



North West **Construction Hub**

INCUBATOR BUILDING WARRINGTON



National
Association
Construction
Frameworks

Serving the Public Sector

ADVANCE MANUFACTURING AND ENGINEERING



Client

Warrington Borough Council

Location

Warrington

Project Value

£8.4m

Contractor

ISG

Architect

Falconer Chester Hall

Start

September 2014

Completion

June 2015

Sector

Infrastructure

Form of contract

JCT D&B 2011 Edition

Delivery type

Design & Build



**For more information please contact:
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Design and build of a new five storey building, including Cat B fit-out, to be used as an advanced manufacturing and engineering incubator for start-up and existing businesses. The project is supported by £1.5 million ERDF funding and will cover an area totalling 50,000sqm

£750k of value engineering savings were made via specification changes to the roof, cladding and curtain walling

- A groundbreaking event, attended by Dame Tessa Jowell MP, helped to generate publicity and raise the profile of the project

Sustainability and Localism

- To support the use of local labour on the scheme, the contractor worked with Warrington and Co to arrange a Supply Chain Open Day in July 2013. Local companies were able to find out more about the relevant trade packages
- The target is for three apprentices to work on site over the course of the project with a mix of new and sustained
- The contractor is aiming for 10 sub-contractor representatives to undertake Supervisor Training and a further two sub-contractors to undertake Leadership & Management Training
- The building will boast impressive sustainability credentials and is targeting a BREEAM 'Excellent' environmental rating



A very quick build programme is required for the Business Incubator to ensure that it is completed by June next year and we are confident that ISG will deliver. As a local authority we are committed to ensuring that as much work as is possible is won by local businesses and it was great to see so many local businesses at the recent Meet the Buyer event.

Councillor Terry O'Neill, leader of Warrington Borough Council

ISG

WARRINGTON
Borough Council

