

Another excellent year

Thank you to our clients and staff

I am delighted to report another successful year for Austin. Our strategy of providing design and construction services for a wide range of industries, together with the development of complex and challenging facilities for quality clients, continues to be right.

The success of Austin over the past 70 years is down to our dedicated team of professionals. Their hard work and resourcefulness has led to outstandingly high levels of client satisfaction, much repeat business and strong references.

Due to our successful growth and confidence in the future we have expanded our offices. As a result we are in a strong position to undertake additional work and welcome your enquiries.

Our financial position has been strengthened over the years and the outlook for next year is extremely promising.

We aim to maintain our services by continuing to offer excellent value in all our operations.

If we can help you with any of your facility needs and challenges please let me know.



Prakash Davda, Managing Director

70 years of
performance
in the UK



See page 2 for full story

Austin wins Syngenta projects

Team synergy and ability win through!



Syngenta has commissioned Austin to provide preliminary and detail design and construction services for their Site Compression projects.

The **first** project involves part refurbishment and part new build of biology research laboratories, greenhouses and controlled environment rooms.

The **second** project involves modifications to the existing chemistry, formulations and analytical laboratories with offices spaces.

Austin has completed the preliminary design and is now progressing with detail design and procurement. Site construction works commenced in August and completion is programmed in a phased format from December 2008 through to late 2009.

This is the latest in a number of major design and construct projects which Austin has completed for Syngenta since 1986.

Austin's knowledge of the site and its history of successful Syngenta projects at the Jealott's Hill Campus was instrumental in their selection to undertake this important project.

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HRH The Princess Royal inaugurates Brixham Environmental Laboratory expansion



As part of AstraZeneca's Alliance team Austin participated in the realisation of the replacement of their existing Brixham Environmental Laboratory in Devon.

The challenge was to develop a design for 2,280m² building which addresses the extremely constrained site adjacent to the cliff face, the unique position facing the sea and the planning and conservation areas are requirements of the high visibility site.

AstraZeneca's Brixham Environmental Laboratory provides a multi-disciplinary service to AstraZeneca and other pharmaceutical and chemical industries for the investigation and resolution of environmental issues and regulatory testing. Experienced laboratory teams investigate whether pharmaceuticals, other everyday products and wastes remain in the environment and what effects may be in air, water and soil environments.

The laboratory has become a leading industrial environmental science facility with a world wide reputation. [See picture on front page.](#)

The future's green with Austin

We have recently introduced a building performance group to develop our sustainability knowledge and skills.

Assessing the design at an early stage for compliance with Part L (or Part F for those North of the border) is a key activity for us. This is done using in-house IES thermal modelling software which incorporates an accredited Part L2 compliance package.

Additionally, we are working to incorporate sustainable initiatives into the design and trying to identify the challenges for delivering low impact buildings.

In UK industry it appears that energy efficiency and Pharmaceutical/Research facilities have gone together as well as oil and water.

This long-held view is about to change. Austin has increasingly regarded climate change as a major opportunity. For Austin's design team, implementing Energy Efficient technologies is now an economic and environmental imperative.

Under the new Management Team, Austin has been committed to continuing professional development, raising standards across the sector and looking for better ways of working towards sustainable and energy efficient solutions for its current and future clients.

We are undertaking a cutting edge accreditation scheme for the provision of Energy Performance Certificates (EPCs) required under The European Energy Performance of Buildings Directive.

Austin is ahead of the game!

Major upgrade for sanofi~aventis Laboratory meets expectations



After a concept study and engineering phase, construction work commenced in January to reconfigure and upgrade sanofi~aventis's research centre which currently performs a wide range of pre-clinical development activities.

The project involves the refurbishment of around 4,175m² of laboratories, write-up areas and associated facilities.

All work was carried out in a phased manner on the ground floor with some first floor plant rearrangement.

The project also includes the refurbishment of a central corridor which will serve the new laboratories.

And the work doesn't stop there!

It also includes the construction of two external wing corridors of approximately 515m² complete with meeting rooms and break-out areas.

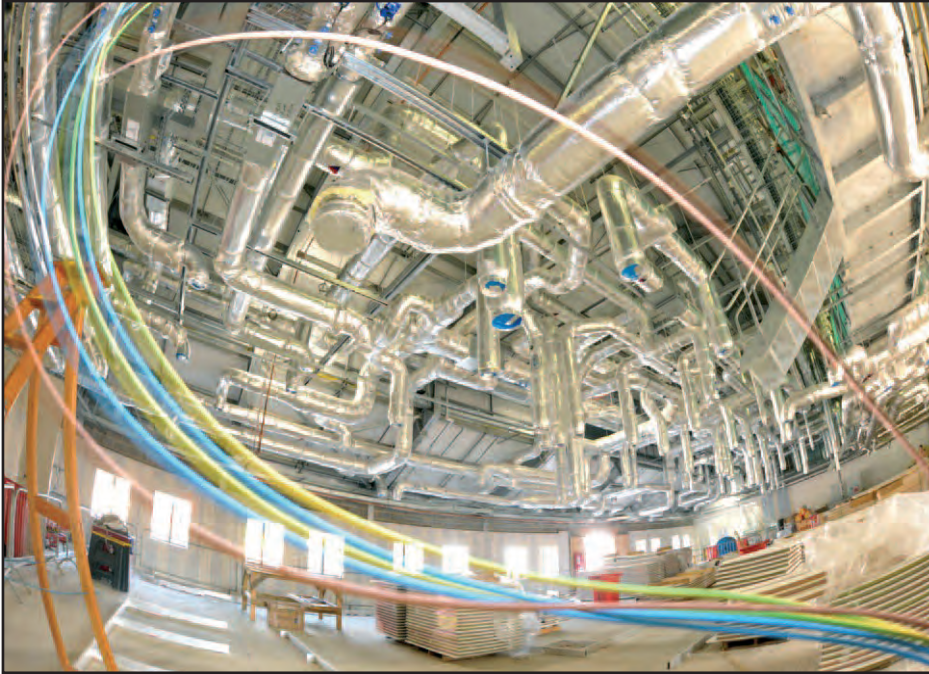
The site work has presented many challenges including:

- Very tight physical constraints;
- Necessary changes to the scope;
- The need to keep operations underway, and;
- The requirement to undertake validation with a multi-phased construction process.

In spite of these challenges the results will match the project requirements for cost, time and quality.

CR-UK Biotherapeutics Laboratory nears completion

Right on schedule the design and construction of the new 2,000m² Biotherapeutics laboratory facility in South Mimms, Hertfordshire is entering the validation phase.



The building contains GMP production and support, final fill process, assay development, QC laboratories, stores, utilities and offices.

After a three month detailed design period, Austin started work on site and following a detailed project strategy programme was able to select subcontractors on a phased basis.

This was to ensure that the services were introduced on site exactly when required.

The subcontractors were selected on a competitive basis having undergone the all important standard Austin quality assessment.

The building is now enclosed and the air leakage test has achieved 3.3m³/hour/m²@50pa which is well below the required 10 - an example of best practice.

The SBEM calculation has been submitted to and accepted by the Building Control Body. The carbon emission calculated is well within

bounds and this will be an energy efficient building.

With completion within the planned 14 months and having undertaken the work within budget, Austin is now undertaking the qualification and validation of the facility.

Austin has performed design, detailed engineering, management and construction satisfactorily with excellent support and co-operation from the CR-UK representatives.



Austin is sponsoring the CR-UK women's netball team; we are hopeful that these fine ladies will be ready for the London 2012 Olympics!

Other news

Skills Pledge

Austin has been committed to training over many years and more so over the last three years due to industry-wide skills shortage.

Austin has taken on four young trainees and is supporting them through 3 to 4 years' studies towards Diploma/Honours degree courses. Austin is also sponsoring an additional student at University in specific post graduate studies.

This commitment has been acknowledged by John Denham, Secretary of State, Department for Innovation, Universities and Skills.

Site Waste Management

Site Waste Management Plans regulations were introduced into the UK legal framework on 6 April 2008.

It imposes regulatory controls for site waste on construction projects. The regulations form part of the suite of environmental regulations enabled under the Environmental protection Act.

Austin have developed in-house procedures to deal with the fundamentals of waste control on site and their aim is to map out the company's philosophy for the reduction and reuse of waste material to aid the preservation of the environment.

Through the Site Waste Management Planning procedure, targets in waste reduction are set and the appropriate mechanism are employed during Design, Procurement and Construction activities to ensure the targets are met.

Environmental Management

To ensure that the design and construction methods employed are sympathetic with current developments towards creating better buildings, Austin has launched its very own Environmental Management Procedures.

Wherever possible environmental friendly materials and methods are used to comply with our Environmental Management Procedures.

Put your hands together please for new lecture centre



A warm round of applause from visitors to the new lecture centre at AstraZeneca Alderley Park, Cheshire will be fully justified following a complete fit out by Austin.

Visitors will benefit from a highly memorable and measurably different experience, both functionally and aesthetically. And ample capacity allows the users to engage in large or small conference groups.

Additional facilities include a series of presentation and meeting rooms assembled around an entrance area and breakout space, all supported by a servery, toilet accommodation and plant rooms.

As a finishing touch, a dramatic concourse overlooks the main piazza in front of the recently completed RA building.

Austin was engaged as a fit-out design contractor as part of an alliance partner appointment. Austin helped with the design and construction of the high quality and high performance facility.

Future flexibility & Pod Rooms feature in new Research & Development Labs

A new project for AstraZeneca is a 12,000 m² facility providing four floors of research laboratories and associated office space.

Each floor operates independently via a plant room on each floor. Both the laboratories and office have prefabricated service supply modules.

Prefabricated pod meeting rooms which are fully demountable for easy relocation are a feature of each open plan office.

A “no ceilings” philosophy has been adopted to allow easy access to services for maintenance and future flexibility.

Austin has been engaged as an AstraZeneca Alliance partner to provide design and construction of the interior and fit out of the entire facility.



Celebrating 70 years of performance in the UK

Austin was born in the UK in August 1938 from its parent company in the US, when it was asked to design and construct a facility in the North East for Smiths Delivery Vehicles.

After the war, The Austin Company, in Cleveland, Ohio was intent on expanding its operation overseas, particularly to serve its customers who were investing in international projects. Household names included Black & Decker and Rank Xerox who commissioned the largest clean room facility in Europe at the time.

In the early 70's, a number of US banks such as Wells Fargo, Bank of Dallas and the Bank of Boston relied on Austin to provide quality premises in London. Many interior refurbishment projects followed for a diverse range of customers. In the late 70's and early 80's, Austin was able to expand its services with the completion of major projects for Wellcome and Avon

Cosmetics. These were the launch pad projects for Austin to make inroads into the pharmaceutical industry, a position it holds today having worked with clients such as AstraZeneca, Glaxo, Pfizer, 3M and many more.

Austin's ability to design and construct complex and demanding facilities has been the hallmark of the company in the construction industry, through the last two decades.

Apart from being far more knowledgeable, client needs are more diversified than ever before and government demands are extremely stringent. No one can forecast what the next 70 years will bring but we will continue to improve and develop our services.

This investment will ensure that we rise to these challenges and become the industry's first choice.

News in Brief from Austin

What else has been happening?

Medical Research Council

Austin continues to support the Medical Research Council with Structural, Civil and Public Health engineering design on several projects around the country.

Health Protection Agency

Austin is undertaking several design projects for the Health Protection Agency at their Colindale site. Some projects are being supported with project management and site inspection.

Health & Safety - watch this space!

Building on their two prestigious awards from the Building Health and Safety Awards in 2006, DBP, the design best practice alliance of which Austin is a major partner, has been shortlisted for the 2008 IOSH awards.

The submissions have been shortlisted for two categories; Construction and Innovation.

Austin represented the DBP at the award ceremony held at the Park Road Hilton London.

Building Regulations Part L

The introduction of the new Building Regulations (2006), in particular the new Part L documents covering the Conservation of Fuel and Power, has fundamentally changed the way projects are designed and constructed.

They demand a more holistic solution requiring close coordination and cooperation between all members of the design team, and just as importantly the Client.

This requires the team to clearly understand what the project implications are.

In many cases this includes the need to help Clients to make informed decisions when the project scope and costs are being defined.

The regulations necessitate an early assessment of the buildings potential performance. This is to allow a clear strategy for minimising energy consumption and define which is the most effective, practical and affordable fuel for the project under consideration.

It is important to recognise that the implementation of these strategies may result in additional design fees and/or higher capital project costs. However, potential long term benefits for both the environment and the Client do exist and these should not be ignored.

We have developed a manual to comply efficiently with the requirements. Should you need additional information on this aspect please call us.



Being an Austin engineer

Variety is the spice of life

My name is Paul, I am married with three teenage children and have worked with Austin for 15 years.

Living locally to our office in Rickmansworth I like to cycle to work whenever possible using cycle routes and bridle paths – not a bad way to start the working day!



As Lead Designer I encompass a broad and varied spectrum of activities and opportunities. On one day I may be supporting our business development team in winning new projects, or on another working closely with clients to cultivate design briefs.

All projects differ and have varying demands in terms of programmes, energy availability, resources and consumption, budgets, environmental philosophy, local authority requirements and many more.

I am also part of a team aiming to establish ourselves as part of the Low Carbon Consultants Group and act as accredited Energy Performance Assessors able to issue Building Energy Performance Certificates (EPC's) and Displayed Energy Certificates (DEC's).

My mentoring of graduate/junior engineers allows me to pass on my many years of knowledge and experience to enhance the ability of these engineers - this is a rewarding aspect of the job and one I enjoy.

Curtain up on site!

As part of the European Campaign on Risk Assessment Week Austin has developed an innovative way of communicating the importance of properly considered Construction Risk Assessments to the construction workforce.

Austin has devised and written a Morality play which will be acted out on site. The cast will be drawn from site construction staff; the contractor audience will be taken through a story showing the cause and effect of an inadequate risk assessment and the issues that should have been addressed.

From the construction site, to the golf course, to the court room, the 40 minute one act play is designed to engage the audience using humour, pathos and fact.

By performing on site with site operatives it is intended to use real context to communicate real issues.