

Performance

**LSC Framework
Appointment**

**Continued Success
in Health**



A COMPANY OF PROJECT MANAGERS

Welcome

Welcome to the latest newsletter from Concept, a well-established and respected company which specialises exclusively in project management.

We are building on our strengths in the public and private sector and have achieved some impressive successes and a run of high value, high profile contracts in recent months.

Our bespoke approach and the experience and gravitas of our staff are key factors behind our success and the reason for our longstanding relationships with many clients who return to us time and time again.

Concept continuing to grow

We are continuing to develop our business and increase our project portfolio despite the challenging economic climate.

We are being increasingly recognised in the public sector, as witnessed by a raft of new appointments in the health and education arenas.

Our appointment to the Learning and Skills Council framework has spurred us on to pursue selections to similar frameworks for government organisations, health trusts and universities. We will also expand our portfolio of strategic alliances with other businesses.



While the public sector is one where we have seen phenomenal success and which promises a solid future, we retain, and will continue to develop, a good spread of clients in the private sector which forms a core part of our business.

Education



Concept appointed on framework for £2.3 billion LSC programme

One of the most exciting successes of the year is Concept's appointment to the project management framework for the Learning and Skills Council to work with further education colleges in northern England.

The LSC plans to renew or refurbish more than 150 of its further education establishments across the region. Our appointment gains out entitlement to bid for projects within the Northern region, one of three regions that makes up the 2.3 billion programme between now and 2014.

More recently we have been awarded the £18m Science Centre at Oldham Sixth Form College.

Success continues within the Higher Education Sector with the project management of the £20m Business & Law School at Leicester De Montfort University.

Work is underway on the £38m South Leicestershire College and the new £42m Campus for Sutton Coldfield College in Birmingham's Perry Barr which starts on site next year.

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>lsc

Leading learning and skills

Hot off the Press

Leeds office strengthened with new appointments

We are strengthening our position in Leeds by moving to new premises.

Our stronger regional base will enable us to improve our service to clients in the north where we have an expanding portfolio of projects. We are now anticipating a substantial increase in further education contracts following our appointment to the Learning and Skills Council's project management framework for northern England.

The office, at the Cubic Business Centre in Stanningley Road, Leeds, is headed by Regional Director Peter Brough.

Innovation on the agenda in Oldham

'Iconic' and 'regeneration' are words designed to inspire any property or construction professional. Our latest appointment under the LSC framework is certainly inspirational. We have been asked to oversee the construction of an £18 million state of the art science centre at Oldham Sixth Form College.

It will be a landmark building designed to be the central feature in a regeneration plan for the borough. The building will be exciting and innovative and attract national attention.

Start on site is anticipated in February 2010, with completion programmed for September 2011.

Express route to health partnering

Primary Plus Ltd, a JV between Bank of Scotland Corporate and John Laing plc have appointed us to play a pivotal role in supporting its bid to join the new Express LIFT framework. The team are on a shortlist of 14 organisations vying to join the framework, set up to offer public sector organisations a 'fast-track' and cost effective procurement route to establish a LIFT company.



Mixed Use



Retail and community schemes in the mix

We have had a busy year in the mixed use sector, with two schemes due for completion this quarter.

An £11 million local centre at Hampton Vale, one of three new townships in Hampton, Peterborough, offers 1,860 sq m of retail space, and 2,320 sq m of apartments for private sale.

The centre, developed by mixed use specialist Henry Davidson Developments, will provide facilities for residents of the 1,800 homes the township will ultimately comprise.

A £9 million neighbourhood centre in Hamilton, Leicester, also for Henry Davidson Developments, is a mixture of retail, apartments, commercial space and a nursery which will service the neighbouring 1,600 homes currently under development.

Tesco One Stop, Sainsbury's, Lloyds pharmacy, Subway, Ladbrokes, Connells estate agents and Marstons brewery are among those taking units at these centres.



www.hddl.co.uk



EDITIONHOMES

www.editionhomes.co.uk



“The centre, developed by mixed use specialist Henry Davidson Developments, will provide facilities for residents of the 1,800 homes”



Health portfolio increases as we help bring services to the people

Our portfolio of health projects is growing as primary care and NHS trusts aim to provide services and facilities on a community level in line with the newly published government review of the health service.

Major changes at primary care level are taking place across the UK following recommendations in the Darzi Report, **High Quality Care for All**, carried out by health minister Lord Darzi for the Department of Health.

The report highlights the importance of delivering certain health services at a local level, to ensure people have easier access to treatment closer to their doorstep, rather than having to travel to hospitals some way from their homes. It aims to give patients greater choice and improve the health of the nation rather than merely treating illness.

The growing need for Primary Care and NHS Trusts to provide new and improved facilities has led to a heavier workload for Concept as we win major contracts to help them meet their strategic plans.



Our track record in the health sector has put us in an excellent position to win a sequence of new contracts and we are delivering new health centres, including equitable access centres and joint service centres through a number of procurement routes – LIFT Cos, Third Party Developers, Community Ventures and more traditional routes.

These include project management support to Southern Derbyshire LIFT Co in the financial close of Ashbourne's £24m new Community Hospital and Health Centre – a 7,000 sq m state of the art health campus.

We are providing interim management support for Sandwell PCT by acting as programme managers and project managers for the delivery of 14 new state of the art health and neighbourhood centres for Sandwell Lift Co under an £80 million investment programme.

A Year On

Demolition heralds start on £38 million college campus

Construction is poised to start on a major project management feat - the £38 million relocation of an entire further education college in Leicestershire.

cleared to make way for a new 11,500 sq m signature campus for South Leicestershire College.

The new college is on target to open in autumn 2010.

A former dye and textile works in Wigston town centre has been demolished and the 2.18 acre site

Work under way at Ramada NEC

The former headquarters of Birmingham's National Exhibition Centre is being transformed into a 166 bedroom Ramada Encore hotel.

The latest in a string of Ramada contracts across the UK for Concept, including hotels at Haydock, Crewe and Barnsley, the NEC development is due to be completed in the spring of 2009.

The 6,500 sq m hotel, for New World Leisure Ltd, will offer a restaurant, conference and meeting rooms and a business centre.

Food for thought

We are busy working on a feasibility study for the creation of a second phase of incubator units for start up food businesses for Nottingham Regeneration Ltd which is working on behalf of Nottingham City Council.

This and the second phase, which will consist of 2,320 sq m, will be an extension to the existing food park - Southglade - on the contaminated site of a former refuse tip, one of a host of regeneration projects taking place across the city.

The appointment follows our successful project management of the first phase, which has been fully let.



We have been employed by venture company Stockport Health Enterprises (SHE), one of only five community venture vehicles nationwide, to provide project management support to deliver a suite of new health facilities for the Stockport Primary Care Trust.

We are project managing a £12 million Medical Innovation Development and Research Unit (MIDRU) at Heartlands Hospital for Heart of England NHS Foundation Trust.

We are also working with Primary Plus on a £2.5 million programme to provide two new GP practice centres for southern Derbyshire LIFT Co.



A Year On

Double successes for Audi

We have seen two outstanding successes on the Audi front this year. We've reached fit out stage on the world's largest Audi centre – a signature £30 million 17,000 sq m building on the site of the former Lucozade building on London's Great West Road.

The impressive seven storey curved glass and steel building will offer retail, service, office, conference, exhibition and events centre space when it opens in the first quarter of 2009.

We have also just completed work on a £4 million 2,790 sq m Audi showroom for Sytner Group in Bradford.

The development, which replaces Sytner's existing outlet across the street in Canal Road, also contains a workshop, parts area and offices.

This was our first appointment directly for Sytner Group, although we have been involved in a multi-million pound programme of work for the Audi brand.

Stunning canalside scheme takes shape

A 14-storey tower and the concrete frame are the latest visible signs of progress at the stunning £36 million canalside mixed use Southreef development we are project managing in Nottingham's South side.

The Metropolitan Housing Trust and residential investors Finbarr are among tenants taking space within this residential, office and commercial development which is due for completion in December 2009.



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