

Seven guest floors rewired, one floor at a time

Piccadilly, Manchester · hospitality · £250k to £350k · 22 weeks



CLIENT
A city-centre hotel operator

MAIN CONTRACTOR
A hotel refurbishment contractor

CONSULTANT
The operator's M&E consultant

LOCATION
Manchester

SECTOR
Retail and hospitality

CONTRACT VALUE
£250k to £350k

PROGRAMME
22 weeks

FLOOR AREA
140 bedrooms over seven floors

FORM OF CONTRACT
JCT Intermediate subcontract

OUR ROLE
Electrical subcontractor

COMPLETED
January 2026

OCCUPIED THROUGHOUT
Yes: the hotel stayed open, with one floor closed at a time

SAFETY
0 lost-time incidents

140

bedrooms rewired and relit

7

floors, each back on sale on its planned date

0

bookings cancelled because of the works

0

hours an occupied floor went without fire alarm cover

THE BRIEF

A hotel operator was refurbishing every guest floor of a city-centre hotel near Piccadilly. Its refurbishment contractor needed an electrical subcontractor who could work floor by floor without the guests noticing.

WHAT WE WORKED AROUND

Only one floor out of use at a time, so the hotel kept selling the rest. Drilling and chasing only between 10am and 4pm, between check-out and check-in. Guest lifts never used for materials, only the service lift at booked times. The fire alarm kept live on every occupied floor while its devices were replaced.

OUR SOLUTION

Each floor was sealed behind a dust screen and handed to us for three weeks. Drilling and chasing ran between check-out and check-in, materials went up the service lift at booked times, and the fire alarm on the floors around us stayed live while the closed floor's devices were replaced.

THE RESULT

All seven floors went back on sale on their planned dates, with no booking cancelled because of the works and corridor lighting energy down by more than half.

HANDOVER

As-fitted drawings, test certificates and the fire alarm cause-and-effect record for each floor, handed to the hotel's engineer as each floor reopened.