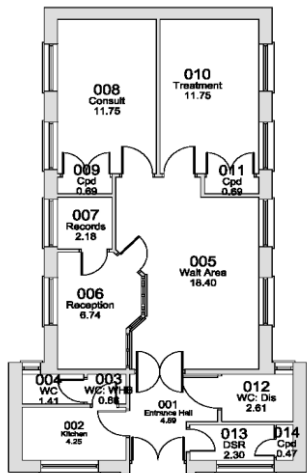


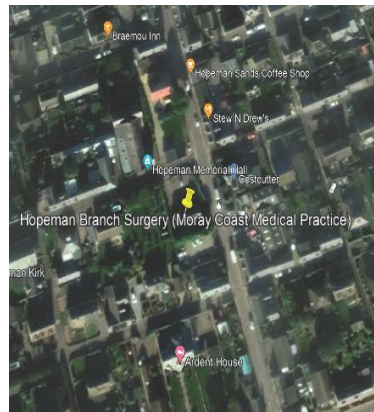
APPENDIX 3

Moray Coast Medical Practice - Hopeman Premises

The Hopeman branch surgery premises is a Moray Coast Medical Practice owned property. Originally a Gospel Hall the premises was converted into a GP Surgery in 1992.



Floor Plan
NTS



Location Plan
NTS

Further to a recent site inspection at the Hopeman premises, a number of issues were identified which do **not** meet the various standards set out in the following current building requirements:

- Disability Discrimination Act 2005
- The National Health Service (Scotland) act 1978 - The primary medical services directions 2004
- Scottish Health Planning Note (SHPN) 36, Part 1 which sets out the design guidance for General Medical Practice Premises in Scotland.
- Scottish Health Facilities Note (SHFN) 30: 'Infection control in the built environment' Version 2 and Healthcare Associated Infection System for Controlling Risk in the Built Environment (HAI Scribe)

Structural

A number of structural defects were identified to the external walls

Summary

Where the current failings relate to fixtures and fittings it would be possible to carry out minor alterations/refurbishment to bring the building up to the appropriate standards. The cost for this is estimated at £142,000 plus VAT based on a previous survey carried out in 2018 and adjusted to 2021.

However a number of the failings are related to space constraints. Where this is the case it would not be physically possible to bring the premises up to standard within the structural constraints of the current building.

Conclusion

It is therefore not possible to bring the current Hopeman Branch Surgery building up to current building standards within the constraints of the current building structure.

Recommendations

It is recommended that a structural survey is carried out on the premises. As owners of the building the Moray Coast Medical Practice have agreed to commission this structural survey.