

Insite

The newsletter of Conlon Construction



GVS Filter Technology UK Ltd, Lancaster

In this issue...



Seven Stars Primary School, Leyland

Contract Awards

Slade Lane Children's Centre, Firwood SEND 6th Form School, Browney Primary School, St. Bernards Primary School, Pyramid Park Remediation, Basford East Primary, Warrington UTC, Blackburn Tower, plus the CF25 Framework | 3

Current Projects

Springwood Primary School, Longsight Custody Suite, Lancaster University Management School (LUMS), LCC County Hall, King George's Hall, Kingsbourne Academy | 4

Completed Projects

Seven Stars Primary School, GVS Filter Technology UK Ltd, Harris Museum, TADIC, Heywood Civic Centre | 5

Conlon in the Community

Our Social Responsibility and Charitable Activities | 6-7

Awards

Celebrating our Awards and other Achievements | 8



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.

As I embark upon my retirement this will be my last Chairman's Statement. It seems strange after almost 40 years to contemplate no longer working for this great company and alongside so many wonderful colleagues. It has drawn me to reflect upon much more than the past year so forgive me whilst I take you through a slice of relatively recent history.

Upon my return to the company 38 years ago I started as an Assistant Site Manager at the Blackpool Indoor Bowls Centre. I was once told that you know you're getting old when buildings you had a hand in building get demolished. The Bowls Centre was demolished 14 years ago! I then worked as an Assistant Contracts Manager on the conversion of the old Preston Catholic College buildings into offices. This was quite poignant for me as it was my old school and I knew all of the buildings very well. This was my first real experience of working on heritage buildings as all of the buildings facing Winckley Square were in a conservation area. I have had the pleasure of being involved in many more heritage buildings, conservation projects and numerous new builds of every type. All due to the huge range of construction skills on hand within the company and our supply chain.

Over the years we have as a company had the honour of working upon some absolutely fantastic projects. The majority of these are still having an impact as places for people to live; work; learn; get medical treatment; experience culture; and be entertained. It is one of the great things about our industry that the buildings we help create generally have a positive effect on people's lives. I find myself, as no doubt others do too, constantly driving past buildings thinking (usually proudly) 'that's another one we built'.

I have no doubt I shall remember my time at Conlon Construction both with pride but also with gratitude. Gratitude for having met and worked alongside so many great people over the years. Of course all my fantastic colleagues, but also our supply chain members; client representatives; and many, many construction professionals.

It is with great happiness that I know the company's future is in safe hands as we venture forward as an Employee-Owned Business. The same senior team, instrumental in making the company such a successful and respected business are still leading. In addition, all our colleagues and supply chain are still in place to continue providing the excellence that they have always delivered. This has already been seen in the success of our first year as Employee-Owned.

In this last year we have yet again delivered some memorable and impressive projects. These include The Harris Museum and Art Gallery in Preston; Heywood Civic Centre in Rochdale; GVS Filter Technology UK Ltd in Lancaster; and Seven Stars Primary School in Leyland.

I am not the only one retiring as one of our on-site colleagues, Site Operative Mick Fielding has also retired after over 20 years with the company. We wish you a happy retirement Mick.

As I 'sign off' from my last Chairman's Statement I'd like to reiterate how much I have enjoyed my time at this company. Conlon Construction will always be part of me like the message in a stick of Blackpool rock. You can all be assured that whenever I can I shall continue to 'wave the flag' for the company I love.

Maureen's Retirement

After an incredible 25 years at Conlon, Maureen Boland officially retired at the end of April, closing a remarkable chapter in the company's history. Throughout her career, Maureen took immense pride in the buildings delivered, the clients supported, and the strong reputation the business has built over more than six decades - a legacy she played a significant part in shaping.

Her colleagues expressed deep gratitude for her unwavering support, thoughtful mentorship, and genuine kindness - qualities that made her not just a respected leader, but truly the heart of the Conlon family. While she steps back from the Construction Board, Maureen remains very much part of our future, continuing her contribution as a director of the Employee Ownership Trust Board.



Contract Awards

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

The Department for Education has chosen Conlon along with other Tier 1 contractors to help deliver its £15bn school rebuilding programme over the next eight years through the new Construction Framework 2025. We have successfully secured positions on the following 4 Lots up to £12m - North East, Yorkshire, East Midlands, North West and West Midlands.



Two New Primary Schools:

- **St. Bernards Primary School, Bolton**
- **Browney Primary School, Durham**

We expect that both projects will need to be completed for a September 2028 intake and are great projects to have already secured and included on our forward work pipeline.



Basford East Primary, Crewe

Situated in the council's Basford East strategic site, the 19,000 sq ft two storey school will have capacity for 210 students with the ability to double in size down the line. The school will offer classes from Reception to Year 6. Its first phase will see the building of a series of classrooms, 26-place nursery, SEN therapy room, library, two music rooms, and two halls. The second phase will add 27,000 sq ft to the building and increase teaching capacity to 420 students.

Slade Lane Children's Centre, Manchester - Homelessness Accommodation

Manchester City Council Capital Programmes have been commissioned by the Homelessness Directorate to repurpose a number of unused City Council owned buildings in order to provide short term accommodation for individuals and families who are homeless. The former Slade Lane Children's Centre, has been disused since 2024 and has been identified as such a building suitable for conversion.

An outline proposal has been agreed with the Homelessness service to repurpose the spaces within the building to provide 20+ single person bedrooms along with shared kitchen/dining & bathroom facilities for homelessness short term use.

Blackburn Tower

We have been engaged by Blackburn with Darwen Borough Council on the vacant 16-storey office block which currently presents a risk to pedestrians. Decommissioning work for the building has commenced. The routine inspections showed the age and condition of the cladding presents a safety risk. Our specialist sub-contractor is installing a full-height debris netting system on the building allowing the council time to work on a long-term solution.



Pyramid Park Remediation, Bury

The site is a former railway goods yard. The proposed development is to comprise of a new access road and highway drainage, incorporating provision for incoming utilities infrastructure. The scope of works also include site remediation to an agreed remediation strategy.



Firwood SEND 6th Form School, Bolton

The construction of a 'new SEND (Special Educational Needs and Disabilities) Sixth Form School, including ancillary outbuildings, car and mini-bus parking, outdoor play area (MUGA) and supporting recreational/educational outdoor spaces and landscaping'. 'SEND' encompasses a range of learning needs and disabilities, including but not limited to those affecting communication, cognition, learning, and social, emotional, or mental health.



Warrington UTC

We have completed a facade remedial enabling package, making safe the windows, and wrapping the building in scaffolding and Monarflex sheeting to prevent further degradation. We are now designing and pricing a full replacement of the existing façade and roof, together with associated M&E modifications.

Current Projects

Some of the major projects we are working on this year



King George's Hall, Blackburn

The landmark 104-year-old Grade II heritage-listed King George's Hall is being refurbished and the works include a full roof replacement, internal alterations, renovation of the bars and full new mechanical and electrical installation ready for the upcoming shows and events at the end of the year.



Kingsbourne Academy, Nantwich

Kingsbourne Academy is a new 210 place primary school with additional SEN provision providing a low energy, state of the art learning environment for the North West Academies Trust. Works are progressing on site and are expected to complete in time for the September 2026 term.



Lancaster University Management School (LUMS)

Works comprise of a new-build and refurbishment of Phase 2 of the Management School. LUMS is ranked amongst the top 100 business schools worldwide. This project follows on from our successful delivery of the University Sports Hall extension which was completed in 2020.

County Hall, Preston

Works include scaffolding and remedials to the archive building, including roof repairs, stone and timber restoration, along with additional surveys and repairs as required.



Springwood Primary School, Salford

This project is to provide a new 4 classroom single-storey modular building, including associated external works. The new school will provide specialist education for pupils aged 2 to 11 years all of whom have an Education Health Care Plan.

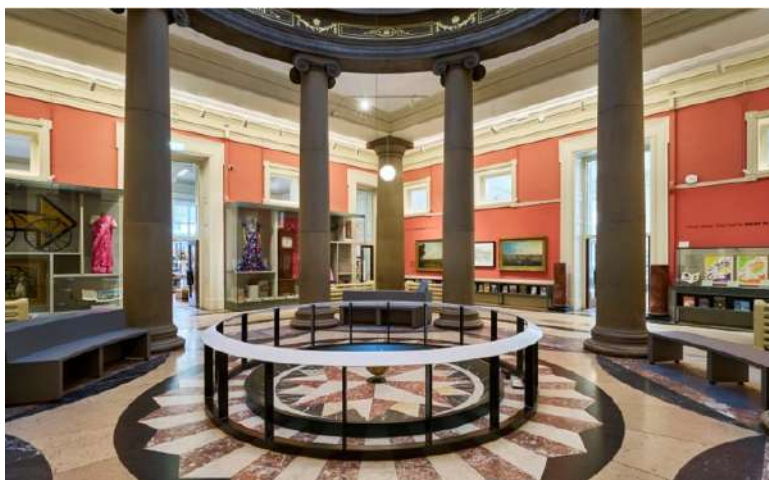


Longsight Custody Suite, Manchester

The project consists of re-shaping the existing facility into a first-class custody suite by way of refurbishment to improve detainee safety and employee working conditions and welfare. A key change is how children and juveniles are dealt with within the custody environment and the project will address this as a key requirement. The existing building contained 62 cells which were no longer fit for purpose; the project retains 44 of these cells and upgrades them in line with current standards and specifications.

Completed Projects

Some of the major projects we have completed in 2025



Harris Museum, Preston

Works to the Grade I listed building included comprehensive refurbishment of the interior including a complete M&E upgrade, removal of existing mezzanines to create full height open spaces. We have also carried out significant roof and external façade refurbishment.



GVS Filter Technology UK Ltd, Lancaster

Work has completed on the new manufacturing facility and office complex, transforming a 24,000sqm former Sofidel site into a sustainable new two-storey, low-carbon waterside development. The completed development has transformed an existing warehouse into GVS's new production facilities, comprising injection moulding and high-tech filter manufacturing, space for warehousing and storage, plus a striking reception and office.

Technology & Digital Innovation Campus (TADIC) Municipal Buildings, Crewe

Works comprised of transforming the ground floor of the Municipal Buildings into a modern high quality co-working and flexible workspace for local businesses, supporting more footfall and activity in the town centre.



Seven Stars Primary School, Leyland

The new primary school replaces a building that had served the local community for more than half a century. In its place now stands a future-focused, two-storey facility that supports 210 pupils and sets a benchmark for sustainable education design in the UK. Seven Stars is one of the first 50 schools nationally to achieve net zero carbon in operation, meeting the DfE's stringent sustainability standards. The new school has a gross internal area of 1,671m² including eight classrooms serving pupils from Early Years through to Year 6, alongside two specialist classrooms dedicated to children with special educational needs (SEN).



Heywood Civic Centre, Rochdale

The modernization and extension of Heywood Civic Centre for Rochdale Council creating new exhibition, social and performance spaces is now complete, leaving a positive impact on the local community. Peine Square was also revamped, which sits just in front of the Heywood Civic Centre, with new seating, performance spaces and greenery. New paving and lighting has been installed, alongside informal play areas ensuring that the area can be used for a variety of events in the future.

Conlon in the Community

Extracts from our Social Value activity calendar are highlighted below



We have participated in various fundraising activities for our partnering charity, Rosemere, who support world-class cancer treatment throughout Lancashire and South Cumbria.



Born Survivor

On the 13th September, a determined team from Conlon stepped onto the muddy fields of the Ribble Valley - not just to face obstacles, but to stand together for something far greater. From the early training days to the final muddy sprint to the finish line, support poured in from across the company and beyond.

Thanks to the determination of every runner, the cheers of every supporter, and the kindness of every donor. Born Survivor 2025 raised nearly £8,000 for Rosemere Cancer Foundation.



John O'Groats to Oban Bike Ride

On the 5th September (International Charity Day) Neil Conlon set off from John O'Groats, cycling to Oban, a total distance of 270 miles.

Neil split the ride over 3 gruelling days covering an average of over 90 miles per day and 12,000 ft of ascent. All in aid of Rosemere.



Golf Day

A great day was had by all our Supply Chain teams at our Annual Charity Golf Day held at Shaw Hill.



Cross Bay Walk

Congratulations to Mick Fielding on completing the Cross Bay Walk across Morecambe Bay recently. Sue Swire, Fundraising Manager for Rosemere was presented with a cheque in our office.

Partnering Charity 2026

Our Chosen Charity for 2026 is St Catherine's Hospice. "St Catherine's Hospice supports local people across Preston, Chorley and South Ribble with life-shortening conditions, both in the Hospice and at home. Specialist palliative and end-of-life care is provided to ensure people have quality of life to the end of life."



Preston Vocational Centre's

Student of the Year Award sponsored by Conlon went to Max Jones in 2025, who showed outstanding enthusiasm across all trades, excelling particularly in joinery.





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employee
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EO Family Day

In June, we held our first EO Family Day at Ribby Hall. It was great to see so many of our colleagues and their families!

Everyone had a fabulous time, full of fun activities including a BBQ, music, archery, climbing wall, axe throwing and adventure golf.



Office Halloween

Any visitors to our head office on Halloween will have been suitably spooked by our staff and their fa-boo-lous outfits. Our scary people included (from left to right) - Michael, Stacey, Ian, John H, Nic, and Julie!

Going the Extra Mile

In recognition of her outstanding achievement Stacey Harrison was awarded the 'Going the Extra Mile' (GEM) Award for organising and leading our Born Survivor Team who successfully completed the 12km military-style obstacle course raising nearly £8000 for Rosemere Cancer Foundation. Well done Stacey!



Pre-Construction Manager

We welcome Jamie Heptonstall, our new Pre-Construction Manager who will assist with the pre-construction workload. Jamie joins us from Robertson. Jamie brings a wealth of experience in pre-construction management, planning/programming and bid management, having originally trained as a Planning Surveyor with Shepherd. Welcome to the team Jamie!



Christmas Jumper Day

On the 17th December we held our annual Christmas Jumper Day.

It was great to see everybody dressed in their Christmas jumpers, with the Best Jumper Prize going to Tom!



Move & Improve your Wellbeing

We supported free to attend wellbeing movement therapy sessions at St Chad's Church Hall, Wybunbury, helping improve mind and body through our many project social value commitments.

Awards

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



Michael Conlon

After a 38-year plus career at the Company founded by his father and four uncles, Michael has decided to hang up his hard hat and retire. Under Michael's leadership, Conlon has delivered some of the region's most recognisable and culturally significant projects. Michael's leadership as our Chairman, our leader for the past 12 years will be missed. Now as an employee-owned business, our colleagues are central to everything we do.

We will continue to protect the legacy, uphold the values that have defined Conlon for more than 60 years and we are excited for the future and proud to lead our company that our team are equally proud to own. Michael we would like to thank you for all your contributions over the years in steering the firm and we wish you well on your retirement.



CCS Awards

We collected 4 Bronze National Site Awards at the Considerate Constructor Scheme Awards ceremony held at Mercure Manchester Piccadilly. Well done to our Highfurlong SEN, Seven Stars Primary, GVS and Lancaster University Management School project teams!



Outstanding Service Award

Congratulations to Michael Fielding on 23 years of dedicated service and commitment to excellence! A true Ambassador for Conlon Construction both on site and helping raise funds for our partnering charities. Thank you for all your contributions and for being an invaluable member of our team. Wishing you a fulfilling retirement ahead!



NWRC Awards

We were delighted to be awarded the 'Highly Commended Award for People and Culture' at the NWRC Awards held at the Titanic Liverpool. The award highlighted commitment to culture, collaboration and the long term success for all our Employees, Supply Chain and Clients.

Civic Trust Awards

Showtown Museum, Blackpool received a Civic Trust Highly Commended award for making a significant contribution to the quality and appearance of the built environment.



Social Value Awards

We were proud to be part of the SAFE Centre Garden Team for Lancashire Teaching Hospitals helping create a new outdoor space adjoining the SAFE Centre into a beautiful private garden for visitors. The team were nominated for the Radical Collaboration Award at the Social Value Awards 2025 in Birmingham, recognising the importance of delivering an amazing social value outcome.



RoSPA

In April we were awarded the RoSPA President's Award, which recognises our efforts in achieving the 'Gold Award' for 12 years in succession.



Education Estate Awards

We were shortlisted for Contractor of the Year at the Education Estate Awards held in Manchester, celebrating the very best in the education built environment. Fingers crossed next time we win!

