



KEY INFORMATION:

CLIENT: Manchester City Council
LOCATION: The Birches SSPS, West Didsbury, Manchester
CONSTRUCTION VALUE: £439k
CONTRACTOR: Warden Construction Limited
START - FINISH DATE: July 2023 – September 2023
SECTOR: Public Sector
FORM OF CONTRACT: PSPC Authority Design Option 5 and PSPC 10 Pre-start agreement.
DELIVERY TYPE: Heating Upgrades & 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 kept failing, including the BMS control system, and required resetting on a regular basis. The students at this facility are vulnerable persons and were placed at risk when these failures occurred.

This project involved the installation of 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 were placed at risk when the boilers / hot water units failed and so any disruption to services during this project was unacceptable. Warden installed a temporary boiler house package to maintain normal 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 was essential that access and ‘business as usual’ was maintained throughout this project, ensuring that these vulnerable students, their carers, and teachers, were not inconvenienced in any way. Careful project management, involving increased levels of communication between our project management team and the building’s management throughout, minimised the possibility of any disruption.

SOCIAL VALUE, SUSTAINABILITY AND LOCALISM:

- Local employment opportunities were created by this project.
- Apprentice weeks were committed to this scheme.
- Warden reduced site mileage and CO2 emissions by using local suppliers / labour.
- Warden created new local employment opportunities through engagement with local SME suppliers and subcontractors.
- Warden maximised waste recovery throughout this scheme with at least 98% of the site waste created being diverted from landfill.



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