

A blossoming Chalcroft solution for MM Flowers



welcome...

...to Building Partners, giving you the latest news from Chalcroft. In this issue we highlight some of the diverse projects being completed across the business. We are proud to announce our work with MM Flowers to build their new state-of-the-art headquarters and production facility at Alconbury Weald and share progress with you.



We also look at considerations for successfully managing a construction project on a live site safely. This is something Chalcroft does every day and here, we highlight key stages of the process. We also congratulate everyone on our sixth consecutive RoSPA Gold Award and renewal of the Achilles UVDB standard.

If you have any feedback, please do get in touch by emailing paulmorley@chalcroft.co.uk.

Paul Paul Morley,
Managing Director

Chalcroft Construction is the Principal Contractor for the design and build of a new 24,000m² operations facility for MM Flowers and MMUK (Grape).

Work is well underway on the 46 week project at the old airfield at Alconbury Weald, near Huntingdon, Cambridgeshire.



Concept of completed building

MMUK is part of the global AMC Group, which has centres across the USA, Canada, South Africa, Spain and Chile, and works with growers across 20 countries worldwide to provide year round integrated tree to table products for fruit, juice and ice creams. MM Flowers is the UK's leading, vertically integrated cut flowers specialist, supplying major UK and European retailers.

Currently based in two separate buildings in Chatteris, the relocation to Alconbury Weald will enable the businesses to bring together Flowers and Grape teams into a modern, purpose built facility, creating one of the largest fresh produce facilities in the UK.

The contemporary design includes a three storey office, storage and processing areas, loading docks and associated external works and landscaping. The vast supporting structure uses approximately 1,680 tonnes of British steel from Scunthorpe. The 15m high building is then clad in the latest insulated panels, delivering the industry's highest thermal performance, superior fire protection and enhanced environmental credentials.

Three state-of-the-art chillers will be installed, that will deliver an efficiency that is 71% higher than the European Eco-Design Directive requirement. The building also features energy efficient air handling and LED lighting throughout.

“ We are delighted to be working with MM Flowers and MMUK on the new development at Alconbury Weald and proud to be a part of their future expansion ”



MM Flowers by numbers:

- Area 24,000m²
- 15m high
- Steel frame constructed of 1,680 tonnes British steel
- Energy efficient chillers, air handling and LED lighting

Continued overleaf ▶

Inside this issue...



School visit for Considerate Constructors Scheme ▶ **2**



Our safety commitment ▶ **3**



A new generation of British power ▶ **4**

Paul Morley, Chalcroft Managing Director, said "We are delighted to be working with MM Flowers and MMUK on the new development at Alconbury Weald and proud to be a part of their future expansion. A construction project of this magnitude requires careful planning in order to ensure the building meets the specific needs of the client. Drawing on our 37 years of experience in temperature controlled processing environments, we were able to clearly map out a design that meets the required operational demands and provides opportunities for further growth."

Richard Brannam, Operations Director at MM Flowers, added "At the early stages, Chalcroft listened to our objectives and specific requirements for the building, and were able to offer suitable advice. It was important to use a contractor who has experience in bespoke commercial construction projects. **We are looking forward to utilising the new facility early next year and are pleased to be working with Chalcroft on this project.**"

Chalcroft appoints new Strategic Projects Director

In a new appointment to Chalcroft's board, Andrew Howard has joined the team as Strategic Projects Director. In his new role, Andrew will be responsible for the development of Chalcroft's relationships with new and existing key clients.

His 28 years' experience in the construction industry provides Andrew with an in-depth knowledge of the market, and he is highly regarded for his creative approach in resolving issues and ensuring client goals are met.

Commenting on his new appointment, Andrew said: "It's great to be a part of a company like Chalcroft. With its expertise deeply rooted in bespoke construction projects across specialist sectors, I look forward to the challenge and will be using my knowledge to help grow the company's offering to clients."



Andrew Howard

Staying safe and working together: our message to schools

Our project for MM Flowers is registered with the Considerate Constructors Scheme and as part of our activities, Chalcroft recently launched a poster competition with nearby Stukeley Meadows Primary School. Assisted by Ivor Goodsite, we talked to the children about the importance of staying safe and not playing on building sites, followed by workshop sessions with Year 6 pupils.



Stukeley Meadows pupils dress teacher, Mr Partridge, in correct PPE, assisted by Ivor Goodsite (right)



Staying live: Construction without obstruction

With the growth of online retail and the demand for shorter delivery timescales, increasing numbers of warehouse operators are outgrowing their premises, resulting in many choosing to expand.

In a recent study, the UK Warehouse Association* found only 31 warehouse build schemes (totalling 5.8m sq ft) were being developed nationwide at the time of its report. Compared to occupier demand, it's likely that there will be a shortfall in warehouse space in coming years, which could popularise extensions over relocation. However, working at full capacity when contractors move in could be compromised if not expertly managed. So, how can a successful live site extension be achieved?

Early involvement from an experienced Principal Contractor (PC) is crucial in pulling off a successful project. The PC can work closely with the warehouse operator to understand the daily functionality of the site - covering everything from shift patterns to available external space for plant and site offices.

This enables a robust plan to be developed, accounting for all stages of construction, including the 'knock-through' - which could mean the demolition of entire walls or the installation of doors. If the latter, special pods can be created around the future door space to contain dust and allow for the installation of shutters or rapid-rise doors. Temporary screens can be used to segregate live and construction areas, providing efficient, low-weight walls which can be easily taken down or re-configured during the construction period.

Adding greater capacity to a warehouse or production facility may also mean looking at drainage, air flow and cooling, especially for the food and drink sector, where hygiene and food quality is paramount. An experienced PC can ensure that the construction schedule is realistic and takes into account all phases of the build. The PC will consider segregation between the live area and construction workflow to mitigate the impact of its presence in terms of traffic, dust and vibration. As segregation could change over the duration of a build, this too should be an early consideration in the planning stages. Polythene screens and wrap materials for fixed assets such as machinery need to be in place well ahead of any demolition work, while equipment

“it is possible for even large-scale extension projects to be completed sensitively without disrupting daily operations or affecting profitability”

passing through a live site must also be wrapped in transit. Consideration should also be given to the location of fire exits and access points for materials or deliveries.

Access is a particular requirement when extending a warehouse or production facility, as deliveries and despatch need to continue. Recommendations from an experienced PC may include new access roadways being constructed, and reconfiguring future car parking arrangements to avoid disruption to staff.

It's possible for even large-scale extension projects to be completed sensitively without disrupting daily operations or affecting profitability - but only if expert contractors are consulted and involved from the outset and throughout.

For further information on our approach to live site working, or to view the full version of this article, please visit www.chalcroft.co.uk.

* The size and make-up of the UK Warehousing Sector - UK Warehousing Association, in association with Savills.

Environmental, Health & Safety



Avoid - prevent - minimise: our safety commitment

By Todd Hallam, QEHS Director

As your Principal Contractor, we take seriously our duty to ensure a safe working environment. The very nature of the construction industry means it's one of the most potentially dangerous workplaces, but after nearly 40 years of putting health & safety at the heart of everything we do, we know that dangers can be minimised. As well as fostering a culture of health & safety at all levels of our organisation, we're also committed to making sure any contractors who work on our sites have the same level of awareness and knowledge as our own teams. **That's where our latest safety campaign 'Safe Work at Height: No Excuses' comes in.**

The campaign is focused on raising awareness of the risks of working at height (WAH), educating contractors on the correct use of WAH equipment, and providing a simple and memorable message to ensure safety is always front-of-mind. Easy to recall, the hierarchy of **avoid - prevent - minimise** also enables co-workers to stop their colleagues from engaging in unsafe behaviours, and will form the basis for all our training going forward.

Our zero-tolerance stance has multiple benefits for our clients - not only will we be able to safeguard contractors, but in the case of live-site working, employees and visitors too will be protected. It's our hope that our efforts in guaranteeing safe WAH will provide clients with that extra level of reassurance that all works carried out on their behalf are conducted in the safest, most professional manner.

Chalcroft's belief is that health & safety is everybody's responsibility. For further information on our commitment to health & safety, please visit www.chalcroft.co.uk/quality-environmental-health-and-safety/

Chalcroft celebrates consecutive RoSPA Golds

Chalcroft received the RoSPA Gold Medal for Health & Safety at a recent ceremony, marking the scheme's 60th year celebrations. The award recognises organisations in all sectors that have demonstrated a commitment to the prevention of accidents and ill health and Chalcroft has achieved the gold standard for six years running.

Julia Small, RoSPA's Head of Awards and Events, commented: "To win an award at such a highly-regarded event as the RoSPA Awards is a great achievement for our winners. We offer Chalcroft our congratulations. This year was doubly special for our winners as their achievements were recognised as the Awards celebrated its diamond anniversary."



{in brief.....}

Double commercial construction completion

Work is completing at Bessemer Business Park, Welwyn Garden City, a location operated by Legal & General's Industrial Property Investment Fund (IPIF). As Principal Contractor, we managed the design and build of two commercial buildings on behalf of property development manager Graftongate Ltd: a 1,839m² vehicle repair and office facility for Direct Line and a 2,387m² office development for Kane International, a designer and manufacturer of portable test and inspection equipment.

New UK HQ for global ATM firm

The design and construction of a 1,854m² headquarters for ATM provider, DC Payments, has recently been completed by Chalcroft - situated within Milton Park, Oxfordshire, one of Europe's largest business parks which is managed by MEPC Ltd.

As Principal Contractor, we were responsible for the two-storey office building, comprising of both open plan and cellular offices, meeting rooms, warehouse and amenities.



Chalcroft completes at Celtic Business Park

Another major enterprise development at Celtic Business Park has also been recently completed by our team, this time in South Wales. Managed and developed by St. Modwen Properties PLC, Celtic Business Park is a 100 acre development strategically located close to the M4. Chalcroft built a new speculative 4,474m² warehouse and employment space.



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special projects

Chalcroft's Special Projects team is playing an important role in the UK's gas power supply through its work with Cummins Power Group.

Tasked with providing the UK Power Reserve with 18 new gas power generation facilities over the course of the next year, Cummins has appointed Chalcroft Special Projects to undertake Principal Contractor responsibilities on eight sites to date, with additional civils work.

The first of these assignments – Carrington Peel gas fired power station – is now nearing completion, and will eventually power up to 20,000 homes. Chalcroft's role includes constructing foundations and plinths for generators, weighing up to 35 tonnes apiece, as well as surrounding infrastructure and transformer and substation works.



A new generation of British power

Chalcroft proves Special Projects excellence



Chalcroft has received renewed accreditation through Achilles UVDB, furthering its position as the construction partner of choice and highlighting its excellence in safety, health, environmental and quality practices and procedures.

Achilles UVDB provides a fair, open and transparent means of supplier selection for potential tender opportunities, as well as helping utility companies manage risk within their supply chain and comply with EU Procurement Legislation. Having achieved Category B2, buyers will be able to search through Achilles UVDB's database of certified suppliers for Chalcroft.

Anthony Spencer, Operations Manager for Chalcroft Special Projects said: "This accreditation serves as evidence of the high safety, health and environmental standards we keep. We are particularly pleased with the assessment, having been awarded over 90% on all of six aspects of the management evaluation and on-site assessment."

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building services

Chalcroft builds team for future

Chalcroft, has extended its capability in minor build and maintenance projects through new appointments to its Building Services division.

Chalcroft Building Services, formerly known as Small Works, specialises in repair, refurbishment and smaller-scale building projects for the industrial and commercial sector. Led by Chalcroft Special Projects & Building Services Managing Director, **Steve England**, the team has been strengthened with two new appointments to join Operations Manager,

Rob Copeman, **Matt Goodier**, an experienced Contracts Manager, moves to Building Services from Chalcroft's construction team, bringing his expertise in large high-care and hygiene-critical projects. In addition, **Mark Mallet** has been promoted to Build Manager, in recognition of his contribution to many small works projects.

Although specialists in smaller projects, Chalcroft Building Services benefits from being part of a significant ISO accredited construction company, with the same expertise in live-site working and support of a dedicated QEHS department.

Rob Copeman commented: "At Chalcroft, our main principle is close collaboration with our clients and our Building Services team are proud to work regularly with a number of key clients. Having someone as experienced as Matt join our team is valuable in terms of sharing knowledge and expertise, while Mark is a great example of someone who has furthered their career with us through consistently delivering quality projects and excellent customer service."

Chalcroft Building Services has undertaken a six week refurbishment of Bakkavor Group's testing laboratory in Holbeach St Marks, Lincolnshire.

Bakkavor Central Laboratory serves ten local Bakkavor food processing sites and carries out a range of tests on samples for bacteria and pathogens. Every food product line or batch undergoes routine testing as specified by the customer. On an average weekday, the laboratory processes between 800 and 1,100 samples per day.

Chalcroft were called in to upgrade the testing facility. Scope included demolition works and refurbishment of the pathogen laboratory, sample reception, offices, canteen and changing/welfare facilities. New slip-resistant flooring, partitioning and drainage has been fitted throughout, along with modifications to lighting and the installation of new external chiller stores.

A testing project



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