



KEY INFORMATION:

CLIENT: Manchester City Council
 LOCATION: 258 Brownley Road,
 Wythenshawe, Manchester
 CONSTRUCTION VALUE: £1,218,740
 CONTRACTOR: Warden
 Construction Limited
 START - FINISH DATE: July 2024 – Feb
 2025
 SECTOR: Public Sector
 FORM OF CONTRACT: PSPC Authority
 Design Option 5 and PSPC 10 Pre-start
 agreement
 DELIVERY TYPE: Repurpose / Refurbish

PROJECT OVERVIEW:

Procured under the NWCH Low Value Framework on a design and construct basis, this project involves the conversion of an existing probation office in Wythenshawe, Manchester, into a twenty-bedroom HMO involving the repurposing and refurbishment of the existing space, on behalf of Manchester City Council.

This building has been disused since 2020 and was identified by the MCC Homelessness Partnership as suitable for conversion into a twenty-bedroom HMO as part of their measures to repurpose vacant building space into accommodation for homeless individuals and families. The accommodation will also include a communal kitchen, dining room, and lounge on the ground floor, and an additional breakout room located on the first floor. An electrical services redesign will see the internal and external power supply upgraded, alongside new lighting, fire, and security systems. A mechanical services redesign will include upgrades to the heating and hot water systems, with additional works including roofing repairs and external landscaping.

KEY CHALLENGES:

- An asbestos survey has indicated its presence within the building, and this will require safe removal prior to the refurbishment work commencing on site.
- A detailed drainage survey has been undertaken and the necessary drainage upgrades are being designed by our partners, WML, to accommodate the increased occupancy of the building.
- The building has previously been compromised and used by rough sleepers etc. Robust site security will be required to keep the building, and compound secure.

SOCIAL VALUE, SUSTAINABILITY AND LOCALISM:

- Local employment opportunities will be created by this project.
- Apprentice weeks will be committed to this scheme.
- Warden will reduce site mileage and CO2 emissions by using local suppliers / labour.
- Warden will create new local employment opportunities through engagement with local SME suppliers and subcontractors.
- Warden will maximise waste recovery throughout this scheme with at least 98% of the site waste created being diverted from landfill via reuse, repurpose & recycle.



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Warden