

**Title: OSTLER'S WAY**  
**Client: FIFE COUNCIL**  
**Location: KIRKCALDY**



**Project team:** Project Manager – Amber Blue, Contractor - Robertson Central, Architect – Oliver and Robb, Civil and Structural/Mechanical & Electrical Engineer – Harley Haddow, CDM Co-ordinator – David Adamson

The building incorporates large open spaces that make good use of natural light. The easily accessible, secure outdoor garden areas take into account the specific needs of dementia patients, and provide important outdoor space for residents. Interior surfaces have been specially designed to reduce glare, and the décor also takes account of patients with visual impairments and dementia.

*“Through the care village concept we are providing older people with high quality care and accommodation. While our main aim is to enable elderly people to remain at home and be independent for as long as possible, the time may come when a person needs long-term care and support. Through the development of the care villages we are providing choices and investing in care for some of our most vulnerable citizens to meet their needs now and in the future.”*

CLlr David Ross, Leader of Fife Council

## Key statistics

- **VALUE:** £5m
- **COMPLETION DATE:** September 2015
- **CONTRACT DATES:** 15 months
- **COMMUNITY INVOLVEMENT:** Large involvement from health staff and residents who will be using the care facilities.
- **TOTAL USERS/RESIDENTS:** 60 bed, five-wing care home incorporating a drop-in day centre and meals on wheels facility.
- **REPLACEMENT DETAILS:** Two existing care homes; Raith Gates and Appin House
- **LOCAL EMPLOYEES:** 90 of 154 employees



## Project information

The Care Home is sub divided into five 12-bedroom clusters with a central hub to ensure that staff and nursing resources are distributed efficiently and effectively.

The relationship between the main 60-bedroom care home, drop-in centre, day care centre, kitchens and all other staff areas is vital to the success of the facility as a whole.

Each bedroom wing contains its own self-contained lounge, dining room with servery, sluice, WC and assisted bathroom. All five wings emanate from the building hub.

The hub contains all communal/shared facilities such as quiet rooms, smoking rooms, staff servicing/storage areas, the staff duty office and the main central resident lift.

The location of the hub is critical in meeting the client's needs for efficient staffing and servicing of each bedroom wing.

The main kitchen and meals on wheels operation is located to the north of the site within very close proximity to the yard and

refuse area with a centrally located office serving both catering areas.

The catering staff's changing facilities, WC's, plant room and main service lift are all adjacent to the main kitchen area, which ensures that horizontal and vertical circulation is as efficient as possible.

*"The new care home's modern facilities and the additional supported housing on the same site will allow Fife Council and NHS staff to expand intermediate care opportunities and develop new models of care. The new care home and extra care housing delivers the physical means to give people a high standard of care and provide options so that we can respond to individual needs."*

Sandy Riddell, Director of Health and Social Care