

Case Study

Mossley Hill Hospital, Liverpool



Client: Mersey Care NHS Foundation Trust
Size (m2): 8,018m2
Capex: To be confirmed once final funding approvals in place 2022
Project Status: Planning approved, demolition & preparatory works underway
Timescales: Main construction start on site expected in late 2022
Services Provided: Project Management

The new “Liverpool 2” mental health hospital which will sit on the old Mossley Hill Hospital site, is part of Mersey Care’s ambition to eradicate dormitory-style accommodation. A new 80-bed adult mental health facility will carry on a tradition of this site serving the people of Liverpool for years to come.

gbpartnerships manage, working on behalf of LIFTCo Liverpool Sefton Health Partnership, have been overseeing the process of demolition of the former Mossley Hill Hospital, and have led on the procurement and tendering exercise, instructing the main contractor.

The hundred-year-old hospital site is currently being cleared ready for redevelopment, with demolition experts Connell Brothers achieving up to a 95 percent rate recycling, salvaging materials and processing building rubble that is being sorted or crushed on site.

The neighbouring Mossley House is a listed historic mansion and gbpartnerships manage are currently carrying out refurbishment works to enable it to have flexible usage in the future.



Our Role:

- The gbpartnerships team have an established track record in successfully delivering new generation, purpose-built, inpatient mental health facilities. The Mossley Hill development is the third mental health hospital gbpartnerships have been commissioned to deliver on behalf of Mersey Care - the first being Clock View Hospital (2015) and the second, Hartley Hospital in Southport (2020) and officially opened by The Princess Royal in July 2022.
- There been unprecedented challenges with the early stages of the project due to the Covid-19 pandemic, which combined with issues uncovered during demolition and escalating construction costs, resulted in the need for a gbpartnerships managed value engineering exercise. The gbpartnerships team have managed procurement and oversight of the demolition works by Connell Brothers Demolition, which included removal of a significant quantity of potentially hazardous historical building materials while working in a residential area and on a site that is closely located to a listed building.
- As part of the demolition work, there has been a tree protection plan which entails specially built frames or enclosures around the mature trees on site. This is to ensure they are not damaged by heavy machinery involved in the demolition or future construction.



Impact:

- The scheme remains viable thanks to the considered value management process.
- gbpartnerships managed the design team of Gilling Dod Architects through the planning submission, supported by Turley Planning, starting preliminary works on site March 2021.
- The building is being built to BREEAM excellent standards with a proposal for air source heat pumps and a target of 65 percent modern methods of construction, supporting Mersey Care’s aspirations for an eco-friendly building close to green spaces of Sefton Park, Liverpool.
- When open, this state-of-the-art mental health facility will eradicate traditional shared dormitory-style mental health wards at Mersey Care by providing:
 - single bedrooms with en-suite bathrooms to promote privacy and dignity
 - therapeutic light and airy environments that include activity areas
 - facilities that promote recovery such as family visiting and multi-faith spaces
 - access to safe garden areas.

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Artists impression of the new-look ‘Liverpool 2’ mental health hospital building proposed for redevelopment on the old Mossley Hill Hospital site in Liverpool. Photos courtesy of Gilling Dod Architects.



Demolition to clear the old Mossley Hill Hospital buildings started on site in late 2021 and the site is due to be cleared by the end of February 2022 prior to the next stage of the redevelopment for the Liverpool 2 Project.

