

All the right ingredients for food projects



When food producers are gathering their ingredients for a successful expansion project, Chalcroft is part of their mix. Read about some of our latest high-care projects...

We have commenced work to convert an existing office and warehouse building made up of three industrial units into a new bakery, part of which will feature high-care production and temperature-controlled storage areas. Chalcroft will be installing drainage and new resin flooring, bespoke mechanical & electrical (M&E) and white walling, along with a mezzanine floor to create an additional production area and provide staff welfare. In addition, a new kitchen facility is due to be kitted out.

Andrew Howard, Chalcroft's Strategic Projects Director, commented:

“A key element of this project is time. There has been a tight timeframe for all aspects of this project, from tendering to completion of the build.”

Chalcroft is also helping **Freshcook**, part of the **Bakkavor Group**, to expand its premises.

An extension to a chilled Work in Progress (WIP) area, to store prepared foods before they go to be assembled into ready meal products, is being built at the site in Lincolnshire. This extension will eventually be knocked through to the existing facility to create a larger area. Chalcroft will be carrying out associated external works and drainage, renewing air-handling units and associated pipework and relocating refrigeration units.

And we have just completed a range of **bespoke fit outs of a number of units that form part of a brand new wholesale market**. Chalcroft has installed chilled areas, freezers, mezzanine floors, offices, food storage facilities and trade counters for nine traders.

Mike Davies, Contracts Manager, said: “Each unit was different, and in some cases slight alterations were required to the building in order to accommodate the installations. It's an important hub for the food sector in the Midlands and it's been fantastic to see all the work at the new market take place and watch the next chapter in its history unfold.”



welcome...

...to Building Partners, giving you the latest news from Chalcroft.

In this issue, we highlight some of our current projects in the food sector, including a state-of-the-art bakery, and our work for a manufacturer of ready meals. We also report from one of the leading business conferences in the frozen foods sector.

Here, we are also pleased to share our experience of implementing BSI standards.

Readers will also get a flavour of our work with the telecoms sector, and see progress on our project to help regenerate a major retail site in the heart of King's Lynn.

If you think our expertise could be helping you with your project, please do get in touch by emailing paulmorley@chalcroft.co.uk.

Paul

Paul Morley,
Managing Director



Taking advantage of Ice Age opportunities

Working together to expand the frozen foods sector was a key theme of a Business Conference hosted by the British Frozen Foods Federation (BFFF), held in Birmingham.

Speakers from companies such as Iceland, Birds Eye, IGD, Scotch Whisky Association, Kantar Worldpanel and more spoke to a captivated audience of like-minded business people.

Kate Forbes of Birds Eye began the day by talking about the company's commitment to promoting the many benefits of frozen foods and its passion about growing the market.

It was a theme echoed later in the day by **Bev Mitchell**, of Iceland. She spoke about how the company was refurbishing stores and introducing new concepts in a bid to promote frozen foods.

Andrew Roberts, of Bidfood, started his presentation by saying that the sector was perceived as being in the Ice Age, but that was actually far from the truth. He told delegates that there were many opportunities to convince customers of the many benefits of frozen, in particular its freshness and health benefits.

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BFFF conference summary ▶



Tips for setting the standards ▶



Colourful refurbishment of testing lab ▶





Exciting new shopping experience in store



IGD's **Nick Downey** spoke about opportunity too - and in particular in relation to the convenience sector. When speaking about Brexit negotiations and its potential impact, **Adrian Gahan**, a former Conservative Party advisor, gave an interesting line:

“If you're not around the table, you're on the menu.”

He encouraged delegates to speak with MPs about working to support the frozen foods sector.

Graeme Littlejohn, from the Scotch Whisky Association, delivered a presentation that focused on how Brexit offered challenges, but actually the organisation was already looking at growth markets elsewhere and therefore Brexit could, in fact, encourage opportunities being taken in other territories.

Economist **Roger Martin-Fagg** gave his extremely useful insight into the economy and how it relates to the frozen foods sector, particularly when household incomes are stretched.

Chris Hayward from Kantar Worldpanel told delegates retail sales pre-Christmas were up 13%, with premium own brand doing particularly well. He cautioned that while Christmas was largely good across the board, consumers were more and more checking their pennies and spending wisely. He ended by saying that the frozen foods market was worth £6bn, and that it was growing more quickly than chilled and fresh.

Simon Stenning, from MCA, was keen to point out the fact and the fiction from media reports, citing examples of “bad press” that portrayed an inaccurate picture. For example, he said if a chain closed one restaurant, there was little mention of the remaining outlets or the growth of another brand. The eating out market, he said, was growing - providing a great opportunity for frozen foods.

Chalcroft Construction is playing a key role in an exciting multi-million-pound revamp of a prominent town centre area of King's Lynn for Vancouver GP Ltd.

A vibrant new shopping area will be opened up on a site formerly occupied by Beales department store, helping to further improve the shopping experience in the historic market town. The new building will cover the original footprint, plus being extended by 10m.

Following a tender, Chalcroft won the £3.8m contract to carry out the construction work, which will eventually see a 1,867m² store occupied by **H&M** and four smaller retail units, ranging between 149m² and 533m².

Work commenced with the demolition of the former Beales building soon after the site hoardings were erected. The close proximity of the site to neighbouring businesses and the public meant that Chalcroft's expertise in live site working came to the fore and close liaison has been vital. A section of floor connecting to the adjacent Iceland store will be incorporated into the new building for structural reasons.

Once the site was cleared, a number of investigations were carried out on the existing utility services and underground structures, with some services, including water, gas, electricity, sewerage and high-speed cables, being diverted. **The drainage diversion had to be done at night so as not to disrupt the town centre and a temporary roadway through the construction site enabled emergency services to access the shopping precinct, should it be necessary. When the pedestrian area was re-opened by 5am each morning, the area had been resurfaced and normal service resumed during the day.**



Chalcroft have now moved on to the piling, foundations and steelwork phase.

The continuous flight auger piling system will be used so as to minimise vibration through the ground and keep noise to a minimum.

Chalcroft Operations Director, **Andrew Hardy** commented:

“We've worked on a number of retail projects before but the location of this site within a pedestrianised precinct means that careful planning has gone into managing access to the area. A dedicated site supervisor controls pre-arranged material deliveries to site, and communication with the public and our neighbours is key.”

In addition, he added, “We're proud to be playing our part in an important project that will help to bring more people into King's Lynn, where our Head Office is based.”

The project is due to complete by the end of the year.

Environmental, Health & Safety



The ultimate health, safety and environmental solutions provider

Setting the Standards: Our experience & some tips for you

There are many benefits to the implementation of standards into an organisation, but there are also many challenges along the way.

Todd Hallam, Chalcroft's QEHSD Director was recently invited to speak at 'The Future of ISO 45001 Seminar', hosted by ACT Associates, a provider of health, safety and environmental solutions. ISO 45001 has been officially launched as the new global standard for occupational health and safety and will replace OHSAS 18001. Chalcroft are accredited to OHSAS 18001, ISO 9001 and ISO 14001 and are in the process of transitioning to ISO 45001. Todd's talk was about the challenges and benefits of implementing standards into an organisation and here he shares some tips relevant to all businesses going through the same process:

Know where to start. Attend courses and seminars, webinars, hire a consultant, register with an assessment company and use them.

Assess what you have against what you need, be ruthless and not afraid to accept that what you or your company have, or have been doing, may not be good enough.

Approach the decision makers and those that need to buy into it. Prepare a plan outlining the value of why the standard is of benefit to the business and stakeholders.

Be strong and ignore the haters. Change can be feared and loathed, what you already have may work in the eyes of many and the necessary expenditure and re-direction of resources or additional IT infrastructure may not want to be understood.

Be realistic regarding time and resources. Don't over commit against your day-to-day requirements and budget properly (allowing a contingency for the unexpected).

Get a team together that you can work with and will support you through the process and beyond. Make sure team members understand why this is happening so they can be effective and are able to challenge you.

Communicate with stakeholders. Tell them what the standard is about, why it is being implemented, promote its values and issue regular updates.

Audit and review.

Benefits of standardisation

The key benefit is standardisation!

All activities and operations across the business follow the same process.

Tailored to your organisation. The standard is a guide; you build around its framework to suit your business.

Easy to maintain. Updates and new implementations can be made swiftly and effectively knowing where a document or process goes, how it's communicated and reviewed or audited.

Proven and recognisable. The standard will demonstrate that you have a known management system and can validate its effectiveness from audit results.

The implementation of OHSAS 18001 and ISO 14001 was relatively straightforward as they were driven by one department (EHS).

ISO 9001 was more challenging as there were ten departments across three offices and multiple construction sites, each with their own way of doing things. Buy-in from all departments was needed to pull together all of the current practices for discussion and agree as to what was “the right way”.

The OHSAS 18001, ISO 14001 and ISO 9001 processes were combined into the Chalcroft Integrated Management System, or CIMS, accessible to all employees. KPI's are set each year and an annual review and independent internal audit undertaken.

Todd takes top spot for safety



Highly respected **Todd Hallam**, Chalcroft's QEHSD Director, has shown how commitment to developing and maintaining safety policies is a winning recipe for success.

{in brief.....}

Chalcroft joins APM

Chalcroft is pleased to announce that it has become a corporate affiliate member of the Association of Project Management, the chartered body for the project profession in the UK.



Eighth consecutive RoSPA Gold Award

Chalcroft is very proud to have been awarded the RoSPA Gold Medal, having received gold for eight consecutive years. The annual awards recognise those businesses who show a clear commitment to the prevention of accidents and ill-health in the workplace.



The future of sheds

Chalcroft was honoured to sponsor the recent RICS Industrial Warehousing & Logistics Conference. The day provided excellent content and provoked stimulating debate from a capacity audience. The agenda included a market update and analysis, along with trends in investment, where to build and construction methods.



Todd scooped the title of Health and Safety Champion 2018 at the recent inaugural British Frozen Foods Federation People Awards, held at a prestigious ceremony in Birmingham.

Todd said, “It was certainly a surprise. I am pleased and proud for the company, as it really is a collective effort; it's not just me who won the award.”

The BFFF awards were aimed at celebrating the unsung heroes within the frozen food industry.

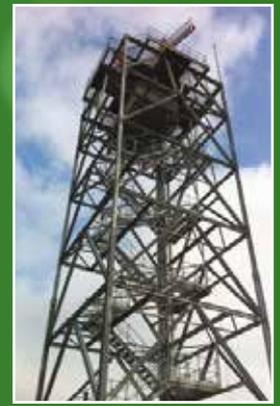
The ceremony took place at the end of a busy day in Birmingham, which saw the BFFF host a hugely informative business conference, and a health and safety seminar that was sponsored by Chalcroft and at which Todd made a presentation.

All the right signals

Chalcroft's Special Projects team are using their expertise to build the next generation of communications networks. Working with long-standing client **arqiva**, Chalcroft is carrying out enabling works as part of the 700MHz project - helping to bring 5G mobile technology to the UK. Chalcroft is working across the UK, but particularly in Scotland. Chalcroft is also replacing timber structures that host antenna systems that beam TV signals into hard-to-reach areas, such as parts of Cornwall and Scotland. It is logistically challenging work because of the location of many of the poles, which are often off the beaten track, and work has to be done so that it minimises any possible disruptions to service.



5G



Projects take off

Working with **Thales UK**, Chalcroft Special Projects is installing new towers that will host the next generation of radio network equipment that will be used by the UK's military services. As part of Project Marshall, Chalcroft is currently working at a number of RAF bases across the UK, including at RAF Brize Norton, in Oxfordshire.

Gas works

Chalcroft Special Projects is continuing to carry out groundwork and infrastructure works on behalf of **UK Power Reserve (UKPR)**, the leading independent developer, owner, and operator of flexible, smart and affordable gas-fired power capacity.



Colourful refurbishment of testing lab

Chalcroft Building Services have completed the transformation of a former factory to modern new office facilities and amenities, along with a grand entrance foyer/reception, customer suite and laboratory for **Sensient Colors UK Ltd.**

Sensient Colors develop and supply industrial colorant, including well-known brands within the agriculture, automotive, household and stationery sectors.

Scope of work for Chalcroft Building Services began with the demolition of the existing offices, leaving a shell of the retaining walls from the former factory. Chalcroft then levelled the whole floor by raising it by 170mm and insulating the existing interior walls. A new steel frame was erected at the front

of the structure to form a new adjoining reception area and offices, and modern exterior cladding was applied to both the new steel frame and existing brickwork, resulting in a single, seamless building.

Rob Copeman, Operations Manager for Chalcroft Building Services, said, "The project had to be planned meticulously with the client, as the works were situated within their live site and right alongside Goods In/Out, which of course, had to remain operational at all times. We are pleased to have completed the project within a tight timescale to enable the client to move from their existing office building, providing modern new office and testing facilities and amenities."

