



CLIENT

Manchester City Council

LOCATION

Hulme

CONSTRUCTION VALUE

£8m

CONTRACTOR

ISG

START - COMPLETION DATE

October 2017 - November 2018

SECTOR

Leisure

FORM OF CONTRACT

NEC3 Option A

DELIVERY TYPE

Design and construct



The project in Hulme saw the existing 1970's Moss Side Leisure Centre completely transformed, with a new build infill extension constructed under the overhang of the first floor sports hall.

KEYKPIs



Re-roofing works, pool retiling and repairs, the replacement of the façade with thermally efficient cladding panels, LED lighting, complete new mechanical and electrical systems, pool filtration and the installation of a Combined Heat and Power (CHP) plant, has seen the building's energy efficiency improved by 40 per cent. While the CHP is expected to reduce the amount of CO2 used by 13.8 per cent, with an energy cost reduction of 23 per cent and grey water recycling.

The project has proved a success with users, with more than 300 sign ups in one day - the operators second best ever new membership numbers.

Community Investment

The project created four new apprenticeships and saw 17 existing apprentices - collectively working more than 200 apprentice weeks. The site hosted five site visits for students from Salford College, Salford University, WOWEX students and the local community. The project took part in Open Doors and held three site visits in one week. Our groundworks partners Beamus and the site team, gave up time to help prepare the foundations for the polytunnel at Hulme Community Garden Centre. Ray Wheeler, document controller at ISG, used his background in landscape architecture to help develop a design for the external areas of nearby Holy Name RC Primary School.

Challenges and how they were overcome

- Improvements to energy efficiency were identified as part of the scope of works to avoid the need for an additional project, also increasing efficiency of the building in the future – a new wholesale roof was not possible so we implemented a fully-warranted roof overlay system, which was complemented by improved insulation in existing cavity walls.

- As the building was occupied prior to work starting, we were unable to survey certain aspects of the centre. Once we took possession of the building, we discovered that asbestos levels were higher than anticipated so more work was required. We were able to mitigate the impact of these additional works through programme savings identified in other areas of the project. By resequencing works and deploying an alternative scaffold system in the pool hall - which allowed high and low-level works to progress simultaneously – we ensured the impact on the project was minimised.



For more information please contact:

NWCH MANAGEMENT TEAM

Web: <http://nwconstructionhub.org>

“ ISG has used its considerable leisure centre expertise to ensure that we have achieved the project's goal within a tight budget- enhancing the leisure experience for the people of Manchester while significantly improving the energy efficiency of the building. ISG have been open, honest and collaborative and their site team have engaged positively with all project stakeholders.”

Promise Amadi, Project Manager, Manchester City Council