



KEY INFORMATION:

CLIENT: Manchester City Council
 LOCATION: Various locations across North Manchester
 CONSTRUCTION VALUE: £3,442,453
 CONTRACTOR: Warden Construction Limited
 START - FINISH DATE: Oct 2023 – July 2024
 SECTOR: Public Sector
 FORM OF CONTRACT: PSC 5
 DELIVERY TYPE: Fire Risk Assessments and Fire remedial works.

PROJECT OVERVIEW:

Procured under the NWCH Low Value Framework on a construct only basis, this project involves the provision of consecutive Fire Risk Assessment (FRA) and fire remedial works, in ten clusters, on a total of approximately one-hundred properties across North Manchester, on behalf of Manchester City Council.

Consecutive Fire Risk Assessments and associated fire remedial works across ten clusters of properties (approximately one-hundred properties in total) across North Manchester including Blackley, Charlestown, Crumpsall, Cheetham Hill, Collyhurst, and Newton Heath.

KEY CHALLENGES:

- Asbestos surveys have indicated the presence of ACM's within various buildings, and this will require safe removal prior to the FRA and fire remedial works commencing on site.
- Working on ten separate clusters of properties consecutively, consisting of approximately one-hundred properties in total. Warden is very highly experienced in undertaking FRA and fire remedial works in multiple locations, having undertaken similar schemes at both the University of Manchester and Manchester Metropolitan University. Our previous experience of similar contracts, and the lessons learned, have informed us that it is most efficient to divide the works into geographical clusters, manageable groups which can be worked on simultaneously, by a team of FRA and fire remedial specialists. Warden will carefully manage these clusters, and will employ our highly experienced client liaison manager, Jade Pettman-Smith, to ensure that all key stakeholders, particularly the occupants affected by these works, are kept fully updated throughout.

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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