

# chalcroft PARTNERS

issue 16



## Building for the future

Over the last 35 years, Chalcroft has built a solid foundation, establishing itself as one of the principal construction operators in the food, drink and logistics industry.

From a groundworks contractor to one which understands the key issues surrounding temperature controlled and high-care construction work, it is a success story built upon a clear vision: to be the construction partner of choice in our chosen sectors.

### Mark Reeve reflects on Chalcroft's journey

“ F J Chalcroft began trading in 1979. Twelve years later, my father, John, partnered with Fred Chalcroft and at the same time, I joined the business as carpenter. Paul Morley also joined as carpenter a year later. Within the next decade, I was appointed Managing Director and Paul, Operations Director.

They were challenging and eventful years. '93 saw Chalcroft build its first cold store for Tewksbury Coldstores (ACS&T) and in '94, Chalcroft built its first warehouse for Grocontinental. It was a landmark project and the start of a fruitful collaboration, which has seen no less than 17 further projects successfully completed for the specialist storage and distribution company.



Grocontinental

Our expertise in temperature controlled construction led to the development of our food specialism and in 2003, Chalcroft completed its first food production facility for Emmett UK.

In the year leading up to the economic crash, Fred Chalcroft retired and Chalcroft Construction was formed after a buyout by the Board Directors. The subsequent years and difficult economic conditions were testing but this year, Chalcroft celebrates its 35<sup>th</sup> anniversary with a turnover of £50m.

I have no doubt that the next 35 years will prove equally challenging as the rising population and need to conserve natural resources places increasing the pressure on the industry. New, more efficient and sustainable

manufacturing facilities will be required with distribution models that reflect the need to minimise waste.

Meanwhile, food safety will only become more important. The UK already has some of the highest standards of food safety in the world and our expertise will be required to replicate these standards across the entire supply chain. We carry these same stringent standards into other sectors where hygiene is business critical, such as personal care and pharmaceutical. Infrastructure is at the very heart of the safety issue and it will require committed collaboration between all parties, drawing on the experience of construction partners to build a successful and sustainable future for all.”



Mark Reeve, Managing Director

## welcome...

...to the latest issue of **Building Partners**. In this issue we celebrate Chalcroft's 35<sup>th</sup> anniversary and consider some of the milestones achieved along the way. We report on the BFFF conference, sharing the results of a survey conducted by Chalcroft, examining food waste, investment and environmental management.

We also highlight a number of success stories and consider challenges such as CDM regulatory changes that our industry will be facing in the months ahead.

I hope you find **Building Partners** an enjoyable and informative read.

*Mark*

## BFFF members confirm investment likely to increase

A survey conducted by Chalcroft at the recent BFFF Conference confirms many businesses are now considering increasing capital investment to refurbish or expand existing facilities.



Notably, the vast majority agreed that investment to improve the environmental management of commercial buildings, from offices to manufacturing plants, would play an increasingly important role in driving profitability and growth.

Indeed the UK's recovery has been more rapid than most economists would have expected this time last year.

And with the FTSE 100 index of blue chip shares about 100 points off an all-time high set 14 years ago, there are signs that growing confidence in the economy is encouraging businesses to invest again. It is a development that policymakers say is vital to securing the recovery.

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Bank of England Governor, Mark Carney, was recently quoted as saying the UK was “the fastest growing economy” with businesses “more keen to hire and more keen to invest.”

But at the same time, significant costs are looming for businesses affected by changes in legislation such as food labelling, though it appears to be widely accepted that this will be one of the most significant measures in reducing the UK’s food and drink waste bill, currently standing at £11.5bn per year.

Clearly there is still some way to go with many challenges ahead but increased investment, combined with a focus on reducing waste and improving environmental performance, can only be a good thing in the long term.

## Summary

95% of those surveyed agreed or strongly agreed that improving the environmental management of commercial buildings plays an increasingly important role in reducing operating costs, improving productivity, increasing profitability and driving growth.

72% confirmed they were likely or very likely to increase capital investment in 2014.

45% agreed that clearer food labelling will play the most significant role in reducing food waste while 27% thought improving storage and distribution infrastructure was the most important factor.

**1. Excluding household waste, the UK wastes £11.5bn worth of food and drink every year.** Which of the following do you believe will play the most significant role in reducing this figure?

More efficient farming/food production techniques	14%
Improved food preparation and processing facilities	14%
Better storage and distribution infrastructure	27%
Clearer food labelling to prevent waste resulting from foods not being used in time	45%

**2. As the economic recovery gathers momentum, how likely is your company to increase capital investment in its estate this year?**

Very likely	36%
Likely	36%
Possible, but not sure	18%
Very unlikely	5%
No answer	5%

**3. Improving the environmental management of commercial buildings from offices to manufacturing plants is playing an increasingly important role in reducing operating costs, improving productivity, increasing profitability and driving growth.**

Strongly agree	45%
Agree	50%
Don't know	/
Disagree	5%
Strongly disagree	/

Chalcroft were pleased to attend this year’s British Frozen Food Federation Conference.



## Industry leaders call for collaboration at BFFF Business Conference

As the government continues to talk of ‘green shoots’, this year’s conference asked the question “Are consumers coming out of the cold?”, covering topics including the economy and the after-effects of the horse meat scandal in 2013.

Speakers, including ASDA Head of Food, Darina Hall and Martin Forsyth, Director of Technical Food Services at Bidvest 3663, suggested that following the criminal activity in 2013, sales of processed red meat have now returned to pre-horsegate levels. However, they argued that consumer trust remains fragile and agreed that the industry must work together to ensure full transparency across the entire supply chain.

Brian Young, BFFF Director General, said: “There seems to be some light at the end of the tunnel in terms of consumer confidence.

After several years of economic difficulty and food fraud last year, consumers are starting to feel more confident in the food industry.

He added: “This poses both a challenge and an opportunity for the frozen food industry – the onus is now on us to discourage consumers from reverting to old habits. We must embrace new product development and demonstrate traceability across the industry, to ensure the growth the frozen sector has seen during difficult times, does not fall by the wayside as the economy improves.”

## Chalcroft grows as confidence returns

There is no denying that 2013 was a challenging year for the construction industry but following robust growth, plans for Chalcroft’s expansion are well underway with a new office in the West Midlands.

It follows the appointment of a new Operations Manager, Rob Bull, whose extensive contract management experience in the distribution and logistics sector will further strengthen the senior team at Chalcroft.

Yet the pressure will undoubtedly remain high as businesses look for greater return on investment than ever before. And as the country emerges from recession, change is both necessary and inevitable. Effective collaboration is likely to be one of the key drivers for profitability in 2014.

The new office will enable Chalcroft to further enhance client service, and the expertise that Rob Bull brings to the team will facilitate greater collaboration between contractors, designers and project managers to deliver the best results.



Rob Bull, Operations Manager

# Chalcroft injects new life into Bepak production facilities

Refurbishment projects are often more complex than construction projects undertaken from scratch. When that refurbishment work includes the construction of two dedicated clean rooms for Bepak, a global manufacturer of medical devices, it not only requires expert knowledge but the ability to work collaboratively to get the job done efficiently with minimal disruption.

To meet the requirements of its expanding customer base and to increase its new product development and production capability, Bepak needed to create two new, dedicated aseptic clean rooms to perform to ISO 8 standard in operation and ISO 7 at rest. Chalcroft also constructed a new goods in/goods out area and a further extension, incorporating new office space, a canteen and welfare facilities.

A fully bespoke air handling unit was manufactured to meet the specific requirements of the clean rooms. The unit, which includes Terminal H14 Hepa filters, is served by chilled water services which allow greater control, while an inverter drive fan improves energy efficiency. The nature of the product manufactured at Bepak is such that one of the clean rooms was also designed with a no-cascade pressure system, providing a safe and secure containment suite.

The area being converted contained Bepak’s principal high-care production facility – this had to remain operational at all times.

Innovative design solutions were also required in order to overcome the challenges presented by limited floor to ceiling space.

With an extremely tight timeline, Chalcroft facilitated weekly co-ordination meetings with Bepak and sub-contractors. Daily management meetings to monitor the workflow also formed an integral part of the construction process. This collaboration enabled Bepak to start installing production equipment in the clean rooms prior to the project’s completion, minimising interruption to normal operations and maintaining high-care standards throughout.

Dave Stringer, Bepak Facilities Manager, said, “A significant consideration in Bepak’s choice of construction partner was Chalcroft’s excellent health and safety record, while it was also essential for the work to be completed with minimal interruption to the day to day operation. Chalcroft’s experience, combined with its collaborative approach, has proved to be a valuable asset, helping Bepak to complete this important extension of its development and production capability with great efficiency.”

## The Wright mix

A project has been completed by Chalcroft for the Middlesex home baking business, GR Wright and Sons Ltd. The work included building a new flour manufacturing facility, warehouse and office facilities in Enfield.

Founded 147 years ago, GR Wright’s flour and baking mixes have been renowned for generations and this latest expansion follows a long history of investment and innovation. Chalcroft’s work has helped the business to create a world-class production facility with the ability to increase future production capacity, while the new warehouse has created an additional 3,700m<sup>2</sup> of storage space in addition to a new, three-storey office building. Rain water harvesting and photovoltaic panels will help to improve the new building’s environmental performance.

Dean Cook, Chalcroft Contracts Manager said: “As a long-established family-owned business, GR Wright and Sons shares many of its values with Chalcroft. It is especially satisfying to help such a successful business grow, particularly given the difficult trading conditions of recent years. Chalcroft hopes its specialist skills and food industry experience will play a tangible role in helping GR Wright and Sons continue for another 147 successful years.”



Environmental, Health & Safety



## CDM 2007 Regulations Review

With a review of the Construction Design and Management Regulations (CDM) 2007 pending, concern over how the proposed changes will be implemented is rising.

First established in 1994, the CDM regulations were revised in 2007 to include the Construction (Health, Safety and Welfare) Regulations 1996. These concise regulations define clear legal duties for the safe operation of UK construction sites and have ultimately led to a reduction in fatalities and serious injuries within the industry.

The reason for its change will be to meet the original health and safety requirements stated within the EU Directive from 1992 – the same directive that instigated the creation of the original CDM Regulations in 1997. It is expected that the regulations will apply to all projects with more than one contractor. Failure to meet the requirements under the Directive could result in the government, and ultimately the public purse, paying considerable infringement fines.

It is assumed that the new regulations will replicate the EC Directive which the UK is required to adopt – but with the standard three month industry consultation period yet to commence, the change is not widely expected until October 2015.

Chalcroft will be monitoring the developments of the CDM review very closely and reporting on any updates via our regular eNewsletter, blog and of course here, in Building Partners.

## Examples of some proposed changes include:

- Removal of the CDM Co-ordinator role
- Removal of the CDM ACOP and replacement with Guidance Notes
- Design phase H&S co-ordination duties to be placed with the ‘principal designer’
- Construction phase H&S co-ordination duties to be placed with the ‘principal contractor’
- Notification of a project by client or project supervisor.

# Special Projects

## Chalcroft gets Arqiva ready for new transmission

Currock Hill mast station, an Arqiva site in Northumberland, has been refurbished by the Chalcroft Special Projects team.

It follows the successful completion of projects at other Arqiva sites, including Black Hill transmitting station in North Lanarkshire, where major structural works were undertaken in 2013, and currently at Lisnagarvey, Northern Ireland.

Steve England, Chalcroft Special Projects Director, said: "The project was completed over four weeks and involved the power-down of old paging antennas on the Arqiva tower."



As well as the design and installation of scaffolding, the Special Projects team removed and rebuilt the roof in addition to stonework repairs, replacing downpipes and guttering and refurbishing the fascia and soffits. Wall tie repairs were also completed, as well as track repairs to improve access."

## Securing Arqiva's Critical National Infrastructure

Arqiva provide much of the infrastructure behind television, radio, satellite and wireless communications in the UK.

Chalcroft Special Projects are currently carrying out a £1.5m Critical National Infrastructure (CNI) project for their TV transmitting stations.

The scope of works involves upgrading the security systems for sites critical to Arqiva, ranging from the installation of fencing, cameras, sensors, replacement doors and anti-climb systems to the building or the structures themselves.

Chalcroft Special Projects also carried out the associated civils works for trenching for the cable ducts.



## Jordans & Ryvita build on healthy growth

Chalcroft recently completed an upgrade and refurbishment project for the cereals and snack company, Jordans & Ryvita, at its food preparation facility in Poole, Dorset.

The project included dismantling the building's façade and creating a new cladded frontage. Chalcroft also converted the existing loading bay into a food preparation area, installing a new engineered floor and wash down facilities.

The conversion project has provided Jordans & Ryvita with an additional 280m<sup>2</sup> at the Dorset factory and will facilitate the continued growth of the iconic crispbread product range.

Ed Getley, Chalcroft Contracts Manager, said, "The work completed during this conversion project will play an important role in further improving the Jordans & Ryvita Company's food preparation operation."

Chalcroft has worked closely with Jordans and Ryvita, taking care to ensure the work will provide the most effective facilities. I am very pleased to see the project successfully completed on schedule."

# Chalcroft rides again. And again...

Last year, as one of more than 15,000 riders, Paul Morley, Chalcroft Operations Director, successfully completed the inaugural Prudential Ride London-Surrey 100, the biggest cycling sportive ever held in the UK, just two months after riding the Norwich 100.

And now he's doing it again. But there's plenty of time for Paul to find his legs – the event is set for 9-10 August, which means there's also plenty of time to make a donation! Last year, Paul raised more than £1,700 for the Breakthrough Breast Cancer charity, breaking his own target by more than £200. In 2014, Paul will be riding for Macmillan Cancer

Support and hopes to beat his fundraising target once again.

Visit the CSR page at [www.chalcroft.co.uk](http://www.chalcroft.co.uk) to sponsor Paul.



## Joining the Gurkhas

Pre-Construction Manager, Andy Hardy (far left in picture) – who completed the Cam2Coast and Norwich 100 bike rides last year, has set himself a new challenge and plans to take on the Gurkhas.

Crossing the South Downs in less than 30 hours, Andy will walk the 100km route set up by the legendary Gurkhas in 1981 to test teamwork, endurance and determination. The Gurkhas still take care of event logistics to this



day and their teams have never yet been beaten.

Andy may not beat the Gurkhas, but he deserves all the support we can give as he raises funds for Oxfam.

If you would like to sponsor Andy, please go to the CSR page at [www.chalcroft.co.uk](http://www.chalcroft.co.uk)

## Festive fundraiser for Macmillan

Mark Reeve, Chalcroft Managing Director, presents Georgina Daniels, Fundraising Manager for Macmillan Cancer Support, with a cheque for £250 – the amount saved by sending eCards for Christmas 2013.

It brings the total donations to Macmillan for 2013 to £2,770.



**chalcroft**  
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