

News and insight from Keltbray

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Aligning the supply chain Commercial investment boosts talent and growth in Crewe

keltbray

Foreign affairs

## Unlocking value at Earls Court

#### Message **from Brendan**



#### AS A SPECIALIST BUSINESS,

we operate numerous streams and recently added Sheet Piling, see page 4, to our service portfolio. We also strengthened the Group Board by appointing Vince and Paul, see page 4, to tap into their experience and support our growth.

Vince is passionate about driving improvement and innovation, something UK Power Networks has

done successfully in Health and Safety, and where progress is now being driven through the supply chain, see page 6.

Next to health and safety, skills shortage is the most important industry issue we face. As a former apprentice, I am a keen supporter of work-based placements, and last year Keltbray provided nearly 60 people with apprenticeships, internships and traineeships. In Crewe, companies like Keltbray, are attracting young talent to help meet growth, and on page 10 you can read about how this is helping to upskill local youngsters and boost the economy.

To meet future demand, we also need to tap into greater diversity, including women. Keltbray's Training and Development Director, Holly Price, is the only female explosives engineer in Europe and used to working in our male-dominated industry, but I am proud that she was recently elected Chair of the London and Southern Region of the National Federation of Demolition Contractors (NFDC), see page 12.

Much of Keltbray's work is in London, where the housing shortage is becoming precarious. At Earls Court, see page 8, a new model of private investment and innovative thinking from Capco is helping to unlock redevelopment value that in the past would have been publicly funded.

While some are concerned about this scale and acceleration of urbanisation, Head of Sustainability and Engineering at Land Securities, Neil Pennell, offers us a different view on page 14, where he suggests cities can promote quality of life when planned well.

I am grateful to our contributors, and hope you will find this edition of Keltbray Live an interesting read. Enjoy!

Eur lim.

Brendan Kerr Chief executive officer, Keltbray Group

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#### FROM THE EDITOR

I hope you enjoy reading Keltbray Live. To make it better, feedback is always gratefully received to

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I make every effort to ensure featured articles, information and contact details are accurate at the time of writing, but cannot be held responsible for any unintended inaccuracies.

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## news in brief

#### Sheet piling now on offer

Keltbray has extended its portfolio of groundworks and geotechnical services by establishing a Sheet Piling venture. This is headed up by Operations Director, Patrick Fisher and means that we are now able to offer a more versatile suite of piling solutions for a greater variety of ground conditions.

Sheet piling involves driving prefabricated steel sections into the ground and is most commonly used in deep excavations. It can speed up installation times and also has high strength benefits, and so is ideal for durability and reinforcement.

"With sheet piling there is little or no material wastage, although it is not always practical from a logistical point of view and can be hard to drive if boulders are present on site. Similarly to concrete piles, sheet piles can be installed to provide permanent as well as temporary retaining structures. For temporary use, they can be extracted after use, which offers cost benefits to clients," explained Patrick.

One of the key benefits of steel sheet piling retaining structures is the ability to install sheet piles without producing vibration that could potentially damage adjacent structures, or noise that could cause nuisance to residents and businesses. Keltbray is now able to offer silent vibration free techniques as well as other more conventional methods of installation utilising plant, such as Vibratory Leader Rigs, and Movax Side Grip Pilers.





#### New Board Directors appointed

Keltbray has appointed Vince Corrigan and Paul Deacy as new Group Executive Board Members.

Vince joined Keltbray from Sir Robert McAlpine, where he had a long and distinguished career spanning more than 30 years; most recently as a director and regional manager of the firm's London and South-east business.

About his appointment, Managing Director of Keltbray Group, John Price said: "We have known Vince as a client and an industry leader, and believe his extensive knowledge and experience will be an asset to the continued growth of our business. During his career, Vince has led a large number of high profile and successful projects, and we wish to tap into this expertise to expand our experience in more diverse markets. We have also appointed Vince to assist with our strategic direction, and to generally improve our operational and commercial performance."

Managing Director for Keltbray Demolition and Civil Engineering, Paul Deacy, has also been appointed a member of Keltbray Group's Executive Board. "Paul has risen through our ranks over the last decade and assumed his current role in December 2013. He has since demonstrated his strong leadership and creativity in driving the continued growth in our core business markets, and we welcome Paul's continued positive contribution to the performance of the Group," John Price continued.



#### The show must go on



Keltbray Environmental Solutions recently carried out asbestos management works at Royal Albert Hall in London for Sir Robert McAlpine.

"We had to operate within a number of constraints, as The Royal Albert Hall had to remain open throughout the works," explained Managing Director of Keltbray Environmental Solutions,

Darren Wickins. "This meant we could only work out of hours, with a maximum of 10 men on any one shift to minimise disruption."

"The asbestos was detected within debris and residues to both walls and pipework running throughout the old service tunnels, and so our people had to work within a very confined space. This meant we could only use specially trained operators, who had successfully completed their Confined Space Training certificates; working under fully controlled asbestos conditions."

"The shows all had to go on while we completed the works, and I'm proud to say we were able to design the works around all the evening performances as well as numerous after show parties. I'm pleased to say we completed the works on time and budget," Darren concluded.

#### Electric vehicle charge post installation

Keltbray recently installed an electrical vehicle (EV) charge post at the Group head office in Esher. This is the latest of around 300 posts the company has installed for UK Power Networks since 2012 as part of the Low Carbon London initiative.

According to Project Manager

for Keltbray Demolition and Civil Engineering, Gavin Lawless, who has been in charge of the £1 million project, this has been the largest contract of its kind to date in the UK: "Keltbray was appointed to coordinate and manage the installation of UK Power Network's electric vehicle chargers and smart meter infrastructure across central London. This involved carrying out detailed site-based electrical and civil capability surveys, and the installation of equipment at both residential and commercial locations."

From March 2014 to March 2015 the sale of electric cars increased 400%; from 1,200 to 6,000, and Keltbray Group's Commercial Director, Peter Suchy, is one of those who has joined the electric car revolution and never looked back: "There are no emissions, no engine noise, and I no longer have to queue at petrol stations. I simply plug in the car, just like you would your mobile phone. The network of charging points keeps expanding, and there are now 3,000 places in the UK where you can plug in, and take advantage of motoring costs as low as 2p a mile."

"We hope that having a charge point in Esher will help to facilitate greener travel, and we very much see it as an investment for the future to ensure we are ready as the popularity of low emission vehicles takes off. It also opens the door for us reviewing the kind of company fleet we run in the future," said Keltbray's Facilities Manager, Alison Darvill.

## Aligning the supply chain

uκ Power Networks is Britain's largest power network operator; responsible for delivering electricity to nearly eight million homes and businesses in London, the South East and East of England reliably, safely and sustainably. In this article uκ Power Networks Director of Capital Programme and Procurement, Nirmal Kotecha, gives insight into how the company has improved its own health and safety record and is now focusing on driving progress through the supply chain.

S ince acquiring UK Power Networks in 2010, it has been a major priority to improve our health and safety record, which is now very much a part of an overarching continuous improvement strategy that covers the entire business.

While improvements were slow at first, we have recently seen acceleration in improvements, with lost time incidents declining by 47% from 2012 to 2013, and on course for a similar drop again this year which will hopefully maintain our record of having the best Health and Safety record in the UK Electricity Distribution sector.

To be The Employer of Choice is part of our vision, but in order to achieve this, it is essential that our 6,500 employees and 2,000 contractors stay safe at all times. While leadership from the top has helped drive this message home, our success has been built on the back of a combination of initiatives.

One of our most innovative schemes for the supply chain has involved the establishment of a Principals' Group. This is facilitated by UK Power Networks and has around 30 members (at CEO or Executive level) from our major project partners in civil and electrical engineering, tree cutting and overhead lines specialists.

This group, which represents around 80% of our annual contracted spend, meets quarterly to discuss delivery of the UK Power Networks vision throughout the supply chain. Given the high risk industry we operate in, a large proportion of these meetings are dedicated to discussing health and safety. All health and safety incidents, which have taken place since the previous meeting are presented by the respective Director to his peers and competitors, to discuss how and why they happened, as well as what he/she is personally doing to ensure it does not happen again. In the early days, a large proportion of these meetings was spent discussing incidents, near misses, solutions and priorities. As our performance has improved, these meetings have reached a level of maturity, and we have been able to focus more on preventative ideas and the sharing of best practice.

It has been pleasing to witness the visionary evolvement of the group, where collaboration now rules. It has also been very satisfying to see that all the competitive elements can be put to one side, so we can ensure that we capitalise on knowledge sharing and support each other to the benefit of all. The Principals' Group is supported by a health and safety sub group of specialist health and safety practitioners from the respective organisations. This group drives the overall agenda set by the Principals' Group and focuses on addressing contemporary issues, such as reducing injuries to members of the public and the prevention of cable strikes, road traffic accidents etc.

Another innovation linked to the Principals' Group has been the introduction of a financial incentive to further drive health and safety improvements. This involves the cascading of UK Power Networks' safety targets to contractors, who are then incentivised to outperform them. Contractors pay a significant deposit, which can be lost or doubled depending on their own performance as well as that of UK Power Networks. There is no payout in the event of UK Power Networks not achieving its target. While this was initially seen as controversial, there has been no evidence to suggest that reporting has been affected by the incentive – in fact there has been greater reporting and scrutiny.

Alongside the focus on the supply chain, UK Power Networks has also invested heavily in driving a cultural and behavioural programme across the entire organisation. This is in recognition of the importance of addressing the root causes of behaviours that result in health and safety incidents. The success of this programme has encouraged us to roll this out to our major contractors as well later this year.

While some of our health and safety initiatives have been more successful than others, it is the combination of them that has made for a winning formula. However, health and safety will always be work in progress, so we will not rest on our laurels and will look for the next thing to make sure we all go home safe at the end of each working day.

About the author: Nirmal Kotecha is responsible for UK Power Networks' Capital Programme and Procurement. He is a member of Infrastructure UK's (IUK) Client Panel; the Green Construction Board's Infrastructure Working Group and a consultee on the National Infrastructure Plan Strategic Engagement Forum (NIPSEF). Nirmal is an accredited ogc High Risk Project Reviewer and a Fellow of both the Institution of Civil Engineers and the Chartered Institute of Purchasing and Supply.



NIRMAL KOTECHA

# unlocking value At earls court





Capco has successfully transformed Covent Garden into one of the best retail destinations in the world over the last decade. Now, Keltbray is working closely with this leading London developer to prepare Earls Court for a similar regeneration.

This is the most important and exciting development in the capital. The scheme is a unique opportunity to create a world class address and the first new great estate in London for over 100 years.

In the future there will be a vibrant new neighbourhood that takes the very best of London and applies it to this well connected, central location. Capco will open up the area with a new high street and a network of green

spaces and public squares. The scheme will deliver 7,500 new homes, including 1500 affordable homes, along with world class cultural spaces, improved transport links and a new school and health centre.

The first phase of the Earls Court redevelopment master plan is Lillie Square, where Keltbray demolished

a number of industrial buildings back in 2013 to pave way for 800 homes that are now being constructed by Sir Robert McAlpine.

Keltbray is now the demolition and civil engineering contractor on the main Earls Court exhibition centre buildings. Keltbray started works on this phase in earnest last December, when a 900-tonne steel-framed bridge over the West London Railway Line was safely removed. Taking 'Bridge 19' out over the Christmas period involved careful coordination with stakeholders such as Transport for London and Network Rail as well as close liaison with neighbours around the site.

Now that the exhibition centre has closed, and 80% of shows have transferred to Capco's re-invigorated Olympia London venue, demolition of the main Earls Court exhibition halls has commenced. This is part of a complex job, which



is due to be completed in June 2016. The main large roof of Earls Court 1, which weighs around 1000 tonnes, will be lowered down within the building using a strand jack system to minimise risk and disruption.

According to Chief Investment Officer at Capco, Gary Yardley, "London is the greatest city in the world and

it is going to continue to boom. We will be adding the equivalent of the population of Birmingham in the next decade, and the demand for residential and retail property will continue to increase.

"As well as 7,500 new homes, we are bringing £452 million of local community benefits to Earls Court. We firmly believe that we are creating the capital's next great estate and it is very well positioned to benefit from and contribute to London's ongoing success."

## Commercial investment boosts talent and growth in...

## CREWE

he number of apprenticeships has doubled in the past five years to nearly 2 million, however, industry figures suggest the construction industry will need 30,000 new skilled workers each year to take advantage of the economic recovery. That's double the number of current apprentices in the industry.

In Crewe, commercial investment is attracting young talent to help meet industry growth and strengthen the local economy.

Cheshire East Council hopes to make Crewe into a significant economic centre in the not too distant future: "We have set out a strategy

to attract more companies to the area, and ensure they remain and prosper here, so that by 2030 we have become a nationally significant economic centre, and one of the leading centres for year, attracting the best skills and talent from all parts of society is one of the biggest challenges the industry faces.

Member of Parliament for Crewe and Nantwich, Edward Timpson (pictured below right), agrees: "When most people think of Crewe, they think of railways. During the 19th century Crewe was one of the world's greatest railway workshops and was a hotbed of craft and invention. Companies like Keltbray are carrying on our long and distinguished rail heritage, but we need to make sure our local young people are fit for today's workplace.



advanced engineering and manufacturing in England.

"We hope to achieve this by supporting existing employers in developing their inhouse skills, and by helping to nurture new and innovative businesses. But we realise that to achieve this, we will also need to align the further and higher education provision in the area with the needs of knowledge-based and growth-orientated sectors in the local economy," explained Cheshire East Mayor, Councillor Wesley Fitzgerald (pictured top right).

The new Government has pledged to create three million apprenticeships during the next Parliament, but with construction at full throttle and likely to exceed pre-recession levels this Locally, since 2010, over 5,000 apprenticeships have been funded by the Government, preparing our youngsters for skilled work. And, most recently, the Railway Exchange Training Academy

has announced that it will be opening its doors to train young people so they are ready to start work as railway engineers straight away."

To plug the skills gap and find top engineers for the future, Keltbray has joined forces with South Cheshire College to develop an apprenticeship programme that focuses on the electrification aspect of railway engineering. It has so far recruited 11 apprentices as part of this pioneering programme.

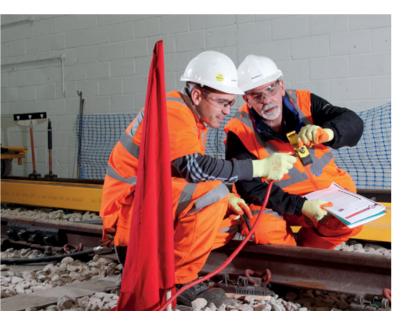
One of them is 20-year old Elliot Bray, pictured top right opposite. He completed a yearlong engineering course at South Cheshire College before joining Keltbray. He now attends College one day a week to complete an NVQ in railway electrification. He says: "I'm really enjoying it and



"Locally, since 2010, over 5,000 apprenticeships have been funded by the Government, preparing our youngsters for skilled work for life"

EDWARD TIMPSON, MP

just want to progress. I appreciate the investment Keltbray is making in me in terms of developing my skills and competences. Thanks to the training I was given at height on equipment exactly like that in the field, and so very realistic, I'm now able to work on overhead span under supervision. I feel a sense of achievement when a job has been completed and it's great to think that I'm helping to build a better rail network! The next step for me is to do six-week placement in the areas of



Planning, Isolation, Fabrication and Plant to better understand the business and find out where my skills are most needed."

Keltbray Rail's electrification design and build services are headquartered in Crewe where the company employs more than 370 people, including 38 apprentices and many more subcontractors. According to Director of Keltbray Rail Electrification, Martin Brown, (pictured centre opposite) the company has based itself in Crewe, which is often referred to as the cradle of the railway industry, to tap into local skills and expertise in line with

growth. "We are also well positioned for the rail network and able to provide nationwide coverage from here," he said.

There is a shortage of engineers in the UK generally, and so Keltbray sees this as a great opportunity to invest in young people and recruit locally: "This apprentice scheme is helping to ensure the future of our business and strengthen our capacity to deliver on the industry challenges ahead. We very much see this as a visionary partnership, and a win-win situation for both South Cheshire College and us," concluded Martin.





n 2013, Keltbray's Training and Development Director, Holly Price (pictured above), was elected Vice Chair of the London and Southern Region of the National Federation of Demolition Contractors (NFDC). She has now been formally elected as Chair of the Region by the Region's more than 80 members. This means she is currently Chair Elect.

"This is the biggest and most influential region within the Federation, and Holly is the first woman to take on this role, working closely with the region and producing industry guidance notes on key issues. As Chair, she will add a new dimension to the Federation's Governing Council", said Chief Executive of the NFDC, Howard Button.

Being one of only a handful of licensed explosives engineers in the UK, and the only female explosives engineer in the UK and Europe, Holly is only too used to working in a maledominated industry.

And while her NFDC appointment is a step in the right direction, it is concerning that fewer than 20 per cent of those working in construction as a whole are women, according to Holly: "With the industry at full throttle and likely to exceed pre-recession levels this year, we have long known that attracting the best skills and talent from all parts of society is one of the biggest challenges we face."

Forecasts suggest that an additional 200,000 jobs will be created in the construction industry over the next five years, and that more than twice that could retire over the same period. "While it is pleasing that new government

#### keltbray director becomes

#### female NFDC chair

figures released at the end of March show an increase in the number of young people taking up apprenticeships and traineeships, we in construction need to attract more female workers," Holly continued.

A study by the CITB suggests that while the number of women is slowly increasing, construction remains one of the most maledominated industries in the UK, with men making up 85.5 per cent of the total workforce.

"Construction is on course for a major comeback; we need a dynamic and diverse workforce to help deliver it. It is important we pull out all the stops and widen the talent pool to tap into the real diversity that exists in this country, both in terms of female and ethnic minority capacity," concluded Holly



#### Wentworth House Partnership in Myanmar

Director of Wentworth House Partnership, Stuart Marchand, recently returned from a trip to Yangon in Myanmar formerly known as Burma, where he met with SPA Project Management Ltd part of Yoma Strategic Holdings, Project Systems International and engineering consultancy Meinhardt to discuss the £230 million redevelopment of the city's former Myanmar Railway Headquarters.

Constructed in 1896 by the British and extended several times, this building served as the administration for Burma Railways and provides an impressive reminder of the nation's heritage with its distinctive Victorian architecture. The listed building is now being transformed into a luxury five-star hotel by Yoma Strategic Holdings and Hongkong and Shanghai Hotels Ltd.

Wentworth House Partnership was engaged to review and develop the consultant engineering scope for retention of the façade while the rest of the building is being demolished and a new basement constructed beneath: "Based on our expertise on similar projects in the UK, we were selected to provide advice on this unusual project which has a new basement going under the facade, rather than only within it. Additional challenges that will have to be overcome, is the location of the project within an earthquakeprone area, and the building materials used, which is a combination of brick and laterite. Laterite is a stone produced by intense, prolonged weathering, formed in hot and wet tropical areas, but which has a tendency to be porous and very weak by comparison to brick," explained Stuart.

## foreign affairs



#### Thought leadership in Naples

anaging Director of Keltbray Environmental, Cliff Burton, recently presented on the use of secondary raw materials in construction engineering processes at a European Union Conference in Naples, Italy.

Keltbray presented their views to 80 delegates from industry, politics and academia on the remediation and use of construction and demolition waste, and used the opportunity to put the spotlight on inconsistencies across the European Union when it comes to individual countries' interpretation of the Waste Framework Directive, and how this affects their reuse potential. Cliff Burton said: "It is very important for us to reduce waste disposal and increase recycling across Europe.

While we can partly do this by reducing waste, there is also great potential to do this by reusing more wastes in different civil engineering applications. But in order to do so, it is key that we streamline our interpretation of the Waste Framework Directive, so that we in the uK and elsewhere are able to take advantage of some of the same reuse techniques and applications that best practice countries like Belgium and Holland have adopted."

## the sky is the limit



Urbanisation is happening on an unprecedented scale, and is often seen as a threat to our wellbeing. If planned well, however, the Royal Town Planning Institute (RTPI), which is the largest institute for professional planners in Europe, maintains that cities can in fact prevent many unhealthy outcomes and promote a better quality of life.

Neil Pennell is Head of Sustainability and Engineering at Land Securities; the uk's largest quoted property company. Live spoke to him about how cities can shape the future for good, provided they respond to some of the major challenges we face in the twenty-first century.

#### Economic growth and sustainable development

According to Neil, the key is to tailor developments to meet the requirements of its customers, and work closely with planners to meet local needs. At the Walkie-Talkie in 20 Fenchurch Street, London, Land Securities and Canary Wharf plc have done just that by integrating commercially successful office space and sustainability: "Grade A offices and green space are both at a premium in London, and so we have developed a building that satisfies both needs by creating an imposing new energy efficient tower with a living garden at the top of the building that will be publically accessible. The Sky Garden spans three floors, has two restaurants and offers breath-taking views with free access for all. The result is a spectacular space that provides a new experience for Londoners.

## Community feel and public space

Across town in Victoria, Land Securities is developing the Nova scheme, which secured Keltbray the 2013 Urban World Demolition Award. Described as a new 'urban village', it is replacing 1960s blocks and tired restaurants with new shops, dynamic office space and high quality apartments that are interspersed with community hubs and public space. Mr Pennell said: "Our goal is to transform this central travel hub into a destination in its own right, and create a space people want to engage with, not just travel through.

"We want to change this area into a vibrant centre for creativity, commerce and culture and aim to achieve this by integrating the development with generously-scaled pedestrian routes and an attractive public realm. The final development includes community space, trees and a green wall, as well as a library and a distinctive cultural space where art works will be on display for the public."

#### Climate change and energy generation

Beyond the capital to the west lies Oxford; famed for its dreaming spires. When Land Securities obtained planning permission to redevelop the city's Westgate Shopping Centre, the challenge involved creating something which was respectful to the surroundings in the materials, scale and form, but which also provided a modern shopping experience. "We were challenged by the Council to minimise the environmental impact of the development and to introduce innovation into the design. We held a workshop to brainstorm what was possible and a comprehensive sustainability strategy was developed for the project. Innovation was provided by a new spin out technology company from the university called Oxford Photovoltaics, which has developed a new disruptive technology involving screen-printing solar cells on to glass panels.

"We asked them to accelerate the experimentation on to larger glass panels, so we could pilot the technology at Westgate. As a world first, this is giving Oxford Photovoltaics the opportunity to showcase their technology in a high profile environment in the city where it was created. We also reviewed all the main construction elements with carbon foot printing specialists to reduce the embodied energy that will be used to create the new centre; the aim being to make the new development the lowest embodied carbon retail centre in the uk."

From renewable energy systems to green roofs and gardens in the sky, Land Securities sees it as its job to create sustainable successful buildings, engage with the local community and see each new development in the wider context of its surroundings.

By 2030 around 60 per cent of the world's population will live in cities; which will become the place most people live, work and spend their leisure time. This means cities will have an enormous impact on our health and wellbeing both practically and socially.

While we are posed with major challenges, such as increasing population, infrastructure renewal and climate change adaptation, Neil Pennell is confident we can contribute positively to urban life provided we build smart, sustainable cities. "If we look after our cities, they will look after us," he concludes.



Above: Land Securities is developing the Nova scheme in London's Victoria

## Keltbray Piling wins top award



Keltbray Piling, which is part of Keltbray Group, has won this year's coveted Construction News Ground Engineering Specialist Award on the back of what was an exceptional year for the company, which delivered 107% growth.

Keltbray Piling won the day in competition with eight other strong contenders for

combining outstanding growth with the delivery of geotechnical excellence and the safe and successful completion of increasingly complex schemes.

The award was presented to Keltbray Piling's Managing Director, Stuart Norman (pictured second from the left), who said: "This year saw us securing our largest ever piling contract at Chelsea Barracks for (£10 million) for Qatari Diar, and our outstanding levels of growth meant we boosted our team with 30 additional members of staff. Our growth has been delivered through collaborative working, technical excellence and, above all, safe and successful delivery."

Keltbray was also awarded highly commended in the Training Excellence category.

## Keltbray secures gold again!

Keltbray Demolition and Civil Engineering and Keltbray Remediation have been recognised for their approach to occupational health and safety by securing gold awards from the Royal Society for the Prevention of Accidents (RoSPA).

Keltbray secured the Gold level again on the back of its health and safety performance and behavioural safety-based programme.

The RoSPA Awards, which date back 59 years, recognise commitment to continuous improvement in accident and ill health prevention at work. RoSPA's Awards Manager, David Rawlins, said: "The RoSPA Awards encourage improvement in occupational health and safety management. Organisations that gain recognition for their health and safety management systems, such as Keltbray, contribute to raising standards overall and we congratulate them."



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