



KEY INFORMATION:

CLIENT: Manchester City Council

LOCATION: West Didsbury,
Manchester

CONSTRUCTION VALUE: £417k

CONTRACTOR: Warden

Construction Limited

START - FINISH DATE: Jul 2023 – Sep
2023

SECTOR: Public Sector

FORM OF CONTRACT: PSPC Authority
Design Option 5 and PSPC 10 Pre-start
agreement.

DELIVERY TYPE: Various heating
upgrades including boiler
replacement.

PROJECT OVERVIEW:

Construct only, various heating upgrades including boiler replacement at The Birches Special Support Primary School (SSPS) in West Didsbury, Manchester, on behalf of Manchester City Council.

The current heating boilers and hot water units at the school keep failing, including the BMS control system, and require resetting on a regular basis. The students at this facility are vulnerable persons and are placed at risk when these failures occur.

This project will install higher efficiency gas boilers, replacing the existing, alongside upgrades to the hot water supply with the installation of new instantaneous hot water generators.

KEY CHALLENGES:

- **Maintaining heating and hot water services throughout this project** – These vulnerable students are at risk when the boilers / hot water units fail and so any disruption to services during this project is unacceptable. Warden will install a temporary boiler house package to maintain services throughout this project.
- **Maintaining Access and ‘Business as Usual’ throughout the whole of the project** – This is a live, occupied, Special Support Primary School, and it is essential that access and ‘business as usual’ is maintained throughout this project, ensuring that these vulnerable students, their carers, and teachers, are not inconvenienced in any way. Careful project management, involving increased levels of communication between our project management team and the building’s management throughout, will minimise the possibility of disruption.

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.



**MANCHESTER
CITY COUNCIL**

Warden