



FORTEM

Every Home Matters



Places for People

LANCASTER COURT, CHORLEY

PROCUREMENT



Overview

We are currently delivering a retrofit and compliance works programme to four mid-rise residential apartment blocks in Lancashire. The total value of the contract is £3m.

BSA legislation was applied by employing a third-party Principal Designer advisor, with sign-off and coordination to ensure relevant information is submitted to Building Control.

Scope of works

The work has included cladding remediation work to four blocks of flats. All inefficient cladding has been removed and replaced with an accredited Wetherby system. Additional work has included window replacement and steel framing system, electrical and fire stopping works, balcony repairs, external doors and electrical. Fire compliance work has been undertaken and improved ventilation systems on each residential flat.

Major Projects Framework 2 (MPF2) is a fully compliant framework for all types of construction projects within the UK Public Sector.

Project Highlights



COMPLIANCE:

All homes now meet fire safety regulations



RESIDENTS:

Improved drainage upgrades have reduced residents flood risks.



ACCESSIBILITY:

New paths and level access support residents with mobility issues.

> MAY 2025

CLIENT: Places for People – Lancaster Court, Chorley

WORKSTREAM: Retrofit



CASE STUDY

Benefits to Places for People

- **Delivered to PAS2035 standards:** Although delivery to PAS2030/35 is not specifically a requirement, energy efficiency measures are part of the scope, including extensive condensation risk analysis works, and our team have applied the same level of expertise and due diligence to Lancaster Court.
- **Data on properties:** Each property underwent Energy Performance Certificates (EPCs) before and after the works to determine the level of savings.
- **Modern products:** The new Wetherby EWI Silicone Render System and double-glazed window and balcony doors are providing significant energy efficiency improvements to the U Value.
- **Minimised Environmental impact:** As part of the Project Environmental Planning, and in line with our Group Sustainable Plan, relevant ecology surveys were undertaken to ensure that the works proceed with minimal impact on the local environment.

Benefits to residents

- **Warmer homes:** Due to the installation of more efficient, thicker than specified 120mm Rockwool mineral wool insulation and other energy-efficient measures.
- **Energy efficient lighting:** Energy-efficient lighting systems reducing the amount of electricity needed, lowering bills for residents and improving sustainability.
- **Safer buildings:** The installation of fire-resistant materials and systems to prevent the spread of fire within buildings, significantly enhancing the safety of the buildings.
- **Improving the appearance of the properties:** Aesthetic improvements to the properties, such as new paint and landscaping – increasing visual appeal and market value.

Social Value Impact Headlines

Donations to Chorley in Bloom

Resident Winter Warmer packs

Operation Christmas

including £500 donation, 10 sleeping bags to Chorley's Help the Homeless Charity and £250 towards local foodbank donations.

96.93%

of waste diverted from landfill



Fortem delivered a retrofit and compliance works programme to a mid-rise residential apartment for Places for People. The work has been delivered on time, on budget, to a good standard with excellent resident engagement. We have been very happy with how Fortem have performed"

Russell Edwards

Planned Investment Area Lead – North West Places Management

Resident Engagement

Smooth resident care engagement plan ensuring engagement and high access rates. Appointed Customer Liaison team ensured the following activities took place:

- Continuous engagement with residents across 76 properties.
- Immediate resolution of issues to maintain safety, clear access and provide progress updates.
- Notice boards in communal areas and personalized notifications 14, 7, and 1 day before work starts.
- Introductory letters briefed residents on safety and daily contact maintained via a communications tracker.
- Individualised support provided, e.g., ensuring mobility scooter access for specific needs.

CASE STUDY



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