



FORTEM

Every Home Matters

> Onward Group

THE QUADRANT, SALFORD

Overview

Fortem have delivered a major remediation project to The Quadrant, a multi-storey residential block of flats in Salford, consisting of cladding replacement to certain areas on all elevations of the building, to bring the works up to current standards and to meet new fire safety requirements and compliance.

Scope of works

The works focused on replacing non-compliant cladding and external wall insulation systems across all elevations to meet current fire safety standards and regulatory compliance. Approximately 50% of the properties at The Quadrant are social housing, while the remainder are privately leased. Key elements of the project included the removal of the existing non-compliant Trespa rainscreen cladding, including support rails, framing, and insulation; structural and concrete repairs; replacement of fire barriers and window sealants; installation of a new Rockwool cladding panel system supported by an aluminium framework fixed to the existing structure; and the stripping and replacement of the rendered external wall insulation system with mineral wool insulation and new render.

Project Highlights



RESIDENTS:

50% of properties were privately leased, whilst the other 50% of occupants are social housing. 99% resident satisfaction.



COMPLIANCE:

Building Safety complaint, including FRA requirements. All non-compliant cladding removed.



CAPITAL WORKS:

The total contract value was £3.5m.



COST CERTAINTY:

The cost model used was lump sum fixed price

> **January 2021 to
October 2022**

CLIENT: Onward Group - The Quadrant

WORKSTREAM: Capital Works

CAPITAL WORKS

Fortem is a  **WILLMOTT DIXON** Group Company

Challenges and resolutions

> Engaging with private and social housing residents:

These blocks remained fully occupied throughout the works (over 200 residents), therefore a high level of resident and stakeholder liaison, coordination, and communication was essential to delivery.

We appointed a dedicated CLO to work alongside Onward's team, delivering resident engagement and support throughout the project. Communication included branded letters, site notice boards, and daily on-site assistance, with a separate welfare facility provided for meetings and informal interactions. This approach fostered personal relationships with residents, helping to reassure them about safety and progress.

> Non-compliant cladding:

The remediation focused on identifying and replacing non-compliant cladding and external wall insulation systems on both rendered and High-Pressure Laminate (HPL) surfaces. Key works included the removal of the existing Trespa rainscreen cladding, structural and concrete repairs, replacement of fire barriers and window sealants, and installation of a new Rockwool cladding system on an aluminium framework. Additionally, the existing rendered system was stripped, and a new mineral wool insulation and render system was installed.

> Multiple workstreams simultaneously whilst reducing inconvenience to affected residents.

Fortem embedded progress dashboards which were updated by the site team and submitted to the Contracts Manager on a weekly basis informing progress against programme, any issues/Early Warning Notices, as well as weekly plans for the site.



We were a bit nervous about the proposed work to remove and replace the insulation and cladding at our Flats. As it was necessary to comply with Government guidelines and Mortgage requirements, we prepared ourselves for months of industrial noise and dust.

We received various letters to inform us of the progress of the work. After this, the removal and replacement of the insulation was nowhere near as dusty as we had imagined. It did involve some drilling and hammering, but we found that this was only really loud if it was right next to where we lived. Work carried out on other parts of the building did not interfere a great deal with our normal quality of life.

At the end of each day, the work area is left clean and tidy. We have the impression of a well-managed operation."

Amy Adams
Tenant – The Quadrant

CASE STUDY