

July 2007 PSCP appointed  
September 2008 GMP agreed  
November 2008 Start on site

## Sustainability

Modular construction, which reduced movements on and off site, also minimised pollution caused by construction vehicles.

All construction materials were either recycled or reusable, including the steel frame.

Due to the tight tolerances which are achievable in factory construction, it was possible to achieve enhanced thermal efficiency and optimum air tightness.

Neil Murphy from architects Nightingale Associates added,

"In addition, we used permeable cellular grass paving in the car park areas to allow water to drain away naturally.

"We achieved an NHS Environment Assessment Tool (NEAT) score of excellent for the building's overall efficiency."

The local authority approved the planned number of parking spaces. But it did insist a travel plan was developed to encourage staff to share cars, cycle, walk to work or use public transport.

### Contacts

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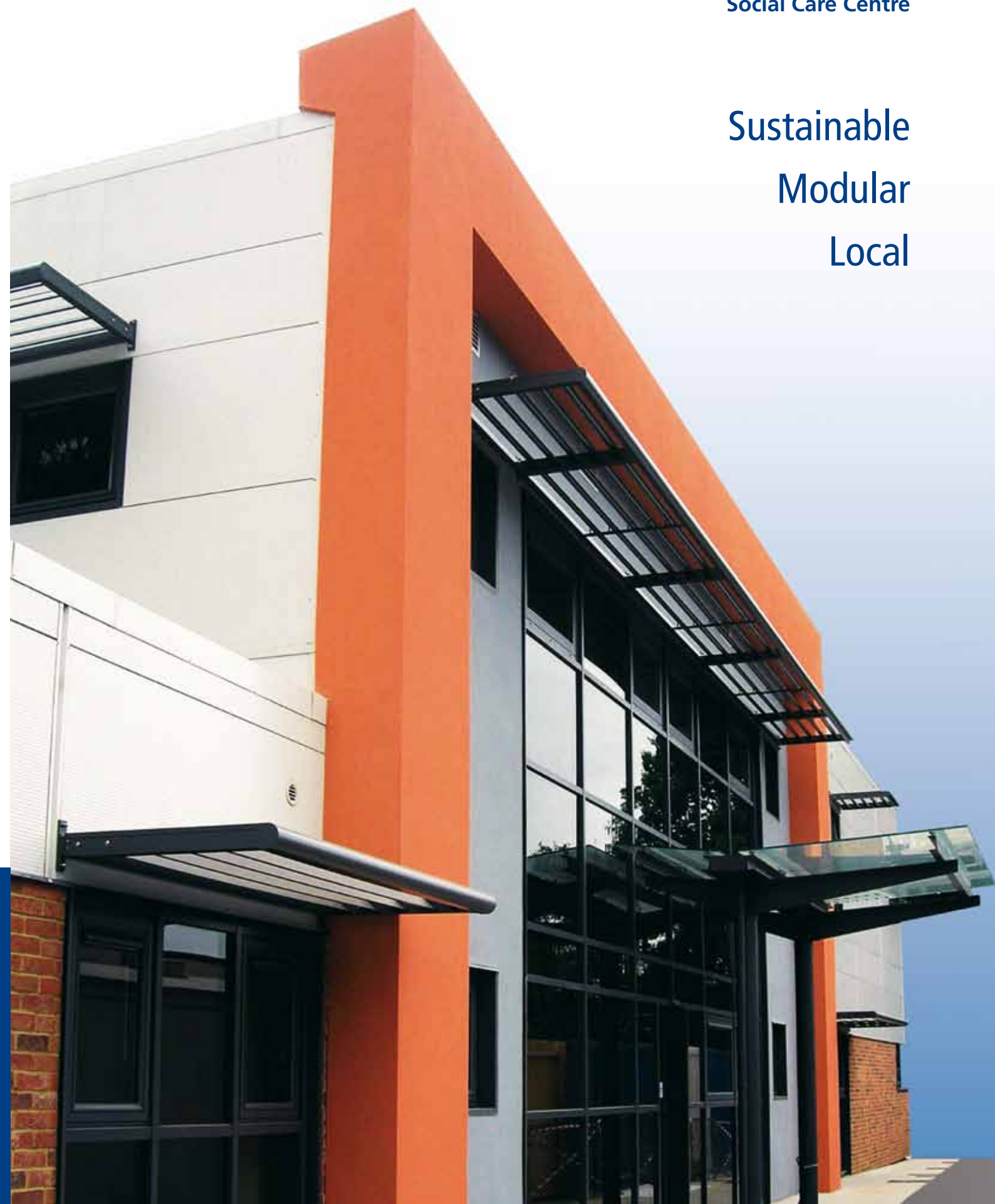
NHS

NHS Richmond  
Teddington Health and  
Social Care Centre

Sustainable  
Modular  
Local

“I’ve been involved in this project from day one and to now see local residents benefiting is fantastic”

**Doug Fuller**



# 'Fantastic addition' to local services

A wide range of health and care services are brought together by a ProCure21 project in south west London.

Teddington Health and Social Care Centre provides integrated health and social services for adults and children. It replaces an existing facility on the Teddington Memorial Hospital site which was overcrowded and in need of repair and refurbishment.

It is the result of a collaboration between Richmond and Twickenham PCT, (now NHS Richmond), South West London and St George's NHS Trust, and the London Borough of Richmond upon Thames. Funding came from a successful bid – submitted in April

2007 by NHS Richmond – to the Department of Health's Community Hospital Programme. The project was completed on time and on budget.

All three parties were involved in project user groups which Balfour Beatty's appointed architect Nightingale Associates led through the space planning process to arrive at a solution that was acceptable to everyone.

Doug Fuller, Associate Director of Estates and Facilities, commented, "We've managed to keep to the original timescale and it's great to

see the new centre in operation. I've been involved in this project from day one and to now see local residents benefiting is fantastic."

## Access to services

The centre provides office accommodation for a range of staff providing care in the community as well as services on site. These include:

- family planning
- children's psychology and speech therapy
- specialist dentistry
- community mental health team out-patient clinics
- health education.

Improved access to services on a single site, adjacent to the Memorial Hospital, was seen as a priority by the Trust and its partners.

Planning needs and the close proximity of residential properties had to be taken into consideration regarding the height, style and access to the new construction.

Roger Norman, Operations Manager for Mansell, a Balfour Beatty company, said, "The building is of modular construction. This was adopted because of the requirement for a reduced programme period on site,



and the need to reduce to a minimum vehicle movements on and off site.

"This was driven by the new building's close proximity to the existing hospital, and the entrance to the construction site was between two residential properties which in turn were accessed from a residential street."

Construction works were divided into two phases: the construction of the new centre followed by the demolition of the existing, adjoining buildings and construction of a new car park and associated landscaped areas.

During the construction period a major addition to the project was an electricity substation to serve the entire hospital site. This reflected the needs of the new building and future long-term developments planned for the hospital when a new substation would be required to meet demand.

"The new substation is a clear example of the teamwork that continued throughout the project," explained Roger Norman. "The additional works were discussed by the team at a sufficiently early stage to minimise disruption to the original programme. This also enabled them to be accommodated in the original construction programme.

"Further additional works were also incorporated into the project to include reconstruction of the front car park and large areas of additional landscaping. This was all to be accomplished within the contract period."

## Enormous benefits

Councillor Denise Carr, Cabinet Member for Adult Services, Health and Housing on Richmond Council, said, "This wonderful new centre will provide up-to-date facilities for our joint health and social care teams, mental health services, children's services and a range of community support.

"Local residents will benefit enormously and the centre will be a much better working environment for the staff."

Sian Bates, Chairman of NHS Richmond, added, "The centre is a fantastic addition to local services, providing modern facilities for both patients and staff.

"It will enable us to fully support those patients with long-term conditions in a welcoming, comfortable environment.

"The centre is an important step in achieving the PCT's vision to deliver integrated services closer to people's homes."

## Facts and figures

### Project

Teddington Health and Social Care Centre

### Location

Teddington Memorial Hospital, London

### NHS Trust

NHS Richmond

### Principal Supply Chain Partner

Balfour Beatty

### Trust Project Manager

Richard Tyler

### Contract value

£3.58 million

### Gross floor area

1,312 m<sup>2</sup>

### Completion

September 2009

