

DDL Care Hub Ltd

Statement in support of the proposed Change of Use to create a Care Hub & additional office space.

For several years now, facilities for adults and older people, particularly those with dementia and challenging mental health have been dramatically reduced. Day-Care facilities at Dunwhinny, Hay Lodge Hospital, Victoria Park & Firholm are no longer available.

This situation has been further exacerbated by the Covid 19 Pandemic with the loss of a Day Unit that enabled patients to attend for OT and Physio assessments, obtain treatments, shower, and bathe, and access the Falls Clinic. And organisations like WRVS, the Men's Shed, and local churches are no longer able to provide a place for older people to meet socially.

The closure and reduced function of such facilities leaves Adults and Older people in the community with:

- Increased social isolation, a lack of interaction and increased levels of anxiety.
- Feelings of loneliness and poor mental health.
- Reduced cognition
- A decrease in mobility and movement due to inactivity.

DDL Care Services Ltd have been providing care in our community for several years and have developed a reputation as one of the area's most trusted providers. They have identified a growing need within our community of adults and older people, those with dementia and mental health issues and wish to address this with the establishment of a Care Hub, located in Cavalry Park.

DDL Care Services Ltd view the Care Hub as complimentary to the existing community-based facilities and services (council run & commercial enterprises) that remain and will exist in support of Scottish Borders Council's model of care.

The facilities at the Care Hub will provide an alternative to the traditional concept of 'day care centre' by offering:

- A safe, secure, and caring environment in which staff and participants can interact to the benefit of both.
- Opportunities to meet with the District Nurse, an Optician, Podiatrist, and other providers of healthcare and holistic treatments.
- Opportunities to use specialist showering facilities with support when needed.
- Opportunities to exercise; armchair aerobics, stretching, yoga or Thai Chi to help reduce falls and strengthen muscle function.
- Opportunities to become more active with training given in the use of IT.
- Opportunities for meet others socially.
- Supervised mobility, and free movement throughout the Care Hub, increasing mobility and strengthening muscles.
- Opportunities to visit and tend a Sensory garden with raised beds for flowers or vegetables, proven to stimulate mental and physical health.
- Opportunities to meet and engage with the children from the nearby Nursery, proven to benefit both generations through friendship and play.

- Opportunities to learn about, make and eat a nutritious meal while engaging in the social interaction.

All care needs will be catered for, and no one will be excluded because of a need for equipment or a special requirement.

In addition to our focus on those receiving care, we wish also to provide opportunities for Primary Carer support groups from the likes of Carers Centre, Alzheimer's Scotland, Social Work and MHOAS support. Facilities will be provided for meetings with other groups offering support and primary carer respite.

This new facility will fill the void left behind by the closure of previous services. It will offer a significant benefit to our community whilst helping relieve some of the pressure on the NHS and social work resources locally. Our business model suggests we will be able to support 50 to 75 people per week who would otherwise be socially isolated within their own community.

The facility will be ancillary to the wider development at Cavalry Park and the services offered will benefit many of the existing businesses. The Care Hub will sit well within an area that also provides Children's Nursery, Hairdressing & Beautician Salon, a Dental Practice, Specialist Shoe Shop, Physiotherapist, Fitness Centres along with education and training accommodation. The Care Hub will provide employment opportunities as well as supporting other businesses within Cavalry Park, stimulating the local economy. At least 5 members of staff will be required to run the Care Hub. Services which will be outsourced include catering, beautician, optician, exercise trainer and podiatrists.

The proposed change of use will result in a loss of Class 4 office space (the current gross internal floor area of the building is 258m², of which 189m will be subject to a change of use, the remaining floor area, 69m² will be retained as office space). We understand that the loss of office space within the Strategic High Amenity Site may be unacceptable to the Planning Department. We, therefore, as part of this application seek approval to increase the amount of available office space by converting the loft above the Care Hub to Class 4 use.

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