



3b

MURRAY HOUSE

Role: Principal Contractor **Client: Angraflat Development Company**

3b construction successfully delivered a state-of-the-art 27-bed dementia care facility in the Scottish Borders, built adjacent to Queen's House Care Home in Kelso. Officially opened by Their Royal Highnesses the Duke and Duchess of Gloucester, Murray House provides a centre of excellence for people living with dementia while creating 60 new jobs for the local community.

Working within the grounds of an operational care home, we provided a fully integrated in-house service to meet a demanding programme. Our teams delivered earthworks, groundworks, reinforced concrete raft slabs, drainage, infrastructure, utilities, off-site manufactured timber frame panels, mechanical and electrical installations, high-specification internal fit-out, a new car park, and extensive hard and soft landscaping.

By coordinating our civil engineering, timber manufacturing, joinery and building divisions, we streamlined construction using Just-In-Time timber frame delivery to minimise site congestion and maximise efficiency. The project was completed ahead of schedule, with value engineering delivering the best possible outcome for our client.

