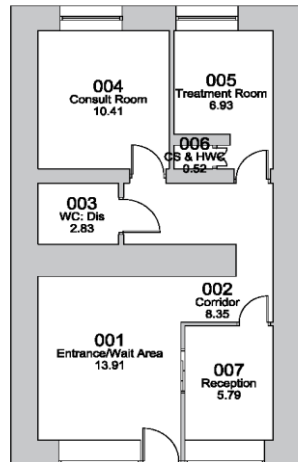


APPENDIX 2

Moray Coast Medical Practice - Burghead Premises

The Burghead branch surgery premises is owned by a private landlord and leased to NHSG. The current lease expires in November 2023.



Floor Plan
NTS



Location Plan
NTS

Further to a recent site inspection at the Burghead 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 30: 'Infection control in the built environment' Version 2 and Healthcare Associated Infection System for Controlling Risk in the Built Environment (HAI Scribe)

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 £116,000 excl VAT based on a previous survey carried out in 2018.

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 Burghead Branch Surgery building up to current building standards whatever the financial spend.