



**Glastonbury Rd, Corby
Northamptonshire
NN18 0DD**



Start 24.10.16 Finish 29.09.17 Duration 51 weeks



Value £7m



**Project Manager
W H Stephens**



**Client
Northamptonshire
County Council**



**Architect
Architecture
Initiative**



**Form of Contract
JCT Design & Build
2016**

RED KITE ACADEMY CORBY

Introduction

The Red Kite Academy project involved the design and build construction of a new Special Educational Needs Primary School to meet the demands for a specialist facility in Corby. The new SEN school featured special measures and design elements to suit the specific needs of the SEN learners, including 12 classrooms, school hall, hydrotherapy

rooms, physiotherapy rooms, soft play areas, catering kitchen, toilets, and associated access, parking, landscaping, staff spaces and offices. This new build school was constructed using innovarés iSIPs system which offered programme and financial savings to Ashe and Northamptonshire County Council.



Ashe's Contracts Manager was excellent throughout the project, always proactive and ran a very tight ship alongside their Site Manager Peter McGann.

The school were impressed Ashe managed to handover before the school opened and overall everyone has been very complementary on the build.

**Northamptonshire CC
Construction
Project Manager**





Programme and Timescales

The key to effective programme management at the Red Kite Academy scheme was the initial accuracy and ongoing monitoring through our in-house planner, Ben Walker. Ben is responsible for developing and maintaining our robust project programmes; working in collaboration with our project teams, supply-chain and our independent quality auditor, CSI Ltd. Ben also produced activity sheets for all trades and operations to steer supply-chain and resourcing decisions, providing the outline of the Red Kite programme.

On site early warning reviews and weekly programme/progress/resourcing review meetings with the on-site team helped to feed and refine the project progress. Our regularly updated critical-path programme helped identify programme efficiencies and slippages which were promptly resolved. Openly managing programmes helped promote a collaborative culture, promoting early identification of issues and ultimately ensured timely completion is maintained.

The implementation of the above measures along with the advantages gained through off-site manufacture of the iSIPs system meant that these delays were minimised and

key opportunities to realign to the project programme were highlighted at the earliest stage. Working client representatives, and Building Control helped Ashe to agree quality standards, while inspection and test regimes removed any ambiguity over defect definitions and supported our softlanding proposals. Our simple 'no induction, no work' policy also allowed us to vet operatives and staff for capability and appreciation of our zero-defect commitment/quality procedures reducing programme delays.

Project highlights



99%
WASTE DIVERTED
FROM LANDFILL



9/10
CLIENT
SATISFACTION



SCHOOL TIME
CAPSULE BURIED



STUDENT & SCHOOL
STAFF SITE VISITS

Minimised Nuisances and Communication

To ensure minimal disruption to the neighbouring properties and the adjacent live school site, Ashe utilised our tried and tested processes to avoid any incidents from the potential issues raised by the challenging logistical and live construction environment. Ashe employed a dedicated Site Logistics Operative/Banksman who was responsible for ensuring the safe movement of all vehicle and pedestrian traffic. All deliveries are called in ahead of arrival, avoiding congestion on the construction site and protecting the safety of those around. All deliveries were in agreed times and outside off periods that clashed with the school and heavy local traffic. At the point of entry to the site deliveries were escorted by the banksman on and off site. All workman logged in each time they entered and left the site, picking up a badge and numbered hi-vis to ensure maintenance of Ashe security process.

To ensure that the school and local residents were informed throughout the construction works Ashe;

Held an initial community consultation evening to explain the project and our approach as well as warning of the dangers of construction sites and road traffic

Work with a designated school representative to discuss performances and forthcoming activities, enabling us to adapt our approach and maximise satisfaction levels

Letter Drops and regular project newsletters were distributed to the school and local residents before and during works to present forthcoming works & operations. Ashe contact details included for emergency and information requests

Regular school site visits for stakeholders, staff, and pupils were held to review project progress, and for the SEN learners to begin familiarising themselves with their new facility at key project milestones. These events included a ground-breaking ceremony, time capsule burying, mid project site visit, topping out ceremony and completion event.

Project Communication

In all instances communication and correspondence of a day to day nature is delivered through our site manager and contracts manager, who accept information and disseminate down the line to relevant team members. Information returning from us would be channelled back through the post, email, and Ashe extranet system to the relevant partners.

Site Communication

The Site Manager, Peter McGann, liaises directly on a daily basis with the school to ensure that regular updates are provided and advanced warnings are given ahead of any potentially disruptive works. They discuss proposals for construction operations and the requirements of the stakeholders to ensure minimal disruption to all.

Safety



Quality

1 month post PC

