

HERON HOUSE



Redevelopment of City Centre building to provide modern, Grade A office space

CLIENT

Manchester City Council

LOCATION

Manchester

CONSTRUCTION VALUE

£13.5m

CONTRACTOR

Kier

START - COMPLETION DATE

Jan 2018- April 2019

SECTOR

Commercial

FORM OF CONTRACT

JCT

DELIVERY TYPE

Design & Build



Delivered in conjunction with Development Manager, Bruntwood, Project Manager, Walker Sime and Architect, 5plus, the refurbishment of Heron House for Manchester City Council stands in a prominent, City Centre location opposite Manchester Town Hall. The project involves the full refurbishment of office space and communal areas to a high quality Category A finish, together with the refurbishment of the Registrars' facilities.

The site is situated on an extremely tight footprint in Manchester City Centre, with several businesses occupying ground floor space. Detailed and continuing stakeholder engagement has been vital in minimising disruption to both the businesses and to the Registrars, who have remained in the building throughout the works. Key challenges and risks as a result of the project location have included:

- Allowing Registrar operations to continue within the 'live' site
- Maintaining footfall and line of sight to the retail units
- Ensuring continued functionality of retail units and restaurants
- Careful management of city centre logistics

Layher Scaffolding Solution

The contractor has worked with sub-contractor Summit Scaffolding to ensure the site maintains a tidy and professional image for Manchester City Council and for the businesses below by utilising a Layher scaffolding system.

Layher HD beams have been used to allow continued, uninterrupted access to businesses on ground level. A bespoke Rubbish chute was erected in the courtyard to facilitate soft strip works and the external scaffolding was wrapped in shrink wrap sheeting to provide encapsulation and screening from public view of the works.

Employment of ex-serviceman via Walking With The Wounded

The site team have worked with several local charities including Walking With the Wounded. Through this partnership, the contractor provided ex-serviceman, Keith Shane, with a full-time job as a Gateman at Heron House. In addition to managing all deliveries and visitors to the site, he also arranges, organises and manages site logistics. The effective employment opportunity has led to further and ongoing training and upskilling for Keith, including a CPCS hoist driver qualification.

KEY KPIs



Ex-serviceman Keith (centre) employed on site

For more information please contact:

NWCH MANAGEMENT TEAM

Web: <http://nwconstructionhub.org>