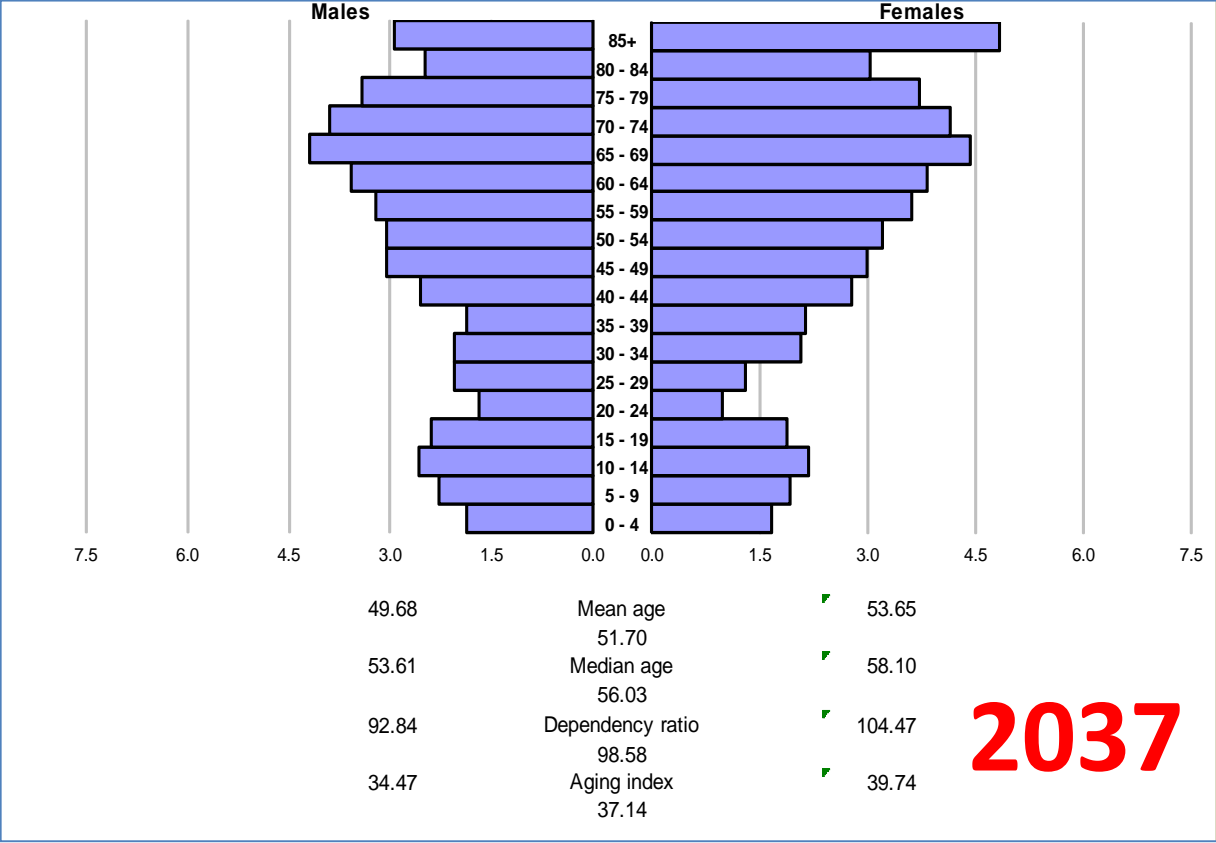
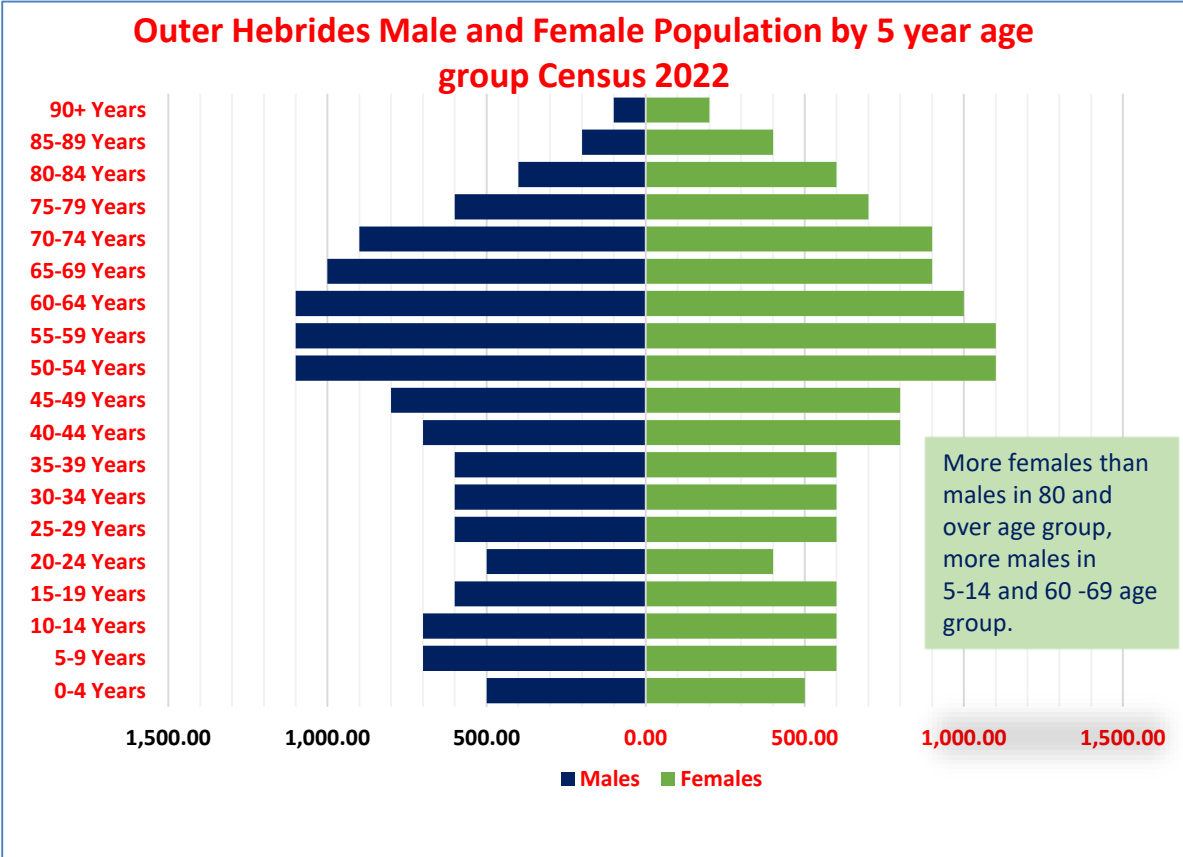
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## CONTEXT – The Problem

- The Western Isles has been viewed as the location of the ‘perfect storm’ in relation to resourcing the care needs for older people.
- The relationship between an aging population, prevalence of long-term conditions and the highest level of single occupancy households creates the two-fold challenge – meeting the care needs of the population with an aging and decreasing workforce.
- In addition to this there is the impact of a higher retirement age and the knock-on effect this will have on the ability of family carers to support their loved ones to live as independently as possible.



# CONTEXT – The Problem



## CONTEXT – The Response

- June 2014 - Review initiated by Comhairle nan Eilean Siar (CNES) of older persons housing needs and services.
- Working Group set up across CNES services and including Hebridean Housing Partnership (HHP)
- Review considered future of existing care homes in Stornoway which are nearing end of life
  - Dun Eisdean – 38 beds
  - Dun Berisay – 33 beds
- Approximately 40 people on waiting lists at any time for care homes of which 20+ on delayed discharge.



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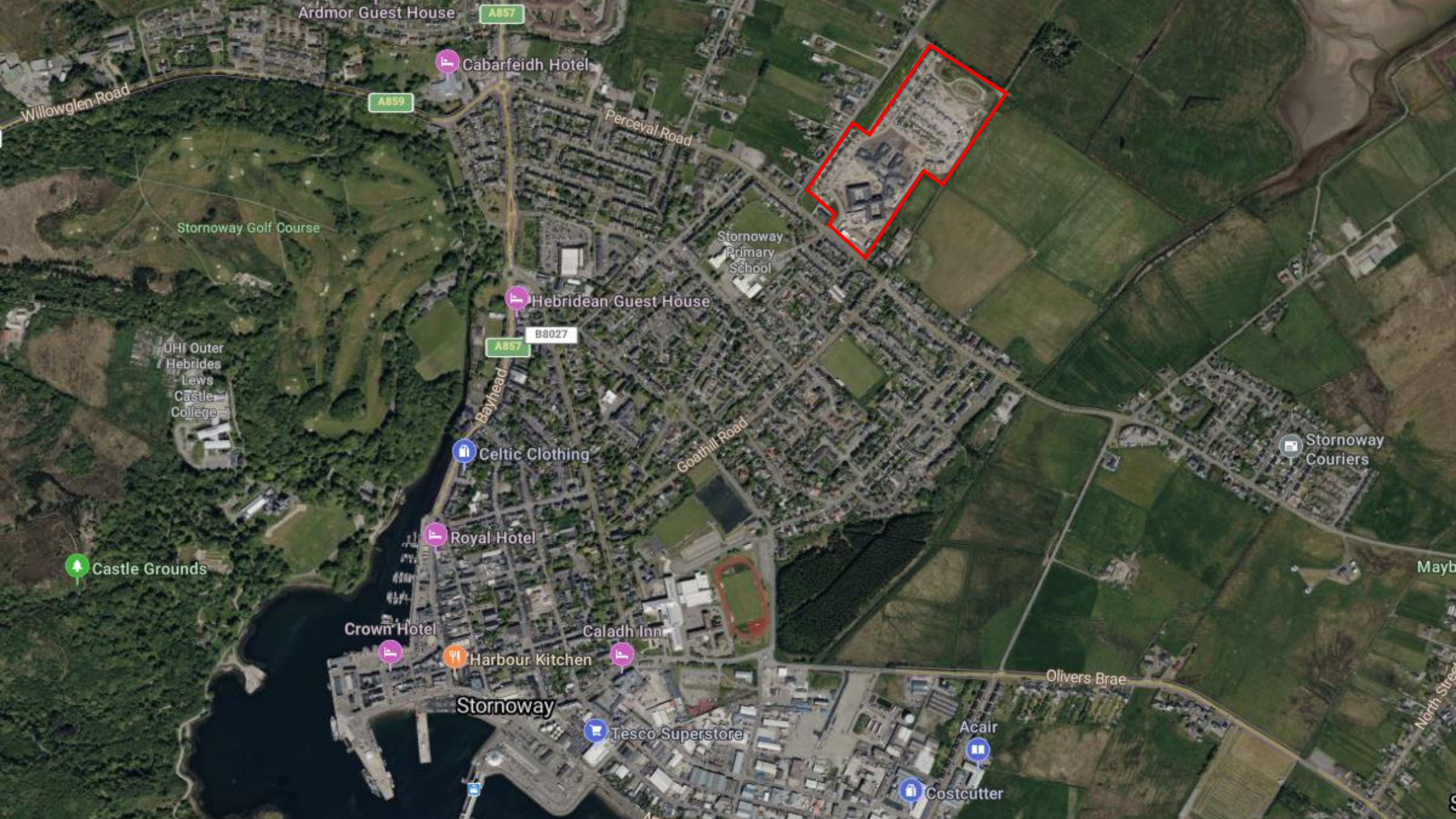
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## CONTEXT - The Masterplan

- Goathill site purchased by HHP as land bank opportunity with Scottish Government support.
- New Scottish Government RPA announced in pursuit of 50,000 homes by 2021 target.
- Huge opportunity but a major time challenge to complete by March 2021
- Identify and examine best practice models in relation to housing and residential care provision for older people and individuals with long term conditions/complex care needs.
- Collate and examine the local data on the current and projected demand.
- Undertake options appraisal to agree the models of care to be developed in more detail
- Commission Masterplan





Ardmor Guest House

A857

Willowglen Road

A859

Cabarfeidh Hotel

Perceval Road

Stornoway Golf Course

Stornoway Primary School

Hebridean Guest House

B8027

UHI Outer Hebrides Lewis Castle College

Bayhead

A857

Celtic Clothing

Goathill Road

Stornoway Couriers

Castle Grounds

Royal Hotel

Crown Hotel

Caladh Inn

Harbour Kitchen

Costcutter

Stornoway

Tesco Superstore

Acair

Olivers Brae

Costcutter

Mayb

North Street



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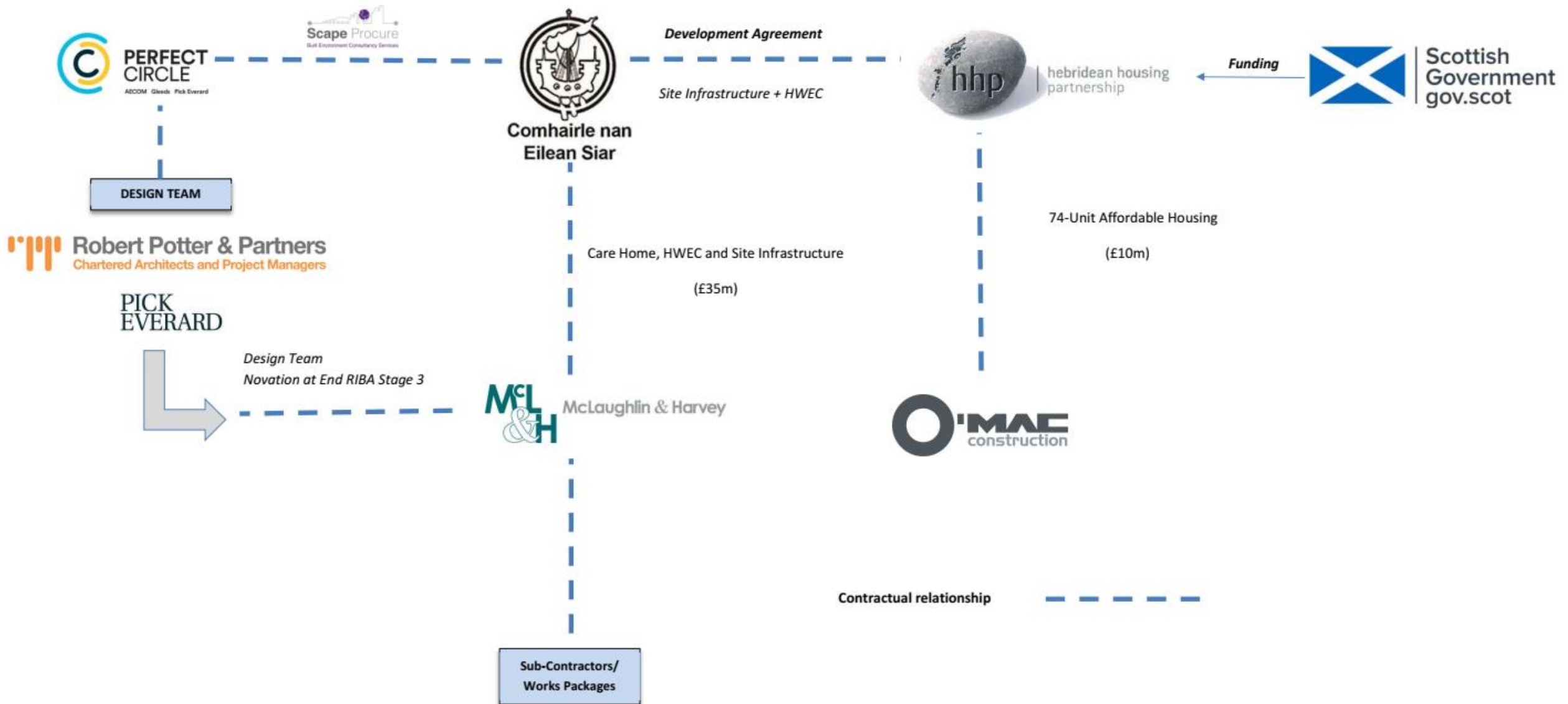
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# GOATHILL DEVELOPMENT – CONTRACTURAL RELATIONSHIPS



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Enabling Works Contract  
July 2019 – February 2020



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# Main Works Contract August 2020 – May 2023



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## GOATHILL DEVELOPMENT - SITE OVERVIEW

74 Unit Social Housing

52 Bed Residential Care Home  
Taigh Shipoirt / Seaforth House

50 Unit Housing with Extra Care  
Bremner Court

- 10 Adapted properties for residents identified by Occupational Therapy services as requiring additional needs.
- 48 General Needs semi-detached houses for rent with sizes ranging from 1 Bed to 4 Bed 7 person.
- 16 homes for sale through the New Supply Shared Equity scheme which allows buyers to purchase their own home with the help of Scottish Government funding. The scheme prioritises support local first time buyers in the first instance.



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ADDITIONAL ONSITE SERVICES



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# SUPPORT SERVICES (Bremner Court)



START  
(Short Term Assessment  
and Reablement Team)

Occupational Therapy Services

Community Mental Health Team  
Specialist Dementia Nurses

Care Teams



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# CHALLENGES

## Pre-Construction

- Agreeing the model of care
- Funding
- Procurement Strategy



## Post Construction

- Brexit, COVID, War in Ukraine
- Transportation logistics
- Weather
- Labour, material and accommodation availability
- Quality management
- Site interfaces
- Utilities



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# SCOTTISH GOVERNMENT POLICY

## *that helped.....*

- **Scottish Government Target - 50,000 homes by 2021**
  - SG (via More Homes Scotland) grant to undertake Masterplan
  - Outer Hebrides allocation of £25M for 2018 – 2021
- **Additional Post Covid/Post Contract Funding**
  - Health and Social Care Remobilisation COVID funding
  - More Homes Division - additional subsidy

## *that hindered.....*

- **Scottish Government Target - 50,000 homes by 2021**
  - Limited appetite to work on Scottish islands
  - Skills shortages in construction sector
  - Increases costs and programme
  - Health and safety considerations



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## SUCCESSSES

- Once in a generation project successfully delivered
- High quality housing and care provision - life changing for many tenants, service users and those providing the service.
- Inter-agency partnership working – appetite for more
- Maintaining the clear vision throughout
- Strong project governance and control measures
- Clinician’s Choice Award at the Building Better Healthcare Awards (UK)
- Many challenges remain but this transformational project will be vital in addressing these.



# VIRTUAL TOUR



<https://cne-siar.gov.uk/home/health-and-social-care/care-homes/stornoway-care-homes/>



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# QUESTIONS



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