

Insite

The newsletter of **Conlon Construction**

Faith Primary School

This is one of several projects completed by Conlon Construction during 2010.

In October Conlon Construction was proud to officially hand over Faith Primary School, in Everton, to our joint clients: the Archdiocese of Liverpool, Diocese of Liverpool and Liverpool City Council. The £3.1m school which will act as a community hub features an eye-catching grass roof and external amphitheatre. The pupils were involved in the development of the school from day one, with each child kitted out with their own hard hat and high visibility vest to wear when visiting site for regular updates on the project.

See pages 4-5 for further completion news.



Client: the Archdiocese of Liverpool, Diocese of Liverpool and Liverpool City Council/Architects: Cunliffes



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Welcome

Director's update from Maureen Boland

Welcome to our first new-look edition of *Insite*. We have lots of news from 2010, which has been another successful year for the company despite the current economic situation.

In April we were delighted to pick up our first award from the Considerate Constructors Scheme for our achievements at Holy Angels School, in Kirkby. Gordon MacKenzie, site manager for this project, had gone the extra mile to ensure we were excellent neighbours and received high scores at audit time. He ended up doing extra miles at the time of the awards ceremony too and, unfortunately, was unable to return to the UK for the occasion due to the volcanic ash.



We also sponsored the award for North West SME Contractor of the Year at the Constructing Excellence Awards, having previously won two regional awards followed by national awards in 2008 and 2009. In the words of Granada Reports' Lucy Meacock, who hosted the event, "it was time to give someone else a chance".



At our family reunion in Ireland this year we got the chance to catch up with four of the five founding Conlon brothers (sadly Michael passed away in 2003). It was great fun to be together and the family is now looking forward to 2011 with added interest as the company will celebrate its 50th anniversary next November.

We would like to thank all our clients, consultants and end users for entrusting their business to us this year and we should also like to thank our shareholders, employees and supply chain members for their continued support, loyalty and enthusiasm. We wish you all a prosperous 2011.

Pictured from left: John, Malachy, Patrick and Vincent Conlon.

The construction industry today

By Michael Conlon, construction director

Conlon Construction is still thriving in what is undoubtedly a difficult and unpredictable time for our industry. Clients still want to appoint Conlon as their preferred contractor to carry out projects for them and as the year draws to an end, we should reflect that this is not simply good fortune but a result of the hard work put in by the whole team over recent years.

Our team efforts put us in a very strong position to weather the effects of the cuts announced in the Government's comprehensive spending review. Without doubt, these are challenging times, and the inevitable cuts in construction spending will have a far-reaching impact on the industry as a whole. In previous recessions, reductions in Government spending led to the cancellation of 'new build' projects in favour of alterations and refurbishments to existing buildings.

Early indications point to this pattern being repeated which could potentially lead to an increase in projects within the value range undertaken by Conlon Construction. Should this be the case I am confident that the vast experience we have in alterations and refurbishment would not go unnoticed by our clients. Overall I am a great believer in remaining confident and instilling that confidence in the workforce that has, for nearly 50 years, made us such a successful construction company.

We have grown predominantly through repeat business, which confirms my view that we're doing something right.

At Conlon Construction we have a genuine dedication to investing in the communities in which we work; trying to be good neighbours whilst on site and leaving behind a little bit more than a building.

This ranges from providing donations for equipment, such as contributing to the purchase of a school minibus, to running educational workshops about safety and the dangers of building sites - vital when carrying out construction in schools.

The past year had many highlights, including prestigious awards and nominations as well as numerous fantastic projects completed. With all the frustrations that our industry brings with it, those of us working in construction leave a lasting mark on the environment and love being involved in projects that allow us to say with pride to younger generations 'we built that'.

I am sure that 2011 will bring with it many more such projects, together no doubt with a great deal of hard work. We are looking forward to completing even more projects that will be valued by clients, end users and neighbouring communities.



Contract Awards

We are proud to have been awarded numerous exciting contracts during 2010.

The Museum of Lancashire

The Museum of Lancashire will be a very interesting project to be part of, as we put the Grade II listed building through a £1.2m redevelopment. The work will give the museum, on Stanley Street, Preston, a contemporary, family-friendly new look. Plans include a new entrance area with reception, shop, café and displays; a Lancashire Through Time gallery; areas focusing on Lancashire entertainers, industry from the area, Lancashire at war and law and order. It will be completed by summer 2011.



We have held turf-cutting ceremonies for our new projects at Netherton Activity Centre (NAC) and Blackpool's Southpoint Youth Hub.

Staff, Sefton councilors and members of our site team gathered at the £4.5m purpose-built NAC to mark the occasion. The centre will replace the current converted school building on Glovers Lane, which will be demolished. The new building will re-house the library, sports hall, changing rooms, health suites, activity rooms, crèche and youth club as well as providing new community rooms and a £100,000 sensory facility. Jake's World Multi Sensory Centre will provide a unique environment for those with special needs.



NAC



Lytham St Annes Technology and Performing Arts College

Work is now underway to build a £2m state-of-the-art science block at Lytham St Annes Technology and Performing Arts College. The construction of six new laboratories is due to be completed in June 2011. The Conlon team has worked alongside school staff to ensure the facilities will enhance modern day teaching and learning.

Primary School Success

Adding to our portfolio of educational projects, we have been awarded three primary school contracts this year. In Cheshire we have begun work on Offley and Belgrave Primaries, worth almost £1.6m, and in Walton-le-Dale we have commenced a £0.5m refurbishment and extension of Coppice School. Pictured are pupils watching the concrete pour when the project began in October.



Temple Street Resource Centre, Burnley

We have been appointed to carry out a major refurbishment of a day centre for people with disabilities in Burnley. The £1.8m works at the Temple Street Resource Centre consist of demolition of the main front hall and internal structural alterations; a new-build front elevation; new roofing and a complete internal fit-out. Features will include a garden area, rehabilitation kitchen, hydrotherapy bath, computer suite, sensory room and a games room. Work on the centre is due for completion in summer 2011.

Southpoint Youth Hub (Myplace Blackpool)

Southpoint youth hub is a £4m Big Lottery Funded project that will provide a unique blend of entertainment and enterprise activities to help local young people realise their potential.

They will be able to take part in activities such as arts, music, drama, sports and/or become involved in enterprise and volunteering opportunities. Work has already started on demolishing the old building which stood on the site next to Palatine School. In January work will begin to build the new, innovatively designed, hub for young people.

Youth Hub

Completions

It has been a busy year, with a raft of successful project completions to report.



Client: The Governors of Stonyhurst College/Architects: Cassidy + Ashion



Stonyhurst College provided an interesting and rewarding project for us - and presented numerous challenges to overcome.

The work involved the construction of a four-storey accommodation block for sixth form students together with external works, drainage and incoming mains service supplies. The construction team was working next to the Grade I listed college building, which meant ensuring that the finished block would be inkeeping with its historic surroundings, by building with local stone and slate roofing.

Although the team worked in a live environment, the project ran smoothly and the college staff and pupils were delighted with the results.

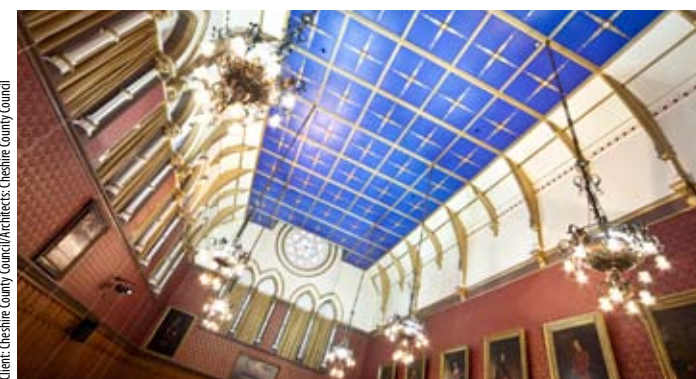


Faith School Handover Ceremony

Faith School Handover Ceremony

Construction director at Conlon Construction, Michael Conlon (right) and site manager Gordon Mackenzie hand the Faith Primary School key to head teacher Sister Moira Meeghan.

Our two-phase project involving the internal refurbishment of **Chester Town Hall** (below) was completed in May. The £0.6m works on the listed building required particular attention to detail and continued consultation with the Conservation Officer, to prepare the building for forthcoming civic events. We repaired high-level plasterwork in the assembly room and redecorated the eye-catching ceiling and walls. In the entrance foyer we redecorated the plaster walls and ceilings, in addition to specialist works to sandstone architectural features, timber panelling and memorial boards.



Client: Cheshire County Council/Architects: Cheshire County Council

In June, the impressive **Lakeland Motor Museum** (below) reopened in Backbarrow, Cumbria. Its 30,000 exhibits including cycles, scooters and classic cars, are now displayed to their full potential thanks to the development of purpose built £1.5m premises, completed by Conlon Construction. It is the latest visitor attraction to launch in the county and builds on the already established presence of transport related centres, Windermere Lake Cruises and The Lakeside and Haverthwaite Steam Railway. The development of the museum was a challenging project to be involved in, and we definitely recommend that people pay a visit.



Client: Windermere Lake Cruises/Architects: O'Neill and Petrie

The completion of **Legh Vale School** was a special occasion as it was our first partnered project for St Helens' Council. This was completed early against a very tight timescale and we are delighted that the project team received excellent feedback from all concerned with the project.

A diverse range of other projects have also been completed across the region in 2010, including: **Wyre Day Service, Fleetwood; Victoria Road School, Mablin's Lane Children's Centre and Windsford Operations Depot in Cheshire; Avondale Primary School, Darwen; Blackpool Housing;** and in the Cumbria area, **Park Coppice Caravan Park**. Congratulations to all the teams involved in delivering these projects successfully.

We completed a new women's unit at **Prestwich Hospital for Greater Manchester West Mental Health NHS Foundation Trust**. The £1.4m project involved construction of a single storey building with traditional brick walls and a tiled roof, featuring eight bedrooms, two kitchens and various other social and admin areas. The unit provides accommodation to meet the needs of women in an environment that is not as restricted as medium secure care, but provides the support offered by staff to access, monitor and evaluate safe rehabilitation.



Client: Derian House/Architects: IWA Architects

Derian House Children's Hospice, Chorley, officially opened its new Derian Lodge in November. The £1.4m extension, for young adults aged 18-25, has its own kitchen, living and dining room for those accessing its services.



Featuring tall windows and light wood finishes, the Lodge has been designed to give an air of spaciousness and light.

It was a pleasure for us to be involved in this project and it is heartening to know that we have been part of a development that will be of such benefit to the young people who use the hospice and their families.

Prestwich Hospital, Greater Manchester

Client: Greater Manchester West Mental Health NHS Foundation Trust/Architects: Gilling Dod Architects

Conlon in the community

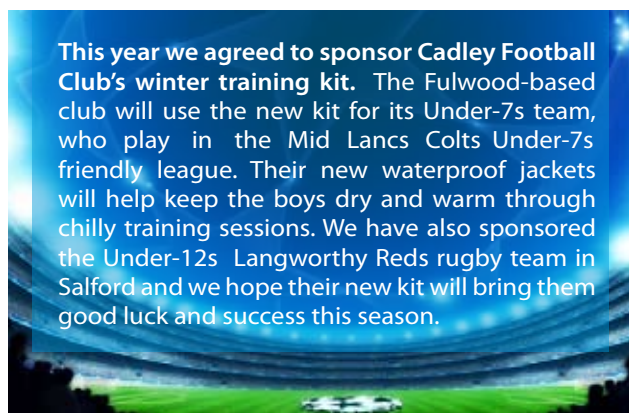
We like to do our bit to help out local causes where we can.



We sponsored two Conlon shareholders as they took part in a charity row from London to Paris. Rower John Anthony Conlon (left) and non-rower Jude Conlon (right) completed the week-long challenge with their Surrey-based team, Reivers 12, after a year of training. The team has so far raised almost £100,000 for Children With Leukaemia and CHASE children's hospice. Next year they will complete the challenge again, then return straight away to set the record for the Eiffel Tower to Westminster Bridge leg.



Conlon has also supported Lytham St Anne's High School's anti-bullying initiatives by providing wrist bands for all pupils, in colours representing the school's seven colleges. It is hoped that this will raise valuable funds for charity CRY - Cardiac Risk in the Young.



This year we agreed to sponsor Cadley Football Club's winter training kit. The Fulwood-based club will use the new kit for its Under-7s team, who play in the Mid Lancs Colts Under-7s friendly league. Their new waterproof jackets will help keep the boys dry and warm through chilly training sessions. We have also sponsored the Under-12s Langworthy Reds rugby team in Salford and we hope their new kit will bring them good luck and success this season.

In 2010, Conlon's Guy Parker, assisted by Ivor Goodsite, carried out safety talks in six of the primary schools where we have worked. More than 2,000 children have experienced these enjoyable health and safety talks to understand why they should never go on a building site. Our thanks go to Pete Marquis for providing a mini-excavator for the "hook a fish" game which rounds off these fun sessions. Schools visited include: Faith School in Everton, Padiham Green, Belgrave and Offley Primary schools in Cheshire, Thatto Heath and Newton Primary Schools in St Helens.



In June, we were delighted to be able to help purchase a new minibus for Faith Primary School in Everton, which we were building at the time. The school was seen by the local community as the first step to regenerating Everton Brow. The school and local community will make great use of the mini bus. Together with our supply chain, we also donated £2,000 to the Out of the Blue Music Festival in Everton park. The festival allowed young people to get involved in a range of events such as drumming workshops and tai chi.

Still on the sporting theme, budding climbers also had the opportunity to try out the climbing wall sponsored by Conlon at the **Brownedge St Mary's Church Summer Fete** in Bamber Bridge this summer.



For the past three years, the company has supported the travel costs of volunteers to enable them to visit Lourdes to accompany and assist the sick and disabled who travel there every year from the Lancashire region. In July, Janey Kozlowska (pictured above), was able to travel with the help of Conlon staff, who contributed to her fundraising diary, together with a donation from the company. She travelled by coach with 48 other students and young people from the area.

Awards

We're really pleased with all the recognition we have achieved over the year.



Our bronze Considerate Constructors award puts us in the top 7.5% of UK construction firms registered with the scheme. Presented for our work on St Michael and All Angels Primary School, in Kirkby, Merseyside, the accolade recognises sites' excellent standards of consideration towards their workforce, their neighbours and the environment.

We are proud to have achieved platinum status under the Construction Skills Certification Scheme for registering more than 90% of our workforce with CSCS. The scheme's cards help the construction industry to improve quality and reduce accidents.

In May we sponsored the SME Contractor of the Year award at the Constructing Excellence North West Region Awards. The dinner at Southport's Floral Hall was themed around a Parisian Masquerade Ball and was great fun, with entertainment from fire eaters, jugglers and can-can dancers.

Our work on Westlakes Science and Technology Park at the University of Central Lancashire was shortlisted for Best Educational Building in the Northern Local Authority Building Control (LABC) Awards. The £3.3m project was recognised for its high standards of construction and workmanship.

Shortlisted too, in Cheshire West and Chester Council's Civic Awards, was our work on Chester Town Hall. Our attention to detail and conservation efforts led to us reaching the finals of the awards.

Also this year we are proud to have achieved the OHSAS 18001 certification for our high standards in health and safety. Good work everyone!



Out and about

This year's football Hall of Fame Dinner took place at the Manchester Hilton and we were delighted to welcome ex England International and Liverpool legend, Roger Hunt to join us and our guests for the evening. It was another fabulous occasion to remember.



The University of Central Lancashire's Harris Bursary Ball in May was a fantastic occasion and was attended by honorary fellows Jon Culshaw and Bill Beaumont CBE. Office manager Fiona Riley won first prize in the raffle - a round of golf for two at Mottram Hall - which she donated to operations board director Darren Lee for his birthday. After a few drinks, Darren began bidding in the charity auction and won the services of a chef to come to his house to wine and dine six guests.



As you can see from the photo, we had a fantastic turnout at the second Conlon family reunion in Dungannon, Ireland. Camping facilities were second to none, the inflatable assault course kept all the children happy and the adults honed their Guinness appreciation skills, whilst trying to remember all the names of the third generation!



We had a great laugh battling our way through giant inflatables and buckets of water during our 'It's a Knockout' away day in October.

Although the weather was kind to us, we all got soaked anyway! Around 70 staff took part in the challenges, held at Guys Thatched Hamlet, near Garstang, with the 'Rigger Mortars' team scooping the gold medal. **Many thanks to Graham Fisher and his energetic team for organising such a fantastic day.**

