



Our Inclusive Community Project

Capability
Scotland

Issue 3



Accessibility is Key

We want to make sure these newsletters are accessible for you to read in a way you prefer. We've got a few versions ready to go but welcome any request for a different version. Get in touch if you need this in another format: hello@capability.scot



Welcome!

Welcome to the third issue of Our Inclusive Community Project Bulletin, formally known as the Bertha Park Bulletin, the newsletter that brings the latest updates on our plans to relocate from our Upper Springland site to a new, purpose-built site at the heart of the developing Bertha Park community, in Perth.

So much has happened since our last update, firstly you will notice the change in project name. Until recently, we have referred to the relocation of Upper Springland as the Bertha Park Project, however this did not encapsulate what we want to achieve. It is our aim to build an inclusive community within our new site but also that, through the development of this project, we will create an inclusive community within Bertha Park and beyond. Hence why we have changed the project name to Our Inclusive Community Project [OICP].

In this issue we will update on:

- overall programme summary
- co-production and upcoming plans
- MOBIE design challenge
- our microsite

Overall Programme Summary

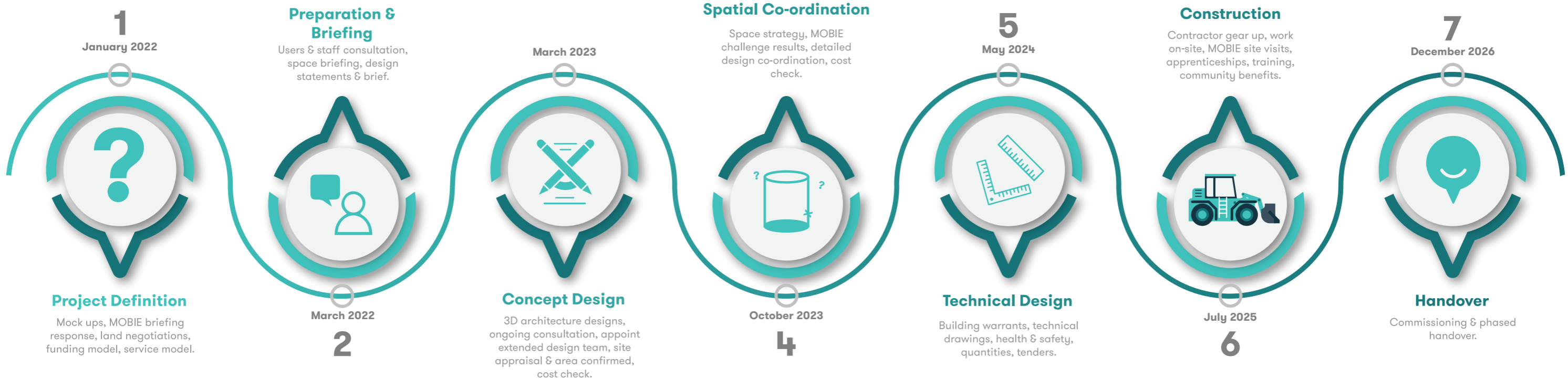
So far in Stage 1, we have invested our time establishing the suitability of the land at Bertha Park, developed a financial model with high-level estimated costs, appointed an ethical funder, engaged a fundraising consultant, and built the mock-up studio flat to provide a focal point for our co-production activities.

We are currently well established in Stage 2, working together on the service model and design that will create the foundations for the design statement, and ultimately the design brief, these will shape our site layout options. This will allow us to review our project budget and identify any potential shortfall to fundraise for.

Once the design brief has been developed into layout options we will move into Stage 3 and secure the land area we need from the site already identified at Bertha Park next to the High School.

In Stage 4 we will fully develop the way the studios and supporting facilities connect and, through our work with MOBIE, link with the local community. At Stage 5 it gets more technical as our design team converts everything agreed into a technical design and costed proposal. Stage 6 is where the contractor starts to build and, finally, on to Stage 7 where the buildings will be handed over. We will ensure the move happens in a careful and phased process.

This indicative staged programme (see below) takes us to a completed project potentially at the end of 2026 or early 2027. The co-production process will continue throughout the design and service development processes and follow through to the operational phase.



Co-Production & Upcoming Plans

The Inclusive Community Project sets out, through a codesign and collaborative process, to deliver exemplar accommodation that aims to enable customers to have a greater quality of life, and more choices around establishing and fulfilling their personal goals, and the opportunities available to them. Co-production also fully recognises the unique relationship and understanding staff have with customers and harnessing their expertise to shape the future development of care provision and the design of the project is critical.

We have been working with Architecture & Design Scotland (A&DS) over the last few months to develop a design statement for the new project. A&DS was set up in 2005 by the Scottish Government to champion good design and place-making.

We had our first design statement workshops for customers, families and staff at Upper Springland in October. Project aspirations and critical success factors that have evolved so far from the co-production process were presented. We then workshopped and expressed the priorities and aspirations everyone had around specific design areas.

The mock-up studio flat has been painted, with floor covering, accessible units and bathroom fittings currently being fitted. We have also started a review by the Allied Health team before trialling the latest toilet and body drier equipment. As part of our co-production work, we will be reviewing design-related factors and service ideas around:

- bathrooms
- living and communal areas
- food services and kitchen facilities
- transport services and transport links
- laundry service and facilities
- therapies service and facilities
- day opportunities
- external space
- environmental controls in flats
- environmental controls for wider building

Our architects, AB&C, have been commissioned to understand and define the 'Spectrum of Need and Ability' of the existing customers and the working practices of staff. For customers, this includes understanding medical diagnosis, mobility, learning difficulties, environmental sensitivities, care/support requirements, equipment requirements, dietary requirements, communication methods, age, and length of residency. The architects spent several days at Upper Springland talking to customers and staff about what's important in their daily routines, and what could be better within both the working and home environments. Plus they recorded direct feedback about the importance of therapies, activities, interactions with the wider community and the current service/ support systems. The learning from this process will be merged with information gathered from the design statement work and together will form the basis for a project design brief.



Design Statement Workshop in full swing



MOBIE Design Challenge

Pupils from Perth, together with Capability Scotland's Corseford and Stanmore House Schools, have already started to unleash their creativity on the Inclusive Community Project, as part of the innovative MOBIE (Ministry of Building Innovation and Education) scheme, which is the brainchild of TV architect George Clarke.

The MOBIE Challenge is around ideas that will forge strong and positive links between the growing Bertha Park development (3,000 new houses over the next 20 years) and our new residential development, located adjacent to the newly completed Bertha Park High School.

The Challenge was kicked off with an initial workshop in June. Representatives from Scottish Water were invited to start everyone thinking about the importance of saving water to get ideas "flowing."

Stephen Oswald, Capability Scotland's Project Lead, said: "This was a brilliant start and the young people have amazing ideas about everything – quite simply their imaginations are unfettered."

"We plan to be neighbours with the school, and we want to make sure we have the best possible relations and are part of a flourishing, inclusive and positive community. We are incredibly excited to see what the young people come up with over the next six months as part of their schoolwork and in future workshops."

Stephen added: "MOBIE will be challenging the pupils to produce ways to define what makes a community. For some that might be about being good neighbours, enjoying shared spaces, or creating new and positive opportunities."

"Whatever it is, we can be assured there are going to be some colourful and creative ideas and no doubt lots of concepts that we can bring to life. Ultimately this is about making sure that our new development and the wider community are well connected."

While MOBIE aims to introduce young people to the value of careers in design, engineering and construction, Stephen hopes the process will also inspire pupils about the varied and rewarding career opportunities in the care sector.

Bertha Park High School is the first completely new school built in Scotland for 25 years and has a capacity for 1,100 pupils, including 35 with additional support needs. It is one of 17 schools globally selected as a Microsoft Flagship School using advanced technology to enhance student learning.

Gerry Ruffles, MOBIE's Head of Education, said: "we need the younger generations to define how they want to live, learn, work and play now and in the future. MOBIE challenges are a launch pad for student creativity. This innovative project at Bertha Park provides a unique opportunity for our future designers and planners to share ideas and create a special, inclusive living and learning community."



MOBIE Workshop

New Microsite

Over recent months we have been working on developing a microsite (a small website) dedicated to Our Inclusive Community Project. The site will act as an online hub for OICP, there will be regular updates posted on the development of the project as well as opportunities to have your say through online surveys and a live chat. The microsite is now live and can be visited at:

<https://oicp.capability.scot>

We would love to hear your feedback on the microsite, please get in touch through the contact us page or via the chat.





Capability Scotland

Capability Scotland delivers exemplary care, support, and education for disabled children and adults across Scotland.

We were founded in 1946 and have always strived to be a major ally in supporting disabled people to have full equality of opportunity and participation as citizens of Scotland.

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