



Early contractor involvement and enabling works on landmark BTR scheme

Birmingham City Centre

Client: Court Collaboration

Site area: 0.5ha

Timeframe: 24 months stakeholder engagement, 10-week programme

GDV: £20m

Challenge

Court Collaboration had ambitious plans to create Birmingham's first residential skyscraper – a Build to Rent (BTR) tower that would climb to 51 storeys and create 667 new homes, generating 300 new regional jobs.

But, as with any high-rise scheme, multiple hurdles stood in the way of the team turning a blueprint into bricks and mortar. As well as having to meet strict planning pre-commencement conditions, achieve multi-stakeholder buy-in, and secure international funding, they faced challenges such as:

- The site's small 0.5Ha footprint
- Geotechnical issues associated with supporting a 51-storey building
- Removal and validation of Impacted Made Ground
- The need for time and cost certainty

Solution

Through 24 months of early contractor involvement, our team worked collaboratively with the client to ensure a successful start to the project.

Once onsite, we delivered to a strict 10-week programme, remediating Total Petroleum Hydrocarbons and asbestos in soils, and carrying out earthworks, including offsite disposal of soils using our own fleet of wagons.

Our team installed piling mats to a 722kPa to support the piling rig, as well as assisting with archaeological investigations.

Works were completed using our own local people and in-house intelligent plant, collating real-time data for verification.

RESULTS

- Completed the project ahead of programme and on budget
- Gave confidence to funders and regulators through early advice
- Minimised cost impacts of COVID and the war in Ukraine

TESTIMONIAL

Alex Neale, MD at Court Collaboration:

"I found McAuliffe extremely flexible to deal with and they worked collaboratively with Court, our Funder, and Main Contractor, constantly presenting innovative ideas and solutions to move the site forward in a cost effective and timely manner."