

THE WRIGHT STANDARD

MECHANICAL • ELECTRICAL • PLUMBING



□ An artist's impression of Nine Elms Parkside in London

PARKSIDE PARTNERS

J S Wright has secured a £20million contract to equip a record number of homes within one of Britain's biggest urban regeneration zones.

The company is to fit out the mechanical services for no less than 894 apartments – the largest number in the company's history - in two buildings (Blocks B and D) at Nine Elms Parkside in Battersea on the south side of the River Thames in London.

The build-to-rent development is being built by Telford Homes as main contractor for global rental housing developer Greystar as part of the Nine Elms regeneration project - a new neighbourhood stretching from Battersea to Vauxhall that will eventually contain 20,000 homes as well as cultural, retail and business facilities.

J S Wright will fit out the one, two and three-bedroom apartments at Nine Elms Parkside with underfloor heating systems and fan coil units for

APARTMENT DEAL TOPS £20 MILLION

comfort cooling.

It will also equip the kitchens and bathrooms with hot and cold-water services, soil and wastewater disposal systems, sanitaryware and mechanical extract ventilation systems, as well as install above ground drainage services and fire sprinklers for both buildings.

All the works will receive two years of planned maintenance cover carried out by Wright Maintenance, J S Wright's facilities management company.

J S Wright has already begun work on site with completion scheduled for July 2022.

Managing Director Phil Leech commented: *"We are delighted to have been awarded our first-ever contract with Telford Homes to fit out what amounts to the largest number of apartments in our 130-year-old history at one of the UK's biggest regeneration projects."*



Fish Island Village, for which J S Wright has been supplying and installing all the mechanical services, has been officially adjudged one of the best new developments in London.

The Docklands canal-side accommodation won Best Large Development and was highly commended in the Best Regeneration category in the prestigious Evening Standard New Homes Awards 2020.

APPOINTMENTS



J S Wright has appointed Matthew Brough (pictured above) as a Mechanical Project Manager.

Based in Birmingham, Matthew has almost 25 years of experience in building services, having previously been a senior project manager and engineer for another Midlands-based M&E contractor.

Before that he was a senior mechanical engineer and natural gas manager for an engineering services company.



Sam Groves (above) has teamed up with former colleagues after being appointed Audit Senior in J S Wright's finance department.

Based in Birmingham, Sam will manage the company's subcontractor ledger and site operative payroll.

He was previously audit and accounts senior for the Birmingham office of J S Wright's accountants MHA MacIntyre Hudson.

Sam will work alongside Associate Finance Director John Stevenson, and Tom Perks, Finance Manager for Wright Maintenance, having previously worked with them in the same practice.



Roz Roche (above) has joined J S Wright in Birmingham as Office Administrator, having previously been head of admin for a local commercial and industrial cleaning equipment company.



Patrick Duffy (above) has joined J S Wright as a Mechanical Contracts Engineer, after moving from another major M&E contractor.

Based at Birmingham, Patrick is currently working on the company's Bream Street project in London.

STARS OF THE MONTH



Social distancing was fully respected as the latest employees stepped up to be honoured for their outstanding service in the company's Employee of the Month awards.

Ryan Quinlan, Project Manager, was announced as the winner for July. He is pictured, above left, receiving his certificate from Managing Director Phil Leech.

Jack Huetsen, Foreman at the company's worksite at Whitechapel, is pictured, above right, being presented with his award by Mechanical Project Manager Matthew Brough.

The award winners - decided by the highest number of colleague nominations - also received restaurant gift cards.



COMMERCIAL MANAGER APPOINTED

Continued business growth has prompted J S Wright to appoint Ian Hill as its first Commercial Manager.

Based at the Birmingham headquarters but also serving the London office, Ian will manage the financing of the company's UK-wide M&E projects, ensuring these are all protected from commercial risk and achieve their full objectives.

With almost 25 years of commercial experience in contracting and consultancy, Ian was previously Midlands regional commercial manager for a multinational support services and construction group.

Prior to that, he was associate director for a multinational professional services consultancy responsible for the delivery of all M&E services outside London.



Ian Hill

Managing Director Phil Leech commented: *"We are delighted to welcome Ian to our senior leadership team. His vast experience and expertise will support and strengthen the commercial functions within our growing business, ensuring that we continue to meet and exceed the expectations of clients while ensuring that all our projects are protected from risk."*

* Ian is our If You Only Knew... subject on page 4

MAINTENANCE MOVES

Tom Perks has been promoted to Finance Manager for Wright Maintenance as J S Wright's facilities management company moves from strength to strength.

Tom was previously Operations Supervisor, having joined Wright Maintenance last year with more than ten years of accountancy experience.

He was previously Accounts Semi



Tom Perks

Senior for J S Wright's accountants MHA MacIntyre Hudson.

Wright Maintenance, which was launched in early 2019, now has six full time staff based at Birmingham and five London-based engineers.

The company has recently welcomed Claire Moore to the team as Maintenance Contract Support.



Claire Moore

HEALTH & SAFETY

STAYING HEALTHY AND SANE



By Emma Bromiley, Health and Safety Manager

We have all seen the media depicting 2020 as the worst year in recent history. Bushfires, earthquakes, floods, volcanic eruptions, and a plethora of controversy.

On top of all that, the ever-present Covid-19 is causing stress regarding the health of ourselves and loved ones, the economy, and our personal relationships.

The Office of National Statistics reports that half of UK adults have high levels of anxiety due to the coronavirus outbreak. Four in five adults are worried about the influence the virus is having on their life.

It is important to talk about stress and the harm it can cause both mentally and physically - particularly in an industry like ours. We need to keep reducing the stigma by talking about the topic openly and freely with friends, family, and colleagues.

Just like physical first aid, you need to make sure you look after yourself as well as others.

Individually, we need to understand what is causing us stress and what steps we can take to reduce it for ourselves and those around us:

Get your news from reliable sources, and control how much of it you read, watch, and listen to

- Keep in touch with friends and family via the phone, social media, and emails
- Have a daily routine - exercise, eat healthily, make time to relax or do something that you enjoy
- Talk to your children about the Covid-19 facts, what is happening at their school, and set a good example by following the guidelines
- Learn to say no when what is being asked of you is too much
- Try to take it into account when dealing with people who are stressed and anxious - you would appreciate some compassion and empathy if it were you in that situation
- Share your coping mechanisms - something that has worked for you might benefit someone you care about and you will feel better having helped someone else

ISO 45001 STANDARD ACHIEVED

J S Wright has enhanced its reputation as one of the industry's safest business operators after clinching a new globally recognised management award.

The company has achieved certification to the new ISO 45001 Occupational Health and Safety Management standard, the world's first international OHS standard, which has replaced its BS OHSAS 18001 accreditation for protecting employees.



Global standards organisation BSI assessed J S Wright on its approach to health and safety against a rigorous and robust set of processes.

IMS & Site Admin Manager Christine Wiesztort and Business Systems Auditor Jane Dimmick led the programme to deliver the integrated approach to health and safety, including the involvement of everyone across the business that was required by the new standard.

It took six months of working within the challenging constraints of the Covid-19 lockdown, which included the need for remote auditing, for the IMS team to successfully achieve full compliance.

The programme was completed with a BSI audit of J S Wright's working processes and procedures at The Timber Yard in Birmingham where the company is fitting out some 379 new apartments.

Christine said: *"The IMS team are extremely proud to have achieved this accreditation after overcoming a number of obstacles thrown at us by Covid including a lengthy gap from the start in March to the award in September."*

Managing Director Phil Leech added: *"This is a fantastic achievement and thanks go to all involved especially Jane and Christine in what has been a particularly challenging time."*

"Achieving ISO 45001 certification provides our clients, suppliers and employees with an added level of confidence in the way we operate."

The IMS team is now preparing for J S Wright to have all three of its safety, quality and environmental accreditations renewed in January 2021.

MANUFACTURING SUCCESS

Nationwide efforts to increase the adoption of offsite methods in construction have been boosted by J S Wright.

For the company's rapidly growing Prefabrications Department has reached a landmark in producing modular units for multi-million-pound residential developments.

Its manufacturing team has produced a total of 2,200 heat interface unit (HIU) backboards and 400 electrical and mechanical ventilation heat recovery (MVHR) boards under factory conditions in its first three years.

This has contributed to a cost of sales figure - incorporating materials, labour and overheads - of no less than £1 million.

All the boards are built in the department's Birmingham warehouse as high-quality finished assemblies that can be delivered and installed quickly and easily on site as required.

Launched from a small unit in 2017 under the leadership of Prefabrications Manager Roy Stevens, the department moved to larger premises in 2018 to meet demand.

Its manufacturing capacity has expanded with a talented and growing team that currently includes James Johnson, Gage Edwards, Shaun Donaldson, Gerry Timmins, Dave Darby and Brian Peever.

In the face of Covid-19 restrictions, the department is performing a vital role in reducing the number of trades required on site, as well as cutting the amount of man hours required to ensure that development timescales are met.

Since making its first deliveries to the luxury Keybridge development in London, the department is now involved in all new projects and, according to Roy Stevens, is looking to expand the range of units that it can produce in order to continue to enhance efficiency, quality and costs.

Roy said: *"Reaching our production landmark in such a short time is testament to the quality and commitment of our manufacturing team."*

"We will continue to develop the unit's role and capabilities to meet the demands of our operating sites."



Work in progress in the Prefabrications Department



A batch of quality finished assemblies

DEGREES OF COMFORT

Students settling into a new accommodation building in Exeter this year can enjoy the highest standards of comfort and security - thanks to J S Wright.

The company designed and built the M&E services for the former Honiton Inn in Paris Street, which has been redeveloped as a 120-bed apartment block with communal facilities including kitchens, a laundry

room, café bar, administration office and cycle storage.

J S Wright installed low pressure hot water (LPHW) heating, internal mains cold water and boosted cold water, domestic hot water, and gas distribution.

The company also fitted a Building Management System, extract mechanical ventilation heat recovery (MVHR) for the kitchen and showers, direct expansion (DX) air conditioning for the communications room, and all above-ground drainage.

In addition, a rainwater harvesting

system, sanitary ware, dry risers, sprinklers, and alarms were within the wide-ranging commission.

J S Wright's electrical work involved designing and installing the building's mains distribution, including its low voltage (LV) power distribution to individual flats, and communal power and lighting.

As part of its role in protecting the occupants and their property, the company also fitted access control, CCTV, and data and TV systems, along with lightning protection and a disabled refuge system.



The former Honiton Inn student accommodation in Exeter



A student apartment shower room

TEAM ON THE WAY TO WEMBLEY

A new high-rise housing development close to Wembley Stadium will be kick-started with the help of J S Wright.

The company has netted a deal worth more than £3.5 million to supply and install the mechanical services for all 156 affordable apartments at South West Lands, part of developer Quintain's 85-acre regeneration of Wembley Park in north west London.

A joint venture between housebuilders Hill and housing association Network Homes, South West Lands comprises three mixed-use residential buildings of between six and 19 storeys within the wider urban initiative.

The buildings will include 1,198sq m of ground floor retail and commercial space, a 200sq m rail office facility, and a basement level connection to a wider combined heat and power district heating network

delivered by Quintain.

J S Wright has already been awarded the contract by Hill for the design of the mechanical services for all the apartments, 90 of which will be for shared ownership and the remaining 66 available at an affordable rent.

The company will install energy efficient underfloor heating systems within all the properties connected through a low-pressure hot water feed to a centralised energy centre linked to the district heating network.

J S Wright will also install heat interface units (HIUs) within each apartment to deliver low pressure instant domestic hot water on demand as well as hot water to the underfloor heating systems at low return temperatures. This will include a metering system for individual apartment energy billing.

Making use of its prefabrication facility in Birmingham, the company will also save construction time on site by installing the HIUs already attached to prefabricated easy to fit utility



□ A CGI of what South West Lands at Wembley Park will look like

boards.

Additionally, the deal will involve equipping a boosted cold-water plantroom along with connected piping for distributing cold water to all the properties.

Energy saving mechanical ventilation heat recovery ventilation, above ground drainage, sanitaryware, internal rainwater systems, and building management system controls

will also be installed by the company.

Work is scheduled to start on site in December 2020 with completion due in May 2022.

Managing Director Phil Leech commented: *"We are delighted to have been commissioned to provide energy efficient building systems for much-needed affordable new homes as part of one of Britain's largest urban regeneration initiatives."*

IF YOU ONLY KNEW...

Name and job title?

Ian Hill, Commercial Manager

What does your role involve?

The commercial protection of the company across all regions and projects.

What do you like best about your job?

Every day is different - and you rarely know what to expect when you walk into the office. This keeps work fresh as you are always researching and learning new information on a diverse range of topics.

What is your proudest accomplishment, in any field?

My children, their success, and the way that they have matured and treat others. They constantly amaze me with their decency and maturity.

How computer savvy are you?

I am an open-source developer in my spare time, with some published software projects used internationally. For the technically minded, I write predominately in Python and occasionally C++.

How do you like to keep fit?

Currently by indoor cycling and walking.

What is the best piece of advice you have ever been given?

"Always go back to first principles." I generally question everything and need to understand something myself before I finally accept it as an answer. It fits well with my natural curiosity.

Name one thing that makes you laugh?

I do not laugh often but I do find politics amusing. How seeming adults can have such diverse thoughts on what should be facts - and how different their frame of reference must be - is both worrying and amusing at the same time.



SITE RECRUITS

Danny Garner and Richard Drewett have both joined the site team at Grange Road in Bermondsey as sprinkler fitters.

Samson Ogunwole has been recruited to the team at The Silk District in Whitechapel in the same capacity, while Teddie Duke has also been taken on at the same site as an apprentice plumber.

Elsewhere Ian Ciordianu has joined the Aylesbury FDS team, while the Nine Elms Parkside team has been boosted by Solomon Bediako as a labourer and Jonathan White as a sprinkler fitter.

NEW ARRIVALS

Congratulations go to Nathan Pikajaago, Pipe Fitter at Nine Elms Parkside and his wife Cherelle, on the birth of Ivy on August 29, and to James Tomlin, Contracts Engineer and his wife Hannah, whose son Rafferty was born on May 30.

WELCOMING FOUR NEW TRAINEES



□ James Dean, Mechanical Estimator Apprentice



□ Louis Dowling, Mechanical Technical Apprentice



□ Chris Ashcroft, Trainee Document Controller



Adam Bourn, Building Services Electrical Apprentice

CONTACT

If you have any stories or pictures for the next issue of The Wright Standard, please contact Phil Leech at:

J S Wright & Co Ltd
The Atlas Building
Portland Street
Birmingham, B6 5RX
Tel: 0121 322 4000
Email:
philleech@jswright.co.uk
www.jswright.co.uk