



Galliford Try
PSCP appointed

Spring 2014
Start on site

December 2016
Completion

Contacts

Galliford Try hps

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Key Features

- Intelligent Building Automation System
- Building aspect makes most efficient use of solar energy to heat the building
- Preservation of an ancient orchard directly next to the site



Project Description

East Lothian NHS Trust appointed Galliford Try (Morrison Construction) and NORR Architects in 2012 to help the Trust develop a Masterplan for rationalisation of Mental Health services in Edinburgh over the following seven years. GT managed the complex approval and financing required for the programme, the first in Scotland to achieve financial close under the Scottish Futures Trust Design Build Finance and Maintain model.

The scheme involved the redevelopment of the Royal Edinburgh Hospital site in two main phases. Phase 1 – the re-provision of inpatient services into a new state of the art 185-bed facility, then Phase 2, the refurb remodelling of the existing 200-year-old Grade B listed building for out-patient facilities, rehab and support services.

Phase 1

Starting as a strategic support commission, early engagement provided £800k of savings to Phase 1 including:

- Space efficiencies – incorporation of multi-use space and capacity planning to inform room requirements
- Development of off-site, pre-fabricated M&E services, including bathroom pods with 'plug and play' wiring
- Standard bedroom design and rooms to reduce complexity and create an efficient construction programme

Clinical staff, technical staff and service users were involved throughout the design and construction process. The team actively supported the formation of innovative Public Social Partnership that brought members of the public, staff and patients together to break the barriers around stigma in mental health. Throughout the construction period, Galliford Try hosted over 3000 visits and site tours by clinicians, service users and members of the public.

The design was based on repetition of standardised bedrooms, social spaces and courtyards that were then adapted for the different needs of adult and older adult users. Focus on inclusive open plan domestic style social space was important, to minimise the institutional feel and make sure service users could live as normally as possible.

With all the wards located at ground level, service users have access to safe and secure with quality landscape courtyards to assist with the therapeutic rehabilitation of users and improve the campus environment. The programme and construction methodology centred around being able complete landscaping and planting a year before completion so that the external spaces would be established by the time the first service users moved in.

The building uses an Intelligent Building Automation System to control of heating, ventilation, lighting and other systems, which optimises plant operation times and maximises energy efficiency through smart demand driven controls.

Phase 1 is now complete and is in use. The building includes Adult Acute Mental Health Inpatient Services, Intensive Psychiatric Care Services, a fully observable place of safety, the Robert Fergusson National Brain Injury Unit, and Older People's Mental Health Assessment and Treatment Services. Phase 1 also included an ECT Department, a Tribunal Suite and Office Support.

Facts and figures

- **Project name**
Royal Edinburgh Hospital – Phase 1
- **Location**
Royal Edinburgh Hospital
- **NHS Client**
East Lothian NHS Trust
- **Principal Supply Chain Partner**
Galliford Try
(Morrison Construction)
- **Contract value**
£4.5 million
- **Building size**
15,000 m²
- **Start on site**
Spring 2014
- **Completion**
10 year programme

“Real partnership working has been demonstrated on this project, with the early involvement of Galliford Try and their supply chain was essential to the process, allowing us to work together not only provide new state-of-the-art facilities, but shape the future delivery of services and make the best use of NHS Lothian assets.”

Andrew Milne,
Programme Director,
NHS Lothian