



KEY INFORMATION:

CLIENT: Cheshire West and Chester Council

LOCATION: Ellesmere Port

CONSTRUCTION VALUE: £14.8m

CONTRACTOR: VINCI Construction

START - FINISH DATE: June 2020 – Dec 2021

SECTOR: Local Authority

FORM OF CONTRACT: JCT

DELIVERY TYPE: Design & Build



SOCIAL VALUE PROMISES:

- 11 Education Activities
- 136 Apprentice Weeks
- 12 Community Engagement Activities
- 27 New Employment Opportunities
- 12 Training Weeks
- £5.3m Local Spend
- £5,905,678 (SVROI)



PROJECT OVERVIEW:

Dubbed “The Portal”, the facility provides high-quality office accommodation for the Council alongside ground floor occupation for third-party sector organisations including DWP, Job Centre Plus, the Work Zone and Citizen’s Advice Bureau.

The first phase of the project involved creating a new bus zone featuring 7 stands with modern shelters and real time bus information along Civic Way. Once operational, the existing bus station was demolished to make way for a 4,500m² public service centre.

Construction of the Hub, along with the new bus interchange formed part of a major £15m regeneration project, which has been part funded through the Government’s Local Growth Fund via the Cheshire and Warrington Local Enterprise Partnership. High quality landscaping and public realm works with bench seating and green landscaped sections was also introduced.

The £14.8m design and build project consists of a steel frame, brickwork and structural light rendered wall elements with large, glazed sections and punched windows. The envelope is also wrapped at top and bottom with a copper coloured metal cladding. The project has been delivered to BREEAM Very Good rating and includes extensive Net Zero Carbon technologies.

KEY DELIVERABLES/CHALLENGES

- Extensive user group involvement throughout early stages has resulted in delivery of a leading-edge working environment which actively promoted effective collaborative working
- The project was delivered on time and to budget, ensuring timely occupation by CWaC’s team, with client variations effectively accommodated without impacting the programme
- The team’s proactive approach to developing structured social value proposals, with measurable and realistic targets, resulted in CWaC’s adoption of such approaches and KPI’s on all future capital projects. We exceeded social value targets by 278%, including creation of 3 new full-time senior managerial positions, 20 short-term employment positions and two full-time apprentices
- Carbon savings of 28% (from 3,044kgCO₂e/m² to 2,174kgCO₂e/m²) and 60% savings on operational carbon were achieved through comprehensive design and sustainability reviews
- Over 350,000 thousand hours were worked with zero RIDDOR’s and zero Accident Frequency Rate (AFRs)
- A 91% Client satisfaction score was achieved with commendations to the team in delivering such a complex scheme effectively
- 41/50 Considerate Constructors Scheme Score was achieved and we received a ‘Certificate of Excellence Award’
- VINCI’s Framework Manager, Andrew Shelmerdine remained fully involved throughout all project stages, acting as an independent link between NWCH, CWaC and VINCI’s delivery team
- Shortlisted for Cheshire Region Project of the Year in the North West Regional Construction Awards

“What an achievement – well done to everyone involved, the finished building is a great testimony to hard work and teamwork, drawing on the skills of the public and private sector to deliver a fantastic new asset for the council and the community. Well done VINCI.” Graham Pink, Director of Commercial Management and Delivery, Cheshire West and Chester Council