



Mixbrow
 *Construction*

Thoughts from our clients...

"I believe it is essential to have a main contractor that you can rely on and trust, whilst having a good working relationship. I would not hesitate to call Mixbrow again whether it be small or large works."

Nigel Webb AIEMA, Site Engineering Manager, CRANE Fluid Systems

"Thank you for your contribution to the excellent cross functional teamwork demonstrated during the Stowmarket Finished Goods warehouse capacity upgrade which was completed on time and on budget with no disruption to service."

Ram Vadlamannati, General Manager Refinish EMEA, PPG

"I would like to congratulate the team at Mixbrow for our recent building works.

From start to finish every member of the team worked professionally, tidily, and enthusiastically and was receptive to any requests made for additional work. The finished product has impressed all that have viewed it and I would be more than happy to recommend Mixbrow for any building project. If we find a need for future building work you will be my first call.

Andrew Cox, Managing Director, Cox of Ipswich

"We have used Mixbrow on various commercial projects over a number of years as we have expanded and I would thoroughly recommend them as competent and reliable builder who will undertake any challenge from the smallest to the largest projects."

Stuart Allan, Operations Director, Indulgence Patisserie Ltd

"If we had to do the project again we would have no hesitation in awarding the contract to Mixbrow Construction."

G D Woodard, Chairman, New Hacheston Village Hall Steering Group*

**We were delighted to be presented with a craftsmanship award from the Suffolk Association of Architects for this scheme.*

Darren Webb & Doug Jaye



Ipswich School



"The whole project was managed extremely well by your team, appreciating the requirements of the School and always involving myself and other key School staff if there were issues to be discussed.

Above all the work was completed to an exceptionally high standard, on time and within the original budget."

Paul Wranek, Deputy Bursar, Ipswich School

THE SUFFOLK ASSOCIATION OF ARCHITECTS CRAFTSMANSHIP AWARD

This is to Certify that the Annual Craftsmanship Award has been made to
Mixbrow Construction
for work done on *New Hacheston Village Hall*
for the period 1st April 2019 to 31st March 2020
awarded by *Paul V. Wranek* on *18th May 2020*

Hacheston Village Hall



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Gunfleet Marine, Colchester



Client quote...

"We contracted with Mixbrow in November 2010 to convert part of a large factory into high end office accommodation, staff welfare facilities and to construct a mezzanine within the factory space. This is the second major project we have worked with Mixbrow on and, again, have found them to be professional and responsive. The project was completed in June 2011 and we are very pleased with the result."
Sally Morton, Director, Oyster Properties Ltd

Client	Mr Richard Matthews Esq
Architects	KLH Architects Ltd
Engineer	MLM
CDM Co-ordinator	Shore Engineering
Contract Sum	£627,000
Programme	19 weeks





Akzo Nobel, Stowmarket



The Church Of Jesus Christ Of The Latter Day Saints, Thetford



- *competitive*
- *reliability & quality*
- *delivery on time & within budget*

1.0 Introduction

In an ever changing market it is reassuring to know that Mixbrow Construction has seen steady growth since its formation in 1973 and still retains the benefits of being a family owned firm. During this time the company has formed close links with a variety of different clients by providing a **competitive price** and a **quality service**.

With our head office located on the Lion Barn Industrial Estate in Needham Market, Mixbrow provides a nationwide service as well as working extensively in East Anglia and surrounding counties. We have developed an approved list of national suppliers and sub-contractors to ensure that we remain competitive wherever we operate.

Our expertise includes all aspects of building, construction and civil engineering works, including commercial, industrial, housing, schools and hospitals. Also long term and responsive maintenance works. Whether new build, refurbishment or major alterations, Mixbrow Construction has continued to establish an unrivalled reputation for **reliability and quality**. Equally important is the ability to deliver **on time** and **within budget**.

We are able to operate by any procurement method, be it negotiated, competitive tender or design and build. This means that we can provide the total package that our clients demand. By being involved at the inception stage of schemes, we can assist with value engineering and stage programming advice.



Edward Le Bas Properties Ltd, Great Blakenham



Fibropower, Eye



Edward Le Bas Properties Ltd, internal

2.0 Services Provided

2.1 Term Maintenance and Responsive Maintenance

Business premises are a costly asset and to retain value many businesses set an annual budget for their regular and emergency maintenance.

It is more cost effective for maintenance to be carried out on a regular basis and Mixbrow Construction currently undertakes both Term Maintenance and Responsive Maintenance works for several “blue chip” clients throughout East Anglia. Our specialist contract teams have the ability to work closely with these clients to deliver an efficient and cost effective service.

Our clients rely on our detailed knowledge of their premises and processes, to plan and complete maintenance works. We can assist in proactive inspections, surveys and reporting, expenditure planning and finance control. If required a full time site presence can be provided. Works can be undertaken by many means, including an “open book”, agreed schedule of rates or a full partnering arrangement.

2.2 Commercial New Build and Refurbishment

We specialise in controlling the work programme to enable prompt use of the office, production or loading areas. This is achieved by providing critical path programming, working 24 hour, 7 day shifts if necessary to keep business interruption and down time to an absolute minimum.

For those new projects where both owner occupiers and new tenants need to be operating and working with a smooth transition, a phased handover can be incorporated into the working programme. While implementing these tight targets, we always remain totally focused on the health and safety of both our own workforce and the employer’s contract staff and employees.

Mixbrow Construction is able to be competitive at local and national levels. With our long serving, dedicated, directly employed management and staff we can deliver every contract to budget, on time and to the highest standard.

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2.3 Industrial New Build & Refurbishment

We have years of experience helping clients in the industrial sector and extensive understanding of the challenges these projects create. We ensure safe and efficient methods, completing projects promptly to allow the client to commence production as soon as possible.

The use of heavy plant and equipment is often required in refurbishment and alteration schemes and our knowledge of work within factories, manufacturing plants and the food and chemical industries can be invaluable to a busy client.

We have a reputation for minimising interference with our client's day-to-day operations. We specialise in controlling the work to enable prompt re-use of the facilities and a level of finish to suit the client's requirements.

2.4 Housing Development & Extensions



We manage our own housing developments and those of other developers and individuals with an excellent understanding of single plots and larger estates. We offer comprehensive assistance to developers at the following stages:

- feasibility
- design
- planning and building regulations
- construction
- marketing and sales

We have completed many "Design and Build" schemes and entered into joint venture agreements.

We have close relationships with Local Development Control and the NHBC and keep updated with developments in technology, legislation and building processes, tailoring our services to the needs of the client. Our NHBC rating is A1. We also undertake extensions for properties from inception to completion.

Client quote...

"Mixbrow Construction planned and constructed our new Waste Transfer Station in a well organised and timely manner which meant no disruption for us whatsoever. The building is of excellent quality and at a reasonable price. Highly recommended – what more can I say?"

Michael Bolton, Chairman, Bolton Brothers Ltd



Private dwelling, Snape



Private dwelling, Mendlesham



Bolton Brothers Ltd, Great Blakenham

2.5 Design & Build

For 40 years we have carried out Design and Build Projects for ourselves, our sister companies and a variety of clients. Our experienced management staff have a professional approach with exceptional "front end" skills and construction knowledge. We manage projects from initial client brief, through to feasibility, value management, engineering and cost planning. Life cycle costing can be managed if required. We consult closely throughout a project. Working within the framework of Design and Build forms of contract, we avoid the excess costs and potential conflicts that are often experienced with traditional procurement processes.

2.6 Plumbing & Heating

Our Gas Safe and Oftec registered Plumbing and Heating Division holds current Water Regulations Certificates. We offer boiler and installation servicing and maintenance, new system design and installation, gas and oil works, unvented hot water systems and Landlord CP12 certificates.

2.7 Civil Engineering

Our success is built on our ability to complete civil engineering works from small items for local industry to major projects for blue-chip national companies. This is due to the quality of our site staff who have years of civil engineering experience and training. Our management team co-ordinates the workload and has the experience to provide the level of service demanded by cost conscious, health and safety minded employers. We take pride in the quality of our finished product.

In today's business environment we need more than just knowledge of traditional work techniques. By total project management we utilise varied methods of work and specialised materials to avoid loss of production for our clients, thus allowing them to fulfil their own business commitments.

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Nautica, Fore Hamlet, Ipswich



Muntions Plc, Stowmarket



Bosch Lawn & Garden Ltd, Stowmarket



3.0 Partnering & Preferred Contractor Schemes

Mixbrow Construction embraces the concept of partnering and preferred contractor schemes and the formation of strategic alliances with clients providing a consistent and cost effective solution to their needs. These can be construction based services or other facility management requirements.

Within a partnering framework we welcome the opportunity of establishing a dedicated management team to design, manage and execute the whole process, liaising closely with our clients throughout. This process includes:

- familiarization of our clients' business needs, including critical areas that need additional consideration
- value engineering to provide cost savings at conception and during the course of the works
- continual improvement to design elements and programming of works
- agreeing and establishing performance objectives
- providing a priority service with enhanced commitment to the client.

We successfully act as a preferred contractor for several of our clients. As such Mixbrow Construction commit to:

- providing a competitive service
- ensuring enhanced response times
- ensuring consistently high quality levels.

A preferred contractor scheme enables the client to rely on us to provide them with consistent, trouble free resources for either capital or maintenance projects or other facility management services.



4.0 Health, Safety & Welfare

In a continuation of our commitment to Health and Safety, we have attained accreditation with both the Contractor's Health and Safety Scheme and Safe Contractor. These achievements follow rigorous auditing of our policies and management systems. Coupled with our own Health and Safety officer, this provides clients with the reassurance that all projects will be managed safely.

Commitment

Mixbrow Construction is committed to providing a working environment that safeguards all employees, clients, members of the public and others that may be affected by our work activities. Our number one priority is to ensure that everybody goes home safely and in good health.

Management Systems

Mixbrow Construction operates a robust Health, Safety and Welfare management system that is integrated into all areas of our business. In addition to ensuring compliance with current legislation, our management system provides us with the tools necessary to enable us to work towards our target of zero accidents.

Occupational Health

We work hard to control work activities with the potential to impact on an individual's health. We adopt working methods that minimise health risks to a level that is as low as possible. Occupational health screening and monitoring is undertaken as required in order to highlight any potential issues before they develop.

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Safety

The development of a positive culture is vital to the successful implementation of the company's health and safety management system. Total commitment is required from all members of the team. This is achieved by:

- Active promotion through effective consultation.
- Continual education and training. This applies equally to everyone, from the board of directors to apprentices.
- Proactive and reactive monitoring of safety performance in order to continually drive down the incidence of unplanned events.

Welfare

The company recognises that suitable site welfare facilities are essential to the wellbeing of site personnel. This in turn, contributes significantly to the successful completion of a project.

- British Red Cross Trained 1st Aiders are present on all of our construction sites.
- A number of our sites are registered with the Considerate Constructors Scheme, confirming our commitment to the provision of a high standard of facilities.

Future Success

High standards in occupational health, safety and welfare are of paramount importance to the company and actively contribute to our future success.



Kennels Farm, Barking, Ipswich
Refurbishment



5.0 Corporate Responsibility

Responsible Approach

Mixbrow Construction is aware of the wider impact of our operations on society. We therefore believe that the future development of the company should only be achieved through a socially responsible approach.

Commitment to Sustainability

The construction, maintenance and use of buildings, impacts substantially on the environmental, economic and social wellbeing of communities.

Mixbrow Construction is committed to conducting business in a professional and ethical manner and as such, has identified the following aims:

Environmental Aims

- The efficient use of materials and resources.
- Utilise materials from local sources, thereby minimising transport requirements.
- Maximise the re-use of materials and the use of recycled materials.
- Minimise the amount of waste produced and further reduce the volume of waste sent to landfill.
- Reduce energy consumption through improved planning and increased efficiency.
- Influence building design where possible in order to enhance sustainability.

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Client quote...

"I am very pleased with this sensitive refurbishment and reconstruction of a cluster of near derelict farm buildings which breathed new life into the complex and saved all the key traditional features."

John Dearlove, The Barrandov Opera

Client	The Barrandov Opera & Berchingas Farmers Partnership
Architects	WPP Architects
Engineer	Richard Jackson Partnership
Contract Sum	£430,000
Programme	16/24 weeks



Photovoltaic installation, Claydon



Economic Aims

- Establish trusting, long term relationships with clients to maximise value, minimise cost and develop mutually beneficial opportunities.
- Encourage and work with our clients to develop a whole-life cost philosophy to construction.
- Provide the highest possible quality of service and deliver sustainable, profitable growth.

Social Aims

- Offer equal opportunities to all.
- Maintain a culture of mutual respect and understanding.
- Provide training and develop our employees to enable them to achieve their personal goals and fulfil the future needs of the company.
- Make the health, safety and welfare of our employees and others affected by our operations, our top priority. Provide the necessary resources to ensure that this aim is achieved.
- Be a good neighbour and support local communities

Building for the Future

- Co-operation between all stakeholders within the construction industry is essential to the future wellbeing of our built environment.

Client quote...

"If we had to do the project again we would have no hesitation in awarding the contract to Mixbrow Construction."

*G D Woodard, Chairman, New Hacheston
Village Hall Steering Group*

Hacheston Village Hall



Hacheston Village Hall, internal



6.0 Completed Projects

Mixbrow Construction has been privileged to work on many prestigious projects over the years. In May 2009 when they were presented with a Craftsmanship Award from the Suffolk Association of Architects for the construction of a new village hall in Hacheston, Suffolk.

The company is extremely grateful for this recognition and we continue with the same ethos on all of our projects.

New Village Hall, Hacheston

A new village hall constructed under a Design and Build contract. The building is timber framed and clad, achieving a high insulation value. The roof is of engineered timber construction, finished in clay tiles.

Client:	Hacheston New Village Hall Steering Group
Architects:	Poole & Pattle Architects
Engineer:	Adam Power Associates
Contract Sum:	£430,000
Programme:	30 weeks

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Baylham Care Centre

Procured as a design and build project, Baylham Care Centre is a purpose built, 55 bedroomed private care home.

Built to a very high standard and incorporating a number of specialist installations, Baylham Care Centre meets the specific needs of residents and staff while creating an attractive and calming environment.

Utilising both traditional and modern materials and construction techniques, the building's environmental performance significantly exceeds current standards.

Client:	Baylham Care Centre
Architects:	KLH Architects Ltd
Engineer:	JMS Consulting Engineers Ltd
Contract Sum:	£2.5m
Programme:	55 weeks

New Chandlery & Office Building - Fox's Marina, Ipswich

A large project for Fox's Marina in Ipswich. This long established business needed a new chandlery and also further offices for rent. The chandlery is of steel frame construction with a profiled steel sheet roof and eternit cladding. The offices are similarly clad, but over traditional cavity walls and a timber roof with artificial riven slate. All foundations were stone piled.

Client:	Oyster Properties Ltd and R B Matthews Esq.
Architects:	KLH Architects Ltd
Engineer:	MLM
Contract Sum:	£1.37m
Programme:	45 weeks



Fox's Marina, Wherstead, Ipswich



Client quote...

"This was the first project we have worked on with Mixbrow and found them to be responsive and professional. We would certainly work with Mixbrow again on any future projects."
Sally Morton, Director, Oyster Properties Ltd.

Baylham Care Centre



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Client quote...

*Mixbrow have been excellent and highly professional throughout what has been a very special project.
If you are looking for a personal service from a dedicated team, then Mixbrow will be hard to beat.*

Adrian Fairburn, Director, Baylham Care Centre

Ellenbrook Road, Ipswich



Old Newton, Suffolk



Sharnford Meadows,
Barham



Creeping Road, Stowmarket



Client quote...

"The close working relationship between ourselves and Mixbrow Construction has constantly proved invaluable in the development of our homes – not only finishing on or ahead of programme, but built to our high standards and within budget. Their attention to detail is consistently recognised by our prospective buyers."

David Bumstead, Director, Maitland Homes

Other Projects...

Various Housing Developments & Projects

Clients:	Maitland Homes & Lion Barn Investments
Architects:	Various East Anglian based Architects
Engineer:	Various Engineers
Contract Sum:	Ranging from £100,000 to £1.5 million

Alterations, Refurbishment, Re-roofing & Cladding

Client:	Crane Ltd - Hitchin, Hertfordshire
Architects:	None
Engineer:	None
Contract Sum:	£827,000
Programme:	29 weeks

Motor Showroom Alterations & Extension

Client:	Cox of Ipswich
Architects:	Patrick Allen Ltd
Engineer:	AKT Consulting Engineers Ltd
Contract Sum:	£100,000
Programme:	12 weeks

7.0 Company Details

Name:	Mixbrow Limited
Registered Office:	Unit 1 Plot 8, Maitland Road, Lion Barn Industrial Estate, Needham Market, Suffolk, IP6 8NZ Tel: (01449) 721233 Fax: (01449) 720262 E-mail: info@mixbrow.co.uk Web : www.mixbrow.co.uk
Satellite Office:	Mixbrow Construction, c/o PPG Industries (UK) Ltd Building 12, Needham Road, Stowmarket, Suffolk, IP14 2AD
Registration Number	1136114
Bankers:	Lloyds Banking Group
V.A.T Number:	282 7605 41
Auditors:	PKF (UK) LLP, 16 The Havens, Ransomes Europark, Ipswich, Suffolk, IP3 9SJ
Insurance Brokers:	Morgan Law, Hyde Park House, Crown Street, Ipswich, IP1 3BJ

Mixbrow Ltd trading as Mixbrow Construction



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8.0 Memberships & Accreditations



NHBC, the National House-Building Council, is the standard setting body and leading warranty and insurance provider for new and newly converted homes in the UK. Registration with NHBC proves Mixbrow Construction's commitment to working to the highest standards and providing our domestic housing clients with a home they can be proud of. All of our homes are backed by the NHBC's Buildmark warranty scheme.



Working well together is an industry-wide construction health and safety campaign developed by the HSE's Construction Industry Advisory Committee (CONIAC). The aim of the campaign is to raise awareness of health and safety issues and reduce the unacceptable level of accidents and fatalities within the construction industry. Mixbrow Construction are proud to pledge their support to this very worthwhile initiative.



Constructionline is the Government's national register for contractors, consultants and suppliers. Constructionline provide a pre-qualification tool for use in the assessment of a company's financial standing, technical references, equality policy, environmental standards and health and safety competence.



Accreditation under the Contractor Health and Safety Scheme (CHAS) and SAFEcontractor enables Mixbrow Construction to prove their commitment to providing high standards of Health and Safety Management. Prospective clients can be confident in our ability to successfully manage residual construction hazards. Association with these nationally recognised schemes is a sign of competence and compliance with fundamental Health and Safety legislation.



The correct ethical values are crucial to the success of any business and the importance of a good reputation can not be over emphasised. Membership of the National Federation of Builders signifies Mixbrow Construction's commitment to very high standards of quality and integrity, enabling current and prospective clients to be confident in our abilities.



The fbe is a leading multi-discipline networking organisation for the property, development and construction industries. The fbe connects professionals from the built environment to help them build contacts and develop effective relationships.



We are active members of the Suffolk Chamber of Commerce, regularly attending local and regional events involving affiliated organisations and panels.

"I would like to add my thanks for the completion of the project in a very professional and safe manner. Brian has informed me of the quality and high standard of the workmanship as well as the professional way the job was carried out."

Terry Henshall, Area Location Manager, BT Wholesale

"All of your employees have acted professionally, worked hard, kept good time and shown respect for our privacy whilst completing the project. Thank you again to all at Mixbrow for the wonderful building that you left behind."

Mr & Mrs Bottomley, Bures

I was most impressed by the thoroughly professional way all of your team carried out this contract. I am always happy when your company wins a tender because I have total confidence in the standard of workmanship that will be provided.

Don Flett, Architect, Don Flett Associates
re: All Saints Church, Horseheath, Cambridge

"The roof upgrade for Bays F & G has been completed 1 week ahead of schedule despite delays caused by severe weather conditions during the winter months. This new roof has incorporated some of the latest construction advances in insulation and has already made a noticeable improvement to the IMP heating."

Pedro Perez, Engineering Manager, PPG Industries (UK) Ltd

I wish to place on record our total satisfaction with the work carried out by Mixbrow Construction. From the initial inspection through to the completion of every aspect of the contract, they could not be faulted and we have no hesitation in recommending them.

Mr & Mrs Wootton, Great Blakenham

"Thank you to all the Mixbrow team for all the work and professionalism that went into building our new home; we are delighted with the final results. The house was certainly a 'one off' to build but every detail was attended to and all our queries and requests were dealt with cheerfully and we were left feeling that nothing was too much trouble."

Mr & Mrs Clark, Aldeburgh



Private dwelling, Aldeburgh

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Mixbrow
 **Construction**

Just a few of our clients...

- *competitive*
- *reliable*
- *efficient*
- *professional*
- *approachable*
- *flexible*
- *responsive*

*2 Sisters Food Group • 3663 First for Foodservice • 4Delivery Limited
Akzo Nobel • Alstons Ltd • Anglia Crown Ltd • Aspall Cyder Ltd
Baylham Care Centre • Berchingas Farmers Partnership
British Telecommunications PLC
Bolton Brothers • Bosch Lawn & Garden
Carillion Planned Maintenance • Celotex Ltd
Claydon High School • Costain Group Plc • Cox Motors • Deben Homes Ltd
Edward Le Bas Properties Ltd • ESP Ltd
Eastracker Developments • Felixstowe Dock & Railway Co
Great Blakenham Parish Rooms
Hacheston New Village Hall Steering Group
Havebury Housing Partnership • Indulgence Patisserie Ltd
Ipswich Hospital NHS Trust • Ipswich School
John Davidson (Pipes) Ltd • Johnson Matthey PLC
Lion Barn Investments Ltd
Maitland Homes Ltd • Monteray Ltd • Mulbarton Parish Council
Muntons PLC • National Express PLC • Norbert Dentressangle
Oyster Properties Ltd • PPG Industries (UK) Ltd
Sackers Recycling • Securicor Omega Container Logistics
Suffolk Deaf Association • Suffolk Heritage Housing Association
Suffolk New College • The Barrandov Opera
The Church of Jesus Christ of Latter Day Saints
The Leiston Surgery • The Needham Group Ltd • The RAW Group
Vopak Terminal Ipswich Ltd • Wilkin and Sons Ltd
Winters Electrical Services Ltd*



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