

# Insite

The newsletter of **Conlon Construction**



**Conlon** 01772 335268

 [www.conlon-construction.co.uk](http://www.conlon-construction.co.uk)

 [@\\_CONLON\\_](https://twitter.com/_CONLON_)

Project Photographs by SevernsJones Photography

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# Welcome

Chairman's Update by Michael Conlon

Welcome to the latest edition of Insite, the newsletter from Conlon Construction.

As you read on you will see that we have had a very exciting year, filled with celebrations, project completions, contract awards and community activities.

Yet again, the past 12 months featured a number of fascinating projects, including clients new to the business, as well as some familiar names, such as **Runshaw College** and **Preston's College**, both of whom we have worked for previously.

Work on educational buildings has once again featured heavily in our activity this year. We have found ourselves 'pairing up' in Nelson, Fleetwood and Lytham, delivering two projects in each area on behalf of **Lancashire County Council**.

We were appointed to carry out work on yet another Grade I listed building, this time at the prestigious **Heaton Hall** for **Manchester City Council**. This is further validation of the heritage skills that we and our supply chain are known for.

In January we decided to set up a **Yorkshire Division**. Headed up by Neil Conlon and based in Harrogate, the division has had a good start with contracts for York Museums Trust, The Duchy of

Lancaster, the Bayford Group and Bellway Homes. We have also welcomed a team of four staff to support Neil and look forward to emulating our success in the North West in years to come. We are expanding our supply chain in the area with a view to spending the "Yorkshire Pound" locally.

Our **Direct Division**, established in 2012 and spearheaded by Sean Conlon, is going from strength to strength with numerous projects completed including several repeat clients – always a good sign of customer satisfaction.

This year has witnessed further accolades for Conlon in the form of several **industry awards** highlighted on pages six and seven.



But it hasn't been all work and no play for the Conlon team. We have recently enjoyed our annual '**Business Improvement Day**' with key speaker Kerry Leigh from Laughology. Kerry used a mixture of humour and psychology to remind us why people prefer to work with a happy team, which we definitely believe we are.

During the day, five members of the Conlon team were presented with **Excellence Awards** for their involvement and commitment to various projects throughout the year.

As a family-run, 'people-focused' company, we try to ensure that our colleagues, clients and supply chain enjoy working with Conlon as we believe this brings out the best in everyone.

Community involvement is always at the heart of Conlon projects, enhanced as ever by the efforts of many individuals in our teams. Our **corporate social responsibility** contribution throughout the year is highlighted on page eight together with some great examples of fundraising achievements of which we can all be proud.

Having recorded strong results for the 2012/13 financial year, I would like to extend our sincere thanks to all directors, staff, operatives, clients and suppliers for their vital contribution to our continued success.

*Thank you!*

## Thank You and Farewell



Theresa Noblett

Earlier this year we bade a fond farewell to former Chairman, Theresa Noblett, who worked for the company for 28 years in total, including 16 years as Chairman.

Since being appointed executive chairman in 1997, Theresa has led us through some tough times including the current recession, to being the successful and financially-stable company we are today.

Before her retirement Theresa achieved a personal accolade which brought some welcome news for us all when she was presented with a lifetime achievement award at the National Women in Construction Awards in March. The accolade is truly well-deserved in recognition of Theresa's role at the helm of Conlon Construction.

As Chairman, Theresa was a big part of daily life at Conlon and under her



guidance, our turnover increased from £8m to £36m in ten years, which is a remarkable achievement.

Theresa will be sorely missed by everyone at Conlon and we would like to thank her for her devotion and commitment to making the company what it is today.

Thank you, Theresa, from all of your colleagues at Conlon past and present. We wish you many happy years on the golf course!

# Contract Awards

Below is a selection of projects we are pleased to have been awarded during 2013



Jubilee House visualisation

## Jubilee House, Lytham

Most recently we have been appointed by Blackpool-based contractor, accountancy and payroll specialists, Danbro, to deliver the landmark Jubilee House redevelopment.

The £6.2m project will convert the former Land Registry building in Lytham into a new head office for Danbro. This will involve extending the existing building upwards one level, creating a new external envelope together with a full fit-out and refurbishment of the building.

The development is due to complete in October 2014.



'The Wing'

We are delighted to have been appointed by Bayford Group to construct a multi-phased conference/events centre and new offices at Bowcliffe Hall, Wetherby.

The £4.6m contract entails construction of an iconic conference centre 'The Wing' with a feature copper roof supported on structural steel stilts, 6m up in the canopy of the surrounding ancient woodland.

Refurbishment works at the nineteenth-century building and grounds include the rejuvenation of three redundant buildings, including converting a cricket pavilion into office space and a new 'pilots mess'-themed canteen, linked to the history of the Grade II listed building.

## New Schools in Nelson

The £7m scheme at Whitefield Infant School and Nursery consists of the deconstruction and reclamation of three rows of derelict terraced houses and the construction of a new 2,216m<sup>2</sup> school on a sloping site.

The St Paul's C of E Primary School project involves the construction of a new £4.2m single-storey, 2,159m<sup>2</sup> 'L' shaped, part steel/part timber-framed, primary school.

Both schools will have 14 classrooms and modern kitchen and dining facilities.

In November both schools played host to foundation stone ceremonies, where dignitaries and children gathered to mark the special occasion.



Chairman of Lancashire County Council Michael Devaney, Headteacher Mrs Ethna Cummins and pupils at Whitefield school

## R&D Facility for Sika

We are proud to have been appointed by Sika Limited to construct a new research and development laboratory at Miller Road in Preston.

Serving Sika Technologies Worldwide, the £3m laboratory will provide a purpose-built environment where liquid plastic products will be manufactured and then exported across Europe. The new building replaces a 100-year-old, single-storey warehouse and is due to be completed by Christmas.

## Other Projects Include:

### Heaton Hall

Restoration and repairs at the eighteenth century, Grade I listed Heaton Hall for Manchester City Council.

### Penwortham Priory Academy

A remodel and extensive upgrade of the languages and humanities centre at Penwortham Priory Academy, valued at £900k.

### St Elphin's (Fairfield) Primary School

St Elphin's was built by Conlon Construction in 2008 and work is now underway to expand the school's facilities with three new classrooms – a £600k project.

### Preston's College

Preston's College 'In Zone' is a £1.6m project to link three existing blocks by refurbishing and rebuilding the core building.

### Altrincham Market

A project to upgrade and refurbish the outer fabric and market stalls at the Grade II listed Altrincham Market will start in the New Year.

### Moss Side Leisure Centre

Our project at Moss Side Leisure Centre will involve alteration and refurbishment works to accommodate the relocation of Hulme Library on behalf of Manchester City Council.

### Buckshaw Trinity Primary School

After building Buckshaw School in September 2010, we are currently underway with a project to deliver a two-storey extension. With reception places recently doubling from 30 to 60, work will deliver six additional classrooms.



# Completions

Some of the major projects we have completed this year



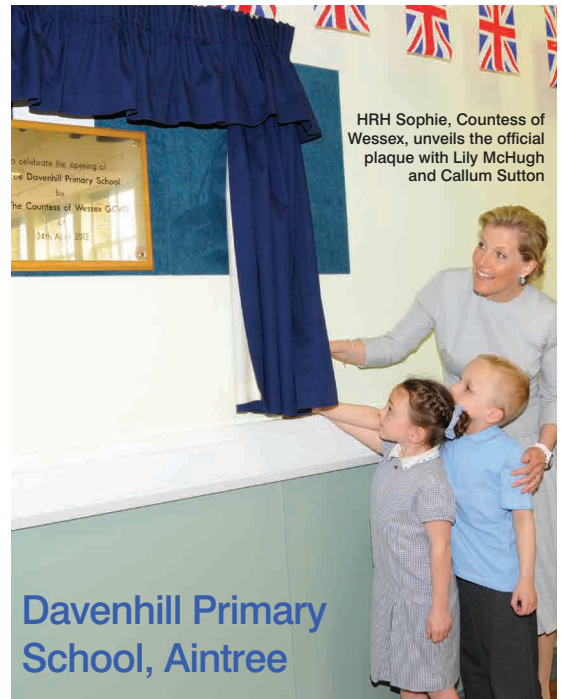
Capernwray Hall

## Capernwray Hall

This year we completed the £1.9m project to build new conference facilities at Capernwray Hall, near Carnforth.

The project began in May 2012 with the demolition of an existing building. We then constructed in its place a two-storey conference centre with in-situ accommodation.

The modern 1,450m<sup>2</sup> stone-clad building was designed to be in-keeping with Capernwray Hall's original nineteenth century architecture. The new conference centre includes 14 en-suite bedrooms.



HRH Sophie, Countess of Wessex, unveils the official plaque with Lily McHugh and Callum Sutton

## Davenhill Primary School, Aintree

In April our project at Davenhill Primary School was officially opened by HRH Sophie, Countess of Wessex. During the ceremony the Countess kindly invited two children to unveil the official plaque alongside her. This delighted all in the audience and will have given the children something to remember for years.



Artist's impression of completed gallery once exhibits are installed



## Cabinet of Curiosities, Warrington Museum

Our contract to refurbish this unique gallery at Warrington Museum has been completed. The £512k project, aided by the Heritage Lottery Fund, enhanced the historic charm of one of the museum's original 1850's galleries.

Filled with bizarre and wonderful objects, the refurbishment had to be both functional and authentic in order to be in-keeping with the rare museum collections on display.

Work included repairing two large glazed roof lanterns, constructing a new floor, replacing the stair lift and installing new exhibition cabinets to highlight the collection of obscure objects.

## Bowland House, Royal Preston Hospital

In May, Bowland House at the Royal Preston Hospital opened its doors as a hotel for patients who require daily treatment but live some distance away and for families of some of the most unwell patients.

The £800k project saw the refurbishment of a former nurses' accommodation block to provide 18 double rooms, three family rooms and kitchen facilities. The project was partly funded by the Royal Voluntary Service.



A room at Bowland House, Royal Preston Hospital



## Lancashire Business Park

Whilst every one of our projects is important to us, some do stand out due to their scale. One such project was our work at Lancashire Business Park in Leyland to replace industrial units destroyed by a huge fire last Christmas. Here we helped deliver what were possibly the largest pair of industrial buildings built in the North of England this year, totalling 31,214m<sup>2</sup> in area.



## Lytham Hall Park Primary School

Lytham Hall Park Primary School has been extended by a £3.5m project.

Designed to double the size of the original school, the new extended area comprises six classrooms, a resource area, assembly hall and music area, creating fresh and contemporary facilities for staff and pupils.

## Upholland High School

In August we completed a £1.45m winter warming plan at Upholland High School.

Work included the renovation of a listed Rosla (Raising of School Leaving Age) block, together with replacement of the roof, doors and windows within various sections of the school.

The completed project has improved the school's thermal properties whilst making the building look more aesthetically pleasing.

## Prescot Soccer and Leisure Centre

In October we completed a £1.4m new-build project at Prescot Soccer and Leisure Centre in Knowsley.

The project was commissioned by Knowsley Council and has transformed the existing site into a 500m<sup>2</sup> leisure centre with gym facilities, changing rooms and a coffee bar.

We also upgraded the outdoor football pitches, introducing seven caged all-weather, five-a-side pitches to replace the full-size pitch, which are being used by the Knowsley Junior league.

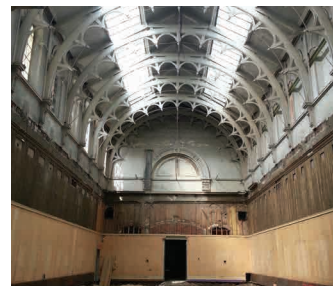


Fitness room

## The Stray, Harrogate



Appointed on behalf of the Duchy of Lancaster, we were commissioned to drain, backfill and make safe two 3,000m<sup>3</sup> nineteenth century water reservoirs beneath Harrogate's 200-acre Christ Church Stray in the town centre, an area protected by Act of Parliament.



## York Art Gallery

During our project at York Art Gallery we removed false ceilings to expose a huge roof void exposing ornate Victorian trusses that had been hidden for over 60 years. Part of our work involved scaffolding the whole gallery to remove the ceilings and open up this vast space to public view. This work will also enable later projects to introduce a mezzanine floor.

Charles Saer Community Primary School



## Charles Saer Community Primary School

Pupils at Fleetwood's Charles Saer Community Primary School started the autumn 2013 term in a brand new school following our £5m project.

Work included demolishing the original school, built in 1958, in two stages. We then constructed a 315-place primary school and 30-place nursery, providing the children with a modern learning environment.

The school has an eye-catching, curved shape and combines single and two-storey sections housing a new assembly hall, studios and classrooms for nursery, infant and junior school pupils.



# Awards

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



The Conlon team

## Considerate Constructors

For the fourth year running our work has been recognised at the National Considerate Constructors Scheme (CCS) Awards.

This year we scooped an impressive four awards, one of which was our first ever silver.

Our projects at Laneshaw Bridge Primary School in Colne (silver), Capernwray Hall (bronze), Eccleston Health Centre (bronze) and Sandbach School in Cheshire (bronze) were awarded accolades and it was the construction of a war memorial in Laneshaw Bridge that helped us to land the prestigious silver.

## Local Authority Building Control (LABC)

L to R: Simon Brown, Maureen Boland, Guy Parker, Mark Deverill (HM Architects), Michael Conlon, David Price (UCLan), Iain Scales (Cassidy + Ashton), Martin Taylor, Michael Hall (UCLan) and Chris Birrell (BES Design)



The LABC awards celebrate construction and architectural excellence and reward good building practice. This year we were shortlisted in both the North West and Northern awards for four of our projects.

At April's North West event we received highly commended certificates for our work at the UCLan Foster Building and UCLan's School of Dentistry (Best Education Development category) and the Netherton Activity Centre project (Best Community Building Award).

At June's Northern Awards we were nominated, along with five other projects, for the Best Small Commercial Building category. We were thrilled to win the accolade for our £3.6m refurbishment project at Tebay-based manufacturers, Lyon Equipment, which secured us a place at the national finals, held in November.

Although we didn't win on the night, we were praised for our attention to detail and high standards of craftsmanship throughout.



## Blackpool Civic Trust Awards

In March we were delighted to receive recognition at the Blackpool Civic Trust Awards. Presented by Jimmy Armfield, Conlon Directors received the accolade for the Oracle project in the "Best New Build" category.

L to R: Darren Lee, Jimmy Armfield, Phil Ashall, Matt Hill (architect, Blackpool Borough Council), Joe Hartley and Guy Parker



L to R: Guy Parker, Maureen Boland, Sean Conlon, Michael Conlon, Lucy Meacock, Darren Lee, Neil Conlon and Andrew Moxham



## North West Regional Construction Awards

Earlier this year we were highly commended at the North West Regional Construction Awards. Recognised in the Integration & Collaborative Working category, the accolade rewarded our project at Laneshaw Bridge Primary School.

## RoSPA

In May we were delighted to receive national recognition for our commitment to safe working environments, winning a silver accolade at the RoSPA Occupational Health & Safety Awards.

Organised by the Royal Society for the Prevention of Accidents, the silver achievement award recognises impressive levels of health and safety performance and management.

We are proud to now have this marque of recognition from RoSPA and would like to thank all members of staff for demonstrating such dedication and commitment to safe working environments.



L to R: Site Manager, Andrew Eland, Chairman, Michael Conlon and HSEQ Manager, Kevin Rafferty

## Business Improvement and Conlon Excellence Awards

This year's Business Improvement Day was held on 22 November at the Invincibles Lounge, Preston North End. The theme for the day was Customer Service and we all enjoyed the fun morning session presented by Laughology. This was followed in the afternoon by some informative health-related talks by Blue Healthcare and Westfield Health. The day ended on a celebratory note when the 2013 Conlon Excellence Awards were announced by Guy Parker and presented by Chairman, Michael Conlon.

### Congratulations to all the award winners:

- 1. Achievement Award** Rachael Harkin – for her BTEC Level 3 in Construction in which she achieved five Distinctions and one Merit.
- 2. Outstanding Service Award** Phil Ashall – for assisting his team's achievements at the 2013 national Considerate Constructors Scheme and North West regional LABC awards.
- 3. Customer Care Award** Clare Singleton – for her "faultless" commitment to customer care.
- 4. Community Award** The Laneshaw Bridge Primary School team for the Jubilee Memorial Garden (Pictured L to R: Anthony Price, James Dyer, Michael Conlon, Eric Conway, David Rushton).
- 5. Team Award** Charles Saer Primary School Project team – for their friendly professionalism and success in delivering the project on time, within budget and with zero defects. (Pictured L to R: Keith Schofield, Matt Hayes, Michael Conlon, Gordon MacKenzie, Martin Kilheaney). The team also included Kevin Meadows (not pictured).





# Conlon in the Community

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



Sam Shaw

## The Conlon Annual Charity Golf Day 2013

In May we held a Charity Golf Day in aid of three-year-old Sam Shaw, who has high-risk neuroblastoma, a rare but aggressive cancer.

Sam required specialist treatment in America, however, costs were in excess of £250k. Sam's family and friends began a fundraising campaign, which we decided to support.

Our Golf Day was held at De Vere Heron's Reach in Blackpool and was attended by members of our supply chain, who took part in a team competition.

The day could not have gone any better. The weather was exceptional and together we raised £5,000 on the day towards Sam's fund.

Thanks to the fantastic support received Sam is currently undergoing his treatment.



## Scout Group Rises from the Ashes

A Scout Group which saw its old hut burn down has benefited from a second disabled access ramp that we built for free.

The 8th St Helens Scouts, based in Sutton, was left devastated when its 40-year-old hut was burnt to the ground by arsonists in 2008.

A replacement 27ft ramp out of the back door onto the playing field would have cost the scout group £5k, however, Conlon saved the group from having to raise the much-needed funds.

Scout leader, Barbara Johnson, said: "It's a wonderful gesture from Conlon. We've got more than 90 kids on the books at the moment and they all think it's absolutely lovely."



The 8th St Helens Scout Group

## London to Paris by Bike

In July, Helen Conlon rode from London to Paris in four days to raise money for Breast Cancer charities. In total, she raised £1,035 which was a fine effort.

The bike she used was kindly lent by the Bell family who lost their son Chris, a close friend of Helen's, in an avalanche in Glencoe last January.

The grand total raised by the 75 cyclists who took part with Helen came to £129,000.



Charlie Conlon with pupils

## 'Never Play on a Building Site'

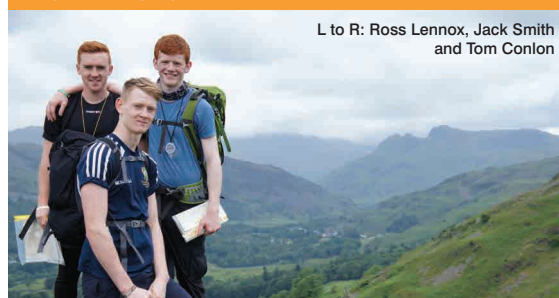
Throughout the year Guy Parker, Divisional MD, has been assisted by our health and safety mascot, Charlie Conlon, in attending schools to inform children about the dangers of building sites.

Primary schools visited so far this year include Eaves in St Helens, St Peter's and St Philip's in Wigan, St Elphin's in Warrington, St Matthew's in Preston, Heyhouses in Lytham, and Buckshaw Trinity in Chorley. The safety message has reached a total of 2,105 children this year alone.

## Walking with the Wounded

In one day, family member Tom Conlon, walked 33km and climbed 10 mountains in the Lake District, along with two friends, Ross Lennox and Jack Smith. Together they raised an admirable £4,000 for Walking with the Wounded.

The charity specialises in re-training ex-servicemen and women so they can find new careers after leaving the army through mental or physical injury.



L to R: Ross Lennox, Jack Smith and Tom Conlon

## Walton-le-Dale Under 8's Football Team

Conlon has provided Walton-le-Dale's Under 8's team with their new kit. The team is pictured here and we wish them all the best for the 2013/14 season.



Walton-le-Dale Under 8's Football Team