



Ian Bownes, Managing Director

Time flies when you are busy. Since our last newsletter, as we look forward to summer (hopefully a decent one weatherwise), we have handed over projects for Clients at Coburg Street in Edinburgh, Loch Awe in Argyll, and a number of extensions have been completed by our Specialist Works Team. We have also continued to achieve significant milestones on our ongoing projects, including Port of Leith Distillery in Edinburgh; Maturation Warehousing in Bathgate; Residential Development in Canaan Lane Edinburgh and Belhaven Brewery in Dunbar; some of which are featured in this newsletter.

We are also delighted to report on recent new project awards including temporary infrastructure works for the Lion King Show due to start at the Playhouse Theatre in Edinburgh (which follows on from the successful delivery of the scene dock project); Maturation Warehousing in Glenrothes and a Steading restoration/refurbishment in Dalmeny, which started this month.

I would also like to acknowledge and thank our teams for all achieving nearly 800 days of working without a RIDDOR accident or incident, and for their efforts in continuing to deliver high quality work, in what continues to be a more challenging economic time in the Construction Industry.

Our forward order book continues to be strong, as we support Clients managing their own investment programme, navigating challenging inflationary pressures. We are always happy to receive enquiries from new or existing Clients, no matter what stage their project may be at - please don't hesitate to get in touch if we can be of assistance.

We have made further investment in our Team through training and by welcoming new members and some of our existing team celebrated a number of exciting milestones (remembering it's just a number), which I hope you enjoy reading about in this newsletter.

Ian Bownes  
Managing Director

## The House at Loch Awe



The main works have now finished on a new-build country house on a site overlooking Loch Awe, in Argyll. The house is inspired by Scottish country residences of the past, drawing influences from brochs and tower houses, baronial piles, and Rennie Mackintosh – there is even the influence of a local malting works.

This truly unique seven-bedroomed family home, designed by Denizen Works Ltd in London, is the largest example of the glass render done so far in

the UK. High end interior finishes complement the imposing exterior, with SonaSpray acoustic ceilings, herringbone flooring throughout the ground floor and crushed glass concrete floors on the upper floor, shadowing detail around doorways and skirtings, copper bathrooms and sinks, and a library finished with some of the finest examples of our joiners' work.



Andy Raeburn and his team did a great job, working with new and innovative products, in a remote location, delivering a fantastic building to be proud of, in a stunning part of Scotland.

### Belhaven Brewery

Following on from a successful project to update the Monk's Retreat at Belhaven, near Dunbar in East Lothian. Work is now starting on the new water treatment building and the new keg racker in the keggling building on the Belhaven site. This major investment by the Client will see us working in multiple areas of the Brewery, with the works scheduled to last circa 12 months in total.



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### Easter Dalmeny

Work starts this month on a steading project at Easter Dalmeny. This project will see the refurbishment of a traditionally constructed steading into multiple offices with associated meeting rooms and reception area for Roseberry Estates. Located on Dalmeny Estate, to the western edge of Edinburgh, this project is bound by the banks of the River Forth. The project is due for completion in 9 months.



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### Lind & Lime Distillery

The Leith Export Co picked up the keys to their Lind & Lime Distillery in Coburg Street, Edinburgh earlier in the month. The works carried out by Colorado Construction will enable them to increase production and, from mid-May, welcome visitors back for tastings & tours – and of course to purchase their popular and delicious Lind and Lime Gin! We wish all the very best with this exiting expansion of their operation, as they seek to keep up with demand.



### Lion King, Edinburgh Playhouse

We were delighted to continue our relationship with Edinburgh Playhouse, this time constructing a staircase to enable the characters from the Lion King to walk from the scene dock, which we constructed over the winter, down into the audience and then to access the stage at the beginning of the show (if you've seen the show, then you know).

The project is obviously time critical, with rehearsal dates set for this prestigious show.

An interesting design feature is the setting of the staircase tread width to suit the elaborate stage costumes of the characters. All is going well, with cladding works now ongoing.



### InchDairnie Extension

Works have begun on Bond Warehouses 13 & 14 and a Finishing Warehouse for InchDairnie Distillery. Our relationship there began in 2014 when we created a new state of the art distillery, together with all the supporting maturation facilities and civils infrastructure on a 7-hectare brown field site near Kinglassie in Fife. The new works build on the success of the existing facility, allowing them to increase production and to enable investors to visit the Distillery, entertain and check on the all-important whisky casks.



**Canaan Lane**

Works are progressing well at Canaan Lane in Edinburgh's Morningside. The main structure is now complete and the team are commencing the fit-out stage. Of the 10 luxury apartments being constructed, 6 of them have already been sold 'off plan'.

**Port of Leith Distillery**

At Port of Leith Distillery, the world's first vertical distillery, the addition of exterior cladding means that the architect's vision is truly coming to life. Constructed over 9 floors, the distillery is on the water's edge, next to The Royal Yacht Britannia - it already feels iconic.

**Renewed Sponsorship Deal**

Following on from our successful sponsorship of Team GB Canoeist Eilidh Gibson, we have branched out into the world of karting and are pleased to announce our continued sponsorship of Angus Scrivener. Following a year of ups and downs, he finished the UKC championship in 17<sup>th</sup> place out of 60 entrants in his class – a great result for his 1<sup>st</sup> season. Going forward, we look forward to following Angus's progress as he goes for the Motorsport UK British Championship.

**Community Support****Annette Street Primary School**

When Annette Street Primary School in Govan, Glasgow, were looking for help to improve the playground, we were delighted to offer our support.

With a roll call of 184 pupils speaking a mixture of 12 languages, this multi-cultural school faces many challenges and we look forward to supporting them further down the line.

**Action for Children**

Continuing our long standing relationship with Action for Children, we recently welcomed another young person to the Business, on our site at Port of Leith Distillery. They gained experience in life on site, supporting the team with safety and housekeeping duties. We wish them well as they start the next stage of their journey in the world of Construction.

We are also currently in discussions with other young people to give them experience in the Construction business.

## Green Distilleries Project

Working in partnership with Leeds University and Clean Burner Systems, we were successful in winning a UK Government Department for Business, Energy and Industrial Strategy [BEIS] competition to receive a research and development grant. Further information can be found here:

<https://www.gov.uk/government/news/funding-helps-uk-distilleries-fuel-a-greener-future>

The main aims for the project will see Colorado Construction, in conjunction with the University of Leeds and Clean Burner Systems, develop a biofuel gasification system that can help transition distillery operations towards carbon neutrality. The gasification system will enable distilleries to retrofit boilers with the means to gasify low-cost biofuels to replace their current legacy fuels. The gasifiers will be connected to the existing steam boilers.



We are aiming to prove efficacy and practicality of the manufactured gasifiers in distillery conditions in a test rig at the Livingston Centre for Industrial Decarbonisation (LCID). The LCID will be based at Colorado Construction's offices and will be opened to the public once fully set up.



The benefits will include:

- 100% distillery power production decarbonisation, using hydrogen & biofuels
- Use of distillery waste and locally sourced biofuels from as early as 2023.
- Sheltering Distilleries from increasing energy costs by utilising biofuels.

Work has commenced on the new building to house the test facility at our headquarters in Livingston. The construction of the main structure is complete, and we are moving on to fit-out stage.



We intend to roll out the technology to distilleries from 2023, with demonstrations, seminars etc. to be scheduled in beforehand.

Ian Bownes explains the benefits of the green distilleries project here: <https://youtu.be/2NZiO5jCELo>

If this project is of interest to you in any way, please feel free to contact us at [info@colorado-group.com](mailto:info@colorado-group.com)

**Colorado Team News**

It's good news all round in the Colorado Construction family – we have had two engagements within the Commercial Team (congratulations to David & Brooke and Nick & Adele) and a new baby for Joiner, Mason Jordan and his partner Olivia; all are doing well.

We have had some milestone birthdays too with James Archibald turning 50 and Ian Bownes and Alison Drain both turning 60.

**Welcome!**

Welcome to Aybars (right) and Callum who join us earlier this year in the joinery team. Our bespoke joinery workshop has been used to create shutters for the Palace of Holyroodhouse, bespoke fittings for the private house at Loch Awe and the team are currently working on shops at Paisley High Street. With a varied workload, we're sure that Aybars and Callum will learn a lot from the team!



Jim Sullivan has joined our Specialist Works Team, working on various projects, supporting the existing team at Donaldson Trust. Jim has a wealth of experience in the Industry and we look forward to him using his long list of contacts to assist with growing our Client base, as well as our supply chain options.

Lily Bownes has also joined the Specialist Works team, primarily assisting with the admin and organisation within the team, pictured here with our office dog Tiel. We are sure that Lily will bring real added value to our busy team.

