



CURLEY GROUP

CASE STUDY



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YMCA Y Pad

Bolton, Greater Manchester

The Curley Group was appointed by Walter Carefoot & Sons to deliver the masonry package for the Y Pad – a four-storey, 40-bedroom residential and support centre in Bolton.

CLIENT

Walter Carefoot & Sons / YMCA

PROGRAMME

28 weeks

CONTRACT VALUE

£925,000

40

Bedrooms

28 weeks

Programme

Zero

Reportable incidents

Project: Affordable housing: 40 residential units & support centre

● Overview

The Curley Group was appointed by Walter Carefoot & Sons to deliver the masonry package for the Y Pad – a four-storey, 40-bedroom residential and support centre in Bolton. This key development was designed to provide essential accommodation and facilities, helping address supported housing needs in the region.

Operating on a tight 28-week programme, Curley Group mobilised an experienced site team and supply chain to ensure smooth and timely progress. Early-stage collaboration with the main contractor enabled integration of sequencing and design intent, reducing potential programme conflicts.

Scope of works

- Brickwork and blockwork package
- Installation of masonry support systems
- Structural masonry walls
- Cavity wall insulation and damp-proof courses
- Lintel installation
- Co-ordination with structural and service interfaces
- Feature brick detailing and architectural finishes

● Challenges & solutions

Tight programme with concurrent trades

Challenge With a 28-week programme, multiple trades needed to work in close succession, creating pressure on sequencing.

Our solution Curley Group implemented phased labour teams and closely coordinated daily with site management to streamline access and avoid interface delays. Use of prefabricated lintels and pre-planned deliveries improved efficiency.

Complex detailing at façade junctions

Challenge Architectural detailing required precision at junctions between brickwork, cladding, and window reveals.

Our solution Curley's team worked proactively with the design team to review construction drawings in advance, providing buildability feedback. Mock-ups were produced early to agree standards and avoid rework.

Restricted site access in a residential area

ChallengeThe project's location within a tight residential setting meant limited space for material storage and delivery logistics.

Our solutionJust-in-time delivery schedules were implemented, and non-peak hour deliveries were coordinated with suppliers. On-site logistics were managed in partnership with the main contractor to minimise disruption and maximise safety.

Weather-related delays

ChallengeUnpredictable weather conditions during winter months posed a risk to external masonry works.

Our solutionProtective sheeting and temporary shelters were used to maintain progress on critical elevation sections. Flexible work scheduling ensured that productivity remained high during adverse conditions.

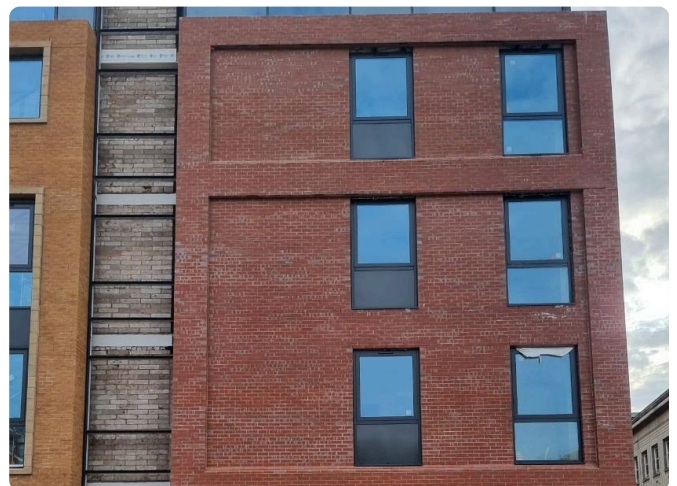
● **Health, safety & quality**

- Zero reportable incidents throughout the contract duration
- Daily safety briefings and toolbox talks conducted
- Works delivered to NHBC standards and client QA expectations
- Regular site audits and internal inspections ensured compliance

● **Outcome**

Curley Group successfully completed the £925,000 masonry package on time and to a high standard of quality. The Y Pad now serves as a modern, safe, and welcoming facility that supports residents and staff alike. The strong working relationship with Walter Carefoot & Sons and effective problem-solving on site were key to the project's success.

● On site





CURLEY GROUP

Talk to us about your next project

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