



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:

Equans has transformed the former children's home at Dickenson Road, Manchester, into 24 self-contained residential units, addressing a critical need for secure and comfortable hospital discharge accommodation in the city. Residents with no suitable home to return to after a hospital admission now benefit from private, modern living spaces that support their recovery.

The redevelopment focused on comprehensive internal remodelling, including structural modifications with mini-piles and supportive steel columns and beams. The electrical installations, including the power, lighting and emergency systems, were upgraded and the building's heating was also modernised with a centralised boiler system and individual Heat Interface Units (HIUs) to distribute heat and hot water to each apartment. The works also introduced new windows as well as aluminium doors as well as completing a full re-roofing using Metrotile and Icopal systems. Installing and fitting new ancillary office and administrative spaces within the buildings existing footprint completed the transformation.

By blending innovative solutions and sensitive restoration, and decorated to a high standard throughout, the centre is now ready to support discharged patients in their transition back to independence.



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

KEY CHALLENGES

The project was delivered with close attention to planning conditions, including acoustic noise assessment and tree protection measures for a valued Canadian Poplar. Associated administrative spaces, external repointing, and careful management of parking access ensured continuity, safety, and project efficiency.



"The redevelopment process was well managed, and our service was involved in regular monthly meeting held on site. We were fully informed of the redevelopment process and our requirements around fixture and fittings were taken into consideration. The site has been finished to a high standard, any snagging has been minimal and response time to any request have been excellent. The service feels that this was a very positive working relationship and redevelopment process."

GAYNOR HOWE – OPERATIONS MANAGER – TEMPORARY ACCOMMODATION –
MANCHESTER CITY COUNCIL