

PROJECT DETAILS**CLIENT** Swindon Borough Council**PROJECT** Stratford Close**LOCATION** Swindon SN5 8AE**START DATE** 29 March 2021**DURATION** 26 Weeks**END DATE** 28 October 2021**VALUE** £626,367**RTM** Single Stage Open Procedure**CONTRACT** JCT Minor Works with Contractors Design 2016**ROLE** Principal Contractor**PROJECT SUMMARY**

McConnell won Swindon Borough Council's Stratford Close project via a single stage open tender procedure where we finished 1st in quality and 1st in price. The four (number) three-storey social housing flatted blocks comprised 35 homes originally constructed in the 1970's.

The blocks were poorly insulated and were wrapped in Asbestos Roof and Wall Cladding Sheets which fell well below current performance and insulation standards.

The roof on each block was 280m² giving a total roof area of 1,120m². The vertical cladding on each block was 220m² giving a total area of 880m². A shallow mono-pitched roof was specified in the Employer's Requirements.

SCOPE OF WORKS

- ▶ Scaffold design & erection and installation of temporary roofs
- ▶ Strip and removal of Asbestos roof sheets and vertical cladding by Specialist Asbestos Contractor
- ▶ Remedial structural repairs to timber batten joists, brickwork and wall plates
- ▶ Relocation and reinstatement of tv aerials and satellite dishes
- ▶ Installation of Britmet Lightweight Roofing and Cladding System
- ▶ Installation of Rockwool fire barrier insulation board
- ▶ Installation of new rainwater goods, fascia, gutters, eaves, soffits and downpipes
- ▶ Gas flue extensions
- ▶ Installation of new flashings and surrounds around Windows
- ▶ Mechanical ventilation and loft insulations
- ▶ Environmental Improvements

Stratford Close



CRITICAL SUCCESS FACTORS

- ▶ We appointed a Temporary Works Co-ordinator to ensure that our scaffold design and temporary roof structures complied with Working at Height 2005 and NASC Regulations. The scaffold and the temporary roofs were inspected daily and adjusted in compliance with NASC guidance as works progressed.
- ▶ The Asbestos roof and wall cladding sheets were carefully removed in complete sections, double wrapped in polythene, segregated and removed by a licenced waste carrier.
- ▶ We specified and installed a market-leading (Britmet) BBA approved, innovative, lightweight tile effect sheet made to measure from the highest grade Aluzinc steel and backed with a 40 year weather penetration guarantee. Cut to our specified rafter length, we were able to reduce the installation time by half.
- ▶ We installed a general-purpose insulation board manufactured from rigid polyisocyanurate (PIR) using a blend of blowing agents that had zero ODP (Ozone Depletion Potential) and low GWP (Global Warming Potential). Finished with low emissivity foil facings, the boards, coupled with quilt insulation helped the blocks to achieve u-values of 0.16W/m2K (roofs) 0.3W/m2K (walls)
- ▶ We commissioned a Structural Report which provided us with remedial actions and specifications for minor structural repairs prior to the installation works. This included specifications and method statements for the installation of a Rockwool Fire Barrier System to party walls, delivered in compliance with current Building Regulations and Standards.
- ▶ The appointment of a Resident Liaison Officer ensured that we gained access for critical gas flue extensions and subsequent gas safety checks.

Councillor Cathy Martin, Housing & Public Safety said: " I'm really pleased that this project has been completed well under the estimated completion time. The residents should be warmer, and this should also result in savings in energy costs for our tenants.

Before they left, McConnell carried out a clean-up of the area, as well as improving road-side kerbs and slabs and some tree maintenance works. The residents have given us some really great feedback in their post-completion satisfaction surveys which is a testament to the project's success."