

Mark Kiddie
McPhillips (Wellington) Ltd
Horton House
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3rd August 2011

Dear Mark,

**Dogs Trust Rehoming Centre Shrewsbury
Redevelopment Project 2010/2011**

Dogs Trust is the UK's largest dog welfare charity, and is dedicated to ensuring the welfare of dogs everywhere. The charity has 17 Rehoming Centres across the UK and one in Ireland and cares for over 16,000 stray, unwanted and abandoned dogs each year.

This Centre, formerly known as Dogs Trust Roden, was originally opened in 1970 and is an extremely important and well established asset of Dogs Trust in the midlands region.

The Centre had last received significant capital investment and an upgrade of its facilities in the early 1990's. Over the following 20 years, the design of the kennelling and range of support facilities had fallen well behind modern Dogs Trust standards and the centre was due for substantial modernisation. The project budget was set at £5.2 million comprising major renovation and refurbishment of a range of existing structures together with extensive new-build of public spaces, specialist kennel buildings and external works.

Our lead designer and project manager, Peter Napier of Napier & Co based in Shrewsbury, learnt of McPhillips (Wellington) Ltd through his initial research of suitable and experienced main contractors in the region.

Following pre-tender interviews held at McPhillips offices and plant depot, together with visits to live sites and testimonials from current and previous employers, Dogs Trust chose to enter into a direct negotiation with McPhillips for this important project.

Practical completion of all phases of the project was achieved on 27th June 2011. The Centre remained open to the public for rehoming throughout the redevelopment of all elements of the site. This called for detailed and reliable advance-programming by McPhillips, high quality contract management together with an understanding and appreciation of the nature of daily procedures at a large Rehoming Centre.


A core client-set brief for this project was to create a genuinely sustainable rehoming building which would allow us to achieve substantial cuts to the annual running (energy) costs of the Centre. This fundamental design shift from other recent Dogs Trust projects began with a conscious decision to simplify the building form and to build the structure of the main building to achieve an extremely efficient 'air-tight' and heavily insulated structure which would minimise heat losses and solar gains. This brief could only be achieved using integrative design which called for the client, designer, technical advisors and, perhaps most importantly, the main contractor acting as a collaborative team from the outset against clearly defined sustainability objectives.

At the time of writing, the original core brief has been successfully achieved and the building is at the early stages of securing its target of a BREEAM 'Outstanding' accreditation.

The quality of contract management, site management and senior director-level professionalism and attention to detail consistently displayed by McPhillips Ltd throughout this project is the most impressive we have experienced.

The partnership between Dogs Trust and McPhillips Ltd which has been created and established during this project has lead directly to a repeat of this successful partnership on our next major development in Leicestershire – the creation of a new Dogs Trust rehoming and rehabilitation presence with a project value of £7 million.

Yours sincerely,



Matthew Taylor
Property Director