



KEY INFORMATION:

CLIENT: Manchester City Council

LOCATION: Manchester

CONSTRUCTION VALUE: £4.2m

CONTRACTOR: Equans Regeneration

START - FINISH DATE: July 2024 – May 2025

SECTOR: Residential

FORM OF CONTRACT: Construct Only

PROJECT OVERVIEW:

This scheme on Dickenson Road, Manchester is set to transform a former residential children's home into 24 self-contained residential units which will provide short stay homelessness accommodation for hospital discharge patients.

New ancillary office and administrative space will also be created, to provide suitable workspace for the on-site rehabilitation team who will provide 24-hour support to residents.

Works will also include:

- Redesign of electrical installations including power, lighting (including emergency lighting), fire alarm system and intruder alarm system.
- Remodeling the heating system
- New windows and doors
- Full re-roofing works.

KEY CHALLENGES

- Extensive and ongoing asbestos removal
- Tree Preservation Order in place for Canadian Poplar on-site
- Tight timescales for delivery
- Limited space on-site – careful consideration of logistics
- Close proximity to neighbouring properties and SEND School – consideration towards impact on the community throughout the duration of the works
- Timescales for delivery – worked with client to negotiate advanced works orders to ensure handover date
- Extensive builders work involving temporary works

"This development will bring a much-deteriorated empty building, which has been subject to considerable damage through vandalism and squatting into a positive reuse for the local area."

DICKENSON ROAD PLANNING APPLICATION



SOCIAL VALUE PROMISE:

- 1 environmental project
- 1 environmental skills session
- 100 hours volunteering activity
- £1000 fundraising generated
- 4 STEM sessions at local school
- 8 employability sessions
- 1 apprentice week within the supply chain

