

# Insite



The newsletter of **Conlon Construction**

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# Welcome

## Chairman's Update by Michael Conlon

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

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

Reflecting upon 2018, I am pleased to report upon yet another year of success with several major projects completed. In October our project at Preston Covered Markets won the regional award for 'Creating Economically Successful Places'. Other awards for previously completed projects are detailed on page 8.

We are continuing to benefit from our appointment to the North West Construction Hub framework especially around Manchester. Amongst projects in the area we have been appointed to a number of high-profile city centre schemes. These included refurbishment of the Royal Exchange Buildings to provide a new home for the Coroner's Court; and the Intrusive surveys project at the Grade I listed Manchester Town Hall. In addition to these city-centre projects we were also appointed to supervise the setting-up and stripping-down of the Manchester Christmas Markets.

In Cumbria we have been working on a number of sites on the shores of Lake Windermere. In addition to work on two luxury, private homes and the Low Wood Resort & Spa, we are also working on a new accommodation and training centre for the YMCA at Lakeside.

Amongst the work recently completed or currently on-site are several schools/academies of varying values, along with work at University of Central Lancashire (UCLan). Education has been a dynamic sector in recent years, however, we have also seen much activity in heritage work and the leisure sector too.

The range of projects we carry out remains wide as we maintain the breadth of skills required to undertake most types of construction work. This, combined with an increase in the value of projects gives the company flexibility to respond to future changes in the construction market.

As always we endeavour to leave a social value legacy as an outcome of each of our projects, where possible bespoke to the communities in which we work. Examples of our 'social contribution' and the impact it continues to deliver are set out in the following pages.

We must also note that 2018 has also been a year tinged with sadness, due to the deaths last year of two former directors.



On 23rd July Pat Conlon, one of the five brothers who founded the company passed away at the age of 85. Pat was 29 when the company was formed in 1961 and he retired 31 years later, aged 60. Enthusiastic, energetic and hands-on, Pat was as active as ever until his death, in particular in his love of all things golf. Former Chairman, Theresa Noblett, and Director, Maureen Boland are proud to have followed in their father's footsteps.



On the 9th February, former Construction Director, Michael O'Donnell, passed away following a period of illness from prostate cancer. This led to our choice of 'The Walnut Group' as our good cause to support during 2018/19. Michael worked for the company for 28 years in total and was much respected for his breadth of technical construction knowledge and eye for detail. He was also a brilliant mentor to all those who were lucky enough to have spent time under his 'wing'. Michael greatly enjoyed a 'lucky breakfast' with the team before tender interviews and his love of pies will be commemorated on 'Pie Day' (his birthday) on 22nd March.



## Alan Smith's Retirement

A valued member of the Conlon Customer Care Team decided to hang up his hat and retire in August of this year. Alan Smith joined the company as a Site Manager in July 1998, racking up a good 20 years' service.

A well-liked and respected team worker, his dedication & commitment to the company was second to none. Alan is an inspiration to us all and deserves every happiness. We wish him well in his retirement.

## Good Cause of the Year



**Walnut Group**  
Prostate Cancer Support Group  
*'Catch it while you can'*

We raised awareness of Prostate Cancer for our good cause of the year - The Walnut Group, on 13th October 2018 at Preston North End.

Free blood tests were carried out to help spot early signs of Prostate Cancer. It was a successful day with 235 men being tested. Neil Conlon said: *"It's likely from the statistics that some of our own team, contractors and clients will be diagnosed with prostate cancer at some point in their lives. That's exactly why we want to stamp out prostate cancer with early detection and by funding this free screening event, we hope to save lives and show cancer the red card."*

# Contract Awards

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



We are delighted to have recently been appointed to two significant construction frameworks. These are the NWCH high value framework (project values £8-£15m) and the Pagabo medium value framework (£5-£10m). Both will procure construction projects for the public-sector throughout the North West over the next three years.

## Peterloo Memorial

The 16th August this year will mark 200 years since the Peterloo massacre, in which 18 people died and 600 were injured. We have been commissioned by Manchester County Council to work alongside artist, Jeremy Deller, to create a fitting memorial at the scene of these events.



## Intrusive Surveys, Manchester Town Hall

Our project consists of multiple surveys throughout this iconic Grade I listed building. The works are required in advance of the £300m+ "Our Town Hall" project which will be undertaken over the next 6 years.



## Gorton Primary School, Manchester

A new design and construct, non-faith, two-form entry, 420 place Primary School with a 52 place nursery for 3 to 11 year olds, is due to commence works at the end of January.



## The Orchards SEN School, Manchester

The works comprise the design and construction of a 96-pupil, new-build SEN school. The school will provide small classroom sizes of up to 8 children.



## GMP SOCH Building, Openshaw

The project is to provide a new, three-storey bespoke building located on an existing site at Openshaw. The building will consist of open plan offices, training facilities and staff amenities. Externally, there are extensive highway/civils work adjacent to existing rail infrastructure.



## Christmas Markets, Manchester

Launched in 1999, the Manchester Christmas Markets are the largest in Europe with stalls erected in 9 locations across the city centre. We were appointed by Manchester City Council to carry out the 2018 set-up and decant.



# Current Projects

Some of the major projects we are working on this year



## Armfield Academy, Blackpool

Construction of a new Academy providing up to 1,280 nursery, primary and secondary pupils. The project will be fully complete by September 2019, the primary school having already been handed over in September 2018. The school was named after Blackpool football legend, Jimmy Armfield (1935-2018) pictured above, with which he was delighted.



## Wythenshawe Hall, Manchester

We are working to restore this much-loved iconic, Grade II\* building to its former glory so that it can once again re-open to the public. Works include repairs to: the external façade; structural timbers to the gable end, porch and main roof trusses. Roof slating, fascia and gutters have been replaced. Intricate refurbishment has also been carried out to the stained glass windows.



## Spanish Hall, Winter Gardens, Blackpool

The refurbishment of the roof and large roof lantern to the Grade II\* listed Spanish Hall, including removal of the ceiling drape seen above. This will reveal the newly re-plastered and decorated ornate ceiling, which has been hidden for more than 20 years.



## Cumbria Academy for Autism, Workington

This project comprises a new autism academy school, located on the former Westlands Hotel site in Workington. The new school will accommodate 56 pupils aged from 4 to 19 years old.



## North Cestrian Grammar School, Altrincham

A multi-phased refurbishment and new-build project to create; a three-storey technology extension, dining hall, kitchen and staff room within the grounds of the existing school.



## Hazel Grove Primary School, Stockport

Repairs and refurbishment to the existing school, which includes new ICT facilities, a kitchen, re-roof and new windows.



## Cheadle Primary School

Repairs and refurbishment works to the existing school, including new windows, re-roofing and the re-modelling of the school's internal layout.



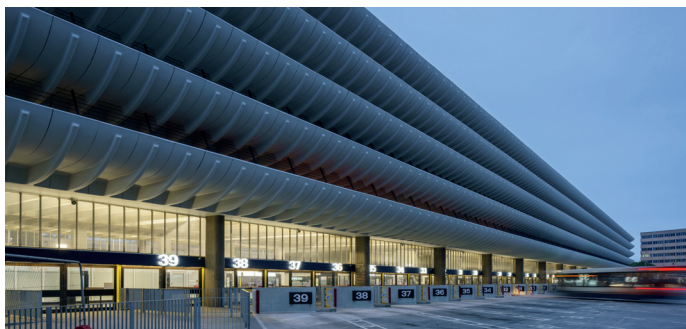
## YMCA, Lakeside, Cumbria

Education and training will be provided for schools and youth groups at this 'state of the art' facility. The centre will have 192 beds, dining, leisure space and a climbing wall with views across the lake and valleys. Construction consists of steel frame and masonry cladding, aluminium windows and external sports facilities.



# Completed Projects

Some of the major projects we have completed in 2018



## Preston Bus Station

A vibrant public space has been created within Preston Bus Station, whilst preserving the unique Brutalist architecture. Bus and coach facilities remain within the Grade II listed building, where improvements were made to the concourse and the multi-storey carpark.



## Heaton Hall, Manchester

Heaton Hall is a Grade I listed neo-classical 18th century country house situated in Heaton Park's 600 acre grounds. The state rooms include; the library, music room, dining room and upstairs, a rare 'Etruscan' room. Refurbishment works have been carried out over several phases as funding has become available from Manchester City Council and Heritage England.



## Low Wood Bay Resort & Spa, Windermere

A multi-phased refurbishment and new-build project to create a world class resort hotel, consisting of; a new-build bedroom block; health club; beauty and spa area including external pools; 'Blue Smoke on the Bay Restaurant', and glazed atrium with panoramic views overlooking Lake Windermere.



## Private Residence, Windermere

A lakeside, three-storey, private dwelling constructed with masonry walls in Burlington slate. Construction incorporated; terraces, extensive glazing, swimming pool and gym, along with 10,000sqm of external landscaping on the lake shore.



## Broadheath Primary School, Manchester

A new reception block to provide 9 classrooms, including 3 reception classes. Other facilities provided included a new kitchen with a food technology teaching space.



## UCLan Social Spaces, Preston

This project involved the construction of a ground floor extension to the existing Foster Building and a new link block between the Harrington and Greenbank buildings. The Social Spaces won two CCS awards in 2018, one bronze award and one gold award.



## Preston New Market Facilities

The refurbishment and enhancement of the Grade II listed, Preston Outdoor Market. Beneath the iconic Victorian canopy a glazed, 'boutique-style' market hall and events space has been created. A new structural frame, tiled floor and glazed walls provided the envelope of this new market hall. All incoming services were upgraded to accommodate a modern marketplace.



# Conlon in the Community

Extracts from our Social Value activity calendar are highlighted below



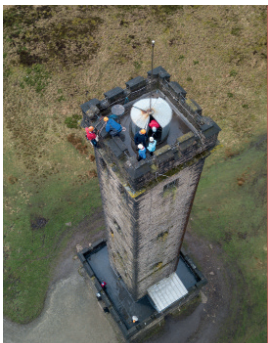
In January, Site Manager Dave Lyon, hosted a visit for Manchester University Architectural students at Wythenshawe Hall. A revealing tour demonstrated Tudor construction techniques & the challenges of saving this fire-damaged gem of our built heritage.



In February, Joinery Apprentice Ryan Bennett joined the Wythenshawe Hall project team & gained valuable skills in Heritage carpentry. Ryan has now completed his Level 3 Apprenticeship.



In February, Clare and Neil attended Preston Muslim Girls School speed networking careers event. Clare & Neil also attended Eden Boys' School Year 10 careers day. At both events they explained the numerous career opportunities available in construction & also gave guidance on CV writing.



In April, Conlon staff completed a 130ft abseil at Peel Tower to raise money for our 2017/18 charity of the year North West Childrens Support Group.



March saw Mayor of Preston Brian Rollo cutting the ribbon for the official opening of the restored Grade II Market Hall.



Warrington & Vale Royal College

Charlie Conlon visited Butterfly Lodge Nursery in Blackpool. The nursery children played hook a duck and took turns sitting in the digger and were shown how it all works.



Zakariyah Khan, one of our work experience students from Eden Boys School, pictured with Paul Dooling at the Grade I listed Heaton Hall.

Wythenshawe Hall hosted a group of apprentices from Warrington & Vale Royal College



In May, Dave Severns-Jones explained the benefits of drone technology in the construction industry at Eden Boys School Preston and to our 'Class of Your Own' students at Philips High School in Whitefield.





In July, James, Ella, Jasmine and James joined us for work placements this summer. James Fairhurst is now working on a 12-month placement for Conlon Living and Jasmine Lee has joined us as a 'Professional Construction Apprentice'.



Our team worked with [lovemybeach.org](http://lovemybeach.org) and Sea Life Centre Blackpool to clean up one of the best known beaches in Europe.



**Armfield Academy**

Armfield Academy project has held regular coffee mornings for local residents, to update them on progress and answer any questions they have.

In September, Charlie Conlon attended the Ribble Way Run which we sponsor. Director Andy Makinson and Site Manager Joe Hartley both ran to raise money for the Walnut Group, our CSR good cause of 2018.



In October, Gemma, Priya and Jasmine completed our annual 'Big Shop' for the Booth Centre in Manchester. This is a day centre that offers advice, activities and support to homeless people in Manchester.



In October, Armfield Academy raised over £1,000 for Brian House.



Priya & Jasmine attended our 2nd North West Construction Hub 'Have a Go' event in November, alongside Nigel from Preston Vocational Centre. They spent the day demonstrating Vocational Skills and STEM activities. We provided a demonstration stand where people were able to try their hand at wallpapering.



**WOOD STREET MISSION**

**I ♥ MCR<sup>uk</sup>**



Jasmine and Amy volunteered at Wood Street Mission, Manchester in December, where they helped to distribute brand new toys to local families for Christmas. Wood Street Mission support local families on low incomes and living in poverty.



'Our Town Hall' Manchester staff were given a guided tour of Wythenshawe Hall, with Neal Charlton from Buttress delivering the briefing.





# Awards

We are pleased to have been successful in winning a number of awards again this year

## LABC Building Excellence Awards 2018

Our team members attended the regional Awards held in Manchester in May 2018.

Our 'Social Spaces' project for University of Central Lancashire (UCLan) was awarded the accolade of 'Best Educational Building'.



## Considerate Constructors Scheme

For the ninth year running we have been recognised as one of the most considerate building contractors in the country.

At the ceremony held in April, we were presented with three National awards, Bronze and Gold for our UCLan Social Spaces project and a Gold award for One Hatfield Hospital.

*We have been notified, that for 2019, our projects at Wythenshawe Hall, Spanish Hall - Winter Gardens and Broadheath Primary School are nominated for awards.*

## Blackpool Civic Trust Awards

Our project at Thames Primary Academy, Blackpool was winner of 'Best School Refurbishment' at the 2018 Blackpool Civic Trust Awards.



BLACKPOOL CIVIC TRUST



We were delighted to be awarded the BREEAM Excellence award in February, for the One Hatfield project carried out last year.

The project was specifically constructed with local residents in mind, achieving the lowest possible carbon footprint. The hospital has a managed recycling plan, the latest roof-top solar panel system for optimum electrical generation, plus a Combined Heating and Power (CHP) unit which also produces electricity.

## Green Apple Environmental Awards

We are delighted to have won the Green Apple Award for Environmental Best Practice at One Hatfield Hospital.

Amy Brittleton and Sean Conlon attended the Green Apple presentation ceremony at The Houses of Parliament.



Michael and John Crellin of Preston City Council at the Royal Town Planning Institute NW awards, where the Preston Markets project picked up the award for 'Creating Economically Successful Places'. The project was also declared Overall Winner for the region.

