



Case Study:
Albion Works, Manchester

Innovation

Fuelled.

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Client	Albion Mills Maintenance Ltd
Architect	Thomason Consulting — Manchester
Contractor	QFF Façades — Bolton
Installer	QFF Façades — Bolton
Project	Refurb – Residential
System	K Systems Exicco M (Mineral Wool), Silicone Render

Background

Located in the Ancoats area of Manchester, the **Albion Works** strip and re-fit project was funded by the **Building Safety Fund**, a Government Fund to remove unsafe non-ACM cladding on residential and mixed-use properties that are 18 metres and over and do not meet building safety regulations.

K Systems **Approved Installer QFF Façades** were contracted to complete the exterior wall insulation and rendering of the 8-storey residential building.

The original 60mm EPS system was stripped from the building and replaced with a **safe, thermally efficient façade solution**, which upgraded the fire performance of the cladding, ensuring the safety of both the building and residents.

Our Service

K Systems provided support throughout the application process for this Building Safety Fund project. The Technical team offered **on-site technical and installation support** throughout the build process and supported QFF to ensure quality and reliability.

We produced a **bespoke specification** and worked closely with Thomason Consulting and QFF Façades to agree and deliver specifics such as **fire stopping and abutment details**.

From design advice through to installation, we offered a **partnership approach** which aided a smooth installation process with minimal disruption.



High-rise
Residential



Refurb &
Retrofit



8 Storeys

Technical Project Details

The original sheathing boards were replaced, and the **K Systems Exicco M drained cavity façade system** was installed. This high performing drained cavity system was specified as a requirement for this steel frame residential building. **60mm mineral wool insulation** was specified to retain the line of the existing façade.

Fire safety with high rise buildings

like Albion Works is of utmost importance and this solution generates **high levels of fire resistance and non-combustibility** (A2, s1-d0 rating), meaning the latest building regulations were complied with. Additionally, the thermal performance of the building improved with a **U-value of 0.28 W/m²K** being achieved. Residents will therefore enjoy

reduced heating costs and better living conditions.

For the finish, **silicone thin coat render** ensured that aesthetically Albion Works had a clean, crisp attractive appearance. This durable, low maintenance render transformed the outside of the building and will ensure a **long-lasting finish** to the property.