

Insite



Wythenshawe Hall, Manchester

The newsletter of **Conlon Construction**

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YMCA Lakeside, Cumbria



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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.

Yet again this has been a year of continued success for the business and one where the Conlon team has been recognised with awards. These included three projects receiving Considerate Constructors Scheme awards. This marks recognition as one of the country's most considerate contractors for the tenth year running. A fitting testament to the efforts of our project teams to be 'good neighbours' wherever we work. In addition Conlon was presented with the 'Chief Executive's Award' at the Lancashire Business Awards. Other awards received during the year are listed on page 8.

Amongst our recently completed projects were some within notable listed buildings. These included Manchester Town Hall, Wythenshawe Hall and Spanish Hall at The Winter Gardens, Blackpool. The company's continued selection for such work is indicative of clients recognising our expertise in the heritage sector. These heritage skills were also called upon in the intricate stonework witnessed at the Peterloo Memorial in Manchester.

Our wish to provide social value outcomes continues to delight our clients, employees and neighbouring

communities. Examples of our work amongst the community are shown on pages 6 and 7, a highlight being our support of The Walnut Group in facilitating hundreds of free prostate cancer checks.

We have always ensured the company has teams and a supply chain with a broad range of skills. This enables us to deliver whatever type of construction work is in demand which has proven invaluable to both the company and our clients. Our industry has been hit hard by the political indecision/market uncertainty of recent years, no doubt a factor in the demise of some well-known regional companies. Our flexibility allows us to deliver quality in whichever sector is attracting investment from our public or private clients. This responsiveness, together with forward planning and the dedication of our colleagues will enable us to maintain a steady course for many years into the future.

Finally we note with sadness the deaths of one of our founding directors along with that of a former site manager.



We are sad to announce the death in June last year of John Conlon one of the founders of our company. John passed away at the age of 92 at his home in Crubinagh, close to Benburb, in Ireland, where the Conlon brothers grew up. In the era when the company ran much of its own transport, John was heavily involved in this aspect of the business. Those of us who knew him well will always remember his big smile and wry sense of humour. His great sense of fun will no doubt always be remembered by his nineteen grandchildren.



Site Manager, Steve Chorlton, passed away on the 19th of April 2019. Steve was a much loved character who had worked for Conlon for more than 15 years over a 32 year period. Steve originally began working with Conlon as a sub-contract joiner for C&C Joinery on the Thirlmere Road Estate project in 1987. More recently Steve worked on our Ashford and Hatfield Hospital projects and Armfield Academy - our 3 largest projects of recent times. He was a keen golfer and a big fan of Manchester United, the majority of his free time was spent with his grandchildren, Callum, Kiera, Aaron and Jack, whom he adored.



Charity of the Year

Our Good Cause of the Year for 2019 is the Annabelle Rose Foundation, as chosen by staff. This charity is currently supporting Dominic Wright and his wife Tammy, to allow their 6 year old son to receive potentially life-saving clinical trials in Paris. Leyton suffers from Spinal Muscular Atrophy (SMA), a genetic condition affecting motor neurons and making the muscles progressively weaker.

The trials started in July 2018 and will last for 2 years with a minimum of 38 visits required. Dominic and Tammy have to fund all transport costs which range from £100 to £600 a time. They also need to purchase much needed equipment to improve Leyton's quality of life. We have already raised a significant amount following our bi-annual charity golf event which will be donated to the charity.



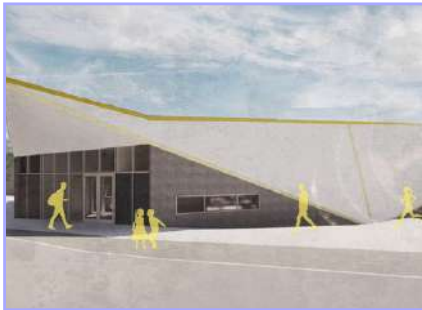
Contract Awards

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



Christmas Markets, Manchester

For the 2nd year running, we were appointed by Manchester City Council to carry out the 2019 set-up and decant. The Manchester Christmas Markets are the largest in the UK with stalls erected in 16 locations across the city centre.



Oldham Climbing Centre

The philanthropic charity, The Stoller Foundation, have chosen Conlon to carry out the construction of a new Olympic standard Oldham Climbing Centre. Once completed the climbing walls will be amongst the very best in the country.



Preston Grasshoppers

This project consists of an extension and modernisation of the existing facilities and create a cafe for spectators and the local community.

Skelmersdale Police Station

Works will comprise a full refurbishment of the five-storey 2,300m² building. A strip out and remodelling of all internal areas will be undertaken to provide a flexible working environment including the renewal of M&E and data installation with external facades being re-clad.



Holy Apostles and Martyrs Church, Wallasey

The works to this Grade II listed church will include the re-roofing of the main building, brickwork pointing and the replacement of windows and internal floor finishes.



Bamber Bridge Police Station

We have recently been appointed to undertake the refurbishment of Bamber Bridge Police Station. The project will commence during Easter 2020. The works will include the demolition of part of the interior as well as some structural and internal refurbishment.

We have been successfully appointed on to four significant construction frameworks including:-

Crown Commercial Services

We have been appointed to the Northern England Lot (£3m-£10m) which covers an area from the Scottish border in the North to Herefordshire and across to Lincolnshire. The total value of the framework is £30bn.



Crown
Commercial
Service

NWCH Low & Medium Value

This is our second success on the Low and Medium Value frameworks (£500k-£5m) which has generated 24 projects for us to date. We look forward to working closely with the NWCH team on the new iterations.



Lancashire County Council

We have been partnering with LCC since 2001 and are very pleased to have renewed our place on the High Value Lot (£500k-£3m).



Pagabo Major Works

Earlier this year we were appointed to the Major Works framework (£5m-£15m) to add to our previous success on the Medium Value framework. We look forward to working together with the Pagabo team in the near future.

PAGABO

Current Projects

Some of the major projects we are working on this year



GMP SOCH Building, Openshaw

The project is to provide a new, three-storey bespoke building located on an existing site at Openshaw, Manchester. 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.



Lancaster University Sports Centre

This exciting project consists of an extension to the university sports centre to generate a large sports hall, complete with external hard and soft landscaping, drainage attenuation and car park works. The project will be completed in time for the annual War of the Roses competition between Lancaster and York universities.



Space Project, Manchester

This project consists of the partial strip out and replacement of the existing 50,000sq ft roof to meet current regulations. The building has remained occupied throughout the works.



Avondale Unit, Royal Preston Hospital

The works include conversion of existing facilities into new 14 bed mental health rehabilitation ward to the ground floor of the Avondale Unit at Royal Preston Hospital.



MMU Ormond Building, Manchester

This project involves the comprehensive refurbishment and remodelling of this beautiful Grade II listed building, included is a full re-roof and completely new M&E installation to create teaching space and accommodation for the university's Vice Chancellor and staff.



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.



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, works are due to complete in June 2020.



The Orchards SEN School, Manchester

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

Completed Projects

Some of the major projects we have completed in 2019



Armfield Academy, Blackpool

Construction of a new Academy providing up to 1,280 nursery, primary and secondary places. The project was fully completed in June 2019, three months early, with the primary school already handed over in September 2018. The school was named after Blackpool football legend, Jimmy Armfield (1935-2018), who unfortunately passed away before the project was completed.



Wythenshawe Hall, Manchester

We worked to restore this much-loved iconic, Grade II* building to its former glory so that it could once again be re-opened to the public. Works included repairs to the external façade; structural timbers to the gable end, porch and main roof trusses. Roof slating, fascia and gutters have been replaced. Highly skilled refurbishment was also undertaken to the stained glass windows.



Peterloo Memorial, Manchester

We handed over the Peterloo memorial, ahead of the 200th anniversary on 13th August 2019. On Friday 16th August over 3,000 people attended the Peterloo commemoration of this momentous historical event.



OUR TOWN HALL PROJECT

Intrusive Surveys, Manchester Town Hall

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



Cumbria Academy for Autism, Workington

The school accommodates 56 pupils ranging from 14-19 years old, the majority of whom have education, health and care plans. It has been designed with the specific needs of the pupils in mind, including additional bespoke health care facilities and adapted classrooms.



YMCA Lakeside, Cumbria

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



Springboard School, Oldham

The refurbishment of a three-storey office building, to create a new school for SEN students for the DfE. Paul Scholes attended the opening alongside his biggest fan Design Manager, Frank McCabe, as can be seen by his beaming smile!



Spanish Hall, Winter Gardens, Blackpool

The refurbishment of the roof and large roof lantern to the Grade II* listed Spanish Hall, included removal of the ceiling drape. This has revealed the newly re-plastered and decorated ornate ceiling, which was covered up for more than 20 years.



North Cestrian School, Altrincham

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

Conlon in the Community

Extracts from our Social Value activity calendar are highlighted below



In January, we visited Broughton High School in Preston to carry out a Speed Networking 'Meet The Expert' Event. We also attended Eden Boy's School in February to carry out Speed Networking and careers events, where we explained the numerous career opportunities available in construction and carried out mock interviews with the students.



In March, Jasmine had an interview at Learn Live, about her experience as an apprentice with Conlon.



We were delighted to be match sponsors for the 'Ladies Day' event in April at Preston Grasshoppers. A close match was settled in the closing minutes with a victory for the Hoppers.



Neil, along with Colin from The Walnut Group, popped in to the Rock FM 2 studio to publicise our PSA Prostate Testing Event, which was held at PNE Football Stadium in March.



In March, students from Blackpool and Fylde College visited the Spanish Hall, Winter Gardens. The 22 students, all studying for a BTEC in Construction and the Built Environment, were given a guided tour by Colin Morris of Natural Finishes Ltd, a Blackpool based Ornate Master Plasterer and Site Manager, Francesca Mason.



BBC RADIO MANCHESTER



On the third anniversary of the Wythenshawe Hall fire, Neal Charlton, Director at Buttress Architects and Neil Conlon, were interviewed by MEN and BBC Radio Manchester to discuss how far the restoration works had progressed over the past 12 months.



A Prostate Testing Event was held at PNE Football Stadium on 23rd March, where over 300 men turned up to show prostate cancer the red card. Over the past 12 months, we have carried out 3 events testing nearly 800 men and generating 39 Amber and 43 Red letters advising men to seek additional advice from their GPs.

At the end of June we had a fundraising day for The Lighthouse Club; a construction industry charity providing financial and emotional support to the construction community and their families, outside Manchester Town Hall. People guessed the weight of a stone 'pink heart' (as featured in the Peterloo memorial) to win the heart and a £150 hamper. Jasmine is pictured with Dave Carty of Manchester City Council.



Pupils from Bowker Vale Primary School visited Heaton Park Play Area in June and built a bridge in a day! With guidance from Wild Hart Ltd.



Neil, Priya and Steve visited Haveley Hey Primary School in Manchester with Charlie Conlon in June to help with their "World at Work" week.

BBC RADIO LANCASHIRE
95.5 FM | 103.9 FM | DAB | bbc.co.uk/lancashire



In July, an interview was held at BBC Radio Lancashire. Neil, Dominic, Tammy and Leyton discussed the challenges faced by families dealing with SMA.



Sean and GMP Assistant Chief Constable Nick handed over our latest defibrillator and external housing unit to Gary, the New Smithfield Market Manager.



Since September, four work placement students from Manchester College (Daniel, James, Christopher and Hassan) have been involved on our Manchester sites as part of a sponsored Higher Level 3 Architecture, Construction and Engineering (ACE) Scholarship. Each student will receive 45 days work experience at Conlon.

In October, Children from Lancaster University Pre-School visited our Sports Hall site to learn about construction and play games that had been set up by the site team. Charlie Conlon also attended the site visits and the children were supplied with hi-vis jackets and hard-hats.



Michael and Maureen raised money for the Foxton Centre Homeless Charity in November by spending the night at Preston North End Football Club in sleeping bags. A total amount of £80,000 was raised by all parties that took part in the event. An excellent effort all round!



In collaboration with Engie we have assisted Ardwick Lads Amateur Boxing Club, Openshaw, in producing a fully priced, fully designed feasibility study for an extension to the rear of the boxing club.

Awards

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



Considerate Constructors Scheme

For the tenth year running we have been recognised as one of the most considerate building contractors in the country. At the ceremony held in March, we were presented with silver awards for our three projects - Broadheath Primary School, Wythenshawe Hall and Spanish Hall, Winter Gardens.



Lancashire Business Awards 2019

Nominated for "Employer of the year 2019" and "Chief Executive's Award 2019". Michael and Maureen are pictured above as winners of the "Chief Executive's Award 2019".



RIBA North West Regional Awards

Grade II listed Preston Bus Station was awarded 4 RIBA awards; North West Regional Award, North West Conservation Award, North West Client of the Year and shortlisted for the RIBA National Award 2019.



INVESTORS IN PEOPLE | Silver Until 2022

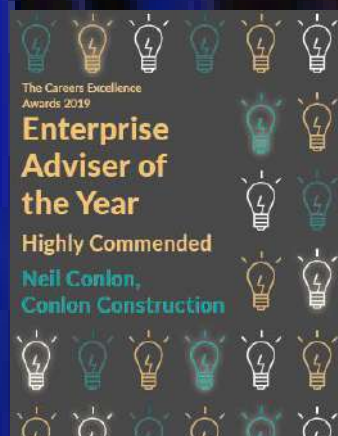
Investors in People Award

Conlon Construction was re-awarded a Silver Award in April for Investors in People.



RoSPA Award

Conlon were awarded their 5th consecutive RoSPA Gold Award in April.



Lancashire Enterprise Adviser of the Year Award

In September, Neil Conlon was awarded a Highly Commended Enterprise Adviser of the Year Award for the support provided to students at Eden Boys School, Preston, in careers education.

The **PLANNING AWARDS 2019**
Celebrating excellence in planning and placemaking

SHORTLIST

Planning Awards 2019

The Preston Market Hall project was shortlisted for the 'Best use of publicly-owned land and/or property in placemaking' category.

In July, Robin Paul Van der Ploeg won the Conlon Construction Prize for Technology (level 5) at the Salford University Built Environment awards, held at International Womens Media Foundation.



University of **Salford** MANCHESTER