

## WARDEN SECURES FURTHER PARTNERSHIP SUCCESS

Warden has continued its progression by securing a number of partnering framework contracts.

Work carried out under partnering arrangements in 2005 exceeded 50% of the Company's turnover and this trend is set to continue in 2006 and 2007. As well as numerous single projects being secured we have landed some notable partnering framework agreements. Warden Construction was selected by Salford City Council as one of two partners to carry out all new build and refurbishment on housing, leisure, social care and education projects on contracts valued between £125k and £500k. The first two projects are currently in the design stage and include a £450k office refurbishment at Turnpike House Swinton and alteration



Salford City Council



works at Hope High School. Following on from the Salford Award was the good news that Wardens have been 'promoted' from reserve partner to full partner with Lancashire County Council for projects ranging from £500k - £1m. A £950k single storey new build office facility in Colne is due to commence on site in January 2007 .

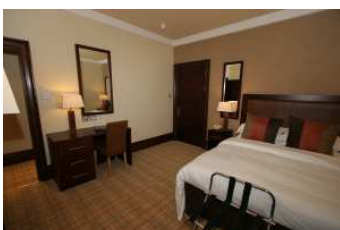
The most recent framework award is a two year deal with a possible further two year extension working in partnership with Greater Manchester Police. The work will involve new build and refurbishment projects up to £250k. Warden Managing Director, Richard Kenworthy, is delighted with the recent successes which have been as a result of a concerted team effort following various rigorous rounds of vetting that included site visits, interviews, power point presentations, tendering and written submissions. "Securing long term relationships with our clients has always been a key part of Wardens development. These recent successes are just reward for continuous hard work from all members of staff and a client focused approach to delivering a quality service."

## WARDEN WINS GOLD YOU CAN BANK ON WARDEN



Warden has cemented its commitment to the Construction Skills Certification Scheme (CSCS) by being awarded the gold standard. The gold standard is awarded to Companies that have more than 75% of site employees with CSCS cards. In reality 98% of Wardens staff are now in possession of a CSCS card proving the Company's commitment to the scheme and a qualified workforce. Plans are now in progress to carry out assessments on site operatives through the OSAT process up to NVQ level III standard. The Company is now also working with key sub-contractors to ensure that they too can prove they are providing qualified workers, as well as ensuring temporary site operatives are also CSCS card holders.

## GRAND TOP 10



Warden Construction have recently renovated 12 of the Grand's older bedrooms into executive standard, and are continuing to renovate other areas of the hotel, including new foyer, extensions to the ground floor verandas, new bar area to name just a few. This continued renovation has aided The Grand Hotel, in Lytham St Annes to be awarded a 4\* rating by the AA. The Grand Hotel is now proud to be amongst the AA's top ten finest hotels in the whole of Lancashire. View the Grand's website for further photos [www.the-grand.co.uk](http://www.the-grand.co.uk)



'Warden Retail' continues to develop its list of high street clients by securing several projects for 2006 and 2007 most notably with HSBC and Lloyds TSB Banks.

HSBC currently have a national major refurbishment programme delivering a new image to suit the HSBC's retail lead approach. The HSBC projects are a mixture of existing branch refurbishments and acquisition projects (new branch or commercial banking operations). The projects range in value from £250k to £1.5m with the average contract period being a 'fast track' ten weeks. Projects are awarded on a previous performance related basis and measured using a variety of KPI's (Key Performance Indicators). Several projects have been completed in 2006 in Carlisle, Liverpool & Manchester. Two current projects are in the Chester area with a further 9 projects already allocated for the remainder of 2006 / 2007.

A recent working relationship has commenced with Lloyds TSB Bank and the 2006 allocation involves working on Lloyds TSB's Pride Project programme. Our teams will carry out refresh work on six branches within the Liverpool area in 2006. All work is undertaken outside normal banking hours mainly overnight.



HSBC Bank New Retail Image

## Contractors Health & Safety Scheme

Warden Construction is pleased to announce it has gained accreditation with both CHAS (Contractor Health and Safety Assessment Scheme) and Safecontractor. Both these accreditations involved a rigorous assessment of our health and safety procedures and systems. This success will allow any potential client to feel confident in the company's health and safety performance and reduce the need for completing pre qualification questionnaires on major tenders or partnership agreements.



## Warden Aftercare



Warden has continued its commitment to providing a quality product and service by creating a new role within the business of Aftercare Service Manager. Peter Mellor recently took on this role with the initial task of improving the response times to issues raised on completed projects. The medium term aim is to provide feedback and learning on issues relating to defects in order to prevent similar occurrences in the future. This initiative is part of the long term target towards zero defects on all projects.

[www.zerodefacts.co.uk](http://www.zerodefacts.co.uk)

## IN-HOUSE TRAINING MANAGER

The mantle of training has been gently placed around the capable shoulders of Sean Nuttall (SHE Manager). This seemed a natural appointment as training is fundamental to achieving a good standard of health and safety. A review of the training since Sean's appointment has highlighted some opportunities for individuals to either re-train or undertake new training for their career development. Staff are urged to discuss any opportunities that they would like to explore but should note that Sean's application has been rejected for the two week Health and Safety course based in Grand Cayman. We will be continuing with the CPCS scheme and many operators have now completed their validation periods for plant which are now being processed. As always Sean is on hand to discuss Health, Safety or Environmental issues either over the phone or during his site visits.

## CUERDEN BUSINESS VILLAGE

Warden has been appointed main contractor for the construction of a new business village for local company Development Partnership Ltd. Consisting of 15 Nr two storey self contained prestigious office/high tech units on a ideally located site on Cuerden Way in Bamber Bridge, the construction work will commence in late 2006. The site which is opposite the entrance to Sainsbury's is regarded by local agents as the one of the best commercial locations for north west motorway links in Lancashire. A number of the units have already been reserved by Blue chip companies. For further details visit [www.cuerdenbv.co.uk](http://www.cuerdenbv.co.uk)

### Social Calendar

We recently enjoyed a race night at Haydock Park and clay pigeon shooting at Greenhalgh which were both well attended.

There is an intention to organise another social event in November, possibly to Belle Vue greyhound racing. Watch this space for further details.

This years Christmas Party is to be held at the Swallow Hotel, Samlesbury in January 2007.

### CONGRATULATIONS

Alan Mylecraine got engaged to Joanne whilst on holiday in the Maldives.

Ian Gerrard who got married in August

Ryan Stewart completed an Advanced NVQ in Carpentry & Joinery

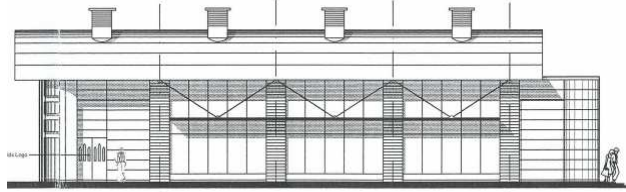
Craig Parr completed an NVQ L 2 in Plastering

Teri Cross on passing her final AAT exams

Hayley Fisher completed an NVQ L 3 in Business Admin

Geoff Noblett got married to Lisa in May

## WARDENS GO GREEN



architects Heyes & Company and the design team towards a commencement on site in late 2006.



Warden has been successful in securing a contract to build an environmentally friendly office development in Preston. The development 'Clifton Fields' is to be constructed as an energy efficient and carbon neutral building, this shall include the installation of a biomass boiler plant for heating and wind farm turbines to generate electricity. Planning consent for the 5000 square foot scheme has been granted and Warden is currently working together with the

National company Dobbies Garden Centers have confirmed Warden as the Main Contractor to undertake works at their Preston site. The contract to provide a Food Hall extension and internal alterations is due to be completed by Christmas 2006.

Wardens are pleased to announce the appointment of Nigel Hawkins as Construction Manager.

### SPONSORSHIP

Having completed work at Worden Sports College in Leyland, Wardens went on to sponsor the new college sign.

Warden Construction are proud to sponsor Karen Browne, goalkeeper for Preston North End Women's FC. To keep up to date with the teams progress log onto [www.pnewfc.com](http://www.pnewfc.com)



# DK 60!

NO, DAVID, "WARDENS" WEAR SILLY APRONS AND TROUSERS UP THEIR LEGS, NOT SILLY HATS!!!



Last Seasons Fantasy Football League winner, Alan Mylecraine, collected £70 with the team 'Tangerine Army'. The new season has started with 14 teams competing for this years prize. If you are interested in entering the fantasy football league please contact Niall by email- [estimating@warden.co.uk](mailto:estimating@warden.co.uk) or call him on 01772 270 121.