



PROJECT DETAILS

CLIENT SERCO UK

PROJECT HMP Kilmarnock

LOCATION Mauchline Road,
Kilmarnock, KA1 5AA

START DATE 09 June 2022

DURATION 28 Weeks

END DATE 16 December 2022

VALUE £827,656

RTM Single Stage – Open Procedure
JCT Intermediate Building Contract
(Contractor's Design) 2016

ROLE Principal Contractor

SCOPE OF WORKS

- ▶ Establishment of an approved secure site set up in compliance with HMP regulations
- ▶ Erection of temporary works access, edge and rooflight protection
- ▶ Comprehensive cleaning and surveying of the existing roofs, services and gutters
- ▶ Removal of razorwire, supports and security netting
- ▶ Renewal of defective roof sheeting, tiles, eaves, valley gutter linings, ridges, verges, capping and all associated rainwater goods
- ▶ Reinforcement repairs, renewal of displaced profiled foam filler and terminal flashings
- ▶ The removal and renewal of rooflights complete with new demarcation fixings
- ▶ Preparation and application of corrosion treatment, priming and recoating of roof surfaces and cut edges with full liquid applied coating system, including ridge capping, valley and eaves gutters, verge trims and flashings, terminals and ventilation cowl
- ▶ Installation of new razorwire, supports and security netting
- ▶ Final power wash cleaning

HMP Kilmarnock – SERCO UK

PROJECT SUMMARY

HMP Kilmarnock is a 500 cell prison facility operated by SERCO UK Ltd on behalf of the Scottish Prison Service under a contract with the Scottish Ministers. It is situated approximately three miles south-east of Hurlford in East Ayrshire. The facility houses a range of prisoner types and is the local receiving centre for the Sheriff Courts of Ayr and Kilmarnock.

The prison comprises an entrance block; a visitors reception block; a kitchen block; an administration block; a multi-faith block; two cell blocks comprising a central core and four wings per block and; an

industrial block comprising six works units that provide work vocational training and externally recognised qualifications for remand and convicted prisoners.

All of these separate blocks were built in different forms, shapes and heights and each one brought forward its own specific challenges in respect of the condition of its roof; the proposed solution for its roof; temporary safety installations on a roof by roof basis; segregation from the prison community and; the requirement to keep the whole prison estate secure and operational 24/7/365 during the works.

CRITICAL SUCCESS FACTORS

- ▶ Absolutely critical to the success of the project was our ability to comply with SERCO's Operational Rules for Prison Estates where we collaborated sensitively to gain knowledge and understanding of the prison regime, particularly; security clearance; illicit items; gate searches; vehicle access and security; ladders; scaffolds; cables and ropes; prison movements; prison escorts; alarm procedures and site specific Health & Safety risks; all of which; informed and extended the scope of our Risk Assessments; Method Statements; Safe Operating Procedures and our Construction Phase Plan.
- ▶ We delivered the construction programme in a block by block basis in seven phases where each phase benefitted from its own pre-start meeting; construction programme; risk assessment; method statement; traffic management and access plan in compliance with SERCO's regulations.
- ▶ Sensitive, pro-active communication with the Prison Managers was critical. In addition to our block programmes and safe operating procedures, we operated a joint collaborative group where we provided a weekly schedule of works for SERCO's approval; provided a tool-box talk for each roof/block; adjusted our phasing and methods to suit the prison regime; operated a joint strict Change Approval protocol and; provided the Contracts Manager with a daily verbal and written update.
- ▶ The syncing and operation of designated Escorts was critical to site movements and maintaining each block's construction programme. We communicated daily with the Escorts, ensuring they were primed in advance and able to deploy escort services in compliance with weekly programmes.
- ▶ In addition to NASC and Working at Height regulations, Scaffold Access Towers comprised Haki Stairs and were clad in sinusoidal panels to full height (5m) with razor wire secured to perimeter heads. A secondary ladder escape route was also specified along with security doors fitted with push bar escape latches.
- ▶ Working from these Access Towers and Mobile Platforms, we installed temporary roof protection to existing fragile roofs, sheets, eaves and valley gutters to avoid damage or loosening of materials. We also installed a hook-on roof safety system and supported our operations with safety nettings, sealed dust sheets and internal, segregated exclusion zones on the underside of roofs.