

Red Kite View

Winner of Integration & Collaborative Working



Project Details

| | |
|----------------------|--|
| Location | Leeds |
| Contract value | £18.3 million |
| Type of work | New build |
| Construction product | Children and Young People's Mental Health Inpatient Unit |
| Client | NHS Healthcare provider |
| Start date | April 2020 |
| End date | November 2021 |
| Area | 3,671 m ² |

Benefits

- Embraced the Construction Playbook theme of working collaboratively
- Delivered on time & 11% under budget, with gain share savings
- BREEAM Excellent building with 37% of power generated via renewable energy
- 275% GIFA increase on the previous

Outcomes

Successful team working to incorporate £3.5m of design changes to make Red Kite View pandemic proof

10/10 customer satisfaction and post-occupancy evaluation results of 94% service user and staff satisfaction levels

Generated 10 sustainable local construction jobs & employment for 40 people from high unemployment areas in Leeds

Social value outcomes delivered, including a £44.6m injection within the local economy

83.4% of subcontracts placed locally, including 76% placed with SMEs



Project Background

Red Kite View is a Children and Young People's Mental Health Service (CYPMHS) in-patient unit for young people aged 13 to 17 from across West Yorkshire. Delivered through the NHS ProCure22 framework, the project delivered a modern, fit for purpose therapeutic healthcare building on the St Mary's Hospital site in Armley, Leeds. The project was successfully delivered safely during the height of the COVID-19 pandemic, with the integrated team working flexibly to change the design of the new building to ensure the facility was pandemically proofed for the future.

Project Delivery

To deliver the Red Kite View project, there were several obstacles to overcome, such as the complex community hospital site, within a mostly residential area and adjacent to a cemetery. Meticulous planning with the hospital estates team and effective communication with hospital users and the local community ensured minimal impact on daily operations, local traffic, neighbours and wildlife.

The project also had the challenge of being delivered during an uncertain economic Brexit period which caused material and labour shortages. However, by engaging early with the supply chain partners and with meticulous planning and coordination the team were able to ensure there was little impact on the project.

Collaborative working, modern methods of construction and digital technologies were truly embraced on this project through the integrated, close working relationship between client, designers, architects, engineers and specialist subcontractors.

The expertise and capability of the supply chain enabled the delivery of a successful, sustainable project. The ISO 9001 accredited supply chain procurement strategy was qualitative i.e. those who could demonstrate a track record of capability, performance and collaboration, and evaluated on capacity, value and commitment to contributing to social value outcomes. Local SMEs were utilised where possible to help enhance scheme sustainability, whole life costs and the local economy.

Successful subcontractors were engaged on back-to-back NEC supply chain arrangements and alternative proposals, innovations and efficiencies from suppliers were encouraged to support and drive Construction Playbook themes.

A BREEAM Excellent building, Red Kite View is one of the first of a new generation of hospitals in the UK, operating with net zero carbon through the use of photovoltaics and air-source heat pumps to provide 37% of the building energy requirements.

The collaborative, integrated teamwork approach on the Red Kite View project was hugely successful and is now being shared through CPD visits and seminars, video case studies for social media, talks and exhibitions at healthcare, design and construction events to benefit the construction industry.