



## Chester Northgate Development and Ellesmere Port Public Service Hub

Project and Social Value Update  
October 2021

# Chester Northgate Development and Ellesmere Port Public Service Hub

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## INTRODUCTION

**At VINCI we are committed to delivering Social Value to the people who live in the Cheshire West and Chester (CWaC) borough.**




**Garry Bowker**  
REGIONAL  
DIRECTOR

We believe Social Value is about creating a positive change in someone’s life, and the value that creates whether through supporting a person, a community, a local business or improving the area they live in.

Through our delivery of the exciting Chester Northgate Development and providing a new Public Service Hub at Ellesmere Port we can and will ensure that we not only deliver fantastic facilities but leave a lasting legacy of social, economical and environmental betterment.

We create Social Value every day by employing local people, procuring our supply chain, employing apprentices and providing people with the training they need to progress, to name a few.

These actions all have a positive effect on peoples’ lives. We deliver Social Value on all our construction projects and we have Key Performance Indicators to ensure everybody benefits from our actions.

This booklet provides a current overview of the projects and provides you with an update on our social value activities to date.

**“Communication and planning led by VINCI was meticulous. VINCI’s whole approach has been inspirational and reinforces that a partnering approach is the only way to operate and deliver successful construction projects.”**

Clare Huber, Senior Manager for Major Projects,  
Cheshire West and Chester Council



## CHESTER NORTHGATE DEVELOPMENT PROJECT PROGRESS

Work is progressing well at the Chester Northgate Project. The external envelope works are over half way now and we can see plenty of curtain walling and cladding being installed throughout the scheme. Internally the exciting fit-out works are underway in the cinema, market and offices within The Hunter's Walk building.



**Jonathan Roberts**  
SENIOR  
PROJECT MANAGER

The project is on track and the following key activities have been completed:

- Hunter's Walk roofing & cladding
- Acoustic roof to all 6 cinema screens
- Concrete pours to all floors in the market and cinema building
- Glazing to the Picturehouse lobby and main entrance
- MSCP steel frame and upper floors

As works continue over the coming months and into Christmas, the following key activities will be progressed:

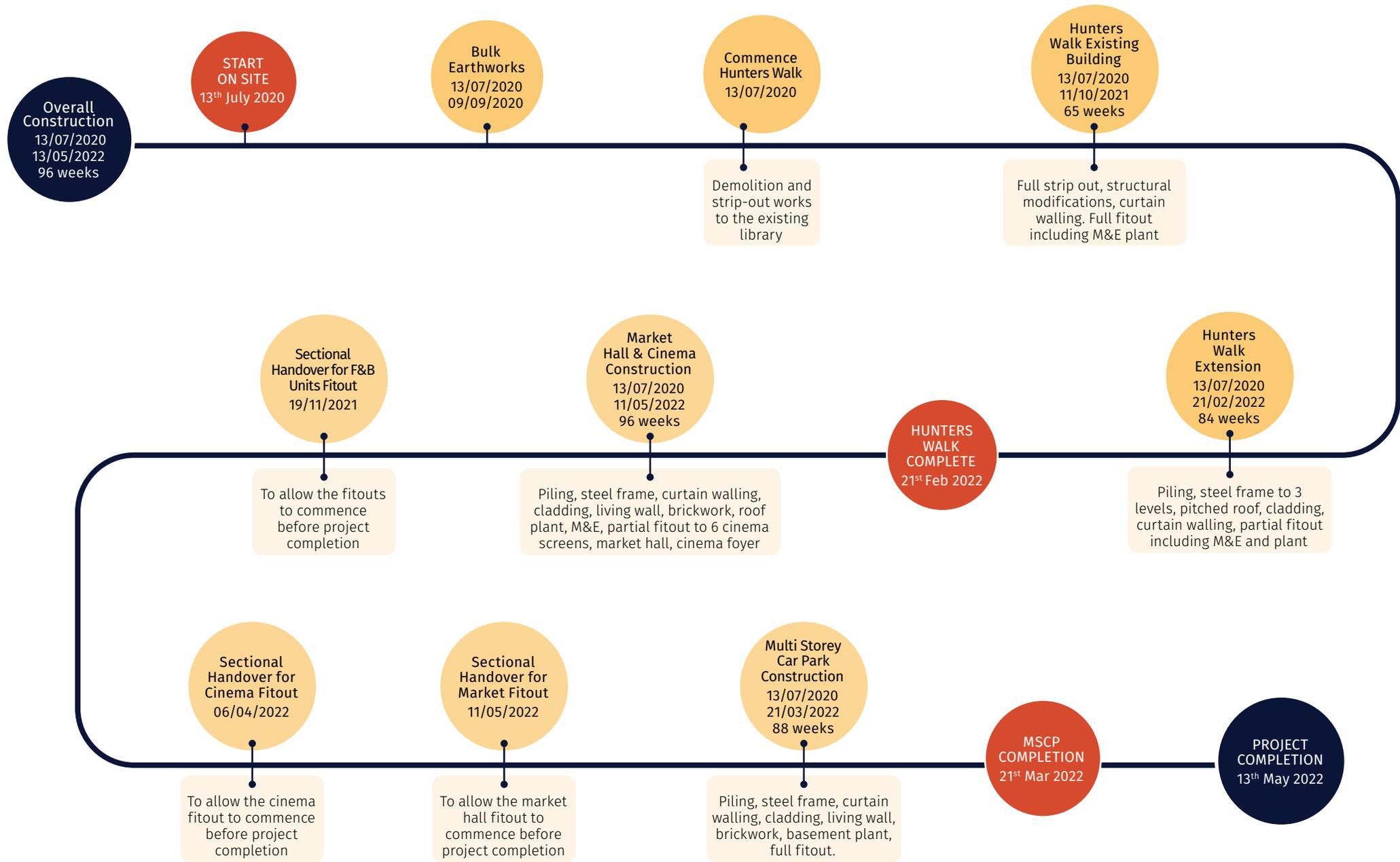
- Hunter's Walk – M&E final fix and overall finishes
- Market & Cinema – Glazed rooflight to market and external cladding
- MSCP – M&E 1st & 2nd fix. External cladding
- External works – Central reservation works to highway & paving to public realm



Gordon Blair, Project Manager, Fraser Blair Associates /  
Cheshire West and Chester Council said:

***I just wanted to reaffirm our comments regarding the fantastic work your team have done and the professional and detailed approach they have taken on an extremely tricky site. . . excellent work!!***







## DRAINAGE TUNNEL PROGRESS

Tunnelling works for the new surface water drain are progressing well, with all of the deep shafts now completed. Four of the six 6 tunnelling sections deep below the city streets have also been completed. The 5th is currently underway and our TBM will shortly be passing under the City Walls on Castle Drive. The final drive is due to commence shortly.



**Rob Symons**  
CONTRACTS  
MANAGER

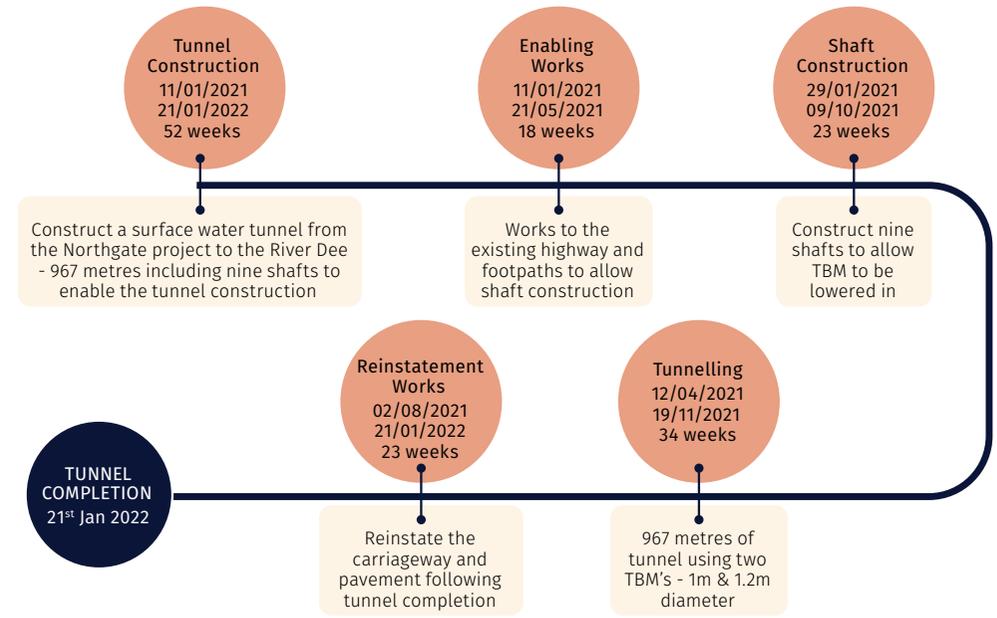
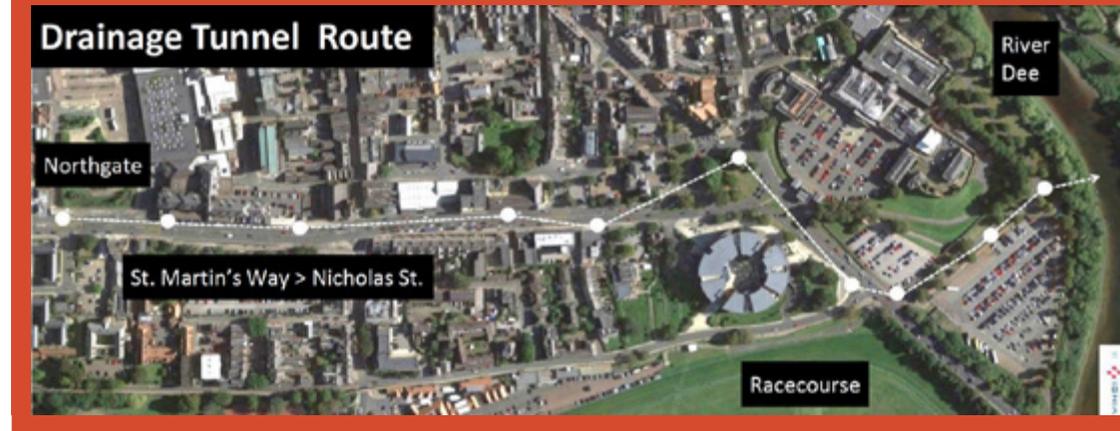
Works adjacent to the River Dee are also progressing well. The new headwall has been installed and works to connect this to the tunnel are ongoing.

Reinstatement works to the carriageway on St Martins Way and Nicholas street have commenced and we plan to lift part of the one way "Clockwise" system by the end of October, which will begin to improve journey times around the city for many. Project completion is still on track for January 2022.

Key activities completed include:

- 8 launch/reception shafts excavated
- 80m open cut drainage laid
- 550m of tunnel bored
- 1 precast concrete outfall structure installed

Over the next 3 months the final two tunnel drives will be completed finally linking the surface water discharge from the new Northgate site directly into the River Dee. In addition the carriageway reinstatement will be completed enabling Clockwise to be fully lifted in January 2022.





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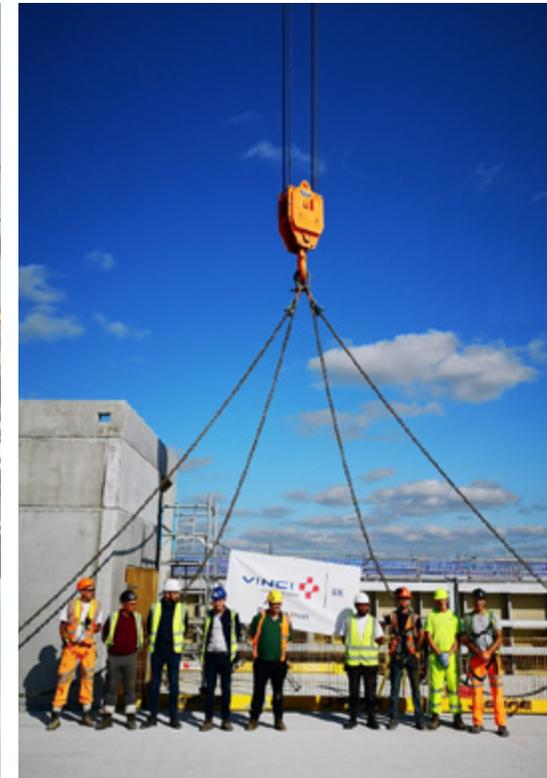
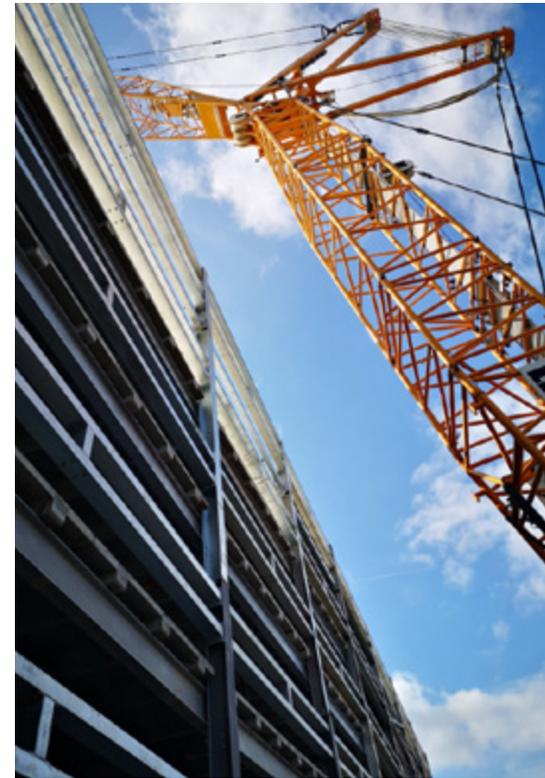
Andrew Lewis, Chief Executive of Cheshire West and Chester Council, said:

***The new drain is a major future-proof investment in Chester's recovery from the pandemic, and an essential requirement ahead of our major regeneration schemes, including the Northgate development. This is the biggest infrastructure project in Chester for decades.***

”

The final precast concrete slab was recently installed on the Multi Storey Car Park at Chester Northgate. Over 400 precast elements came together with a Structural Steel frame to complete the main structure of this 800-space parking facility, which forms part of our Northgate project.

Now the structure is complete, the follow on trades are able to make a start – already the perimeter cladding system is starting to be installed, and brickwork for the stair cores is also underway. The Car Park is expected to open in the Spring of 2022, along with the rest of the Northgate Development.



“ Rob Symons, Contracts Manager explains :  
***Everyone involved has worked tirelessly to ensure this project has reached this major milestone, it has been a real team effort. Just 20 weeks ago it was a very different situation given that our design and build partners, SCC ceased trading. VINCI had to take over the entire subcontract, secure labour resource, hauliers, and new suppliers, but most importantly recover the bespoke precast concrete floor planks from 2 storage facilities, into a new temporary storage location which we controlled. As there are over 400 precast pieces (many 16m in length and weighing over 20 tonnes) this was a huge logistical challenge. However, the collaborative approach to get things moving again was phenomenal, and I'd like to take the opportunity to thank everyone for the part they played.*** ”



1 VISIT FROM BLUECOAT PRIMARY SCHOOL



Chester Northgate received a second visit from Blue Coat Primary School Chester recently. 30 pupils were given an introduction to the site in a classroom on Forum Precinct by Andrew Arditti of Cheshire West and Chester Council together with a presentation from the Oxford Archaeology team regarding the history of the site and of its recent findings. Chester Northgate VINCI team, Richard Griffiths and Andrea Hayes, escorted the children for a site walk to show them the new development, which is now well under way. In September arrangements are being made for a small group of the school children to return to site to bury a "time capsule".

The Headteacher commented:

***We are so thankful to everyone that has put this together for the children. The staff said that the whole experience was pitched perfectly and enabled every child to get something from.***

2 VISIT FROM THE QUEENS SCHOOL

We were delighted to host a recent visit from the Queens School Chester, year 5 pupils to learn about the site's Roman archaeology and construction and to include tour of Chester Northgate development.



### 3 CREATING A NEW AREA FOR GARDENING AT UPTONLEA SCHOOL

A joint VINCI and sub-contractor HE Simm team set about dismantling flower beds and planters to provide a new area for gardening at Uptonlea School.

Comments from Head Teacher of Uptonlea School  
***Absolutely brilliant, can't thank you enough. You have all worked so incredibly hard, I can't believe how much was done. Thanks again.***



### 4 TUNNEL DRAIN WORKS VISIT

Cheshire West and Chester hosted a visit to the Tunnel Drain Works on 7 July 2021 from a group of Network Rail Civil Engineers.



### 5 SPONSORED WALK RAISES OVER £1,800

Chester Northgate site team recently took to the hills for a challenging trek to Moel Famau from Ruthin, raising funds for the Hospice of the Good Shepherd in Chester. The team raised over £1,800.



6 QUEENS PARK HIGH SCHOOL VISIT

Chester Northgate arranged with Queens Park High School to provide their pupils with a presentation package about construction sector jobs. We provided feel for the scale of the sector in terms of employment and the range of roles that exist in the industry. On the slides we included a link to Go Construct website together with details on LMI (Labour Market Information) about construction

sector jobs. The website also provided a detailed list of job roles and typical salary expectations (which the youngsters were very interested in!). There was also a personality quiz to help the students match their characteristics with a relevant job type.

Arrangements are being made with the school to bury a Time Capsule on site.



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7 APPRENTICE SITE VISIT

Chester Northgate site visit provided the apprentices with the opportunity to gain an understanding of how these complex works occur and how they are managed on one of our sites.

As part of the visit, the apprentices were given a detailed presentation on the project which included:

- Shaft & Tunnelling techniques
- Pre-construction & site investigation works
- Monitoring
- Traffic Management & third-party interfaces
- Archaeology and associated risks

Thanks to to Rob Symons, Kevin Whittingham, Mark Merrie, Donegan Civil Engineering and the rest of the Chester Tunnell project team for their assistance in making the day run smoothly.



8 WORK PLACEMENTS

We have now welcomed 4 students from local schools in Chester and given them the opportunity to spend a week on site on work placement.

They have currently spent time with our Engineering team which has enabled them to experience a site in operation, the trades involved, the opportunities available, and its daily progression.

They have also spent time with our commercial and design departments in actual meetings as part of their placement with us.

Feedback from the students has been very positive.



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Comments from Andrew Arditti, Communications Manager, Cheshire West and Chester Council

***We have worked very closely with VINCI during the Northgate project which has been a very high profile scheme in Chester City Centre; they have demonstrated a strong commitment to working in partnership with the Council and in particular regarding communications, stakeholder engagement and CSR. The Northgate site has a wide range of key City Centre stakeholders and VINCI's support in reputation management, responding to complaints, enquiries and media requests has been invaluable.***



**9 LECTURERS VISIT FROM CHESHIRE COLLEGE WEST**

Chester Northgate gave a group of lecturers from Cheshire College West, a tour of the new development and its progress. They were also able to view the 3D model platform together with a presentation and drone image of the site.



9



**10 SAND DONATION TO CHESTER ZOO**

Sand excavated from the new surface water drainage tunnel through Chester city centre has been donated to Chester Zoo by the Council in partnership with VINCI Construction UK.

Over two hundred tonnes of red sandstone have been provided from the works along St. Martin's Way and Nicholas Street and will be used in the charity zoo's Eastern black rhino and painted dog habitats.



10



**SOCIAL VALUE KPI UPDATE - SEPTEMBER 2021**





## ELLESMERE PORT PUBLIC SERVICE HUB PROJECT PROGRESS

It's been a busy summer period at Ellesmere Port and as we head into autumn, works continue at pace as we head towards the December completion and handover date. The installation of the feature façade is progressing well and is nearing completion. Internally M&E installation, Raised Access Floors and Suspended Ceiling are all well underway. Externally the retaining walls are being constructed and hard landscaping has commenced.



**Paul Turner**  
CONTRACTS  
MANAGER

The project has achieved a number of key milestones over the last few months including:

- Installation of Roof Plant
- Fit-out to Staircases
- 2nr Lifts installed with early beneficial access
- Incorporation of client changes to layouts without programme impact
- Commencement of s278 works

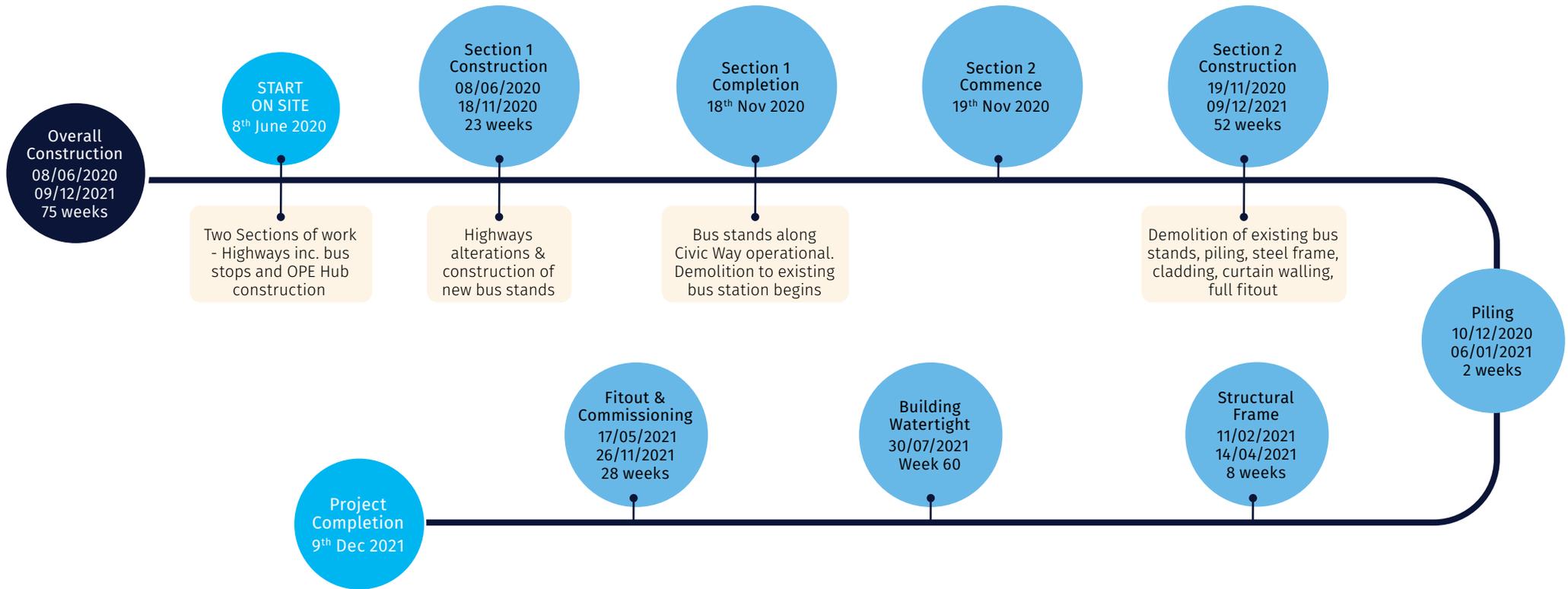
With just three months until handover the team will be busy targeting the completion of the following activities to ensure its ready for occupation in December:

- Testing & Commissioning
- Client Familiarisation
- Public Realms works
- Final Fix Joinery & FF&E

“ Clare Hayward MBE DL, Chair, Cheshire and Warrington Local Enterprise Partnership said:

***It's great to see construction underway for the Bus Zone and Public Services Hub. It is an important step in the ongoing regeneration of Ellesmere Port town centre, helping to make it easier for people to work and shop in the town, when completed. Delivering construction projects at this time is an important part of restarting our economy and VINCI's expertise will allow them to do so in a measured and safe way.*** ”

# ELLESMERE PORT PUBLIC SERVICE HUB CONSTRUCTION TIMELINE



HEALTH AND SAFETY AWARD

Congratulations to Will Roberts of HE Simms who was awarded the Health and Safety award for July for his continuous efforts and attitude to his and others safety on site. The award was presented by VINCI's Senior Construction Manager, Richard Barker.



CONSIDERATE CONSTRUCTORS SCHEME

Ellesmere Port received a **Certificate of Excellence** following the CCS audit in August 2021.



“  
Tom Lawson, CCS Auditor said:  
**The site is achieving an overall excellent standard throughout, with an exceptional level of involvement in the community. Credit is due to all those involved, for achieving such high standards of considerate construction.**  
”

SOCIAL VALUE KPI UPDATE - SEPTEMBER 2021



\* calculated by Social Value Portal

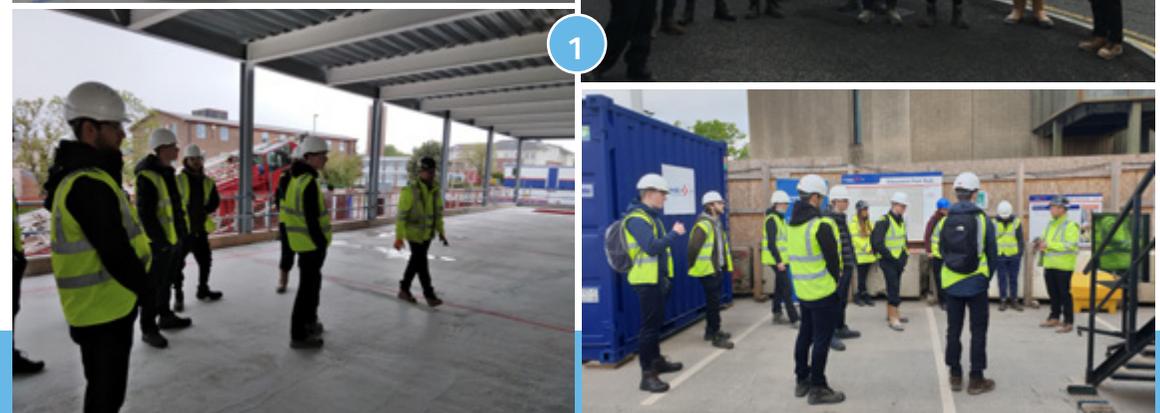
**1 CHESHIRE COLLEGE - SOUTH & WEST STUDENTS VISIT ELLESMERE PORT OPE HUB**

VINCI Construction UK's project team recently welcomed students from Cheshire College - South & West to the new Ellesmere Port Council Office Headquarters project for Cheshire West and Chester Council.

VINCI's Senior Construction Manager's, Richard Barker and Rachel Greenwood provided a tour of the site to the 8 students, explaining the build sequence and construction activities that were ongoing. Students were able to ask questions throughout the visit to understand more about the project and the wider construction industry,

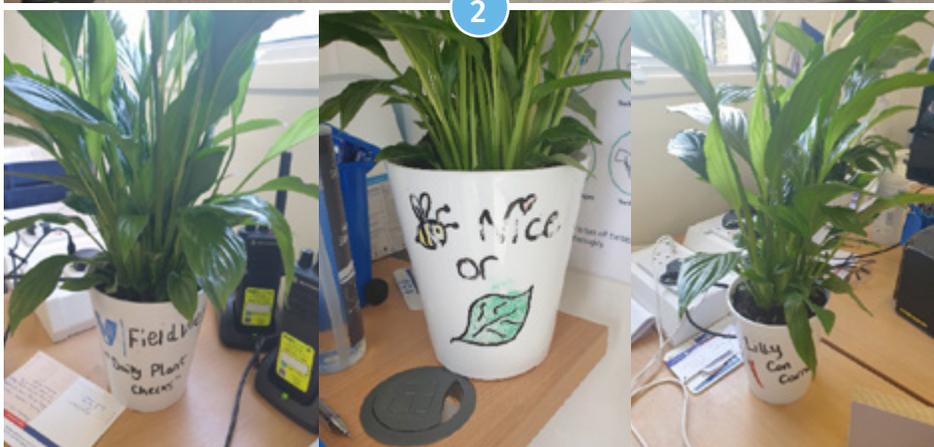
The site team had previously hosted a number of virtual workshops with the students to enrich their construction course learning over the current academic term, so were delighted to finally welcome the students in person.

Silke Novak, HE Lecturer & FE Tutor, Cheshire College - South & West said: *"Thanks so much, the students really enjoyed it and are desperate to go back. I love that the students are asking questions about things they're not sure about and discussing the details of plant and processes at this stage of the build. We look forward to visiting in September to see the internal finishes."*



## 2 MENTAL HEALTH AWARENESS WEEK

We decided as a team to improve the air quality within our offices by purchasing a plant for each desk, a Peace Lily was chosen as it purifies the air, prevents mildew formations and removes mould spores, whilst creating a nice environment. We chose funny slogans to put on the pots relating to plants and the business and have started a team challenge to see who can keep their plant alive the longest.



## 3 WORK PLACEMENT FOR THE SUMMER ADAM REYNOLDS

Adam is a Year 1 Construction student from Cheshire College South & West completing Level 3 Diploma with distinction, he lives in Chester and very keen to have real exposure to site work. Following a site visit with his fellow students earlier this year Adam proved to be very keen and genuinely stood out on the day as a potential placement. He will be with us shadowing our Construction Manager Rachel Greenwood 2 days a week throughout the summer to excel his skills.



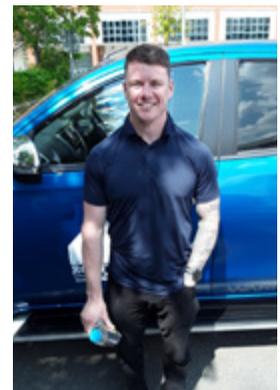
## 4 ELLESMERE PORT WORKZONE CANDIDATE JADE WINDERS

Jade joined us w/c 23rd August as a Labourer on Ellesmere Port Hub supplied by The Workzone who specialize in providing local support to unemployed residents in West Cheshire. We are giving Jade an opportunity to gain experience firsthand on site in the construction Industry. She has previously qualified as a registered Nurse but looking for a change of career. Jade started out working with her Dad in a Builders yard, so has some experience driving small machinery like Bobcats etc. Following nursing Jade completed her SIA security training and is a trained Fire Marshall.



## 5 ELLESMERE PORT HUB'S WORK PLACEMENT JOEL STOCKTON

Currently serving in Her Majesty's Royal Marines as a UK Special Forces Boat Operator, Joel has 10 years experience in leadership and Management in the Defence Sector looking for the prospect of gaining a position as Site Management. He has gained CDM regulations, Nebosh H&S Management and experience in writing risk assessments for construction. Once in a fixed position his intention is to enroll on a HNC Construction Management Course. Ellesmere Port are giving Joel a placement for 3 weeks in August, then returning in October for 2 weeks to give him a good insight into the Industry ready to leave the service in January 2022.



**6 TEAM TIDY-UP IMPROVES PUBLIC PARK SPACE**

Supported by supply chain partners Constructicon, HE Simm and Tyrell, volunteers from VINCI Construction UK's building team took time out to help tidy up the local park near to their Ellesmere Port Hub project site. Whitby Park is the main green space in the town. A recent walkaround by some of the VINCI team, guided by Cheshire West and Chester's parks team highlighted some of the overgrown areas that were becoming unusable, which unfortunately the park team did not have funding to maintain.

The VINCI-led team donated their time, skills and materials to complete a range of activities to enhance the public spaces in the park, including cutting back overgrown bushes that were preventing clear access along walkways within a mini woodland area, repairing damaged fence lines and replacing missing bridge timbers, pruning trees and removing invasive plant growth M&E contractor HE Simm also kindly donated £200 to support the park's aim of planting a wildflower meadow.

The improvements will help local people to continue to enjoy family picnics, dog walking and participating in sporting activities at Whitby Park.



Before the tidy-up works.....



..... and after



Before the tidy-up works.....



..... and after



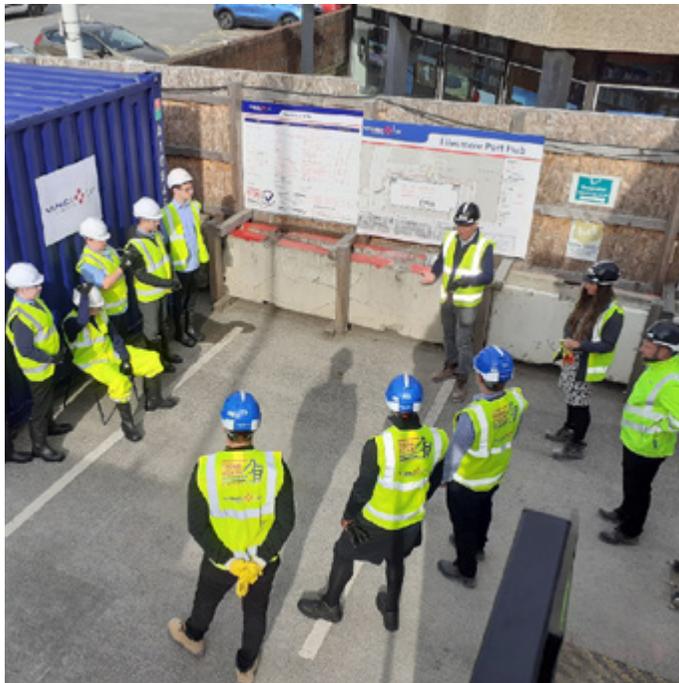
### 7 EDUCATIONAL SITE VISIT

Construction BTEC level 1 Course from Archers Brook SEMH School Great Sutton.

The day started with a site induction from Paul Turner, VINCI Contracts Manager, which covered site safety information.

James Bruce from H E Simm (Mechanical and Electrical Contractor) carried out a presentation of Employment and Apprenticeship opportunities, with Dave Halligan giving a physical session on pipe crimping. Rachel Greenwood and Richard Barker included a presentation on bricklaying, sequence of building, partitions, mechanical and electrical installation and raised access flooring installation.

The presentations were very well received.





Andrew Shelmerdine, Framework Manager

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