

COMMUNITY NEWS



CCG

MCC

> EDINBURGH ROAD, LINLITHGOW

i This newsletter is available to download online at:
WWW.C-C-G.CO.UK/COMMUNITY/SITE-INFORMATION

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ABOUT CCG

CCG is one of Scotland's largest privately-owned construction and manufacturing companies, and we have been operating in the Scottish construction sector for over 50 years. The Group employs over 700 staff spread across eight divisions including Construction who will be leading the delivery of this contract. Highly-experienced in the housebuilding and care sectors with various, large-scale projects undertaken across West Lothian in recent years, our contracts team will aim to undertake all works promptly and as efficiently as possible with minimal impact on the surrounding community.

MCCG

The Edinburgh Road care home is being constructed as part of an innovative joint venture company known as Morrison Community Care (CCG) Holdco Ltd. CCG has worked with the leading care developer, Morrison Community Care Group, since 2017. Together, we have delivered a range of modern, private care homes across the Central Belt including the recently completed Almond Valley Care Home in Almondside, Livingston.



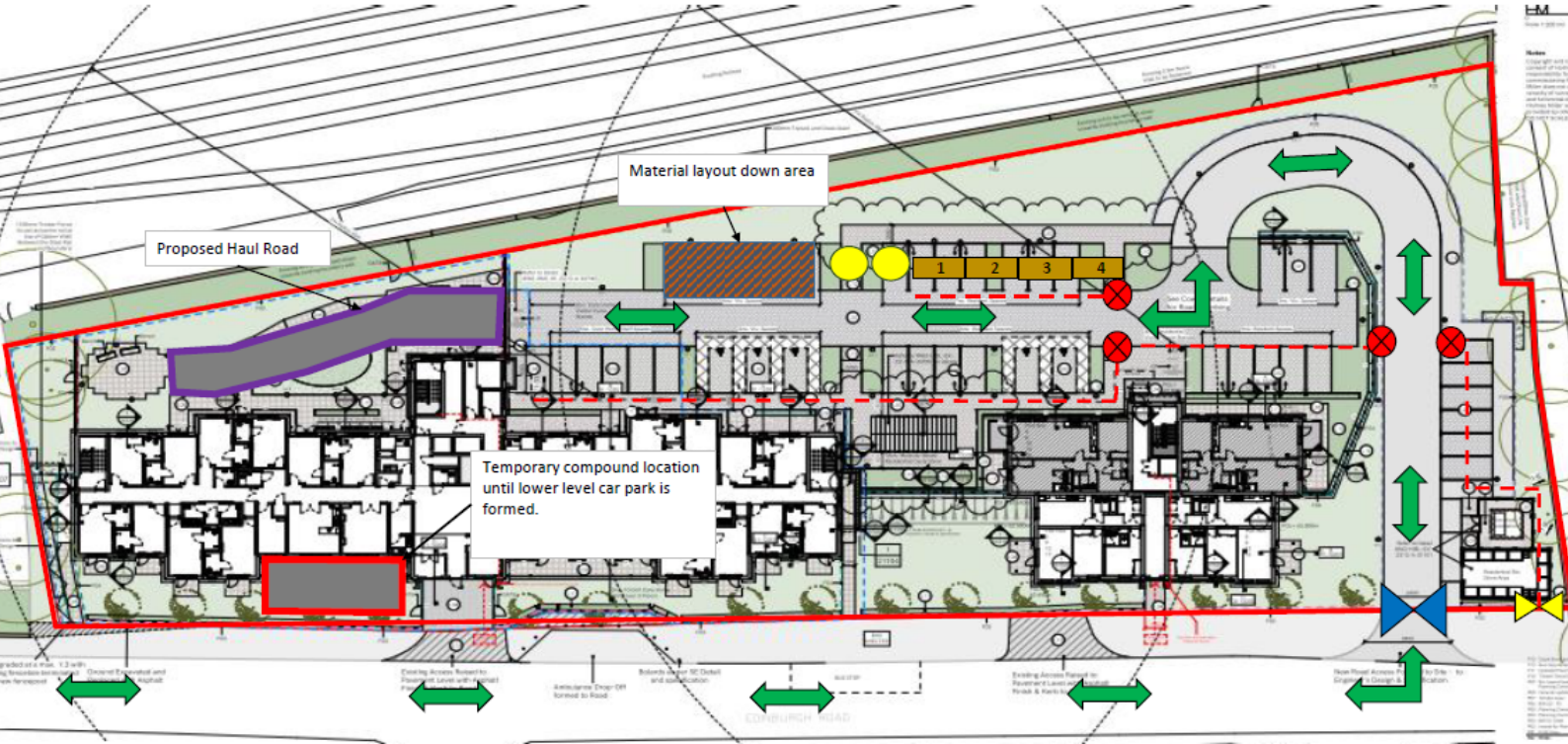
SCOPE OF WORKS

Edinburgh Road, Linlithgow, is a mixed-use development comprising a 60-bedroom, private care home and 18, 2-bedroom apartments for private sale. CCG (Scotland) is undertaking construction on behalf of Morrison Community Care Group and CCG Homes respectively with works commencing 3rd February 2025. Full completion is anticipated late-2026.

SITE ACTIVITY

CCG's first phase of activity will be to prepare the site for construction. Fencing will be erected around the perimeter and staff welfare facilities will be housed within the site boundary on a temporary basis on the Edinburgh Road boundary – see overleaf. Ground clearance and the removal of any excess materials and vegetation will also be undertaken followed by the commencement of drainage (foul water and surface water) connections, and the creation of a new road and parking area. Upon the completion of these works, CCG will move our welfare and office facilities further into the site.

The first structural (below ground-level) elements for both the care home and flatted block will begin to be installed in May and progressed throughout the summer. These will comprise vibro stone columns which are used for ground improvement purposes to help increase the load bearing capacity of each of the building's foundations. The columns will be installed using a rig which, in accordance with Network Rail, will be strictly monitored during the installation process. Local residents will be provided with updates closer to the time.



The site will be **accessed** directly from Edinburgh Road from the eastern boundary. CCG's welfare and office facilities will also be **located** on the Edinburgh Road boundary for a temporary period of time until we have formed the lower-level car park and completed drainage connections.

To minimise the impact of car parking and traffic flow in the area, CCG's site staff will utilise available spaces in Linlithgow Sports Club and Tesco whenever possible. Local residents are advised to remain vigilant when moving around the site – CCG will again try to minimise the impact of works and traffic flow as much as possible through the use of traffic management protocols which will include deliveries being booked out with peak hours whenever possible. We will also operate a strict working schedule - site opening hours are advised below along with our Site Manager's contact information who will be happy to answer questions or address any concerns associated with our site operations. We look forward to working alongside the local community and thank you over the coming months and thank you in advance for your understanding and cooperation.

SAFETY

ACCESS TO THE SITE IS STRICTLY PROHIBITED



COMMUNITY ENGAGEMENT

CCG understand that engaging with the local community is important. For the duration of our time on-site, we will provide you with updates about our construction programme as well as informing you of any works that may impact your day-to-day lives - including such things as parking restrictions or road closures - via regular letter drops. Our next Site Newsletter will be published in June but should you wish to raise any questions or concerns relating to construction activities, please revert to our Site Manager who is based at our site compound full time Monday - Friday 8.00am to 4.30pm:

Alasdair MacNiven, Site Manager
 E: amacniven@c-c-g.co.uk
 T: 07920 546082



Morrison Community Care Group
www.morrisoncommunitycare.com



CCG Homes sales enquiries:
www.ccghomes.co.uk