

Our Ref: JFS/VTB

12 October 2016

Mr A Young  
Strategic Planning Manager  
Sefton MBC First Floor  
Magdalen House  
Trinity Road  
Bootle  
L20 3NJ

**Seddon**

Seddon Construction Ltd  
Plodder Lane  
Edge Fold  
Bolton  
BL4 0NN

Tel 01204 570400  
Fax 01204 570401

website [www.seddon.co.uk](http://www.seddon.co.uk)

Dear Mr Young

### **Land North of Formby Industrial Estate, Formby**

I am writing on behalf of Seddon Construction Limited. Seddon are one of the UK's largest privately owned construction companies. With regional offices in the North West and the Midlands, we can deliver quality accredited services through a qualified and skilled direct workforce of over 650 employees. Combining traditional values with innovative thinking, Seddon delivers a full range of construction services across all market sectors. Repeat business accounts for nearly 80% of Seddon's work and a high volume of negotiated projects pays testimony to the strength and importance of client relationships. Established in 1897, the business is led by the Seddon family, complimented by a strong management team and direct workforce of over 350 qualified and skilled trade operatives. We have the highest possible Dun and Bradstreet rating of 5A1, offering financial peace of mind to our clients.

We have a proven track record in the delivery of high quality design and build commercial, industrial and retail developments including:-

- Aurora Stockport - £11m development for Stockport MBC which includes the design, construction and fit out of 10 various sized light industrial and storage units with offices and ancillary spaces, including lifts, staircases and toilets. Up to 160,000 sq ft new building development of use class B1, B2 and B8 units on a 7.835 Ha site.
- One City Place - £10.5m design and build of a six-storey, steel-frame office block, with basement and car parking, built to BREEAM 'Excellent' standards.
- Hanger 1 and 2, Speke – £2.4m for Capital & Centric (Lightbox) Limited. Two industrial units including all service supplies, associated external works and highways alterations to provide circa 40,000sqft of industrial accommodation. The development has been built to BREEAM 'Excellent' to comply with ERDF grant funding.

Cont'd ....

- Castings PLC - £4.4m development for Castings PLC for the creation of a 6000m<sup>2</sup> steel framed warehouse. Currently on site with phase 2 another
- Remondis UK - £4.8m development of a 672m<sup>2</sup> two-storey office building, extension and refurbishment of a 10,000m<sup>2</sup> warehouse to create a waste transfer facility and 331m<sup>2</sup> laboratory accommodation for Remondis UK.

Further experience can be seen in the enclosed document.

We have been approached by the owners of the above site and can confirm that we have a strong interest in developing the site in accordance with the range of uses previously promoted for this site.

As already set out we have experience of developing bespoke design and build projects on behalf of end user clients and we see this site as a great opportunity to continue this tradition. We are content that there is demand for this type of development in Sefton and look forward to taking the development forward subject to confirmation of the allocation.

We have examined Policies MN2 and MN4 of the Proposed Changes Version of the Sefton Local Plan and believe that these policies set out acceptable parameters to enable us to deliver the development without the introduction of non-trade uses.


We have also examined the drawing number 11883-SK03 which was submitted to the Council in 2014, as well as an alternative version which was submitted to the Examination at the end of 2015. Subject to a full viability assessment we believe that, in line with the Local Plan Economic Viability Study (Keppie Massie) and the Employment Land and Premises Update (BE Group), the proposed development is viable and deliverable.

We are in the process of agreeing final heads of terms with the landowner, and subject to adoption of the Local Plan we would hope to formally agree a contract for control of the land. We would then expect to submit a planning application for the initial phases and carry out marketing for the design and build elements of the scheme through 2017. We anticipate that, given the level of demand in the area, development could commence in early 2019 with completion due around 2025, well before the end of the plan period.

We hope that this gives you the necessary assurance in relation to market interest in the land north of Formby Industrial Estate.

Yours faithfully

SEDDON CONSTRUCTION LIMITED

  
Jonathan Seddon  
Managing Director

# Capability Statement



**Commercial and Industrial Experience**

October 2016

**Seddon**

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## About Seddon

### 120-years of delivering quality accredited construction services to our clients

Seddon Construction is one of the UK's largest privately owned construction companies. With regional offices in the North West and the Midlands, we can deliver quality accredited services through a qualified and skilled direct workforce of over 650 employees.

#### 'Solutions from a single source'

Combining traditional values with innovative thinking, Seddon delivers a full range of construction services across all market sectors.

Repeat business accounts for nearly 80% of Seddon's work and a high volume of negotiated projects pays testimony to the strength and importance of client relationships.

Established in 1897, the business is led by the Seddon family, complimented by a strong management team and direct workforce of over 350 qualified and skilled trade operatives.

We have the highest possible Dun and Bradstreet rating of 5A1, offering financial peace of mind to our clients.



#### *The Seddon Vision*

*“ To be the contractor everyone wants to work with and for. ”*

## Business Activity

### Delivering solutions from a single source

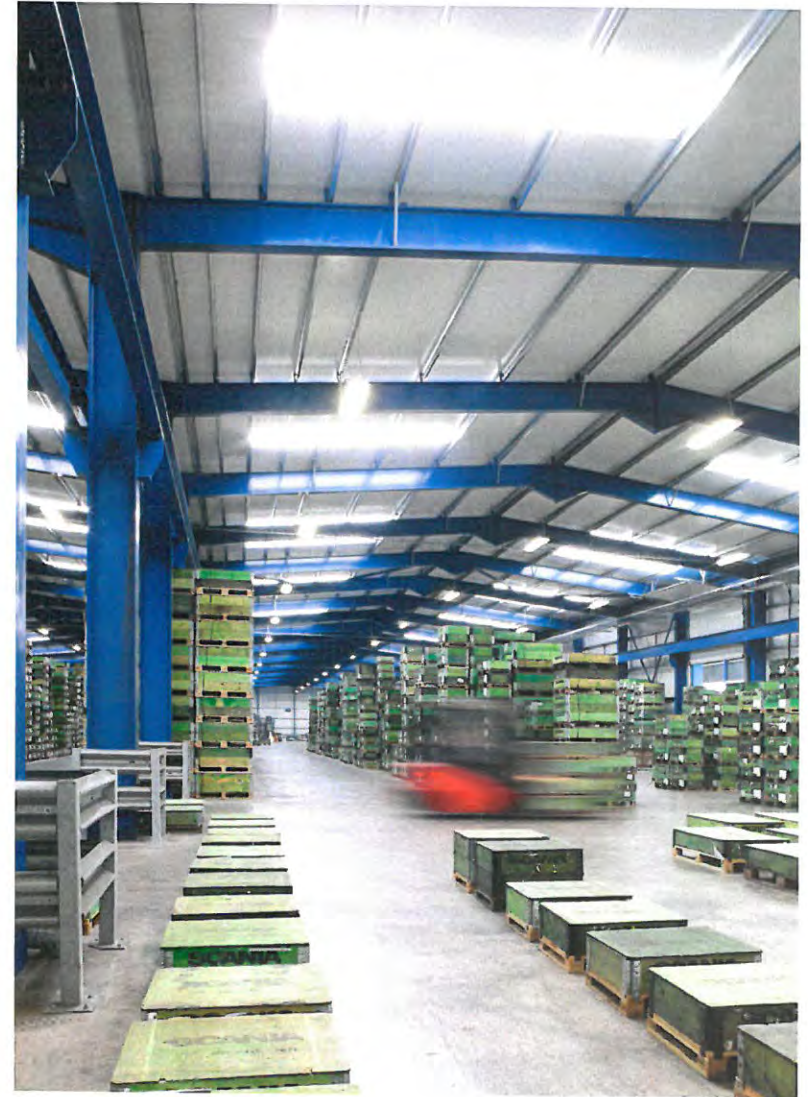
Seddon delivers a wide range of construction services working collaboratively with public and private sector clients.

We have experience of delivering projects of a wide range and complexity. Our business structure allows us to carry out projects from minor works at £50,000 up to £25m, with an average value of around £10m.

We react to our client's needs proactively and have a management structure and supply chain which offers our clients an excellent service regardless of project size.

#### Our services

- Development
- New build
- Extensions and alterations
- Refurbishment and fit-out
- Remodelling
- Planned maintenance
- Enabling works
- Painting
- Mechanical and electrical
- Small works



## Business Activity

### Large directly employed workforce

Seddon has a direct workforce of over 650 experienced technical and support staff across a wide range of disciplines.

- Sustainable Design
- Development Surveying
- Quantity Surveying
- Project Management
- Planning
- CDM/Health and Safety
- Environment
- Quality Management
- Estimating and Procurement
- Heating and Plumbing Design



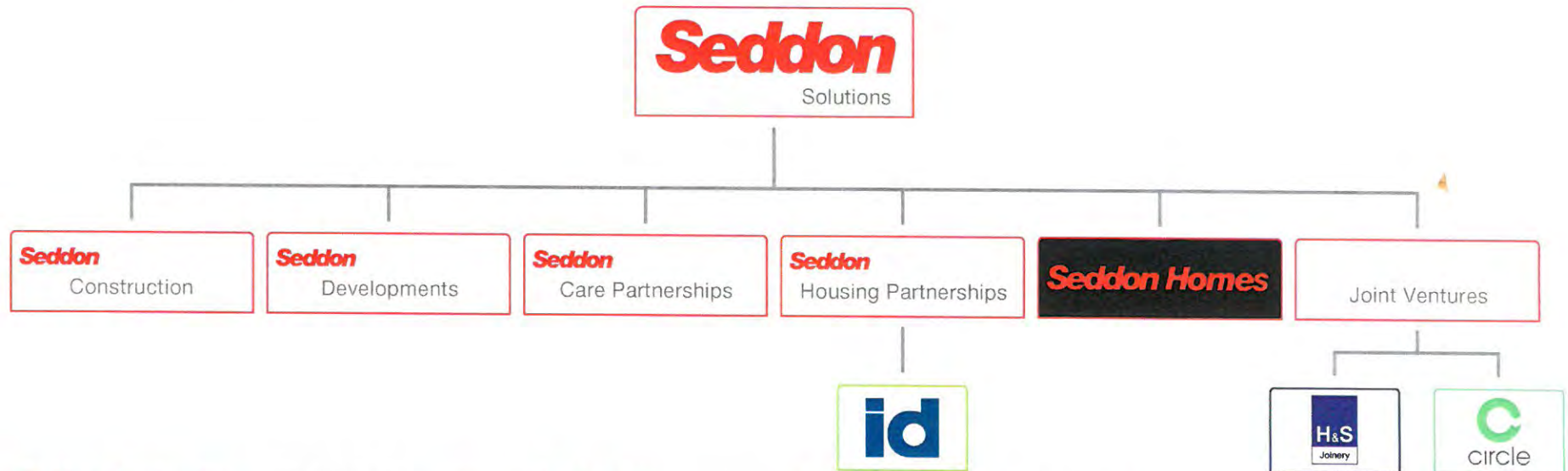
Seddon values its site operatives and continues to directly employ over 350 trades-people in the following key skills:

- Painting and Decorating
- Plumbing and Mechanical
- Plastering and Rendering
- Carpentry and Joinery
- Brickwork
- Groundworks

Our supervisory staff and trades-people are highly qualified, having completed craft apprenticeships. 89% of our workforce is CSCS registered.



## One Seddon



**Seddon Construction** undertakes a wide range of construction and maintenance contracts nationally across all market sectors

Working in all areas of the property market **Seddon Developments** offers a range of schemes from out-of-town office parks to city centre addresses. It operates independently and through relationships with other property developers, partners and funders

**Seddon Care Partnerships** delivers care projects through acquiring land, sharing risk and developing joint venture relationships with care operators

**Seddon Housing Partnerships** delivers affordable housing through joint venture relationships with RPs (Registered Providers) and manages sales through the 'id' brand

A private housing developer **Seddon Homes** operates mainly in the North West, Midlands and Yorkshire. The company build a range of homes from prestigious new build projects to Section 106 housing through collaborations with Housing Provider Partners

The Group has a number of **joint ventures** developed in partnership with customers with a shared purpose. These include joinery manufacture, waste recycling and renewable energy



## Management & Collaboration

Seddon Construction have the necessary processes and procedures within our management system to successfully manage the new Pharmaceutical production facility from inception to completion in collaboration with Mexichem. Key management areas include:

- **Design** - encompassing the ongoing design processes to enable innovation and create an effectively designed product, service, and environment.
- **Risk** - reducing or eliminating the risk in collaboration with Mexichem.
- **Programme** - providing a seamless flow of information between Mexichem and Seddon to allow simultaneous management of the full scope of work and range of activities.
- **Cost certainty** - planning and controlling costs and providing regular communication to Mexichem.
- **Project** - tracking project targets relating to programme, quality and cost based on an integrated approach to planning, realisation and use.
- **Fit-out contractors** - communication and interface of Mexichem fit out contractors to deliver the optimum solution.
- **Health and safety** - lead and promote health and safety to provide a safe working environment.
- **Quality** - delivering the project to a high standard "Right first time."
- **Aftercare & Handover** - Ensuring Mexichem have the necessary information and support during early occupancy.



## Our Experience

Seddon and their team have an extensive portfolio of projects – from small scale to major developments, and from straight-forward to complex. We are proud of the many client commendations and awards we have received

Seddon recognises that each client has its own specific requirements and drivers. We will work with you to realise these objectives within the constraints you may be facing. Collectively, we will explore and provide the most appropriate solutions for each scheme and its stakeholders.

### 'Solutions from a single source'

The project profiles included on the following pages focus on the commercial, industrial, retail and logistics sectors, and highlight the wealth of experience of our dedicated project teams. We will be happy to provide further details of other sector experience at any time.

Delivering innovation and performance - [www.seddon.co.uk](http://www.seddon.co.uk)

**CASTINGS** P.L.C.



AURORA  
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**REMONDIS**<sup>®</sup>  
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BANGOR  
UNIVERSITY

CAPITAL & CENTRIC  
PLC

**Naylors**  
EQUESTRIAN 

## Experience



### Aurora Stockport

Value: £11m

Client: Stockport MBC

Design, construction and fitting out of 10 various sized light industrial and storage units with offices and ancillary spaces, including lifts, staircases and toilets.

Up to 160,000 sq ft new building development of use class B1, B2 and B8 units on a 7.835 Ha site.

To include new site access road, footpaths, lighting and drainage. Car parking for 320 spaces and unit refuse storage, motorbike and cycle parking. Hard and soft landscaping including paths and landscaping to the River Mersey frontage.

## Experience



### Castings Plc, Brownhills

Value: £4.4m Client: Castings Plc

6000m<sup>2</sup> steel framed warehouse with 130m long retaining wall and attenuation lagoon located on a brownfield site adjacent to the existing Castings factory and head office. A new 4,000m<sup>2</sup> warehouse facility built to compliment an existing storage resource.



## Experience



### Remondis UK, Prescott

Value: £4.8m Client: Remondis UK

672m<sup>2</sup> two-storey office building, extension and refurbishment of a 10,000m<sup>2</sup> warehouse to create a waste transfer facility and 331m<sup>2</sup> laboratory accommodation.



## Experience



### Matrix Park, Chorley

Value: £2.4m Client: Seddon Developments Limited

19 industrial units as a speculative development on an existing commercial retail park. The medium unit consists of five units ranging from 3,600sqft to 12,000sqft and 14 smaller units of 800sqft business starter units.



### Chowley Business Park,

Value: £2.6m Client: Bolesworth Estate

Two storey office, distribution store and equine veterinary centre as part of two phases of development at Chowley Oak Business Park.

## Experience



### Axis Point, Heywood

Value: £2.3m Client: Seddon Developments

On a speculative basis Seddon constructed three large industrial units of varying sizes from 232m<sup>2</sup> to 1,114m<sup>2</sup> provided over a single floor. Each unit was subsequently divided into 14 smaller units and included a mix of mezzanine and ground floor offices with fit-out. Associated site works included access roads with hard and soft landscaping.

## Experience



### Hanger 1 and 2, Speke

Value: £2.4m

Client: Capital & Centric (Lightbox)  
Limited

Two industrial units including all service supplies, associated external works and highways alterations to provide circa 40,000sqft of industrial accommodation.

The development has been built to BREEAM 'Excellent' to comply with ERDF grant funding.



## Experience



### Naylors Equestrian, Rochdale

Value: £1.25m Client: Naylors Equestrian of Rochdale

15,000sqft retail unit/distribution centre. A shop front curtain walling was installed to the front elevation and aluminium windows to the side.



### Lok'nStore, Bristol

Value: £1.6m Client: Lok'n Store Limited

17,600sqft self-storage unit including drainage, external works and external services supporting the company's expansion plans.

## Experience



### Hills Biscuits, Ashton-under-Lyne

Value: £600k Client: Hills Biscuits

8000sqft single storey metal clad steel frame warehouse building and external canopy covered link walkway to existing premises; yard area and associated drainage.



## Experience

### Kings Reach Business Park, Stockport

Value: £13.8m

Client: Taylor Woodrow Developments

Design and build contract over three phases in Stockport town centre.

Phase 1 - a £4.6m design and build contract for two three-storey and one two-storey office blocks.

Phase 2 - a £3.4m design and build contract for a new BMW car showroom of part single / part two-storey and an adjacent showroom for BMW Mini with associated offices and workshops.

Phase 3 - a £5.8m design and build contract for three office units within two two-storey office blocks.



## Experience



**One City Place, Chester**

**Value: £10.5m**

**Client: Muse Developments**

Seddon are the principal contractors on this design and build of a six-storey, steel-frame office block, with basement and car parking, built to BREEAM 'Excellent' standards.

## Contact us

We trust you have found this document of interest and we look forward to having the opportunity to work with you in the future.

If you require any further information or have any queries, please do not hesitate to contact us:

Jonathan Seddon  
Seddon Construction Limited  
Plodder Lane  
Edge Fold  
Bolton  
Lancashire  
BL4 0NN

Email: [jonathan.seddon@seddon.co.uk](mailto:jonathan.seddon@seddon.co.uk)

Telephone: 01204 570498

Mob: 07803 022 747



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