

# Insite

The newsletter of **Conlon Construction**



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# Welcome

Chairman's Update by Theresa Noblett

Welcome to the 50th anniversary edition of Insite

As you read on you will see that we have had a very exciting year of celebrations, made even better by the impact, locally, of Preston Guild and, nationally, by the London 2012 Olympics and the Queen's Jubilee.

**Our actual birthday was 24th November 2011 and we marked the occasion in the office with a proper builder's birthday cake washed down with champagne; whilst on site, balloons and cupcakes were the order of the day.**



Builder's Cake by Margaret Cornes

In December we hosted a reception for 200 industry guests at the Museum of Lancashire, where we launched a commemorative book, 'Celebrating 50 Years of Conlon Construction'. Compiled by family directors, Maureen Boland and Michael Conlon, the book is dedicated to the five Conlon brothers who founded the company in 1961. It brings to life our history by focusing on a selection of projects, events and anecdotes on a decade-by-decade basis.

In January it was the turn of Conlon employees and their partners to celebrate during our annual dinner dance. We all enjoyed the hotel and banqueting facilities at The Villa in Wrea Green, well into the wee small hours of Burns Night.

I could go on and on...there was...the family May bank holiday gathering in Blakedown, Worcestershire attended by over 100 Conlons from three generations...



Conlon Family Reunion

...the team of 50 employees who, in July, took part in the UK Corporate Games, held in Preston for the first time this year... our entry in the Preston Guild Trades Procession in September and last, but not least, we were even represented in the first Preston Guild Marathon in October...

Oh and by the way... we did find time to work hard, as always. In between the fun and games we have increased our turnover by 18% this year and experienced the busiest summer period on record. We have introduced a new divisional structure to create further profitable growth opportunities in readiness for those 'green shoots', and received several new industry awards from the Considerate Constructors Scheme and the Local Authority Building Control (LABC).

Throughout our successful journey so far, and for the future, we depend on many people and organisations. I would like to extend our sincere thanks to all who have dedicated part of their working life to serve Conlon Construction - directors, staff and operatives; to all our Clients for entrusting their projects to our care and for their continuing support; to our colleagues from the industry professions and our supply chain for their vital contribution to the process and the end result of all our endeavours.

Conlon would not be celebrating its 50th year in business without such loyalty and support.

*Thank you!*

## New Divisional Structure

## Thank You and Farewell

Sean Conlon



In February, a new division, set up and managed by Sean Conlon, was incorporated into the company structure. With its base in Manchester, the 'Direct' division

offers a one stop 'concept-to-completion' service, putting people at the heart of our approach to design and construction.

We explore ideas in a relaxed, friendly and co-operative manner and apply common sense and clear thinking to develop innovative construction solutions. Direct Division is currently working with RRG, one of the most successful car dealer groups in the North West, on the remodelling and extension of their Bury showroom. With several other contracts also under negotiation and a factory in Stockport about to commence, the division is off to a promising start.

Earlier this year we said farewell to Director, Michael O'Donnell, who worked tirelessly for the company for 32 years. Appointed a Director in 1992, Michael was a big part of daily life at Conlon and was a brilliant advocate and guide to each and every one of us. Wise, knowledgeable and approachable, a lover of pies and cups of tea, he treated us all to a magnificent spread, courtesy of Beryl from Bell Farm, at his retirement "do".

Michael was presented with a pair of binoculars and a beautifully hand-crafted frame containing photographs of projects with special memories. The frame was made by JNT Joinery to thank him for the time and attention he paid to the "joiners' shop" over the years. We would like to thank Michael for his dedicated service and wish him, and his wife, Anne, a long, healthy and happy retirement together.



Michael with JNT staff, Jason Bramwell, Nigel Wright and Terry Bell



# Contract Awards

Below is a selection of projects we are pleased to have been awarded during 2012



Capernwray Hall

## Capernwray Hall

We are delighted to have been appointed by Capernwray Missionary Fellowship and Torchbearers to rebuild their conference facilities in the grounds of the stunning Capernwray Hall in Carnforth.

Work on this £1.9m project started with the demolition of the existing building and we will build a modern, two-storey building in keeping with Capernwray Hall's traditional design.

The facilities will include a new conference hall as well as fourteen en-suite bedrooms for delegates and students.

## Other Projects Include:

A Patient Hotel for Royal Preston Hospital.

A new school at Larkholme in Fleetwood.

Refurbishment works to care homes for Lancashire County Council.

NWCH projects at Altrincham Leisure Centre, Cheetwood Community Primary School in Cheetham Hill and St Mary's Primary, Moss Side.

For St Helens Council, projects at Newton-le-Willows, Thatto Heath and Eaves Primary Schools were awarded whilst projects were completed at Eccleston – a new health centre – and at Aintree, works to Davenhill Primary School for Sefton Council.



Cheshire West  
and Chester

We would like to thank Cheshire West and Chester Council for appointing us to their Low Value Construction Framework (LVCF) in August.

Inclusion in this framework will provide opportunities to build projects worth up to £500k across Cheshire West and Chester borough over the next three years.

The contract, which began on 1 September, will run until 2015 and during this time we will assist the council with new build and refurbishment works throughout the area.

## Charles Saer Community Primary School

This school in Fleetwood was originally built in 1958 and is set to get a new lease of life. We will be constructing a new £4.7m school which will provide pupils with a light and modern learning environment. The school will remain fully operational throughout the project and once two-thirds of the new buildings are completed the staff and pupils will transfer.

The old school will then be demolished to allow completion of the project and full occupation of the new school. We are well versed in meeting the challenges that arise on occupied school sites and are delighted to have been appointed to this project by Lancashire County Council.



An Artist's impression



## Lancashire Business Park

We are proud to be working on the project to rebuild part of Lancashire Business Park which was destroyed by fire in December 2011.

We are constructing modern and efficient premises, totalling 32,000 square metres, in one of the two separate buildings that will replace part of the one that burned down in the blaze.

# Completions

Some of the major projects we have completed this year

## Netherton Activity Centre

Our first completion of 2012 was the Netherton Activity Centre, Sefton. The £5.6m centre is the first of its kind in the North West to offer a combined leisure centre, library and 'Jake's Sensory World', a facility for disabled visitors.



Netherton Activity Centre

We demolished the original facilities which were housed in a former school and built an eye-catching and modern community hub that boasts a fitness suite, meeting rooms, crèche, library and IT suite over two floors, as well as outdoor football pitches.



## UCLan Foster Building

Our contract to refurbish one of the main University of Central Lancashire (UCLan) buildings was completed in August.

The £1.9m project transformed a disused sports hall into a magnificent new educational space which includes a reception hall and three state-of-the-art lecture theatres alongside a new medical centre.



Right: A New Reception Hall  
Below: A New Lecture Theatre at the UCLan Foster Building



## Thornton College

Thornton College, Sefton, officially opened its doors in September following a £2m refurbishment project. The learning centre for 16 to 19 year olds with special educational needs will act as a springboard between special schools and further education colleges. We demolished the existing administration offices and created a two-storey extension to the north east and a single-storey extension with canopy to the south west. We are delighted to have completed this much needed project which will be a valuable facility for local young people.



The New Canteen at Thornton College





UCLan School of Dentistry

## UCLan School of Dentistry

In September UCLan opened its cutting-edge new clinic in the School of Dentistry. These first-class facilities enable students to train as future dentists and existing practitioners to enhance their expertise. The £1.3m project involved conversion work to the Harrington Building and construction of a single-storey extension, finished in a state-of-the-art zinc cladding system. The finished clinic has delighted everyone, with staff, students and patients all leaving with big smiles.



Youth Hub, The Oracle

## The Oracle

March saw the completion of one of our most impressive and visually stunning projects – The Oracle in Blackpool. Formerly known as MyPlace, the futuristic, 'Big Lottery' funded project is a £4m youth complex that provides a hub of entertainment and facilities to help young people realise their potential. Youngsters had a hand in the design of the building and the whole project has been created with their needs and ideas in mind.

## Rosemere Cancer Centre

One of our most prestigious projects this year was the redevelopment work undertaken at Royal Preston Hospital. We are proud to have worked once again at the Cancer Centre, building a three-storey extension for patients receiving radiotherapy treatment. The facility, which has been re-named the Rosemere Cancer Centre, now features a brand new state-of-the-art chemotherapy suite, a refurbished outpatient department and a new reception and entrance hall.



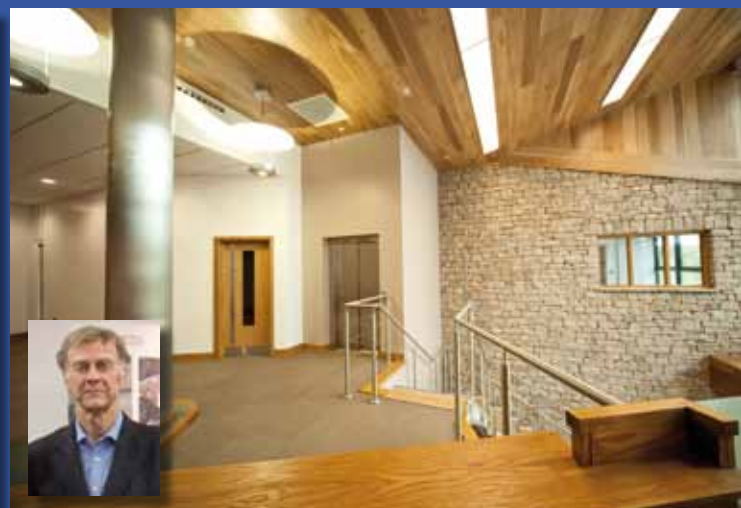
The Reception at Rosemere Cancer Centre

## Lyon Equipment

This year we completed an exciting £3.6m project of the Lyon Equipment complex based in Tebay, Cumbria. It incorporated some complex dismantling work prior to the construction, all done whilst negotiating some awful weather, but our team still delivered on time. Following the completion of the project, we were invited to the official opening where our very own Michael Conlon was delighted to say a few words alongside special guest, arctic explorer, Sir Ranulph Fiennes (pictured below).



Lyon Equipment





# Conlon in the Community

Examples to show our commitment to the communities in which we work

## Supporting the Workforce of the Future

The development and training of young people is key to the future of the construction industry and this year we have supported a number of organisations and initiatives.

We have partnered with Constructing the Future Lancashire to provide work placements for five Lancashire apprentices. Part of an award-winning Group Training Association (GTA) scheme, the apprentices are being trained on a number of Conlon projects across the region. We are delighted to be supporting this excellent initiative.



(L to R): Guy Parker, Jane Smith, Fiona Riley and Maureen Boland with apprentices Daniel Atkinson and Peter Robinson

Earlier this year, we also made a donation to **Preston Vocational Centre**, which provides support and training to young people and adults from Preston and surrounding areas. We are proud to support the centre in its bid to help young people achieve their potential by offering a range of training and development opportunities.



Most recently, we have pledged to support youth charity **OnSide North West**, for three years. The charity's aim is to build a network of 21st Century Youth Centres across the region, providing youngsters with quality, safe and affordable places to go in their leisure time.



The Memorial Garden at Laneshawbridge

## Fitting Memorial for Laneshawbridge

In June we were delighted to be able to provide a new memorial garden for the people of Laneshawbridge, Colne, in time for the Queen's Jubilee celebrations. The garden features six semi-mature trees, one for each decade of the Queen's reign. We constructed the garden with support from Pendle Council and local groups including Laneshawbridge Parish Council and Colne Connected. It was a pleasure to build a centrepiece for the village and create a place where people can reflect and pay tribute to local war dead for many years to come. We would like to thank Councillor Paul White for his assistance throughout the project.

## Guild Marathon



Site Manager Michael McLoughlin and Jody McGrath (husband of shareholder Angela) pictured after completing The Guild Marathon. 4500 runners came to Preston to compete in the Guild Marathon and half marathon (1650 for the full marathon). Jody, who came over from Ireland with Angela and daughter Lucy especially to compete, raised £500 for Epilepsy Research UK.

Having raced against some tough competition Michael amazed us all by achieving second place in the 'Vet. 60' category. Everyone at Conlon is proud of them both for their achievements.

## Fylde Rugby Club - Under 11's Team

Conlon has provided Fylde Rugby Club's under 11's team with their new kit. The team is pictured here during a tournament at Vale of Lune, Morecambe earlier in the season.



# Awards

We are pleased to have collected a number of industry awards again this year

## Considerate Constructors Scheme

For the third year running, we picked up a National Considerate Constructors Scheme (CCS) Award. The scheme rewards excellent standards of consideration towards staff, neighbours and the environment and we are thrilled to have been recognised at the awards for our work at Wellfield Junior School in Sale, Manchester.

The project was ranked in the top 8% of all UK construction sites registered with the scheme in 2011. Congratulations to all the team involved in the project!

Site Manager, John Fearon, with the certificate along with Contracts Manager, Anthony Price (left) and QS, John Blow (2nd left). The award was presented by Professor Roy Stewart of Constructing Excellence.



## Local Authority Building Control (LABC)

The LABC awards celebrate construction and architectural excellence and reward good building practices. Nominated by Building Control officers, we were proud to have been finalists for three projects in two of the North West Regional Awards categories.

On the night, we won the Best Community Building Award for the The Oracle in Blackpool. Our projects, Trinity School, Buckshaw Village, Chorley, and Lytham St Annes Technology and Performing Arts College, were both competing against each other in the Best Education Building category, so it was with some trepidation that we awaited the result.

The winner was the new £54.5m Manchester Metropolitan Business School building, however, we were delighted to receive a special commendation for the Trinity School project at Buckshaw Village. Congratulations to all staff who worked on these three projects.



(L to R): Michael Conlon, Clare Singleton, Mike Hartley of Architects Cassidy + Ashton, Gordon Mackenzie, Phil Ashall, Maureen Boland, Martin Taylor and Michael McLoughlin.

## Constructing Excellence

In 2012 we were also recognised for our submission *'Rethinking construction in the good times and the bad'*, and received the Highly Commended accolade in the Contractor of the Year category at the North West Regional Construction Awards.

We faced tough competition on the night from several national contractors, and so we feel honoured that everyone's hard work has been recognised in this way.



Theresa Noblett, Michael Conlon and Maureen Boland, with colleagues and guests



# Corporate News

Updates on what the Conlon team has been up to

## Game On!

In recognition of its status as European City of Sport 2012, Preston hosted the UK Corporate Games in July. With excitement building towards both Preston Guild and the Olympic Games, and to continue our 50th year celebrations, we entered a team of 50 employees to compete against other businesses from all over the country. The event, which is held every year in a different city, encompasses 22 different sports, of which we were represented in nine - namely badminton, cricket, golf, karting, running, squash, table tennis, ten-pin bowling, and, yes, poker!

Whilst the common theme was enthusiastic participation, our teams met with varying degrees of success. Medals were awarded in bowling, table tennis, golf and running, supplemented by hard-won points in the final stages for badminton, karting and poker. Our cricket and squash 'athletes' failed to trouble the judges! Everyone thoroughly enjoyed the experience and in the midst of three days of sport, we enjoyed taking part in a grand parade of 4,000 athletes through the city and a vibrant fancy dress party.



The Conlon team at the UK Corporate Games



Charlie Conlon

## Meet the New Guy!

We are delighted to introduce you to Charlie Conlon, our new health and safety mascot.

Coming soon to a school near you, Charlie will be travelling around the North West region to meet with school pupils to warn them about the dangers of playing on building sites.

Charlie has taken his lead from Ivor Goodsite, a character developed by the Considerate Constructors Scheme, who accompanied Divisional Managing Director, Guy Parker, to educate more than 5,000 primary school children across the North West since 2007.

## Once in a Generation Celebration

This year also played host to the Preston Guild 2012, a celebration that occurs only once every 20 years. We proudly supported the last Guild in 1992 and once again participated in the Trades' Procession on 1 September, an event that dates back to 1762. Unlike the event in 1992 however, the sun shone gloriously all day.

Grateful thanks go to Guy Parker, Fiona Riley and Lynsey Scruton for their creative and organisational skills, to the JNT Joinery team and Paul Sawyer for building the float, Wayne Roscow for donating his wagon to the cause and Matt Hayes for his enthusiasm in playing our mascot, Charlie Conlon.

The children who dressed up as road cones for the parade delighted crowds and they couldn't get enough of their, now famous, dance routines including the 'hammer drill', the 'scoop and roll' and the 'crane dance'. Thanks also to all the staff, family members and children who participated so enthusiastically. It will be a day to remember for many years to come!

Charlie Conlon and the Preston Guild Float

