

# COMPANY PROFILE

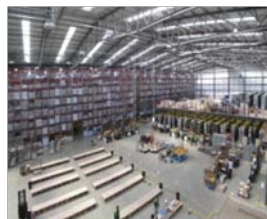


INVESTOR IN PEOPLE

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## **CONTACT DETAILS**

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*known as Baggaley Construction*

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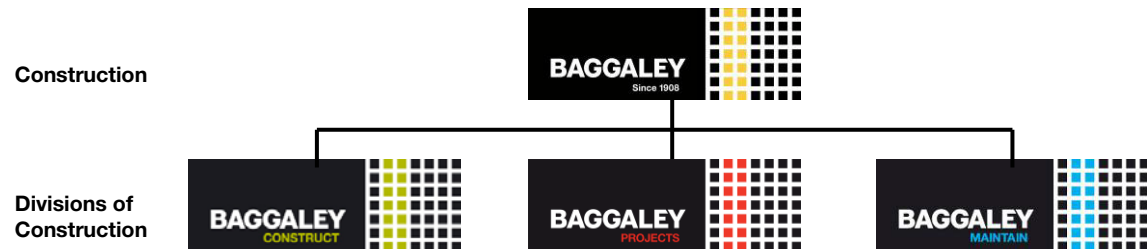


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## Company Structure



***Baggageley Construction Board***

*I-r: Mark Illingworth, Finance Director; Barry Dalby, Construction Director; Phil Askin, Managing Director; Stewart Tilley, Chairman*



Herbert Baggaley Construction Limited contains three distinct trading divisions, each with specialist and dedicated management.

**Baggaley Construct: Projects up to £15 million**

Baggaley Construction delivers projects up to £15 million.

Our track record encompasses new build and refurbishment via Traditional, Design and Build, Partnered and Two Stage Procurement routes.



**Baggaley Projects: Projects up to £750,000**

Baggaley Projects delivers projects up to £750,000 which includes fast track refurbishment and small new build projects.



**Baggaley Maintain: Planned and Responsive Maintenance**

Baggaley Maintain specialise in planned and responsive maintenance together with capital works projects of values up to £100k.

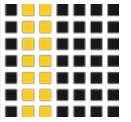


## **TECHNICAL SERVICES**

Baggaley have a large number of qualified staff, both within our Head Office and on each of our sites. We recognise and embrace the philosophy that a qualified workforce will add value to both our clients and to our own business and look to maintain and enhance the levels of qualifications and experience that our employee possess.

The following services are all available “in-house”:

- Design Management
- Supply Chain
- Risk Management
- Cost Planning/Estimating
- Planning and Project Management
- ICT
- Post Completion Property Care
- Training and Development
- KPI Measurement and Continuous Improvement
- Health and Safety
- Quality Management and Control
- Environmental Management



## **BAGGALEY 'VALUES'**

### **Our Customers**

We add value to our customers' businesses. We do so by using our expertise, experience and knowledge to understand their real needs. We challenge preconceptions, encourage innovation and continuously improve. Through collaboration we will develop long-term relationships based on mutual trust and respect.

### **Our Delivery Promise**

We commit to what we can deliver and deliver on what we commit to. We will deliver value, whilst focusing on quality and excellence. We take ownership of outcomes, generating solutions which exceed our customers' expectations.

### **The Way We Work**

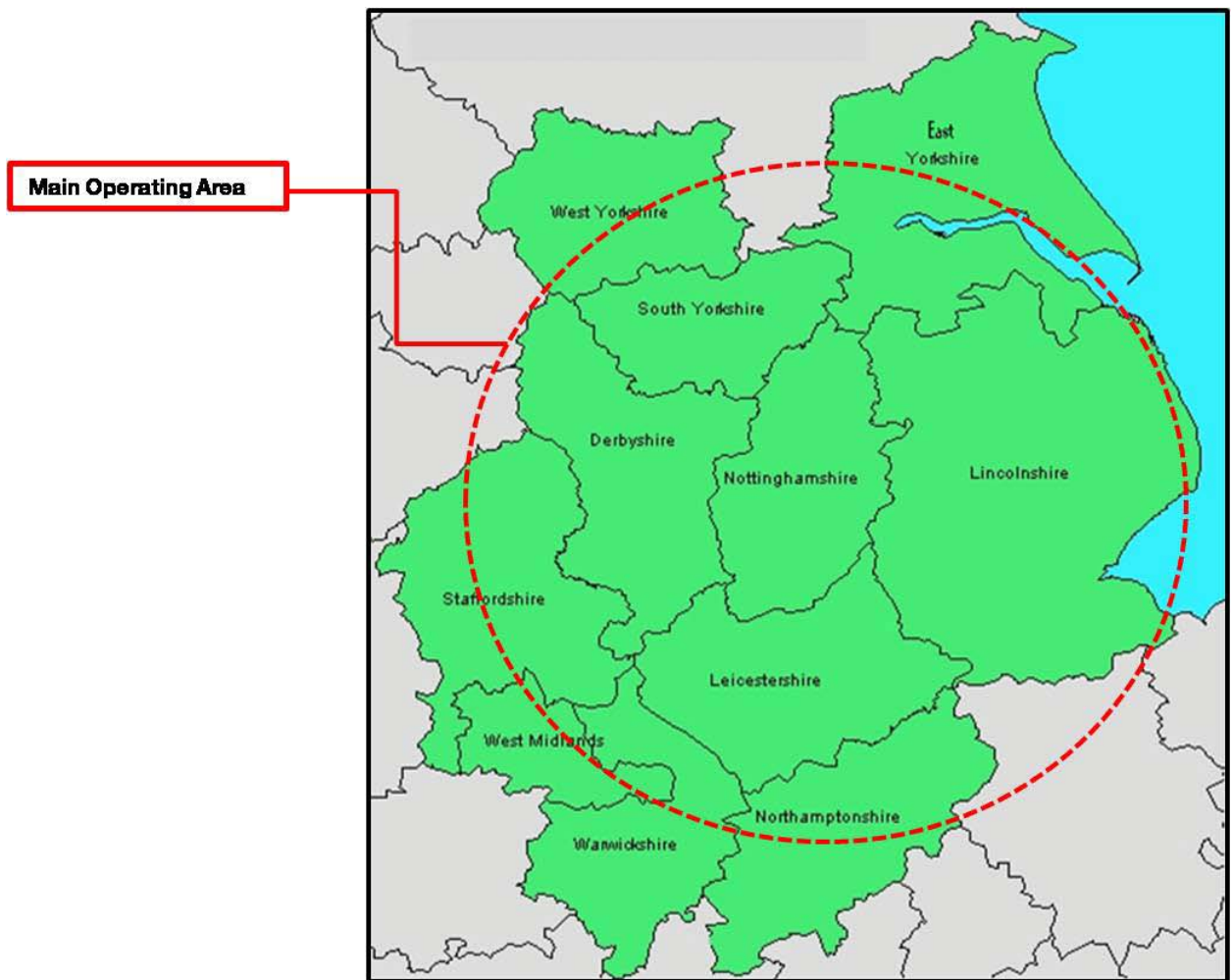
The Health and Safety of our people and of those that we come into contact with is of paramount importance. We develop safe working practices for all of our activities; we respect the environment and continually monitor waste to reduce the impact of our works.

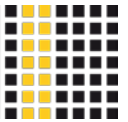
### **Our People**

Our people are our strength and we create rewarding career paths to enable them to achieve their maximum potential. We take pride in the professionalism of our people and we all share the satisfaction of being the team of choice for our customers.

## MAIN OPERATIONAL AREA

Baggaley operate predominantly within the Midlands and Yorkshire but will extend beyond this operational area for our clients should it be of benefit to all parties.





## EDUCATION SECTOR EXPERIENCE

**Aerospace Technology Centre**  
**Client: University of Nottingham**  
**Value: £3.3 million**

Design and construction of a steel framed building containing a large workshop, offices and laboratories. Plans also include the construction of a carriageway, the diversion of a main sewer, and the provision of external services with hard and soft landscaping.



**Holywell Changing Rooms and Clubhouse**  
**Client: Loughborough University**  
**Value: £2.8 million**

Construction of a new two storey clubhouse building to serve a purpose built first team pitch and six other pitches on the campus at Loughborough University. The new facility comprises 14 unisex changing rooms with officials' changing and physio facilities at ground floor level and a clubhouse area at first floor level which will accommodate match day hospitality for spectators and after-match catering for home and away teams.

The fit-out of the changing rooms includes shower cubicles, benches and lockers. The building features several eco-friendly aspects including photovoltaic panels to the roof.



**Village Court Student Accommodation Refurbishment**  
**Client: Loughborough University**  
**Value: £2.0 million**

Alterations and refurbishments to modernise 14 existing student accommodation blocks creating new kitchens, showers and lounge facilities. In total there are 354 bedrooms and the project incorporates mechanical and electrical work, windows, ceilings, flooring, and repairs to the external cladding.



**Bosworth House Refurbishment**  
**Client: De Montfort University**  
**Value: £4.5 million**

Transformation and extension of the Bosworth building facilities and lecture theatres for the university's School of Nursing. The work involved the complete refurbishment of an early 1970's concrete tower block and low rise building, as well as the construction of a new eight storey tower. The existing tower block was completely stripped out and refurbished with the new classrooms and lecture theatres being incorporated into the existing concrete structure.



**BioEnergy Building, Sutton Bonington**  
**Client: University of Nottingham**  
**Value: £4.6 million**

Construction of the new BioEnergy building within the Sutton Bonington campus of the University. The construction consists of a steel frame with Glulam beams, while the elevations are a mix of brickwork, blockwork and curtain walling.

Internally, the building consists of laboratories with fitted furniture and dry lining. Externally, there was a full landscape package including the provision of a new lake.

The project is targeted to achieve an 'Excellent' BREEAM rating.



**Bioscience Research Facility, Sutton Bonington**  
**Client: University of Nottingham**  
**Value: £5.4 million**

Construction of a 3,100m<sup>2</sup> concrete framed building, split over 3 floors, which houses a combination of laboratories, teaching facilities and office space. The building, the largest fabricated straw bale construction project in the UK, is located at the University of Nottingham's agricultural campus in Sutton Bonington.



The structure is a reinforced in-situ concrete frame clad using straw bale units comprising of an internal finished timber skin, compressed straw centre and a rendered external panel. The project is targeted to achieve BREEAM 'Excellent'.

**New Sports Hall and Car Park**  
**Customer: Vision West Notts**  
**Value: £1.7 million**

Construction of a new sports hall as part of Vision West Notts' re-development of the college campus. The new facility comprises a multi functional gymnasium, with space for a wide range of sports. Additionally, the scheme includes the provision of changing rooms, showers, storage areas for the equipment, and teaching facilities, along with the construction of a new 100 space car park and an extension to the existing car park next to the new sports hall.



**SportPark**  
**Client: Loughborough University**  
**Value: £11.5 million**

Design and construction of a new build office facility for Loughborough University, providing 6,500m<sup>2</sup> of floor space for occupation by a number of British sporting associations. The building comprises 3 separate pavilions spread over 12 floors and was formed using post tensioned, fair faced concrete frame with the envelope being clad with a combination of curtain walling and glazing, rain screen and precast concrete panels. Internally, the building was fully fitted out including mechanical and electrical service and provided meeting rooms, conferencing areas, break out space and catering facilities, in addition to general office space. The building achieved an 'Excellent' BREEAM rating.



**Clinical Sciences Building**  
**Client: University of Nottingham**  
**Value: £2.3 million**

Design and construction of a new build teaching and office building for the University of Nottingham. The three storey building was externally clad with brickwork and incorporated a ground source heating system.



The building is situated within the grounds of the City Hospital in Nottingham and was logistically a very challenging build as all access routes had to be kept clear at all times. Our management of the site was sympathetic to the sensitive nature of its surroundings.

**St Giles School**  
**Client: Derby City Council**  
**Value: £0.2 million**

Major refurbishment with extensive asbestos removal and fire precaution works to bring the school up to regulations. Works included the upgrading of all windows to double glazing, new infill panels, the installation of a new fire alarm system and emergency lighting, the installation of new partitions and doors, and the refitting of toilet areas. Externally, a retaining wall was built and a new canopy installed to the soft play area.



**Health Design and Technology Institute (HDTI)**  
**Client: Coventry University Enterprises**  
**Value: £5.0 million**

Development of a new three storey Health Design and Technology Institute on Coventry University's Technology Park. The building is DDA compliant and was ergonomically and inclusively designed for effective use by all occupants.



The new facility, which assists regional companies to pioneer new products in community healthcare, includes pre-incubator space for small and medium sized enterprises (SMEs), a usability and demonstration area for trialling products, and services and offices for applied research.

**Trades Building and Classroom Block Refurbishment, Mansfield**  
**Client: Vision West Notts**  
**Value: £0.3 million**

Refurbishment of the former bricklaying, joinery and painting department to form a new area for the Welding and Fabrication department.



The project comprised brickwork, plastering, painting and decoration, joinery, soft flooring and M&E to house the CNC Plasma, digitally controlled pipe forming, fully computerised welding facilities and ultrasonic weld testing equipment. The works were carried out on a 'live' college campus.

**Howard Building Refurbishment**  
**Client: Sheffield Hallam University**  
**Value: £0.2 million**

Full refurbishment of Level 4 of the University's Howard Building to create seven new classrooms and teaching facilities. The works included new partitions, ceiling, carpets, doors and ventilation system as well as a full M&E package.



Situated in the centre of Sheffield, the building remained occupied while the works took place, with the floors immediately above and below Level 4 remaining fully operational.

**Boulton Primary School**  
**Client: Derby City Council**  
**Value: £0.1million**

Refurbishment of classrooms within the school, including installation of new fire prevention services, new stud partitions to form new classrooms, new suspended ceilings throughout, new fire doors to bring the school up to regulations and general decorations throughout. All works were undertaken within a "live" school environment.



**Extension and Alterations, Quarrydale School, Sutton in Ashfield**  
**Customer: Quarrydale School**  
**Value: £0.2 million**

Refurbishment and alterations to Quarrydale School in Sutton-in-Ashfield consisting of a two-storey extension attached to an existing classroom on the top floor. The main alterations to existing classrooms were made to the roof, ceilings, and lighting and heating services. Works were carried out during the school's spring and summer terms.



## HEALTHCARE EXPERIENCE

### **Derby School of Nursing (for use by University of Nottingham)**

**Client: Derby Hospitals NHS Foundation Trust**

**Value: £3.2 million**

The design, supervision and construction of the School of Nursing. Works include linking into the existing Education Centre, all associated external work and services to complete the facility.



The project is being undertaken at the heart of the Royal Derby Hospital on an extremely confined site. Initial works comprise a complex diversion of services, followed by semi basement construction. The building comprises a 3 storey steel frame, composite floors, and a mix of façade treatments including masonry, curtain walling and cladding. Internally, the building will be fully fitted out including all mechanical and electrical services installations.

### **Phakey Pharmacy, Nottingham**

**Client: Mr Atul Phakey, Eesona Partners**

**Value: £0.5 million**

Traditional masonry build consisting of a ground floor pharmacy/dispensary, with 2 additional floors of 1 and 2 bed apartments (5 apartments in total) including fit out of kitchens and bathrooms. Baggaley worked effectively with the client to accommodate a tight budget and small contingency fund in order to deliver the objective of a larger pharmacy.



### **Central Nottinghamshire PFI Hospitals, Mansfield**

**Customer: Skanska Central Nottinghamshire JV**

**Value: £5.0 million**

A number of new build, refurbishment, remodelling and extension projects as a second-tier contractor on the Central Nottinghamshire PFI Hospitals project which covers Mansfield Community Hospital, Kings Mills Hospital and Newark General Hospital.



### **Urology Building, Nottingham City Hospital**

**Client: Nottingham University Hospital NHS Trust**

**Value: £6.0 million**

Design and construction of a new spacious, purpose-built Urology building incorporating three 'high tech' operating theatres, day case and recovery areas, treatment and counselling rooms. The structure of the building incorporated in-situ concrete basement walls.



The works were undertaken on a 'live' constrained hospital site. Access to the site was gained by crossing a main arterial route within the hospital grounds, and therefore Baggaley had to maintain close liaison with the client, sub-contractors and supply chain to ensure deliveries were carefully planned and disruption was minimal.

### **Cancer Diagnostic Unit & Pharmaceutical Production Unit, Nottingham City Hospital**

**Client: Lister In-Health**

**Value: £2.0 million**

Construction of a new two-storey Cancer Diagnostic Unit and Pharmaceutical Production Unit with in-situ concrete plant room to house highly sensitive medical scanning equipment. This unit was one of the first batch of Independent Sector Treatment Centres in the Country.



### **Clinical Haematology Unit**

**Client: Nottingham University Hospitals NHS Trust**

**Value: £8.0 million**

Construction of a new state of the art Clinical Haematology Unit, providing a large day care unit and out-patients department with two wards for the treatment of in-patients accommodating 40 beds. Incorporated within this is a bone marrow transplant unit with 18 side rooms, including six isolation rooms for patients undergoing marrow and blood stem cell transplantation.



In addition, two of these rooms are specifically geared towards adolescent patients. The more general haematology ward incorporates 10 side rooms and six two-bedded bays.

The works were undertaken on a 'live' constrained hospital site.

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### **Dukeries Building, Rampton Hospital**

**Client: Carillion Construction (on behalf of Nottinghamshire Healthcare NHS Trust)**

**Value: £0.8 million**

Complete refurbishment of the Dukeries Building within the National High Secure Healthcare Service for Women (NHSHSQ) based at Rampton Hospital.

Undertaken as part of the multi-million pound PFI contract, the project involved the major refurbishment of the building including the provision of areas for therapy and education, plus sport, leisure, library, IT and hairdressing facilities. The refurbishment also included residential and communal area, featuring Home Office approved anti-ligature furniture, and was undertaken with patient sensitivity and security in mind.



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### **Chaucer House, Mansfield**

**Client: NHS Nottinghamshire County PCT**

**Value: £0.1 million**

Conversion and complete change of use from an office building to a new doctor's surgery. Works included the creation of a reception area, new doctor's consulting rooms and staff areas, and installation of all utilities. All new finishes feature throughout such as painting and decoration, suspended ceilings and raised flooring.



## LEISURE EXPERIENCE

**Dronfield Sports Centre**  
**Client: North East Derbyshire District Council**  
**Value: £3.5 million**

Major design and build refurbishment to the existing sports centre to create upgraded facilities, bringing the building in line with Sport England guidelines. Facilities include the provision of a new swimming pool, changing facilities, squash courts and reception area.



The project comprised the demolition of the existing entrance to form a new extended glazed lobby, cafeteria and training area; alterations to the internal changing space to create wet and dry change areas; replacement of the existing pool floor using prefabricated concrete deck system, including additional steelwork support, and re-lining of the two existing pools.

**New Spa Facility, Ragdale Hall, Melton Mowbray**  
**Client: Ragdale Hall (1990) Limited**  
**Value: £2.6 million**

Construction of a single storey, circular prestigious health spa facility including new pool areas, sauna steam rooms, plunge pools, change areas and experience rooms. The extension was carried out whilst the main facilities were in use.



The construction consisted of a steel frame with a traditional brick and block envelope and some stonework features to reflect the original buildings. Swimming pools and feature streams were made of reinforced concrete and finished in ceramic tiling. Artificial rocks complemented the finish as well as extensive bespoke thermal rooms.

**Extension to Water Meadows Leisure Centre, Mansfield**  
**Customer: Mansfield District Council**  
**Value: £1.0 million**

New two storey extension to Water Meadows Leisure Centre to form fitness suite and upgraded gym facilities. All works were undertaken whilst the centre remained open to the public.



**New Sports Hall, Campsmount Technology College**  
**Client: Doncaster Metropolitan Borough Council**  
**Value: £1.3 million**

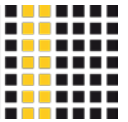
Design and construction of a new 'Optimum' sports hall concept, designed by Sport England, for use by both the students of Campsmount Technology College and the local community. The new facility incorporated a separate fitness suite with air conditioning and classroom and dining room extensions.



**Leisure Centre Refurbishment and Extensions, Southwell**  
**Customer: Newark and Sherwood District Council**  
**Value: £1.0 million**

Major refurbishment to existing leisure centre, including a new entrance and reception. The leisure centre remained open to the public for the duration of the works.





## ‘BLUELIGHT’ EXPERIENCE

### Centralised Contact Management Centre

**Client: Derbyshire Police Authority**

**Value: £8.0 million**

Design and construction of a new 2,750m<sup>2</sup> two storey building together with a partial basement to form an office call centre, control rooms and Real Time Intelligence Unit. The facility is heavily serviced and designed to meet specific accommodation requirements of the Police Authority whilst giving an ultra secure state of the art IT infrastructure complex housing a central call management system.



The project obtained a ‘Very Good’ BREEAM rating, helped by the efficient systems used and environmentally friendly design, e.g. rainwater harvesting.

*“I must compliment Derek and Baggaley Construction, their site team have been superb. I have had a tremendous 18 months working with them and have learned a great deal over the period. All the team have been extremely helpful and have been very honest and open throughout and their attention to health and safety has been commendable.”*

**Paul Hawkins—Derbyshire Police Authority**

### Nottinghamshire Police HQ, Sherwood Lodge

**Client: Nottinghamshire Police Authority**

**Value: £3.9 million**

Phased refurbishment programme of police headquarters whilst the building remained operational. The largest part of the works comprised the installation of new windows and infill panels to the entire building. Interior works comprised the replacement of wall, floor and ceiling finishes, including the reconfiguration of office, bathroom and kitchen spaces plus associated building services. The works were apportioned into 23 separate phases.



### Community Fire Station, Chesterfield

**Client: Derbyshire Fire & Rescue Service**

**Value: £4.5 million**

The project comprised the construction of a 1,884m<sup>2</sup> two storey 4 bay fire station. A traditionally built steel frame structure, the external walls were a mixture of facing brickwork, render, profiled metal cladding and rain screen. The building featured powder coated aluminium windows and external doors, a profiled composite metal panel roof, and complete internal fitting out including services installations.



Ancillary work included external services, drainage, fences, car park, drill yard, smoke and fire house RTC compound, fuelling point, cycle store and landscaping.

### Community Fire Station, Ilkeston

**Customer: Derbyshire Fire and Rescue Service**

**Value: £3.0 million**

Construction of a two storey, three bay fire station which houses the area office and incorporates training facilities, including the smoke house, underground search and rescue facilities, training culvert and training tower.



The building also benefits from the provision of a large meeting room which was designed for use by members of the local community, making the building accessible to all.

The station was built incorporating a number of renewable energy features such as solar hot water, photovoltaic panels and sensor lighting to reduce the building's overall energy consumption.

**PPU Office Alterations, Snig Hill, Sheffield**  
**Customer: South Yorkshire Police**  
**Value: £0.7 million**

Second floor works comprising the construction of new partitions, raised access floor and suspended ceiling system as well as new finishings and decorations and alterations and extensions to the mechanical and electrical engineering installation.

A phased handover took place to enable the Police Authority employees to move into work areas on specified dates and the works took place inside a 'live' police facility with restricted access and full security checks on personnel.



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**DDA Implementation Works**  
**Customer: Derbyshire Fire and Rescue Service**  
**Value: £0.07 million**

Contract to provide adaptations for disabled access at 24 fire stations throughout Derbyshire on behalf of Derbyshire Fire and Rescue Service.

The 12 week contract included the creation of parking for blue badge holders, the installation of handrails and access ramps, increasing the width of door openings and the laying of tactile paving.

As the works were mostly to the exterior of the buildings, unrestricted access and egress for emergency vehicles was maintained at all times. Additionally, alternative pedestrian access routes were created.





## COMMERCIAL EXPERIENCE

### **New Conference Facility with Open Plan Offices**

**Client: Slimming World**

**Value: £0.55 million**

Extension and reconfiguration of existing warehouse space to create a conference suite and large open plan office area, allowing the company to save money on conferencing commitments, whilst also providing additional office space.

The small, single storey extension is to the rear of the head office building and will house new male and female toilet facilities, replacing those that will be removed during the reconfiguration of the warehouse space.



### **Dunham House New Offices**

**Client: Diocese of Southwell and Nottingham**

**Value: £3.0 million**

Construction of a new office building to allow diocesan staff and bishops to be brought together in shared, open plan offices. Plans also include the provision of small meeting and conference rooms. The building will feature a green roof system and the design makes the most of natural daylight and natural ventilation. It also includes high levels of insulation and low energy light fittings.

Externally, the project includes landscaping and the provision of a new car park.



### **Kent PHK Headquarters**

**Client: Kent PHK**

**Value: £1.1 million**

Construction of a new, two-storey, headquarters building and adjoining single storey 1,000m<sup>2</sup> workshop, to create additional space and improved accommodation for the client. The office building was designed around a central circulation core with the two floors connected by a series of voids to provide high levels of natural daylight and ventilation. The building's façade comprised a series of full height windows set into cedar cladding with the workshop being designed to complement the appearance of the offices.



### **Titan House, Office and Workshop**

**Client: Highbridge Developments Limited**

**Value: £7.0 million**

Design and construction of 40,000ft<sup>2</sup> of office accommodation, with a further 10,000ft<sup>2</sup> of ancillary vehicle workshop space, currently occupied by a number of Police Authorities.

Following negotiation with the client, fit out works were incorporated into the main contract for the shell and core build, meaning no changes to the shell and core works and no abortive works or costs to the clients, allowing early occupation.



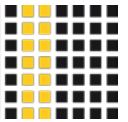
### **Trentham Lakes Offices**

**Client: St Modwen Developments**

**Value: £5.0 million**

Design and construction of 20,000ft<sup>2</sup> offices, 46,000ft<sup>2</sup> small industrial units and a 17,000ft<sup>2</sup> trade park at Trentham Lakes Business Park. Featuring steel framed structure and traditional brick and blockwork, the eight separate blocks were completed concurrently. Works included high quality internal finishings and full M&E services, together with associated roads, car parking and hard and soft landscaping.





## INDUSTRIAL EXPERIENCE

### **Slimming World Distribution Warehouse and Offices**

**Client: Slimming World**

**Value: £1.4 million**

Construction a new distribution warehouse with integral two storey offices. The warehouse is a structural steel frame with insulated cladding to the external walls and roof, in-site concrete slab ground floor and a concrete plan floor to the first floor office. The offices have been finished with drylined walls, screeded floors and suspended ceilings, along with mechanical and electrical installations.



### **New Warehouse, Leicester**

**Client: Topps Tiles**

**Value: £2.5 million**

Construction of a new steel-framed 4,500m<sup>2</sup> distribution/storage warehouse. The building contains two level access doors, two dock levellers and two mezzanine floors to the front elevation. Baggaley built the client's main headquarters in Leicester, which is opposite to where the new warehouse was constructed.



### **Storage Depot and Offices, Hull**

**Client: St Modwen Developments Ltd**

**Value: £1.5 million**

Design and construction of a new build warehouse with associated office space incorporating a reception area, meeting rooms and open plan offices for the East Riding of Yorkshire Council. Externally there is a car park and lorry parking with soft landscaping.



### **Production and Warehouse Facility, Clay Cross, Chesterfield**

**Client: IKO Limited**

**Value: £4.4 million**

Design and build of 5,300m<sup>2</sup> production facility and 1,000m<sup>2</sup> offices. A number of sustainable elements were incorporated in the build such as utilising sustainable and recycled materials, the provision of low flush toilets, efficient boiler systems and controls for out of hours use. The building was comprehensively infiltration tested for air tightness and it was enhanced with 'U' values to achieve greater energy efficiency. The project achieved BREEAM 'Very Good'.



### **Extension and New Build Factory Units, Wath on Dearne**

**Client: National Floor Coverings**

**Value: £2.1 million**

Design and build of 2 x 2,500m<sup>2</sup> steel framed factory units, one stand alone factory unit and one extension to existing building, which remained fully operational throughout the project.



### **Warehouse Extension, Centrum 100, Burton upon Trent**

**Client: Opus Land Ltd**

**Value: £4.5 million**

15,000m<sup>2</sup> extension to an existing warehouse facility.



## RETAIL SECTOR EXPERIENCE

**New Co-op Store, Barton-under-Needwood**  
**Client: Midlands Co-operative Society**  
**Value: £0.9 million**

Construction of a new Co-op store, with warehouse and ancillary accommodation, and external works including landscaping. Internally, the project includes heating and ventilation, electrical installations, sanitaryware, and hold/cold water installations throughout. Externally, the project incorporates works to the existing car park and drainage both associated with the site and beyond the site boundary.



**Phoenix Retail Park**  
**Client: St Modwen**  
**Value: £2.5 million**

Construction of a steel-framed building housing five retail units, totalling approximately 42,100ft<sup>2</sup>, as well as the laying of foundations and associated works for a modular McDonald's restaurant. The project also includes parking for over 200 cars. Works to complete the retail units will include the provision of toilet blocks in each, whilst the internal fit outs will be the responsibility of each individual tenant.



Aside from the foundations, preparatory works for the McDonalds restaurant will include drainage, ducting and electrics. Once the prefabricated building is in place, external landscaping will be completed.

**Leicester Market**  
**Client: Leicester City Council**  
**Value: £0.3 million**

Transformation of Leicester's City Market into a continental-style open air trading zone. The project created a public square complete with seating area, which is fronted by 200 year old buildings, and a 5,800m<sup>2</sup> square 'food cube' to house dozens of food outlets offering delights from around the world.



The new market square boasts 20 'pop-up' gazebo-style stalls and improved toilet facilities. Works included demolition of existing roof canopies and new steel work and roof coverings to extend the existing canopy.

**Store Refurbishments, East Midlands**  
**Client: Midlands Co-operative Society**  
**Value: £0.4 million**

Programme of refurbishments of Co-op stores within the East Midlands. Works comprised the re-orientation of the store layout by 90°, reduction of store floor area to allow longer opening hours, and installation of bakeries, kiosks and checkouts. The works included rebranding the stores with the eye-catching lime green signage which is becoming synonymous with Co-operative food stores across the country. Works were carried out within a 'live' retail environment.



**Ongoing Responsive Maintenance to Morrisons Supermarkets**  
**Client: Morrisons**  
**Value: £10,000/month**

Responsive repairs and maintenance to Morrisons Supermarkets across the East Midlands, including groundworks, joinery and plumbing.





## ELDERLY CARE EXPERIENCE

**Bramble Lodge Care Home**  
**Client: Winland Care Ltd**  
**Value: £1.3 million**

The project involved a two storey extension to the existing care home and incorporating 24 new bedrooms, and the extension of the existing dining room. The existing under building store was converted into a new lounge with drinks servery, including the reconstruction of the north elevation to the lower ground floor.

In addition the existing hairdressing room was converted into a food preparation area, whilst a treatment room was converted into a new hairdressing room. The care home remained occupied during the works.



**Gracious Living Retirement Village, Darley Dale, Matlock**  
**Client: Raven Audley St Elphins Limited**  
**Value: £6 million**

The new gracious living development at St Elphins Park, Matlock comprised part new build and conversion, and part refurbishment of existing buildings of the former St Elphins Grammar School, a Grade II listed building and a former Victorian Hydro. The conversion of the existing buildings involved external render, lime mortar, and refurbishment and repair to the traditional stone façades.



**Extra Care Flats, Southwell**  
**Client: Anchor Trust**  
**Value: £3.5 million**

Design and construction of 43 extra care flats for the elderly, including communal kitchen and lounge areas.

This project was carried out under a formal partnering agreement.



**Elderly Care Bungalows, Marisco Court**  
**Client: Anchor Trust**  
**Value: £1.0 million**

Design and construction of 19 new bungalows and communal areas for the elderly.

This project was carried out under a formal partnering agreement.



**Residential Care Home and Day Centre, Broxtowe**  
**Client: Nottinghamshire County Council**  
**Value: £3.0 million**

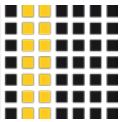
Design and construction of a new 59-bed, two storey residential care home and day centre, including new communal areas.



**New Extra Care Unit, Sutton on Sea**  
**Client: Anchor Trust**  
**Value: £2.0 million**

Design and construction of a new two-storey care home incorporating communal lounge, kitchen and dining areas. The project was carried out under a formal partnering agreement.





## HOUSING EXPERIENCE

### **Laurel Avenue Eco House**

**Client: Mansfield District Council**

**Value: £0.1 million**

New build, timber framed Eco house, designed by Nottingham Community Housing Association. The house was constructed to Code 4 for Sustainable Homes, which also included an NHBC guarantee. The new build included features such as solar panels, an air source heat pump, and 'U' values exceeding Building Regulations standards by utilising Earthwool insulation.

The building was designed to maximise the use of environmentally friendly materials and systems. Solar heating thermal panels heat the water within the property and save electricity and energy wastage.



### **Conversion of bedsits to form apartments, Mansfield**

**Client: Sanctuary Housing**

**Value: £1.0 million**

Conversion of 36 existing bedsits into 18 new high-quality apartments in a confined town centre location, together with high quality internal finishes throughout and external landscaping.



### **Luxury Apartments, Mansfield**

**Client: Bournston Developments Ltd**

**Value: £2.5 million**

Design and construction of 58 new luxury apartments in a confined town centre location and completed on a fast track programme. The project featured high quality internal finishes throughout, together with full external soft and hard landscaping.



### **Bramcote Grange Refurbishment**

**Client: Deans of Nottingham**

**Value: £2 million**

A sympathetically restored and converted Grade II listed building to create 10 luxury award winning residential apartments. The Georgian manor house was a former college residence and the building was extended and altered using high quality products and internal finishes throughout. The project received a Craftmanship Award for the whole building.



### **Kitchen and Window Replacements**

**Client: Guinness Trust**

**Value: £5.0 million**

Five year programme of housing refurbishments including planned maintenance and replacement of kitchens and bathrooms in occupied properties.





## OTHER EXPERIENCE

### **Kidderminster Crematorium**

**Client: Dignity Funeral Services Limited**

**Value: £4.3 million**

Development of a new cemetery and crematorium at Kidderminster which provides a modern crematorium facility with offices, a chapel and floral tribute area. The landscaped areas are surrounded by memorial gardens with ponds and fully landscaped burial grounds with associated roads, parking facilities and paths.



### **Mount Lane Refurbishment**

**Client: St Leonards Hospital Trust**

**Value: £0.6 million**

The refurbishment of an existing building, a former school, to create two storey, warden assisted accommodation and facilities accessible to the entire community. Most of the original buildings on the site had been demolished prior to works starting but a masonry entrance archway remained, complete with doors. The archway was incorporated into the refurbishment to form the new entrance to the bell tower. To ensure that the feature was replicated exactly, it was photographed and each section numbered before it was dismantled.



### **Oakdene Residential Centre**

**Client: Nottingham City Council**

**Value: £0.1 million**

Full internal refurbishment and modernisation of a residential home within the St Ann's area of Nottingham City Centre. The works included suspended ceilings, soft floorings, redecoration, joinery, electrical, mechanical and demolition.

The project was undertaken in phased sections to ensure that the staff could continue to care for adults with severe learning difficulties whilst the works were completed.



*"During the recent work at Oakdene, the Baggaley Construction team were a pleasure to have around. All of the men were extremely helpful and accepting of the inconvenience caused by the client group; the men were friendly and approachable at all times and their attention to health and safety in the residential environment was excellent."*

Linda Sadler, Unit Manager, Oakdene Residential Unit

### **Rotherham Crematorium**

**Client: Dignity Funeral Services Limited**

**Value: £2.5 million**

Design and construction project to re-modernise Rotherham Crematorium providing a new administration building and grounds depot building, and extension to the existing crematorium, together with a new courtyard canopy and Port Cochere. The scheme also included new memorial gardens and paths and the provision of a 120 space car park.



### **Markeaton Crematorium**

**Client: Derby City Council**

**Value: £0.1 million**

Refurbishment of Markeaton Crematorium. The project comprises the re-roofing of the crematorium with a new Kingspan standing seam system and internal refurbishment of the reception area and toilets. The works also include external DDA remedial works.



**Rawdon Crematorium**  
**Client: Facultatieve Technologies**  
**Value: £0.4million**

Supply and installation of new cremators and mercury filtration equipment into existing crematorium. The works included the installation of a new heating system, heat recovery and ventilation system, and the provision of a cold storage facility, new cremulator and an ash transfer cabinet along with the removal of the existing cremators.



**Chaddesden Hall Community Centre Re-roof**  
**Client: Derby City Council**  
**Value: £0.1 million**

Careful removal and replacement of the roof of a much loved and well used community centre.

The project included the replacement of a new king post truss, structural brickwork repairs and complete internal and external redecoration.

Substantial additional works were incorporated into the project, including extensive brickwork repairs and a new heating system.



**Bulwell Baptist Church**  
**Client: Laing O'Rourke Construction Limited**  
**Value: £0.15 million**

The works comprised the part demolition, refurbishment and extension to the existing Bulwell Baptist Church providing a general upgrade of the existing facilities and the provision of new kitchen and meeting room.

The extensions were constructed using stone re-claimed from minor demolition works, lime mortar, and involved traditional joinery and roofing works. The refurbishment included stone and joinery repairs to the existing.



**Darley Park Terrace, Derby**  
**Client: Derby City Council**  
**Value: £0.19 million**

Extensive refurbishment of a heritage building located within a World Heritage Site. Works being carried out include stonemasonry, brickwork repairs, replacement of a lime cob floor and oak beams, and timber repairs to the roof. Works to the roof will involve reusing the existing slate to repair damaged sections. All works are being carried out to adhere to strict conservation standards and will replicate the original methods used.



**Refurbishment of Visitors Centre, Moira Furnace, Leicestershire**  
**Client: Charnwood Borough Council / English Heritage**  
**Value: £0.04 million**

Refurbishment works at Moira Furnace, a nineteenth-century iron-making blast furnace located in Moira, Leicestershire. The Grade II listed building is preserved as a museum featuring lime kilns and craft workshops.

External refurbishment works included replacement of damaged handmade clay facing bricks, raking out and re-pointing joints in lime mortar (over 2,000 m<sup>2</sup>); no mechanical tools were allowed for the raking out. Internal refurbishment included removal and replacement of damaged lime plaster and painting and decorating with traditional paints in Victorian colours.



## EXPERIENCE – FRAMEWORKS

### East Midlands Property Alliance (EMPA) Minor Works Framework Customer: Scape/EMPA

Established by the East Midlands Regional Improvement and Efficiency Partnership, EMPA provides an OJEU and Public Procurement Regulations compliant call-off framework which allows public sector clients quick and easy access to construction services from some of the region's premier contractors.



Baggaley are one of 11 contractors on the Minor Works framework carrying out projects up to £500k in value and covering six counties in the East Midlands. The framework is a 4 year agreement with a potential total value of £200m.

As well as accelerated delivery for projects delivered under the framework, contractors are measured against a range of key performance indicators relating to cost, time, quality, sustainability, safety and client satisfaction. Continuous improvement through sharing best practice and collaboration between contractors and clients is a key feature of the agreement.

### Repair & Maintenance Framework, Leicestershire Customer: North West Leicestershire District Council

Repair and maintenance framework providing multi-trade responsive repairs and minor works to public buildings, leisure centres, car parks, shops, public conveniences and other public units within the District of North West Leicestershire or the Borough of Charnwood.

The framework is a 3 year agreement and includes projects ranging from £50 up to a maximum value of £25,000.



### Yorkshire Regional Construction Framework - YORbuild Customer: Rotherham Metropolitan Borough Council

YORBUILD is the Yorkshire version of a regional framework; it is split into four regions, South, West, North and East and, as with EMPA provides an OJEU and Public Procurement Regulations compliant call-off framework for use by public sector clients.



Baggaley are selected to carry out projects up to £500k in value. Commenced in December 2009, the framework is a 4 year agreement with a potential total value of over £100m.

Framework contractors are measured against a range of key performance indicators relating to cost, time, quality, sustainability, safety and client satisfaction.

### Building and Joinery Maintenance Services Framework Customer: Leicestershire County Council

Three year framework for Building and Joinery maintenance services providing reactive maintenance for building and joinery services for any council owned property throughout Leicestershire County. This includes all public buildings, libraries and schools but excludes housing.



The Maintain division provide a 24 hour service with helpdesk facility, with response times set at one hour during working hours and two hours during out of hours periods.

## BREEAM EXPERIENCE

We have successfully undertaken various contracts which have embraced a low energy design and / or BREEAM accreditation. We have consistently been able to achieve all contractual obligations and meet client expectations in regards to BREEAM certification.

Baggaley Construction are able to ensure that BREEAM aspirations are correctly targeted and achieved throughout all stages of this process by reviewing the interim design stage assessments and ensuring it is correct and achievable.



We continue to achieve high standards in respect of attaining BREEAM accreditation by working closely together with our clients, design team and supply chain throughout the concept, design, construction and post construction stages of the project delivery, ensuring that all parties fully understand and carry out their obligations.

Baggaley Construction has multiple procedures and systems in place to ensure all necessary evidence and data is collected and recorded as required. Our standards are reflected throughout the BREEAM standards and therefore compliancy in various categories is standard practice to us; for example we are ISO 14001 and 18001 certified; Herbert Baggaley Construction's Site Waste Management Plan Policy and Company 'Key Performance Indicators' for considerate constructors all achieve maximum credits.



Below are examples of contracts which have achieved BREEAM accreditation:

Contract Name	Details	Target	Actual
SportPark, Loughborough University	New build offices	Very Good	Excellent
Central Contact Management Centre, Ripley	Call Centre for Derbyshire Police Authority	Very Good	Very Good
Audit Commission, Grove Park	New build office	Very Good	Very Good

We have recently completed two schemes at Sutton Bonington to provide a Bio Energy Building and a Biosciences Research Facility for the University of Nottingham; both these schemes are expecting to achieve a BREEAM 'Excellent' rating.

All of the above examples have helped achieve BREEAM ratings/credits through innovative use of sustainable design:

### Loughborough SportPark

- Thermal mass: cooling through the use of exposed concrete soffits
- Brise Soleil: sun shading to prevent overheating and thermal gain
- Vertical ground source heat pumps: renewable energy
- Natural ventilation: actuated windows for night time purging
- U-values better than building regulations
- Building design to achieve optimum daylight and opening windows to all elevations

A strategy was developed between Baggaley and our client, Loughborough University to try and achieve the points required to exceed expectations.

*"I learn that there may be a chance of achieving BREEAM excellent standard and want to place on record our appreciation of the work that your team has undertaken to try and achieve this award".*

Andrew Burgess, Loughborough University

#### Centralised Contact Management Centre, Ripley

The CCMC at Ripley for the Derbyshire Police Authority achieved the Very Good rating targeted by involving our architects and M&E partners early; this enabled us to meet this requirement, as decisions on design and value engineering can have an impact upon the end rating.

#### Audit Commission, Grove Park

Our client indicated a requirement to achieve a 'Very Good' rating. This was achieved by a proactive approach to the elements detailed above, achieving a perfect score in the 'Water' section, and scoring very highly on the Management section, (which includes Commissioning, Considerate Constructors and Site Impact of Construction) and the Health section. Within the health section, we included a number of sustainable elements such as natural ventilation and a wood burning boiler, as well as ensuring air tightness and efficiency of the heating system.

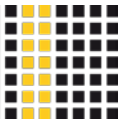
At design stage the project delivery team had regular meetings with the client, professionals and supply chain members to ensure the criteria objectives were identified, included and implemented within the design. These meetings were continued for the duration of the construction phase and ensured that all parties were fully informed of progress towards these objectives throughout the entire build.

#### Bio Energy

- Bio Mass Boiler: wood pellet fuel
- High performance glazing: to prevent over-heating and thermal gain
- Air sourced cooling: renewable energy
- U-values better than building regulations
- LED lighting
- Low volatile organic compounds: specifying suitable low VOC products
- Irrigation system: landscape designed not to require irrigation

#### Bioscience

- Straw bale insulated facade: Low Global Warming Potential (less than 5 GWP)
- Thermal mass cooling: through the use of exposed concrete soffits
- Natural ventilation: Parallel openable windows for greater air flow and efficiency Combined heating and cooling systems: renewable energy
- U-values better than building regulations
- Low volatile organic compounds: specifying suitable low VOC products

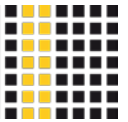


## OUR CUSTOMERS

Below are a selection of customers for whom we have recently worked with on developments across the Midlands and Yorkshire:

- Nottinghamshire County Council
- University of Nottingham
- De Montfort University
- Midlands Co-operative Society
- Slimming World
- South Yorkshire Police
- Leicestershire County Council
- Kent PHK
- Nottinghamshire Police Authority
- Nottingham City Council
- St Modwen Developments Limited
- Sheffield Hallam University
- Rotherham Metropolitan Borough Council
- Loughborough University
- Derbyshire Police Authority
- Diocese of Southwell & Nottingham
- Grove Park Commercial Centre Limited
- Northamptonshire County Council
- Facultative Technologies
- Nottingham University Hospitals NHS Trust
- Derbyshire County Council
- Leicester City Council
- Vision West Notts
- Derby City Council
- Dignity Caring Funeral Services
- Doncaster Metropolitan Borough Council
- Derbyshire Fire & Rescue Service





## ACCREDITATIONS/GENERAL COMPANY INFORMATION

### Quality

- BS EN ISO 9001:2008 Certification
- Numerous Awards for Craftsmanship



### Environmental

- BS EN ISO 14001:2004 Certification
- Experience of Achieving BREEAM ratings



### Health and Safety

- CHAS (Contractors Health and Safety Assessment Scheme) accredited
- RoSPA (Royal Society for the Prevention of Accidents)
- OHSAS 18001 Certification



### Training

- Strong focus
- Award winning



### Constructionline

- Constructionline registered



### Staffing:

We currently directly employ 130 Office and Site Staff, including skilled trades people and labourers covering the following trades:

- Joinery
- Bricklaying
- Groundworks
- Plastering
- Painting
- Roofing

