

Case Record

Improving building facilities at Carillion property



Date	January 2002
Location	550 Mauldeth Road West
Client	Carillion Estates Dept.
Main Contractor	Martindales
Facilities Management	Carillion Services

550 Mauldeth Road West, Chorlton was built in 1971 and the heating system installed was a perimeter system with 4 boilers. The system has become unreliable and costly with age, as there were no time settings (the mechanism had failed). It was agreed by the Client, the Estates Dept. to replace the boilers and install appropriate controls.

Replacement boilers at 550 Mauldeth Road West, Chorlton

Business Benefits

- **Reduced Costs**
Reduction in heating bills
- **Pollution risk minimised**
CO₂ output reduced by some 15%
Asbestos dust removed
- **Improve customer relations**
Clients visiting the site experience a well controlled environment
- **Improve community relations**
None, unless pollution element publicised
- **Employee motivation**
Manageable heating.

The first problem that was encountered before the removal of the boilers was that the boiler house had asbestos lagging on the pipes. Therefore, Casella were contracted to remove the asbestos.

The removal of the boilers was achieved with minimal discomfort to the staff. Installation of 3 of the boilers was done by removing the redundant ones and leaving one operational boiler intact. Once they had 3 of the replacement boilers working they then switched the remaining working boiler off. It was consequently removed and replaced by a new boiler.

The operation was completed over a weekend period to minimise disruption to the staff on changeover.

The project was completed within a 12-week timescale and with only one-day downtime with no heating.

We now have a manageable heating system, which means that people are comfortable at all times.