



KEY INFORMATION:

CLIENT: Manchester City Council
LOCATION: North Manchester, blackley and surrounding areas
CONSTRUCTION VALUE: £3M
CONTRACTOR: Warden Construction
START October 2023
FINISH May 2025
SECTOR: Housing Sector
FORM OF CONTRACT:
PSOCS
DELIVERY TYPE:
Housing

PROJECT OVERVIEW:

The project involved the delivery of essential fire safety upgrades across a portfolio of existing high and low-rise residential accommodation buildings within a 5-mile radius of the city. The scope of works was designed to ensure compliance with current fire safety regulations, improve building safety and enhance the protection of residents.

KEY DELIVERABLES

In the residential dwellings, the project involved replacing existing door sets with fully certified fire door products. This ensured that all properties complied with the latest fire safety standards and regulations, providing enhanced protection for residents and improving overall safety within the homes.

In the wider building common areas, the works included the installation of new access fire doors and compartmentation measures to maintain fire integrity throughout the buildings. The scope also covered the careful removal of asbestos, alongside upgrades to fire alarm systems and electrical infrastructure, ensuring that communal areas met current safety and regulatory requirements.

KEY CHALLENGES

One of the primary challenges was gaining access to the apartments. Regular cancellations of appointments by residents caused delays and required ongoing adjustments to the project schedule.

Coordination with other contractors working in the same buildings also presented difficulties. The project team had to adapt schedules and workflows to ensure safe and efficient operations alongside other ongoing works.

Additionally, the client changed the door requirements for certain apartments during the project. This required flexibility in procurement and installation planning to meet the revised specifications without impacting overall timelines.



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