

THE WRIGHT STANDARD

MECHANICAL • ELECTRICAL • PLUMBING



□ A CGI of what the second phase of the First Development Site of the Aylesbury Estate will look like

SECOND PHASE AWARD

J S Wright has been awarded a second phase of work on London's largest estate regeneration.

The contract, worth more than £9.5 million, is to provide the mechanical services for 352 new apartments on the First Development Site of the Aylesbury Estate in Walworth.

The company is already close to completing a £6.5 million-plus services package for the 229 apartments in the first phase (Phase A) of the FDS.

The first two phases (Phases A and B) of exclusively social housing are being delivered in partnership with award-winning housebuilder The Hill Group, housing developer Notting Hill Genesis and Southwark Council.

The FDS will eventually have 800 new homes - and the regeneration of the Aylesbury Estate will ultimately deliver 3,500 new homes, half of which will be designated as affordable.

For Phase B, J S Wright will design and build an

£9.5M DEAL FOR AYLESBURY ESTATE

energy centre with gas-fired combined heat and power units and gas-fired boilers that will feed heat interface units in each apartment to deliver instant hot water on demand and heating to radiators at low return temperatures

The contract will also involve installing a cold-water plantroom and distribution network for boosted cold water and residential fire sprinklers to all apartments.

In addition, the Phase B work will include fitting mechanical ventilation heat recovery systems, wet and dry risers, sanitary ware, internal rainwater, and above-ground drainage systems.

Also within the commission is a building management control system that includes a pre-payment billing system for each apartment's energy use.

The company is beginning work now on Phase B of the Aylesbury Estate FDS, with the contracted work due for completion in December 2023.

Managing Director Phil Leech said: *"Having already showcased our excellent skills and experience in designing and installing building services in a fully integrated way for the first phase of this life-transforming development for residents, I am thrilled we have been selected to complete phase B."*

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SUPPORTING PRIDE

As Pride UK celebrates its 50th anniversary this year, J S Wright is PROUD to be an active supporter of LGBT+ equality.

The company is pursuing a Diversity and Inclusion Strategy says Managing Director Phil Leech *"to create an inclusive workplace where everyone can be themselves so they can achieve their potential and help us to achieve our business goals."*

APPOINTMENTS



John Rutland

Wright Maintenance has hired John Rutland as Maintenance Contract Support, with responsibility for ensuring all planned preventative maintenance (PPM) contracts are carried out to schedule.

PROMOTIONS



Richard Lazenby



David Dimmick

Congratulations to Richard Lazenby on his promotion to Electrical Project Manager, and to David Dimmick on his promotion to IMS (Integrated Management Services) Manager.

RETIREMENTS



Colleagues and friends have wished Roy Pikajaago (above) a long and happy retirement after 47 years' service with the company.

Having joined J S Wright in 1975 when the company was part of Newman Tonks and based at Bartholomew Road, he was most recently Foreman at Nine Elms Parkside.

Roy was taken out for a celebratory lunch at Rules Restaurant in London, where he raised a tankard to the company in traditional style. He also received a £500 voucher as a leaving present.

STARS OF THE MONTH



Chris Yuile (right) receives his certificate from Estimating Manager Paul Bullock



Roy Gould (right) is congratulated by Design Manager Dave Bradbury

Outstanding performance in the workplace brought special recognition for Senior Mechanical Estimator Chris Yuile and Senior Design Engineer Roy Gould, named as Employees of the Month for February and March respectively.

The award for April went to all four colleagues who took part in the company's One Million Steps Challenge for Molly Oly's Wishes: Receptionist Angie Swann, Managing Director Phil Leech, Wright Maintenance Team Coordinator Fiona Conn and Wright Maintenance Service Team Leader Steven Brown.

FIRST PHASE LIVE

The first phase of a business-wide programme to update the company's management systems has gone live - with the launch of a new integrated financial system.

J S Wright has been working with new software partner 4PS to replace the existing finance suite and create more effective material procurement processes - migrating existing data using innovative robotic process automation in doing so - to support ambitious growth plans.

The first phase of Project Symphony was implemented following a major user training programme that included a roadshow at Symphony Hall with members of 4PS led by an internal project team of Associate Director-Financial Controller John Stevenson and IT Manager Simon Bevin.

Project Symphony, which will go on to integrate other departments including HR and payroll, customer relationship management and reactive maintenance, aims to streamline and automate the process of organising and analysing the increasing amounts of data generated throughout the company.

"By improving the accuracy, implementation, reliability, relevance and timeliness of our data, Project



Symphony will enable our data to be readily accessible as a single source of truth - much like a symphony orchestra reading sheet music together," explained John Stevenson.

Phase One of Project Symphony is the core finance aspect of the Enterprise Resource Planning System that 4PS has built on Microsoft Dynamics 365, a platform known around the world for pushing the boundaries of business tech.

The business can now harvest and integrate all financial information in real time and make it accessible even on the move to those involved in day-to-day material procurement.

John said: *"By providing live resource requirements, the new software has achieved a more seamless approach to our quote to pay process. Our key suppliers now have a much better chance of coordinating their resource planning to ensure we have everything we need in the closest branches to our projects.*

"The increased efficiencies will help ensure we can continue to serve our customers and stay on programme in a world where the risks around material shortages are very real."

CLOCKING UP 25 YEARS

Three colleagues have each demonstrated their commitment and loyalty to the company by achieving 25 years of service.

Plumbers Ranjit Bhambhra and Ricky Bell and Foreman Paul Bhogal (pictured left to right) were presented with suitably branded football jerseys.



HEALTH & SAFETY

MANAGING ANGER



By Emma Bromley, Health and Safety

Anger isn't good or bad; it's normal. But reacting angrily to something like getting in trouble for being late after being stuck in traffic won't help. Just apologise, and calmly explain why.

Even in a situation where you need to stand your ground, being aggressive is not the answer. Be firm, but also respectful and calm.

Shouting or breaking things won't help; people won't listen to you when they don't feel safe. If you express yourself respectfully, you'll be supported.

Alcohol and other harmful substances don't help either, if you are struggling with substance misuse, seek help with our Mental Health First Aiders or via the BHSF Helpline - posters with their details are on display in the offices and onsite.

Stepping aside from those stressing you can have a huge impact. Exercise, like football, going to the gym, running or walking, are a great way to blow off steam. Writing it all down can help too.

Managing your anger doesn't mean avoiding it. Make a mental note when you feel angry so you can recognise the warning signs and take a moment to calm down. Try taking three deep breaths or counting to 10.

Talking to someone is always better than keeping things bottled up. If there is no one you feel comfortable talking to, try talking it through with yourself.

Don't forget our Mental Health First Aiders; that's what we're here for!

CHARGE POINT ACCREDITED

J S Wright is charged up for a greener future after becoming an approved EV (Electric Vehicle) charge point installer.

Capitalising on grants offered by the Government's Office for Zero Emission Vehicles (OZEV), on behalf of its clients, the certification enables J S Wright to provide a full installation service supported by Wright Maintenance for after-care, for all developments.

TAKING TIME OUT



By Darrell Mitchell,
HR Manager

As we move into the summer holiday season, I know that I am not the only one to be eagerly anticipating my first holiday since 2019. Whether your ideal summer destination is an island in the sun or two weeks in the back garden, it feels like there is no better time to talk about the reasons why we all benefit from taking some time out.

Resting your brain from time to time will enhance your mental clarity. Working too many days in a row will eventually lead to your brain taking a break! Your thoughts will become cloudy, your creativity will suffer and managing stress will become more of a challenge. Taking a break from working, even just for a single day, will restore some of clarity and focus.

When we become burnt out at work, we inevitably lose some of our drive, and our productivity begins to suffer. Even the simplest of tasks can feel like a challenge. Taking a break from work enables us to feel refreshed and be at our best again.

We all need to look after our work-life balance, and this is not achieved without some effort. Overworked people lose their sense of self, abandon their hobbies and interests, and use up their reserves of energy being unproductive. Taking some time away from work helps you to reconnect with your interests and the activities outside work that define and inspire you.

While work is important to us, we need to take the time to work on our relationships to keep them healthy. Life can become a little... well, serious, so take some time to have fun with the people you love.

If you're feeling extra stressed out, don't forget that our team of Mental Health First Aiders is available for you to talk to, complementing the free counselling support available to J S Wright employees through BHSF. I hope you enjoy your summer break.

VISION FOR LEWISHAM



□ A CGI of the Neptune Wharf development in Deptford

An exciting new mixed-use development at Deptford in the London Borough of Lewisham is to have its services installed by J S Wright.

The company has been awarded a contract valued at more than £4.7 million to fit out all 199 private and social ownership apartments with mechanical services and carry out the shell and core works for six commercial units at Neptune Wharf on Grinstead Road.

Galliard Homes is driving the scheme designed with contemporary features and a wide range of amenities in the same district as its now sold-out Seagar Distillery development, for which J S Wright fitted out the second phase of 137 apartments in a £1.2 million contract.

The company will install an energy centre incorporating gas-fired combined heating and power (CHP) plant to distribute low temperature

hot water (LTHW), and a boosted cold-water plantroom with distribution pipework to serve all six blocks and 10 mews houses on the development, which will range from three to 12 storeys including office space, a café, bike repair shop and parking space.

The shell and core works involve installing soil and wastewater services, internal rainwater services, gas services, and dry risers for firefighting. The company will also fit commercial fire sprinklers and capped services to all the commercial units, as well as provide automatic controls.

J S Wright will fit out the one to four-bed apartments on the scheme with hot and cold-water services and a mix of radiator and underfloor heating supplied via heat interface units (HIUs), as well as sanitaryware, and soil and waste services.

The contract package for the apartments also includes installing domestic sprinklers and ventilation systems.

The company is starting work on site this month on the 55-week contract.

BACKING THE SAINTS



Wright Maintenance has given a boost to junior-level football in Walsall.

The property management specialist is sponsoring Lane Head Under 11 Saints, who play in the Walsall Junior Youth Football League.

The team, who are coached by Maintenance Manager Tom Hill, are pictured proudly showing off their new Wright Maintenance-branded kit during the ESF 2022 Festival at Butlin's Skegness.

WOMEN IN BUSINESS



Meet Jen Calvert, Team Coordinator for Wright Maintenance.

Joining the company when it started in 2019, she is committed to promoting diversity and inclusion.

Where did you work in your previous job?

I worked for Dignity, taking first-response calls from people who had lost loved ones, as well as from the emergency services and coroners.

How did you find out about the job opportunity with Wright Maintenance?

I found out about it online.

In a few words, what are your job responsibilities?

As Team Coordinator, my role has recently changed slightly. I now have a client base that I support in my duties ranging from booking appointments to invoicing.

How has J S Wright helped you develop?

In many ways, but especially through my recent Dale Carnegie training course in effective communications and human relations.

What do you enjoy best about your job?

I like the interaction with my clients, being able to assist them and seeing a job through to the end.

What is it like working for J S Wright from a female perspective?

I don't see it as any different to how it would be for a man. I enjoy the same level of banter as everyone here; it makes the day fun.

How are you helping to encourage and maintain diversity and inclusion within the business?

I participate in all our regular Diversity and Inclusion meetings. I then discuss the content within our team. I generally like to get involved in this important area, as much as time allows.

What is your favourite pastime?

I love to go out and socialise with friends and family, but I also love a lazy day at home.

Name one guilty pleasure?

I would have to say it's Gin... in all flavours. Ha ha!

How would you describe yourself in three words?

Loud, excitable, and funny.

FOR THE CHILDREN



□ Two teams of company members, ex-professionals and suppliers get together for a charity football match at Sutton Coldfield Football Club to help raise money for Molly Oly's Wishes

A locally based initiative to improve the care of children with life threatening illnesses has been given a huge boost by J S Wright and sister company Wright Maintenance.

Colleagues, clients and suppliers have all helped to raise more than £2,000 so far this year from fundraising events for JSW's adopted charity Molly Oly's Wishes.

The Warwick-based charity provides emotional and financial support, where appropriate, to children throughout the UK with terminal and life-threatening illnesses.

A total of £1,350 alone has been raised from a raffle held at HQ for two Aston Villa jerseys signed by former stars Isaiah Osbourne and Gabriel Agbonlahor. The winners were Reco and Reiss Potter.

The raffle followed a charity football match that was organised by David Cook of J S Wright and Scott Billingham of Wolseley UK and held

at the ground of Sutton Coldfield Football Club.

A team from JSW and Wolseley played a team of former professionals from top teams including Aston Villa, Wolverhampton Wanderers and Leicester City, as well as staff from manufacturers Xylem, Polypipe, Pegler Yorkshire and RWC.

Victory in the thrilling 11-a-side match, which included roll on and roll off substitutes, went to the ex-professionals and suppliers by six goals to four.

Earlier four company colleagues put their best feet forward to walk two million steps between them throughout April for the charity. Steven Brown and Fiona Conn made up Team WM and Phil Leech and Angie Swann competed as Team JSW in the One Million Steps Challenge.

Each averaging a staggering 16,500 steps every day, JSW just pipped WM to the post, but as Charity Organiser Angie admitted: "The real winner was of course Molly Oly's Wishes."

Other successful sponsored events



□ Four colleagues celebrate their success in the One Million Steps Challenge: from left to right, Phil Leech and Angie Swann from Team JSW, and Steven Brown and Fiona Conn from Team WM

in an exciting year of fundraising have been a Virtual Walk to London and a Dress Down Day on the Wednesday before the Platinum Jubilee Weekend.

Thirty colleagues from J S Wright and Wright Maintenance, along with six suppliers, are now preparing for an arduous Lakes Triple Challenge in the Lake District on September 16.

The event will involve kayaking across Coniston Water, bike riding through a forest, and trekking to the summit of the iconic peak The Old Man of Coniston.

Angie said: "Thanks go to everyone who has supported our campaign for Molly Oly's so far as we aim to bring some magic into the lives of desperately ill children during their darkest moments."

Donations for the Lakes Triple Challenge can be made at www.justgiving.com/fundraising/jswrightmollyollyswishes

The link to the company's GoFundMe site is: Fundraiser by JSW Wright : Events for our chosen Charity of the Year (gofundme.com)

APPRENTICES HONOURED



J S Wright has demonstrated the strength of its training programme after two apprentices clinched major honours.

Teddie Duke has won the Level 3 Plumbing Apprentice of the Year Award by Choice Training after passing his Level 3 NVQ with the provider.

He is pictured receiving his award from Choice Training Director Robert Tye in a presentation at Dagenham & Redbridge Football Club.

Congratulations and good luck also go to Dylan Latham (pictured below) after being shortlisted for Apprentice of the Year at the 2022 Construction News Specialists Awards.

The event will be held at The Brewery in London on Thursday September 22.

Associate Contracts Director and J S Wright Academy Leader Paul Millington said: "These are great achievements for exceptional apprentices and showcase the talent in our Academy."



SITE RECRUITS

Plumber Jim Gavin and Apprentice Plumber Joss Freeman have strengthened the growing site team working on the Soho Wharf scheme in Birmingham.

NEW ARRIVALS

Congratulations to James Owen, Senior Mechanical Design Engineer, and his partner Nicole on the birth of their son Jack David on March 17, and to Patrick Duffy, Senior Contracts Engineer, on the arrival of Rory on February 28.

CONTACT

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

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IF YOU ONLY KNEW...

Name and job title?

Darrell Mitchell, HR Manager

What do you like best about your job?

Everything! I love working with people and being part of the future of J S Wright.

What is your proudest moment, in any field?

I'm most proud of my three great kids, who have all turned out really well.

What are your musical interests?

I'm guitar-playing singer songwriter for the indie/folk band The Occasional Orchestra (pictured at the microphone). I also play solo when time allows and I'm signed to a very small record label called Heavy Traffic Music, which helps me distribute my music.

Your favourite piece of music?

The Northern Soul classic, Do I Love You (Indeed I do), by Frank Wilson. And anything by The Beatles.

Which football team do you follow?

I'm a Liverpool fan (which makes me very unpopular in Aston!), but I really love American Football and am a big San Francisco 49ers fan.

How do you like to spend your weekends?

If I don't have a gig or rehearsal somewhere, I love spending



time with my family and going for long walks with my dog Daisy.

What is your favourite travel destination, and why?

I love visiting Liverpool. The people are very warm and friendly, and I love the musical heritage.

What is guaranteed to make you laugh?

HR Advisor Stephanie Coffey! Just as well we get on so brilliantly, as we spend a lot of time together.

If you could learn to do anything, what would it be?

I've always wanted to write a novel, but the scale of it is overwhelming and it's hard to know where to start.