



Contacts

BAM Construction

Gordon Stirling
Framework Manager
3125 Century Way, Thorpe Park,
Leeds, LS15 8ZB
t: 0113 290 8800
e: p22eoi@bam.co.uk

South Staffordshire and Shropshire Healthcare NHS Foundation Trust

Andrew Hughes
Project Director (has since left Redwoods and works for another Trust)

September 2009 (Phase 3 agreement signed August 2010) PSCP appointed	December 2010 (enabling works)	January 2011 Final business case approval	January 2011 GMP agreed	Phase 4 – 7 March 2011 Start on site	September 2012 Completion
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Key Features

- Modern mental health village with a domestic feel which balances patient privacy and service user risk.
- Landmark circular entrance providing a welcoming space for service users, visitors and staff.
- The facility achieved the BREEAM Very Good Rating.
- Key features include natural ventilation, generation of some of its own heat and power and high insulation.
- Project Team of the Year Award at the 2014 Design for Mental Health Awards.



Project Description

The Redwoods Centre, a modern in-patient mental healthcare village, represents a revolutionary change for patients and the communities of Shropshire, Telford and Wrekin. The design moves away from the institutional elements of the former Shelton Hospital, Shrewsbury, by providing a domestic feel to the living accommodation to provide the highest standards of care in a comfortable environment.

Procured through ProCure21 and opened in 2012, the Trust required BAM to design and build a modern mental health facility to meet 21st century requirements of mental health provision. The new facility allowed staff the opportunity to rethink the way they deliver mental health services.

The Redwoods Centre provides a 'home from home' in-patient residential accommodation and associated services for acute psychiatric patients, those with 'organic' mental health disorders and those transitioning back to the community. It is a single storey facility including 80 beds in the acute and organic units and 32 in a low secure unit. BAM constructed a landmark circular entrance building plus dedicated facilities management and administrative space accommodated over two storeys.

Designing around the needs of service users

The project was awarded the Project Team of the Year at the 2014 Design for Mental Health Awards for creating a community atmosphere through a family of new buildings arranged about a central landscape feature.

Critical to its success was the innovative design and significant stakeholder engagement with end users and other key stakeholders. The design and shape of the buildings comes from extensive consultation with service users and carers. Collaborative engagement with stakeholders such as neighbours, the Council and users ensured the building was delivered to meet the client's objectives.

To provide the Client with comfort and certainty as to functionality and quality, BAM constructed a full scale furnished working bedroom prior to construction. BAM worked closely with the Client and Architect IBI Group to ensure the living accommodation provided a domestic feel whilst retaining anti ligature features to uphold the required levels of patient safety.

Anti-ligature features reduced risk to service users and included cut away tops to toilet doors enable staff to complete patient checks whilst providing patients with privacy and dignity. The facility uses natural daylight and ventilation, is highly insulated and generates some of its own heat and power enhancing the sustainability and reducing operating expenditure. The facility achieved BREEAM Very Good Rating.

Delivering within the GMP

Andrew Hughes, Project Director said "we always knew where we were financially which meant we were able to use our budget completely rather than finding out too late." BAM continuously monitored costs throughout the project's delivery, with a focus on best value for the Client whilst future-proofing through inbuilt flexibility. During the early stages the whole team collaborated to embed value added solutions to meet the Client's requirements. BAM led the design changes which ensured the project was delivered within budget and the existing facilities remained operational.

Facts and figures

- **Project name**
Redwoods Centre
- **Location**
Shrewsbury
- **NHS Client**
South Staffordshire and Shropshire Healthcare NHS Foundation Trust
- **Principal Supply Chain Partner**
BAM Construction
- **Contract value**
£31.5 million
- **Building size**
12,501 m²
- **Start on site**
December 2010 (enabling works)
Phase 4-7 March 2011
- **Completion**
September 2012

"From experience, BAM is the very best construction company to work with to deliver projects successfully and in partnership.

I would have no hesitation recommending BAM and look forward to working with them again on future projects."

**Andrew Hughes,
Project Director,
South Staffordshire and
Shropshire Healthcare
NHS Foundation Trust**