



An Introduction to  
Neilcott Construction Ltd

# Neilcott is...

## Independent

Directors are actively involved in every project - our approach is bespoke to your needs, adding value to achieve first class delivery and high levels of customer satisfaction

## Flexible

An independent regional main contractor, we undertake a wide variety of construction work, with contract values ranging from £1k special works through to major projects up to £30m

## Collaborative

A “one stop” delivery partner - our clients can rely on consistently high standards of technical expertise, professionalism and rigour, regardless of project size

## Reliable

A financially stable delivery partner, Neilcott has no debt, an annual turnover of £140m and a 3A Dun & Bradstreet credit rating - offering peace of mind

## Committed

As an Employee Ownership Trust, our 173 employees drive consistently high standards and are fully-committed to success on every project



A fantastic scheme, working collaboratively has achieved a very successful project delivery, and welcomed outcome.



**Matthew Bigley, Associate Director of Capital Development - King George Hospital Theatres**

# Where we operate

Neilcott is a regional contractor, operating in all London Boroughs and the South of England. Our Orpington head office is supported by a central London fit out office and two regional offices. Our Winchester office serves the company's growing list of clients along the South coast and Thames corridor and Hemel Hempstead caters to the Hertfordshire, Bedfordshire and Buckinghamshire areas.



## Neilcott Head Office

Excel House, Cray Avenue  
Orpington, Kent BR5 3ST

## Winchester Regional Office

Unit 5 Moorside Place, Moorside  
Road Winchester SO23 7FX

## Hemel Hempstead Regional Office

Kylna Business Centre, Wood Lane End,  
Hemel Hempstead HP2 4BF

## London Fit Out Office

9 Appold St, London, EC2A 2AP



# What we do

## Design & Build

Whether single stage or two stage design and build procurement, we work together to develop and deliver the 'best buildable solution'

## Traditional

We ensure the Employer's Requirements are fully delivered with a consistently high standard of finished quality.

## Special Works

We bring the skills and abilities of a larger contractor economically to smaller scale projects.

## Modern Methods of Construction

We use off-site / near site pre-manufacturing options and site-based process improvements to deliver efficiencies e.g. CLT, SFS

## Refurbishment

We minimise disruption through meticulous planning and stringent health and safety management



# Simple Framework Procurement

Our preferred route is to collaboratively negotiate contract sums for projects with clients that we have an established relationship with, either on a 1:1 basis or from a 2-stage tender. These procurement routes take priority as they offer the best chance of success, with a 96% conversion rate. We do also tender for new work on a single stage basis, although this is generally for repeat clients. We are happy to work on a traditional or design & build contracts.

We participate on frameworks to enable simple fast-track procurement with robust due diligence, allowing clients to place orders swiftly via mini-competition or direct award with complete peace of mind. Our collaborative ethos is ideally suited to framework alliances, demonstrating solutions-oriented partnership working and evidencing social value delivered through each contract to benefit the local communities in which we work.

CONTACT US



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Frameworks & Values



**Refit & Refurb: Value £1m - £15m**  
**Medium Works: Value up to £5m (reserve)**  
**Decarbonisation: Value £1m - £5m**



**Lot 27: Value £1m - £5m**  
**Lot 28: Value £5m - £15m**



**PB3: Value up to £14m**  
**H2: Value: up to £10m**



**Residential: Value up to £30m**



**Framework: Value £1m-£5m**  
**DPS: Value up to £500k**



**DPS: Value £1.5m - £4.5m**

# Sectors



Education



Healthcare



Residential



Community & Leisure



Heritage



Commercial



Fit Out





SECTORS

# Education



We are a seamless 'one stop' delivery partner for all education construction. Our track record includes successful design and construction of landmark university facilities and complete new-build schools, right through to high-quality extensions and refurbishment of the existing estate (however modest). We create spaces that inspire learning and understand how good design, innovation and high-quality construction can positively influence learning outcomes and the student experience, enabling effective teaching and value-for-money operations and facilities management.



Secondary

Higher Education

Early Years

Further Education

Independent

Specialist

Primary

# Brighton Girls' School

*Remodelling & refurbishment works to provide upgraded teaching & admin facilities within a historic campus*

## Client

Girls' Day School Trust

## Location

Brighton

## Contract Duration

Montpelier: 21 weeks, Vicarage: 51 weeks, Temple: 45 weeks

## Value

Montpelier: £849k, Vicarage: £2m, Temple: £3.9m

## Form of contract

JCT Design and Build

- Phased works
- Historic live campus
- Refurbishment
- Dedicated sixth form

This ambitious development required working across several listed buildings within this historic campus. Works were divided into phases to minimise impact on daily school life and allow a managed decant process.

**Phase 1 - Montpelier & Admin Buildings:** Refurbishment works including new steelwork, internal partitions, ceilings, and new M&E.

**Phase 2 - The Vicarage Building:** The internal configuration of the ground floor, mezzanine, first and second floors. Works included removing modern interventions to restore classrooms and staff offices to their original height and character. Suitable acoustic treatment will help intelligibility and noise build-up to create comfortable, functional teaching spaces.

**Phase 3 - The Temple Building:** Internal configuration of the basement, ground floor, first and second floors. The ground and first floor provides a coffee-shop-style space, main entrance and reception, and a library/study/presentation room. The basement has become a music centre, including music classrooms, practice rooms, a flexible performance space and specialist music storage, and up on the second floor is a new sixth form space.



# Brampton Manor Academy

*Expanding pupil places & teaching facilities with 3 new buildings within a complex live school site*

## Client

London Borough of Newham

## Location

Newham

## Completion

January 2021

## Value

£21.6m

## Form of contract

JCT Design and Build

- Occupied school site
- Complex logistics arrangements
- Extensive stakeholder engagement
- BIM

The Brampton Manor expansion project involves 3 new buildings within the current site located next to existing sports hall and 6th Form buildings:

- **Year 7 Building** for 420 students includes all of the class based teaching & dining functions for year 7. This eases transition to secondary school, minimises congestion in the existing building & creates mentoring opportunities with older students in the adjacent 6th Form Centre.
- **5 Court Sports Hall** Building increases all-weather & internal sport provision and includes a 5-court sports hall, adjacent to a 1-court sized fitness room (with fitness studio above), changing rooms and ancillary accommodation.
- **6th Form Dining Hall** As dining expansion is not possible within the main school, this new two-storey extension to the 6th Form creates a dedicated dining hall & kitchen for the 6th form students



# UEL - Docklands Summer Works

*Refurbishment, Fit Out and External Landscaping of a Live University Campus*

## Client

University of East London

## Location

Docklands

## Completion

February 2024

## Value

£2.4m

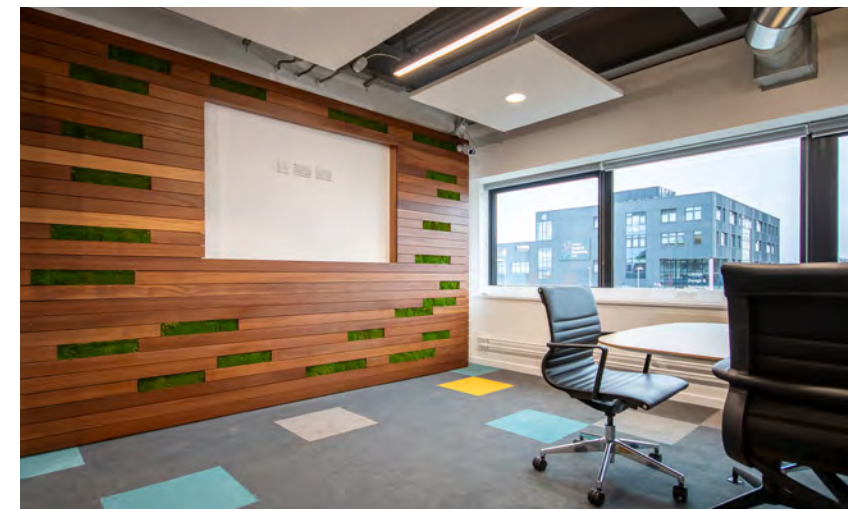
## Form of contract

JCT Design and Build

- TFL liaison
- Extensive landscaping
- Live campus environment
- Complex logistics

We delivered the refurbishment, reconfiguration and fit out of a range of buildings/areas at the Docklands Campus (including AVA Buildings, Library Building, Knowledge Dock, East Building, Sports Dock), as well as the installation of the 'Timeless Flight' sculpture and associated landscaping works. The scope of works included:

- Demolition of internal partitions & finishes
- Installation of new partitions, M&E systems, joinery, finishes, fixtures, fittings and furnishings
- Installation of artwork, vinyls and signage externally as part of the Active Campus scheme
- Reduce level dig, mini piling (due to DLR restrictions), insitu RC concrete slab, crane base formation and installation of temporary trackway for crane and sculpture installation, forming tarmac/resin bound gravel paths, grading and preparation for soft landscaping, installation of new LED lighting and controls



# Wimbledon High School

*Complex refurbishment and vertical extension within a constrained live site*

## Client

Girls' Day School Trust

## Location

Wimbledon

## Contract Duration

Phase 1: 86 weeks, Phase 2: 76 weeks

## Value

Phase 1: £7.2m, Phase 2: £8.3m

## Form of contract

JCT Design and Build

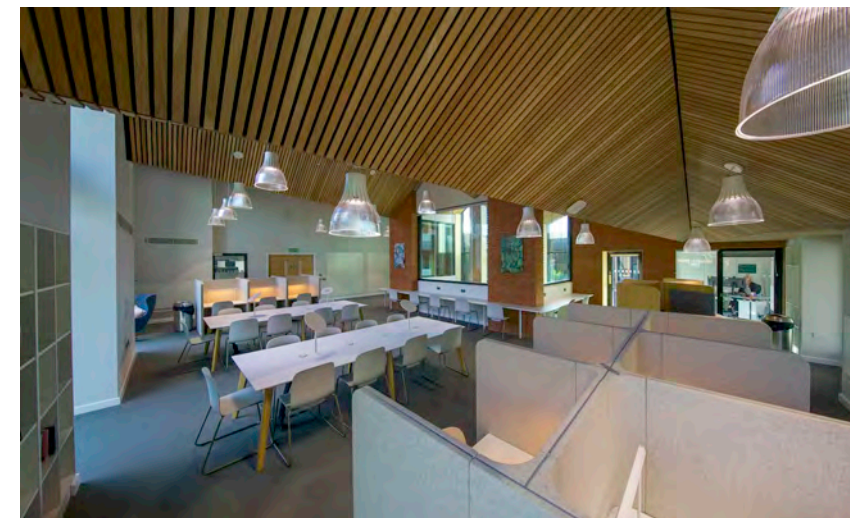
- Occupied school site
- Complex logistics
- Phasing & stakeholder engagement
- Vertical extension

We were appointed to undertake the first phases 1A & 1B of the 'Ex-Humilibus' masterplan under a traditional contract. Following successful delivery of these complex vertical/side extension and refurbishment works, we negotiated directly with the Trust to undertake Phase 2 of the development to deliver a new Sixth Form Centre on a design and build basis.

**Phase 1A STEAM:** New three storey extension and construction of a new third floor over the existing Science Building to provide Art & DT rooms. Partial reconfiguration and refurbishment of existing rooms with external landscaping.

**Phase 1B Hastings:** Internal reconfiguration and refurbishment of existing Hastings building to convert the teaching block into a new kitchen and dining hall including some structural services and below ground drainage alterations.

**Phase 2:** Construction of a new three storey sixth form centre including a large hall and basement. Part demolition of the existing Junior School and temporary works. Partial reconfiguration and refurbishment of existing room with some external landscaping works.



# Abbey Court School

*Multi-phase project to create new purpose-built CLT facilities to enable expansion, and continued provision, of the highest standard of SEN education and care*

## Client

Medway Council

## Location

Strood, Kent

## Completion

Phase 1: December 2016, Phase 2: May 2023

## Value

Phase 1: £10.5m, Phase 2: £10.6m

## Form of contract

JCT Design and Build

- Value Engineering
- CLT Construction
- Multi-Stakeholder Engagement
- Complex Live Site
- Hydrotherapy Pool

Following our successful completion of Phase 1 to create the new SEN School, we were appointed to design and construct Phase 2 of Abbey Court School's development.

**Phase 1:** The new Abbey Court School has transformed a redundant secondary school site, developing 27,676m<sup>2</sup> of state-of-the-art school facilities, external areas and staff parking. A Sports Hall, Assembly Hall and space for a future hydrotherapy pool create a central shared spine between the primary phase and future secondary phase.

**Phase 2:** The extension was predominately a two storey building connected to the existing school, both constructed using cross laminated timber (CLT). The new extension provides additional classrooms, DT classrooms, science rooms, life skills classroom, ancillary staff areas, hydropool. Refurbishment was also undertaken of some existing areas, alongside external works including external play areas and extended parking.



# Central Somers Town

*Supporting local regeneration by creating BREEAM Excellent new education and community facilities alongside new homes for social rent*

## Client

London Borough of Camden

## Location

Kings Cross

## Completion

September 2021

## Value

Edith Neville: £13.2m, Community Hub: £10.4m

## Form of contract

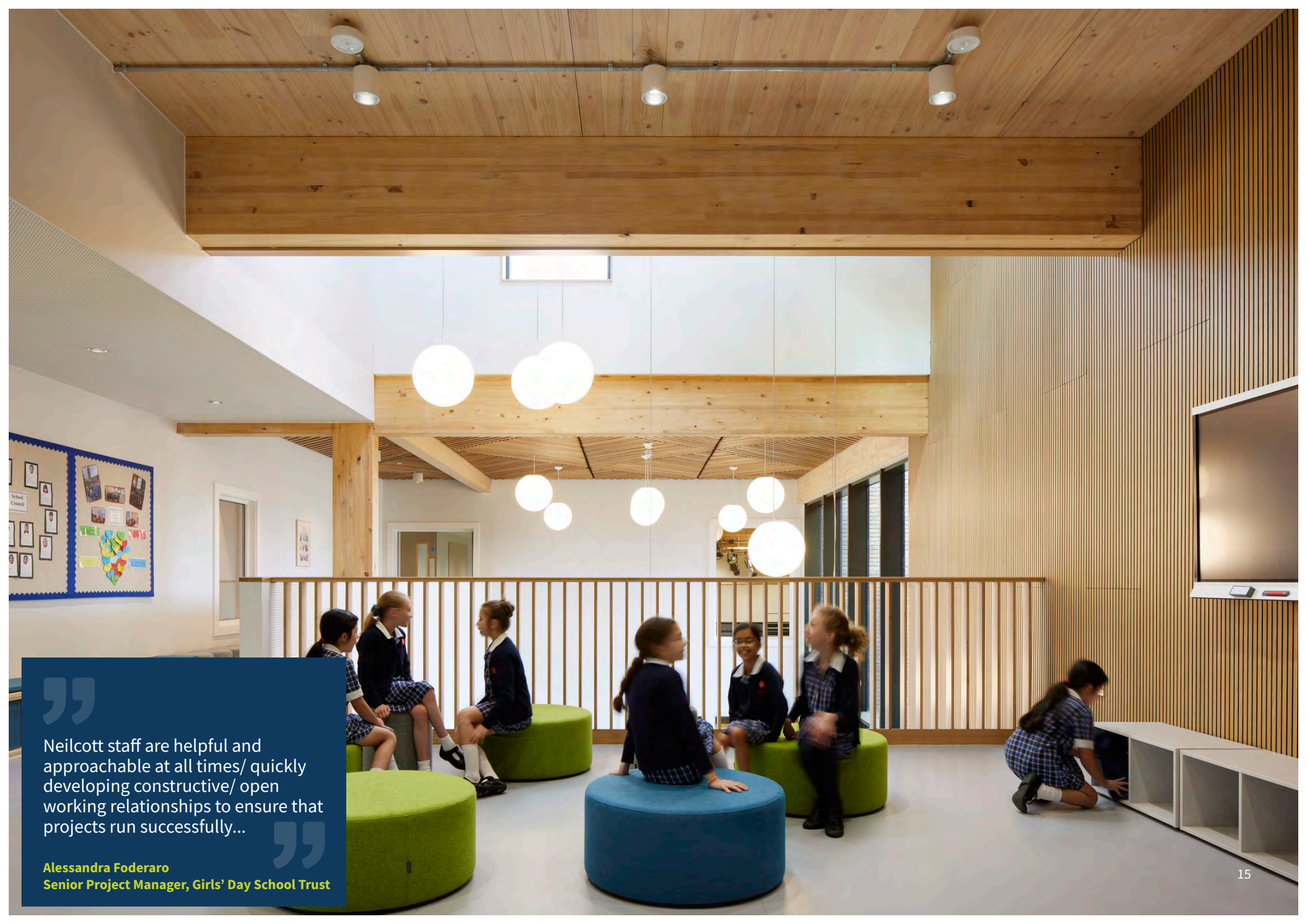
JCT Design and Build

- Value Engineering
- BREEAM Excellent
- Multi-stakeholder engagement
- Complex logistics

Neilcott was appointed as Principal Contractor to oversee design and build activities on the first two of the masterplan's four development phases:

- Edith Neville Primary School which involves the new construction of a two-storey school, demolition of existing school, new playground, MUGA pitch and associated landscaping works.
- Somers Town Community Facility which involves the new construction of a six-storey building which includes a children's nursery, community play facility on the ground floor with 10 affordable housing units above plus all associated playground & landscaping works.





”

Neilcott staff are helpful and approachable at all times/ quickly developing constructive/ open working relationships to ensure that projects run successfully...

”

**Alessandra Foderaro**  
Senior Project Manager, Girls' Day School Trust



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# Healthcare



An experienced partner, we expertly deliver the exacting standards and specifications required within the healthcare sector to provide outstanding clinical care facilities, with infection control and patient care as paramount. We understand the 24/7 nature of live hospital environments and work flexibly to minimise disruption to the everyday operations. We work collaboratively with consultants, clients and end users to improve healthcare buildings including hospital wards, operating theatres, communal areas and rehabilitation facilities, as well as designing and building new build state-of-the-art hospice and laboratory facilities.



Research

Primary Health

Inpatient

Hospice

Surgical

Specialist

Outpatient

# Frimley Park Hospital

*Working together over many years to upgrade theatre, wards and associated clinical & outpatient areas*

## **Client**

Frimley Health NHS Foundation Trust

## **Location**

Frimley

## **Completion**

Various

## **Value**

Various - £8m total

## **Form of contract**

Various JCT contracts

- 24/7 hospital environment, live site H&S interfaces
- Complex logistics, constrained site
- Medical gases, specialist equipment, M&E and ventilation
- Extensive clinical, estates & stakeholder engagement

Neilcott has successfully delivered multiple projects at Frimley Park Hospital since 2013. Projects have been wide-ranging from new build extensions, building condition repairs, through to major refurbishment works to provide state-of-the-art facilities across multiple wards and operating theatres fitted out to exacting standards.

As a busy general hospital operating 24/7, all buildings were fully-occupied throughout works and Neilcott's proactive communication and careful liaison from the outset enabled effective co-ordination of medical and construction activities, whilst maintaining exemplar health and safety standards and minimising disruption to the day to day running of the hospital.

Theatre/ward space is always a valuable commodity and Neilcott worked collaboratively from the outset to develop efficient programmes to meet key dates and minimise the time out of use, sequencing works using out-of-hours and weekend working to ensure quality standards and patient safety whilst completing the work within tight time and space restrictions.



# RSH - Haste Ward MRI

*Expanding MRI imaging capacity & reconfiguring existing hospital areas*

## Client

Royal Surrey NHS Foundation Trust

## Location

Surrey

## Completion

October 2022

## Value

£3.1m

## Form of contract

JCT Design and Build

- Live hospital site
- Public H&S interface
- New build & refurbishment
- Specialist equipment integration

An extension to the existing building, the infill between the building and the main Hospital, and substantial internal alterations including infilling the unused entrance to the front.

The works have been carried out in three phases:

- **Phase 1:** Stripping out and remodelling within the main Hospital building, to provide decant space for Cardiology and Radiology Departments which were based in the existing Haste Wing. Works to facilitate the removal of the existing MRI scanner in the Haste Wing.
- **Phase 2:** Stripping out, extending, and remodelling of the existing single storey Haste wing. To manage co-ordination, attendances, and the installation of supplies to two new MRI scanners.
- **Phase 3:** Remodelling the decant areas (Phase 1) in the main hospital for future uses and provide a new reception area.



# King George Hospital Theatres

*New extension to hospital comprising two theatres and associated support spaces*

## Client

Barking, Havering & Redbridge University Hospital NHS Trust

## Location

Essex

## Completion

March 2024

## Value

£10.7m

## Form of contract

JCT Design and Build

- Live hospital site
- HTM/HBN compliance
- Demolition
- Extensive clinical/stakeholder/FM engagement

The project comprised the design and construction of a two storey new build extension, plus plant room above, to accommodate two new Theatres at first floor level and ancillary accommodation below.

The location of the extension is in an open courtyard, which necessitated the demolition of a small extension. As a result, the facilities needed to be decanted prior to these works.

The scheme also incorporated some internal refurbishment at first floor level for expansion of the Recovery area and staff welfare.

The works involved co-operation with the incumbent company already engaged for routine and planned maintenance.



# St George's Hospital - Holdsworth

*Upgrading trauma facilities within live hospital environment*

## **Client**

St George's University Hospitals NHS Foundation Trust

## **Location**

Wandsworth

## **Completion**

May 2023

## **Value**

£4.9m

## **Form of contract**

JCT Standard Building with Contractor's Design

- Live hospital site
- Interfaces with existing M&E
- Complex logistics
- HTM/HBN compliance

Located centrally on the hospital site, the St James Wing is approximately 35 years old and required upgrade, particularly of M&E systems, to meet the needs of today's inpatient facilities.

The Holdsworth ward is on the top floor of a six storey building, with adjacent occupied inpatient accommodation, which remained occupied and fully operational for the duration of the project. Additionally, there is a helipad located on the roof of an adjacent building which directed external plant locations and any lifting operations needed on site.

This refurbishment scheme provided 22 bed spaces in four ensuite side rooms, 3x 4-bed bays and 1x 6-bed bay. However, infrastructure capacity was provided to allow surge capacity to increase the 18 beds in bays to 24 beds should the appropriate criteria be met.





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Neilcott work exceptionally well with the capital team and users impacted on the schemes. Their communication is excellent and they will always work with you to limit disruption and simplify works where possible to reduce cost and programme to the trust.

Jan Smith, Senior Project Manager - Capital Projects - Frimley NHS Foundation Trust

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# Residential



Neilcott has a wealth of residential new build, conversion and refurbishment experience across a range of challenging developments and restricted locations. We blend traditional construction techniques with innovation such as high-efficiency materials and renewable energy sources, using modern methods of construction to deliver attractive high-quality, sustainable homes that provide comfort and value-for-money now and in the future.



Specialist

Mixed Use

18m+ High Rise

Registered Housing Providers

Local Authority Infill

# Cromwell Road

*Creating high quality new homes for rent and supporting town centre regeneration*

## Client

Reigate and Banstead Borough Council

## Location

Redhill

## Completion

February 2022

## Value

£7m

## Form of contract

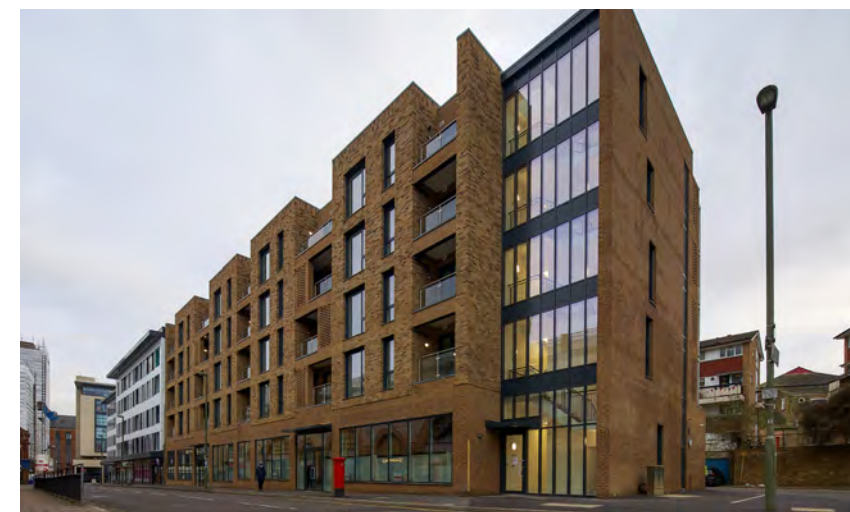
JCT Design and Build

- High rise residential accommodation
- Complex logistics
- Market and social rent

Aiming to utilise council owned land, we were appointed to provide a new 4-storey residential development at Cromwell Road, comprising new homes for rent and ground floor commercial space.

The new development provide 32 new one and two bedroom flats, along with 360sqm of commercial space. 50% of the new homes are rented at open market rents, whilst the remaining 50% is allocated to rented accommodation at sub-market rents, aimed at helping households registered on the Council's Housing Register requiring lower cost housing.

Works included mass concrete foundations, reinforced concrete columns and first floor slab, steel frame with steel roof deck, hollowcore pre-cast planks and stairs, single ply membrane, Metsec SFS external walls with brickwork, aluminum windows and door and domestic M&E works.



# YMCA Wimbledon

*Regenerating residential and leisure facilities within an existing high rise and street front YMCA building*

## Client

YMCA St Paul's Group

## Location

Wimbledon, London

## Completion

July 2021 - July 2023

## Value

£16.8m

## Form of contract

JCT Design and Build

- Occupied environment
- High rise residential
- H&S interface

The YMCA St Paul's Group aspired to create a new state-of-the-art YMCA building, replacing their current provision at 200 The Broadway, which urgently required modernisation.

The project comprised the demolition of the existing YMCA building, site clearance and remediation followed by the design and construction of a new mixed use 9-storey YMCA scheme (including basement for plant). The new YMCA consisted of:

- 121 en-suite bedrooms with shared kitchen/dining and communal lounge
- Health and wellbeing facilities including a gym and fitness studios
- A children's area
- A café
- Office suite and general facilities Associated external and ancillary works



# Daubeney Road

*High-quality sustainable new affordable homes, better utilising Council-owned land*

## Client

London Borough of Hackney

## Location

Hackney

## Completion

October 2022

## Value

£5.4m

## Form of contract

JCT Design and Build

- CLT Construction
- Infill Development
- H&S Interface
- Residential Neighbours

The demolition of 25 single storey garages and construct 11 new homes within the Clapton Park Estate. The Daubeney Road development provides a mix of 11 new 2 and 3 bed homes, with one fully accessible four-bed family house. 7 of the homes were reserved for social rent, with the other 4 available as an outright sale.

The new houses are formed of cross laminated timber (CLT) structures on a concrete ground floor slab, with supported off strip footings and vibro compacted ground. Clad externally in brickwork, roofs are covered in a single-ply membrane. External landscape enhancements include attractive ground paving throughout, with planters in front of each house and along the northern boundary. New pedestrian and cycle routes have been created, with bike stores provided along the northern boundary wall.



# Sedgmoor Place

*Creating high-quality new homes for social rent, better utilising Council-owned land*

## **Client**

London Borough of Southwark

## **Location**

Southwark

## **Completion**

February 2023

## **Value**

£4.6m

## **Form of contract**

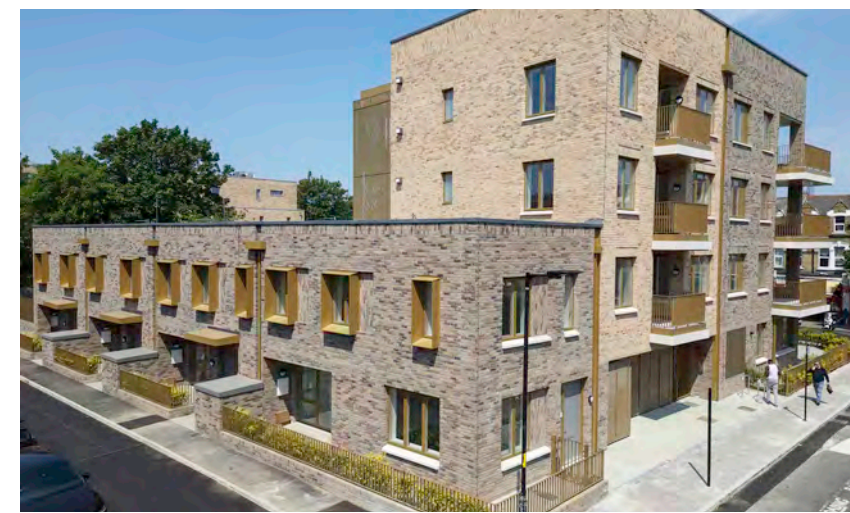
JCT Design and Build

- Infill development
- Residential neighbours / Party Walls
- H&S interface
- Affordable homes for rent

Demolition of the existing building on-site and the design and construction of a new 2-4-storey residential building as part of LB Southwark's drive to deliver new homes on under-utilised Council land.

The Sedgmoor Place scheme provides 13 light, spacious high-quality new homes (maisonettes and flats) comprising: 4 one-bed homes, 6 two-bed homes and 3 three-bed homes. All will be allocated as secure council tenancies at council rent and 50 percent will be offered to local residents in housing need.

The scheme also included cycle storage and improvements to landscaping and street frontages.





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‘They set a benchmark – for clients, contractors and architects – for better UK housing. I congratulate all involved.’

**RIBA President Simon Allford**  
**Kiln Place**

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SECTORS

# Community & Leisure



With experience of a diverse portfolio of community and leisure projects, our team provides wide-ranging expertise – from design and build of new landmark facilities such as leisure and community centres, hotels, sports halls and training facilities, right through to refurbishment of libraries and repair of listed outdoor lidos. Community and leisure buildings and the high-quality public realm that surrounds them are central to improving wellbeing for users and residents.



Community Spaces

Ecclesiastical

Entertainment

Play

Sports

# Shipman Youth Zone

*Dramatically improving the offer to young people living in Newham*

## Client

London Borough of Newham

## Location

Newham

## Completion

June 2024

## Value

£6.3m

## Form of contract

JCT Design and Build

- BREEM Outstanding
- Constrained site
- CLT construction
- Demolition

Following a two-stage tender process, we were appointed to demolish the existing one-storey community building and a series of aging units, with the construction of a new two-storey building, which will provide varied activities and services, including:

- Meetings room for workshops, committee meetings and group work
- Kitchen spaces and communal areas for socialising
- Multi-purpose sports hall with roof height to accommodate basketball games/ indoor football
- Gym, music studio, computer suite and arts/ crafts space
- Toilets and changing rooms

The new two-storey 1280m<sup>2</sup> building was constructed using Cross Laminated Timber and built to BREEM Outstanding and zero carbon in use.



# The Bridge Leisure Centre

*Providing the community with state-of-the-art new leisure and sporting facilities*

## Client

Horsham District Council

## Location

Horsham

## Completion

July 2019

## Value

£10m

## Form of contract

JCT Design and Build

- Leisure, sports, cafe - LABC Building Excellence Regional Finalist 2019
- Multi-stakeholder engagement
- Extensive value management
- UXO management

Facilities within the new two-storey leisure centre include a 70+ station fitness suite, 3 dance & multi-purpose studios, virtual cycling studio, treatment rooms, 6-court sports hall, changing facilities including fully-accessible 'Changing Places' facilities, sensory room, 154m<sup>2</sup> Clip & Climb indoor climbing space, administration offices, reception and café area.

The new leisure centre includes accessible design features to promote inclusion, including a wheelchair accessible Sensory Room for disabled children and adults with portable hoist for access to ball pond. A 'Changing Places' accessible changing room with hoist and height adjustable changing bench was also provided.



# Sands End Community & Arts Centre

*Highly sustainable new CLT build and listed building restoration to create a community & arts hub*

## **Client**

London Borough of Hammersmith and Fulham

## **Location**

Fulham

## **Completion**

September 2020

## **Value**

£3m

## **Form of contract**

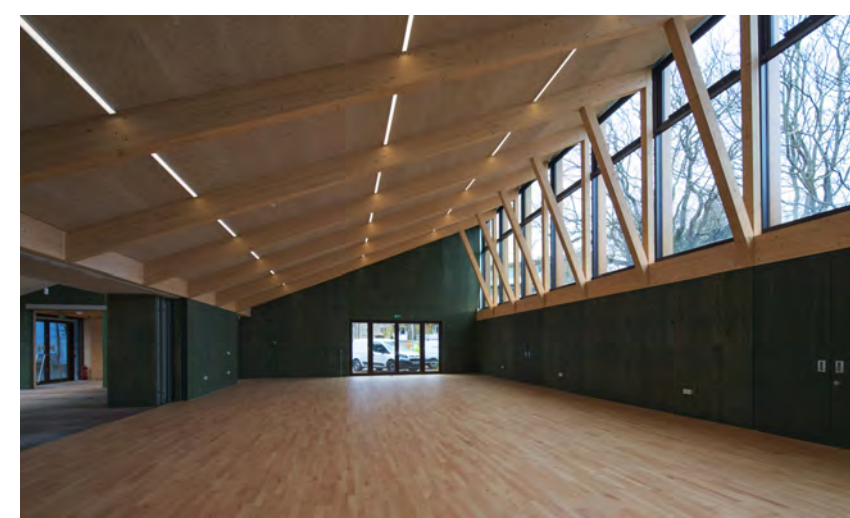
JCT Intermediate with CDP

- Regional finalist Civic Trust Awards 2021
- Listed building refurbishment & CLT construction
- Sustainability features - Wastebricks & circular economy design
- Extensive community engagement

Neilcott was appointed to undertake refurbishment of the listed Clancarty Lodge and erection of new buildings to provide an arts and community centre with ancillary café, children's day nursery, associated landscaping works, cycle parking and new pedestrian entrances. The site is located within South Park, a designated nature conservation area of local importance, next to residential houses.

To satisfy the brief the building has been designed so that, in total over 35% of the building material is composed of recycled matter, with a CLT timber structure which has been responsibly sourced and an inherently low embodied energy and an innovative new brick made from 60% waste products.

*Won RIBA London Award 2022, RIBA London Building of the Year Award 2022 and RIBA National Award 2022 & was shortlisted for the Stirling Prize.*



# Tidworth Civic Centre

*Construction of a new multi-use community hub with Community Police facility and co-working spaces for start up businesses*

## Client

Tidworth City Council

## Location

Hampshire

## Completion

January 2024

## Value

£5.7m

## Form of contract

JCT Design and Build

- Community facility
- Live site
- Complex logistics
- Demolition

Neilcott were appointed to demolish the existing community centre and replace it with the new Tidworth Civic Centre and Wiltshire Police CPT (Community Policing Team) Hub. The new Centre is located just south of the existing community building, enabling the existing Community Centre to remain in operation during construction. The new Civic Centre provides the following facilities:

- **Main Hall** - Large open space serviced by a kitchen and bar to facilitate public/private events (i.e. Craft Fairs, Dance classes, youth groups and Wedding receptions)
- **Central Hub** - An open informal space creating a centre to the facility
- **Meeting/Function Rooms** - Varied in size to accommodate for smaller group activities and business meetings
- **Council Chambers** - Dedicated space for Tidworth Town Council and a new Wedding venue
- **Office Lets** - Controlled rentable office suites for local businesses/organisations (i.e. Citizens Advice)
- **Play School** - Assist in increased child care demand
- **External Space** - Various types of external space including community gardens, public events space, car parking, bicycle shelters and refuse/recycling stores



# Sidcup ‘The Storyhouse’

*Reinvigorating Sidcup High Street leisure offering, alongside high-quality new homes*

## Client

London Borough of Bexley

## Location

Sidcup

## Completion

May 2023

## Value

£8.1m

## Form of contract

JCT Standard Building

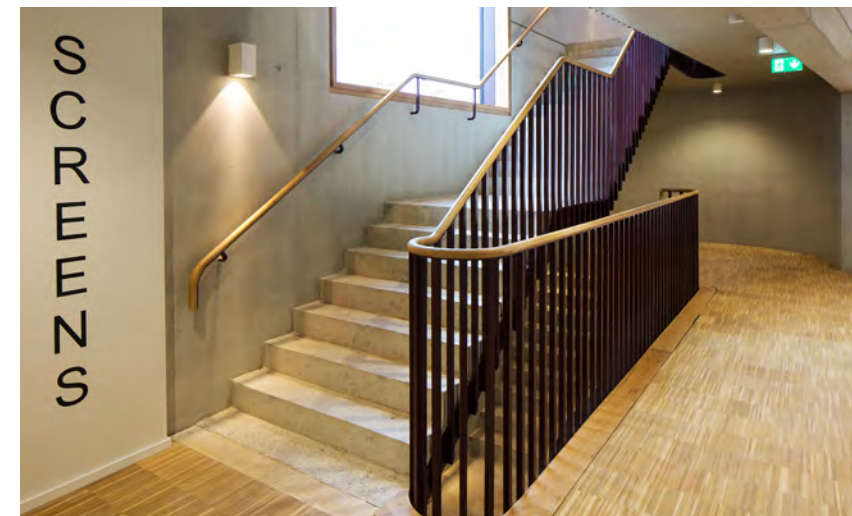
- Prominent High Street
- Constrained Site
- H&S Interface
- Adjacent Construction
- Multi-Stakeholder Engagement

An ambitious project to create an inclusive community hub in the heart of the High Street, driving footfall and supporting regeneration of a longderelict site. LB Bexley, Bexley Libraries, and the Really Local Group worked in partnership to deliver The Storyhouse as part of the Sidcup Regeneration and Cultural Programme.

The new scheme provides:

- Cafe & library at ground floor
- 3 screen cinema above
- 9 residential units to the rear - 3x 1-bed and 6x 2-bed

Replacing an outdated local library, the scheme provides an enhanced library experience with comfier furniture and more natural light; café open to all visitors; children’s library area away from the entrance; increased accessible toilet facilities on each floor and a Changing Places facility; spaces for meetings and groups including a large meeting room; and IT suite with modern computer equipment. A mezzanine accommodates additional areas including additional cafe space, staff facilities and gallery workspace.



# Fareham Live

*Rejuvenation of existing theatre building to provide a community arts and entertainment facility*

## Client

Fareham Borough Council

## Location

Hampshire

## Completion

September 2024

## Value

£14.7m

## Form of contract

JCT Design and Build

- Community facility
- Live site
- Complex logistics
- Partial Demolition

The scheme comprised of the part demolition, re-planning and extension of the existing theatre, seeks to reinvigorate and improve existing facilities, providing a vibrant community arts and entertainment facility, as well as flexible studio spaces, improved hospitality provision, optimally sized staging/seating within the main auditorium and an enhanced civic presence.

In summary, the following facilities were created as part of this development:

- Refurbished main auditorium
- Addition of a fly tower
- Full dynamic receiving space, with no less than 800 seats. Fully flexible to support various configurations, audience sizes and a wide variety of performances
- Demolition of existing front of house, and replace with new foyer and interval space
- Welcoming and full flexible arrival 'zone', functional as a gallery, pop up retail outlets, meeting venue and place to relax, eat and drink
- Secondary space with capacity for up to 120 seated individuals, for exhibitions and smaller community performances with AV capability to live stream and/or show films
- New studio





”

‘...their client-focused and collaborative approach enabled us to develop very productive working relationships...’

**Dr Mike Owtram - Chair,  
Building for the Future Project  
St John’s Church, Egham**

”



SECTORS

# Heritage



With extensive experience of refurbishing and revitalising prominent listed buildings, we have established the required skills and specialist supply chain partners to preserve, restore and enhance heritage features, whilst reinvigorating the services and space within historic buildings to meet the requirements of modern-day users. Our heritage experience includes museums, galleries, educational facilities, libraries and central London listed buildings and historic markets.



**Refurbishment**

**Restoration**

**Conversion**

**Remodelling**

# The Portico Building

*New build extension and refurbishment works for NHS GP surgery, providing a mix of consulting rooms and treatment rooms in a Grade II Listed Building*

## Client

London Borough of Hackney

## Location

Hackney

## Completion

April 2024

## Value

£8.8m

## Form of contract

JCT Design and Build

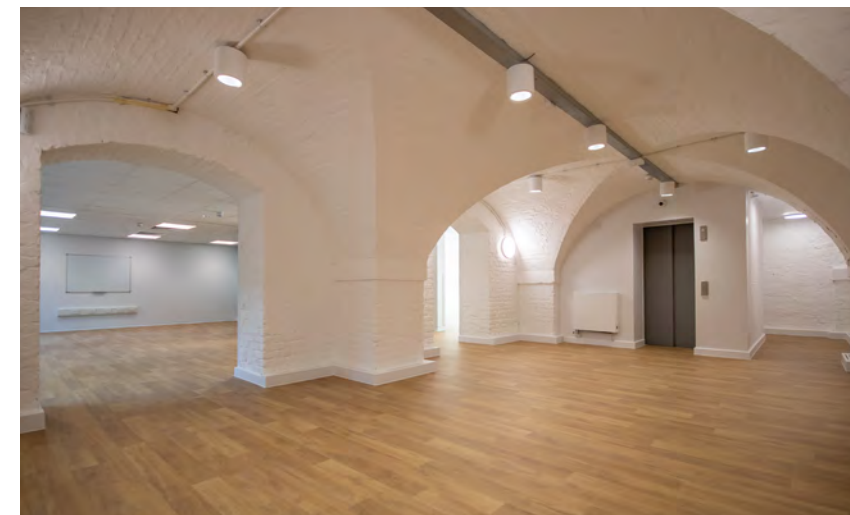
- Demolition
- Complex Logistics / H&S Interface
- BREEAM Excellent
- Grade II Listed

The extension and upgrade of the existing Grade II listed Portico building to become a local health centre for the relocation of the Lower Clapton Group Practice

The new extension and refurbishment works provides a mix of consulting rooms and treatment rooms. The building provides high quality primary, community and social care services achieving a BREEAM rating of Excellent.

The main works comprise the following;

- Construction of a new GP Surgery
- Fit out works for GP Surgery to existing portico building extension (including 18 consulting rooms, 6 treatment rooms, 1 minor procedures room and administrative, staff and patient accommodation and reception areas).
- New compliant stair rising from the lower ground floor to level 2 of the existing portico building extension
- External works



# Bishopsgate Institute

*Restoring original features and equipping Grade II\* listed Institute for modern user requirements*

## **Client**

Bishopsgate Institute

## **Location**

London

## **Value**

£4m

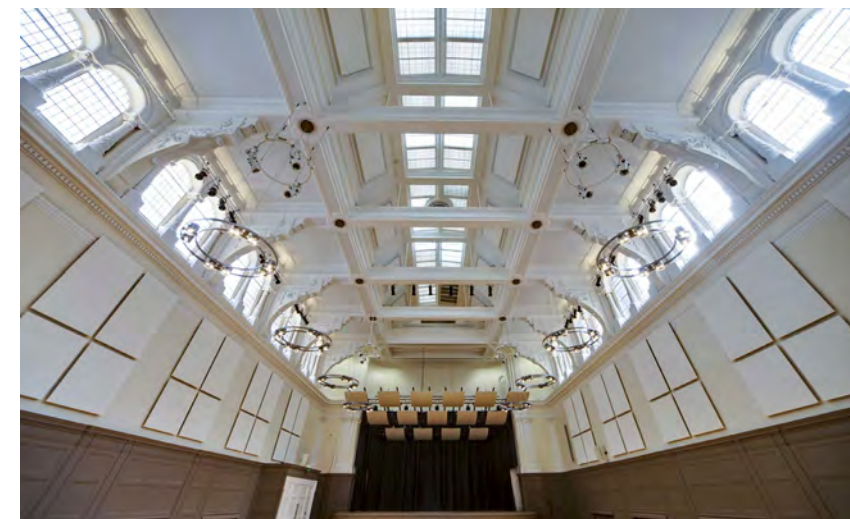
## **Form of contract**

JCT Standard Building with Quantities

- City centre location
- Complex logistics / constrained site
- Live education site / H&S interface
- Extensive stakeholder engagement

Neilcott was appointed following competitive single stage tender to undertake important refurbishment and alteration works at the Bishopsgate Institute to sympathetically protect and restore key decorative features and fabric of this historic Grade II\* listed building and update technology, M&E and accessibility to meet today's standards.

Restoration of the Great Hall, used for public lectures and exhibitions, was a central aspect of the project including re-establishing the high-level lantern light and updated ventilation. A new, vibrant cafe was created with a flexible space capable of hosting receptions, events and exhibitions and associated kitchen facilities. Works included alterations to upgrade WC facilities. Complex temporary works during basement alterations.



# Brewers' Hall

*Expanding & enhancing this historic Hall through complex rooftop extension and commercial fit out*

## **Client**

The Worshipful Company of Brewers

## **Location**

City of London

## **Completion**

July 2022

## **Value**

£6.7m

## **Form of contract**

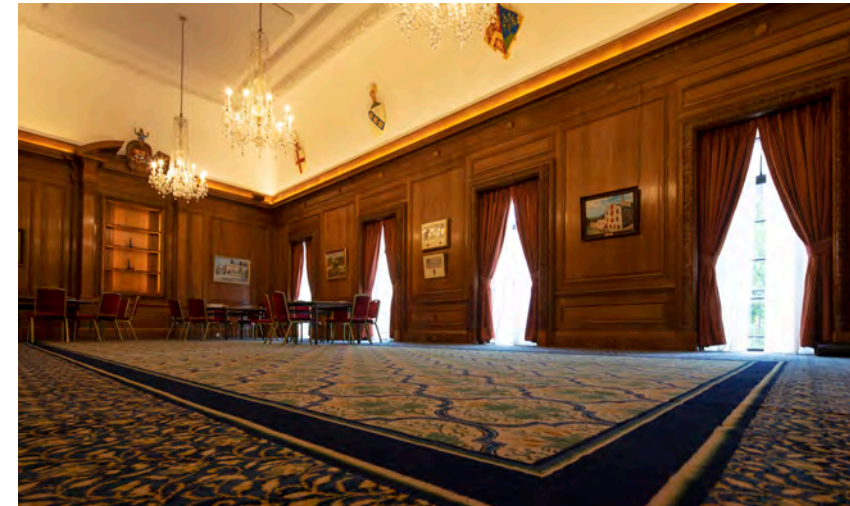
JCT Design and Build

- Vertical rooftop extension
- Protection of historic features
- Occupied building
- Commercial Fit Out

The design and construction of a complex vertical rooftop extension and internal remodelling within the Brewer's Hall in Aldernanbury Square.

The existing stone façade was extended at 3rd floor and the addition of a new mansard roof extension to 4th and 5th floors with pre-oxidised copper cladding and undertaking refurbishment works to create additional CAT-A office space.

Diligent planning and strict control of programmed activities to agreed critical path and key milestones enabled installation of new 3-storey rooftop extension over winter period whilst keeping the existing occupied building weathertight.



# Natural History Museum

*Refurbishment and restoration of Grade I listed museum, gallery areas and storage*

## Client

Natural History Museum

## Location

London

## Value

Various

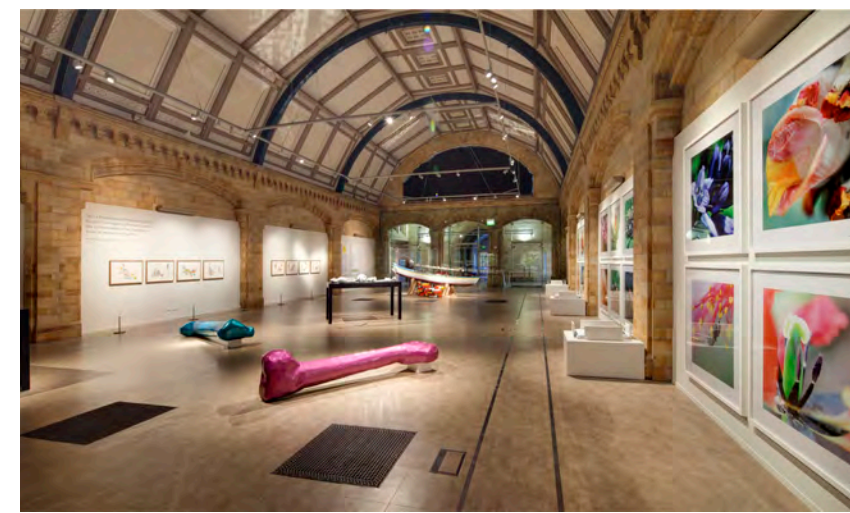
## Form of contract

JCT Standard Building without Quantities

- Central London location, complex logistics
- Grade II listed buildings
- Internal & external refurbishment incl roof works

Neilcott has worked with the Natural History Museum over many years, undertaking multiple projects to upgrade building condition, including heritage restoration works across the Paleontology Building, Spencer Gallery, Jenner Gallery, Tring Gallery and most recently updating the Anthropology Store roller racking system, MEP and 4th floor library strip-out works.

Works have been undertaken within this Grade I listed landmark building and have included re-roofing, complete internal refurbishment of gallery spaces and exhibition fit out. Further works have included important accessibility upgrades, adding a lift to the Tring Gallery and upgrading circulation areas.





”

‘We are delighted with our beautiful new building, with its first rate offices for our staff and wonderful new spaces for our Liverymen to meet and work in the heart of the City’

”

**Richard Fuller, Master  
Brewers’ Hall**



SECTORS

# Commercial



Neilcott offers a full range of commercial new build, extension and fit out options, from new shell and core capital projects to heavy refurbishment or Cat A/Cat B fit-out. We competently manage all aspects of construction including fit out, refurbishment or extension works within occupied buildings. We successfully balance operational needs with the highest standards of health and safety, often carrying out intrusive works out of hours to ensure that your business can remain fully operational throughout.



Industrial

Mixed Use

Fit Out

Office

# 110 Marylebone High Street

*Sensitive refurbishment & extension to heritage building to create high-quality office, retail, nursery & leisure facilities*

## **Client**

Howard de Walden Estates

## **Location**

London

## **Completion**

October 2020

## **Value**

£9.5m

## **Form of contract**

JCT Standard Building

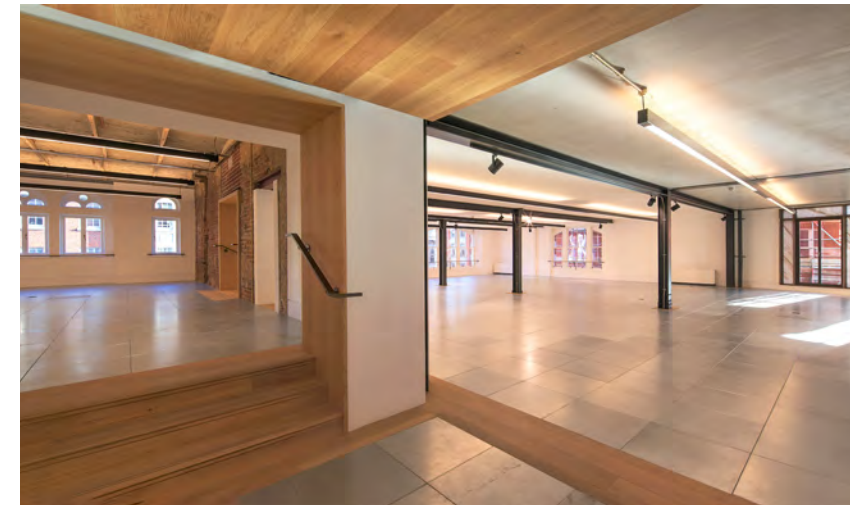
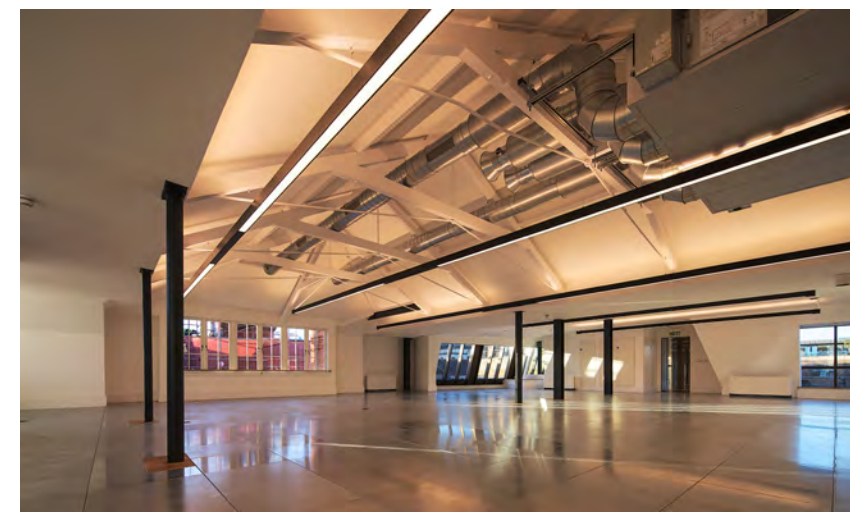
- Prominent central London location
- Narrow 1-way st. access, gantry logistics arrangements
- High quality commercial CAT A fit out
- Occupied building with 3rd party tenants remaining in-situ

Enabling & Main Works contracts involved whole building refurbishment & demolition of part of the existing building on St. Vincent Street. Works included new-build infill extension, internal structural alterations of the existing building & fit-out works across the site. This created high quality new CAT A office space, two floors of leisure & nursery facilities.

We deployed our in-house structures team to undertake complex early investigations, strip-out & storage of historic elements to be re-used, underpinning & temporary works. Our Building Services Manager oversaw validation of services to prevent disruption to occupied areas upon strip-out of existing M&E, with shutdowns for new connections undertaken out-of-hours.

Logistics were complex due to constrained access and an adjacent school, with operational retail units on the ground and first floors. A gantry with external hoist and staircase provided segregated logistics from footpaths, public protection including hoarding, safe walkways with beaming, and protection fans.

Throughout the project, a restaurant and retail unit remained operational amidst residential neighbours. We implemented noise restrictions, 6 party wall awards, and comprehensive liaison protocols, Social Value Plan commitments, and community engagement activities.



# Francis Crick - Skylab

*Highly-technical and complex rooftop build to provide additional CL2 lab and office space*

## Client

The Francis Crick Institute

## Location

Kings Cross, London

## Completion

July 2024

## Value

£14m

## Form of contract

JCT Design and Build

- CL2 Labs
- BIM Level 2
- Enhanced Security
- GOLD SKA Rating

We were appointed following a competitive tender process to form a new 2 storey extension (1100m<sup>2</sup>) to the existing roof structure at Levels 8 and 9, following heavy demolition of elements of the existing structure. The new 'Skylab' provides a new specialised life sciences research hub, comprising additional CL2 laboratories and associated write-up spaces and meeting facilities.

The new facilities will expand partnership opportunities and increase the permeability of Crick science to the outside world, providing research facilities for third party tenant, MSD, who work together with Crick scientists to understand age-related diseases, including the onset of neurodegeneration, by building models of Parkinson's disease using state-of-the-art stem cell technologies.

As the building is located in a central London location, operational 24/7 365 days per year, this has necessitated in-depth collaborative planning & true 'one team' approach to ensure that critical lab experiments & operations can maintain 'business as usual'.



# WSCC Decarbonisation

*Fabric & systems upgrades, including installation of renewable energy generation via PVs to help decarbonise WSCC estate*

## Client

West Sussex County Council

## Location

West Sussex

## Completion

July 2024

## Value

£2m

## Form of contract

JCT Standard Build with CDP

- Live blue light facility
- Multi Stakeholder liaison
- Sustainability

The replacement of redundant insulation, cavity wall insulation, window and door replacement, new ceilings, heating systems and new PV panels.

Across four occupied sites -

- **Section 1** is situated at Glebelands Day Centre – Middle Road, Shoreham-by-Sea, BN43 6GA. The works took place within the existing Glebelands building, a day centre.
- **Section 2** is situated at Haywards Heath Fire Station – Mill Green Road, Haywards Heath, RH16 1AA. The works took place within the existing Haywards Heath Fire Station.
- **Section 3** is situated at Midhurst Fire Station – 36 New Road, GU29 9HY. The works took place within the existing Midhurst Fire Station building.
- **Section 4** is situated at Steyning Fire Station, High Street, Town Centre, Steyning, BN44 3RE. The works took place within the existing Steyning Fire Station



# 52-54 St John's Street

*Working in partnership to optimise value from capital refurbishment works*

## **Client**

Threadneedle Property Investments

## **Location**

Islington, London

## **Value**

£2.9m

## **Form of contract**

JCT Design and Build

- Constrained site
- Complex logistics
- H&S interface

Following feasibility studies the client opted for a comprehensive refurbishment of the existing building to provide over 17,000 sq.ft. of Grade A office space with a contemporary look and feel.

The project involved a complicated structural “cut and carve” to relocate the central core and lifts, in order to provide improved space utilisation on each floor as well as a new glazed walkway to link the front and rear buildings and enclose the previous external courtyard.

Design features include good natural light, exposed iron columns, ash timber flooring, new air conditioning throughout, new LED linear lighting to the front building and “industrial” style high bay lights to the rear. The front elevation brickwork was enhanced with a specialist paint treatment and a new spiral steel stair case was installed to link the ground floor and basement showroom area.





”

‘Neilcott were engaged and receptive to the challenges ahead right from their introduction to the project. This approach to collaborative working was maintained throughout the project duration...exceeding the expectations of the client and design team’

”

**Stephen Davies, 31/44 Architects  
Redchurch Street, Soho**

# Special works projects

Our Special Works team handles a diverse range of projects, encompassing building condition upgrades, RAAC remediation, fire compliance tasks, general maintenance and alteration works. Creating long lasting relationships, our team capably offers cost-effective solutions around live operations, such as fast track education summer works to take advantage of lower occupancy levels. Minor works project values typically range from £1k - £100k.

## Special works project examples

£3.5k

**Sudbourne School**  
Fire doors

£3.1k

**Heron Academy**  
Fire doors

£4k

**Alfred Mews**  
Cherry picker surveys

£1.2k

**Heal's Building**  
Door & gate repairs

£9.8k

**HAC Mounted Police**  
Surveys

£38.3k

**Heal's Building**  
Office refurb

£25k

**Jarman Way**  
Car park drainage

£90k

**Vested**  
Office fit out

£1.5k

**Clapham Manor School**  
Ceiling tiles

£2.4k

**Heal's Building**  
Roof repairs

£4.5k

**Roding Lane**  
Pumps

£3.6k

**Charmant**  
Roof works



# Summer External Works

*Delivering external works at multiple sites for London Borough of Hounslow*

## Client

London Borough of Hounslow

## Location

Hounslow

## Contract Duration

14 weeks

## Value

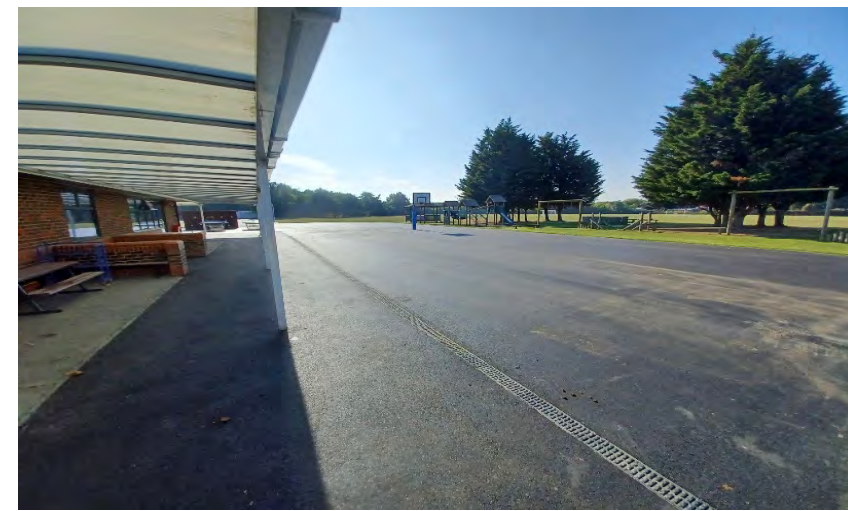
£455k

## Form of contract

JCT Intermediate Building

- Fast track programme
- Drainage & resurfacing works
- Demolition

Neilcott was appointed to carry out external works at multiple sites for London Borough of Hounslow. At **Southville Primary School, Grove Park Primary School, Victoria Primary School & Marlborough Primary School**, we conducted drainage and resurfacing works, to create new playground areas, as well as the demolition of a mobile classroom.



# Nonsuch Primary School

*Upgrading internal & external facilities during school summer holiday period*

## **Client**

Girls' Learning Trust

## **Location**

Sutton

## **Contract Duration**

7 Weeks

## **Value**

£516k

## **Form of contract**

JCT Design and Build

- Fast track programme
- External works
- Building fabric upgrades

Neilcott was approached to deliver a range of building fabric upgrades to meet with fire and accessibility compliance standards along with remedial drainage works. All works were required to be delivered during the school summer holiday period and completed in time for the new academic year. Key elements of the works included:

- Installation of new disabled access platforms & ramps
- Replacement of windows & doors
- External works - drainage works & tarmac repair.
- Installation of fire shutters
- Electrical works relating to new fire alarm installation



# Heal's Building

*Working as primary maintenance partner for over 10 years, undertaking small repair & refurbishment works*

## **Client**

Columbia Threadneedle Investments

## **Location**

London

## **Contract Duration**

Various

## **Value**

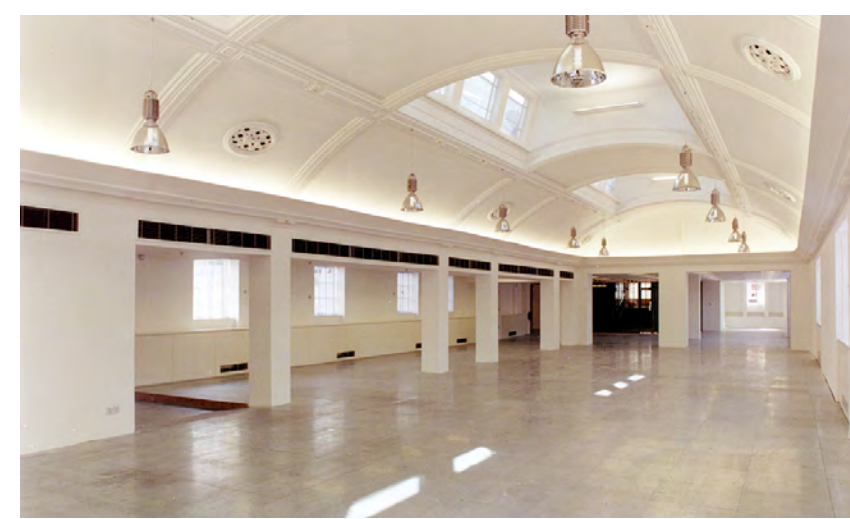
Ranging from £1k - £1.5m

## **Form of contract**

JCT Design and Build

- Roof repairs
- Resurfacing works
- Maintenance activities

Neilcott Special Works have undertaken a variety of works since 2006 including minor layout adaptations, stripping out works, fit out and regular planned maintenance activities such as installation of new signage, over door heaters, and door furniture, glazing repairs and replacement, roof repairs, loading bay resurfacing, works to gutters and rainwater goods, works to handrails, installation of new lock and decorations, the upgrade and repair of heating, air conditioning, lighting, plumbing installations and sanitaryware.



# RHUL Stewart House & Offices

*Fast track summer alteration and refurbishment works ahead of the new academic year*

## **Client**

Royal Holloway University

## **Location**

Egham and London

## **Contract Duration**

8 weeks and 35 weeks

## **Value**

£757k and £500k

## **Form of contract**

JCT Design and Build

- Demolition & alterations
- New electrical, fire, security, small power & data services
- Reconfiguration of spaces

As a result of our agile 'solutions-oriented' approach on previous McCrea Building refurbishment, RHUL appointed Neilcott to create new offices for staff within each School. This required undertaking refurbishment and fit-out works across 5 separate campus buildings which remained in occupation throughout. As a result of our proven track record, we were appointed to a further project within Stewart House in central London. This required undertaking refurbishment and fit-out works of a floor of Stewart house to provide 3 lecture theatres.





”

‘we remain delighted with their [Neilcott] level of service and customer care and find their attention to detail and quality of finished work exceptional’

**Tony Simpson, Workman LLP**  
Heal’s Building

”



## Specialist fit out expertise

Neilcott has established a dedicated interiors 'Fit Out' team to build on our experience within this specialism, expand and diversify our service offerings to existing clients, with a target to establish ourselves as a dedicated market leader. As part of our sustainable growth plan, we have brought in a team of specialists who have vast experience within the interiors market and whose ethics, attitude, culture and approach are in sync with the Neilcott teams.



- Commercial
- Higher Education
- Hotels & Leisure
- Heritage
- Industrial and Logistics
- Life Sciences

# 16 Waterloo Place

*Historic restoration, and CAT B office & gallery fit out*

## **Client**

ABG Images

## **Location**

London SW1Y

## **Contract Completion**

December 2022

## **Value**

£1m

## **Form of contract**

JCT Design and Build

- Prominent central London location, Grade II listed building
- 1-way st. access, complex logistics arrangements
- High quality commercial CAT B fit out
- Occupied building with 3rd party tenants remaining in-situ

Refurbishment of 16 Waterloo Place, an old bank, to form a gallery space at ground floor level, office space at basement level and meeting areas on the mezzanine floor. Works included demolition of the existing entrance lobby, alterations at basement level to enable office fit out, including construction of a temperature controlled negatives storage area. M&E works including heating, cooling and specialist feature lighting.

Our Building Services Manager validated services to prevent disruption upon strip-out of existing M&E, with new connections made out-of-hours. Alterations to the mezzanine level required asbestos identification/removal and structural repairs. Joinery, flooring, plaster, partitions, doors, and ironmongery were bespoke.

Significant stone repairs were carried out externally in addition to repair works to the original entrance. Complex logistics arrangements were required with access via one way Waterloo Place road and 3rd party tenants at upper levels in-situ throughout. A beam hoist was installed to lift/lower materials and waste via the basement.



# Bayes Business School

*Creating a new landmark base for this globally renowned Business School within 33 Finsbury Sq*

## Client

City University of London

## Location

London, EC2A

## Completion

September 2023

## Value

£15.2m

## Form of contract

JCT Design and Build

- Landmark quality
- Cat B fit out
- Occupied building
- SKA Gold

City University is investing £13m to support Bayes Business School in accommodating its anticipated growth & delivering its vision as a global elite of business schools, holding the gold standard of 'triple-crown' accreditation. Neillcott were appointed to undertake CAT B refurbishment & fit out works throughout the building's 9 levels to upgrade existing facilities to facilitate growth & enhance the way it delivers education. A significant redesign was completed & accommodated to meet key programme dates, securing VE savings for M&E.

Works included: 5 new lecture theatres; New executive offices, meeting & syndicate rooms; High acoustic requirements, feature lighting throughout

New comms rooms throughout, new AHU & plant upgrades; Structural alterations to internal core risers; New entrance glazed screens; Feature timber ceiling & wall panelling throughout; Significant complex BMS installation; Underfloor air conditioning systems; Feature Barrisol suspended stretch ceilings; Specialist glazed partition installations.



# 20 Orange St

*The high quality refurbishment and remodelling of an office space*

## Client

Westminster City Council

## Location

London WC2

## Completion

June 2023

## Value

£2.2m

## Form of contract

JCT Intermediate with CD

- CAT A Finish
- Occupied building, H&S interface
- Extensive social value

Refurbishment, remodelling and fit-out to provide office space and facilities for third-party rental. A key objective has been to upgrade and improve the 'tenant journey' from entrance, through to lift, core stairs and toilets. Key works include:

- Level 1: Cat A+ fit out to provide 'tenant-ready' space & attract prospective 'plug-&-play' tenants.
- Level 5, Ground & Basement: modernise CAT A fit-out for new prospective tenants, including new shower, changing room, bike storage & lockers.
- Toilets: upgrade throughout to modernise & improve aesthetics
- Reception: provide a more modern, brighter feel.
- Lifts: interior finishes replaced with sleek, brighter interiors.
- M&E upgrade throughout all 5 floors

Works consist of strip-out and demolition, drylining and suspended ceilings, raised access floors, new M&E services, lighting, additional fire dampers, new joinery, staircase refurbishment and new handrails, updating existing WC facilities, all associated finishes and minor external works.



# 82 Great Suffolk St

*Providing a flexible working area for PR & Marketing Company*

## **Client**

Vested Emea Ltd

## **Location**

London SE1

## **Completion**

May 2023

## **Value**

£250k

## **Form of contract**

JCT Standard Building

- CAT B Finish, HQ Office Space
- Bespoke Joinery
- Fast Track

Fully Vested's expansion led them to seek new offices in a unique property under the railway arches near London Bridge / Waterloo. Expectations were high and the programme was fast but our team worked hard to ensure both were met to the client's satisfaction.

Undertaking refurbishment to ground and mezzanine floors, works included the strip out and installation of flooring on the ground floor, fitting of a meeting room on the mezzanine floor, installation of IT and conference facilities, along with general lighting electrical and decoration. Key design and quality considerations included:

- A 'pod' meeting room with false ceiling and glazed screen and door. Acoustic properties were considered to ensure privacy of occupants.
- Bespoke joinery within the tea point and specialist access control system required swift design finalisation and prompt order placement to enable procurement within the short programme due to long lead-in periods.
- To maintain within the client's strict budget, sensitive value engineering of c.£30k was achieved through careful specification adjustments.



# Alfred Place



*High quality CAT A fit out of an office space*

## Client

City of London

## Location

London, W1CE 7EB

## Completion

January 2024

## Value

£2.7m

## Form of contract

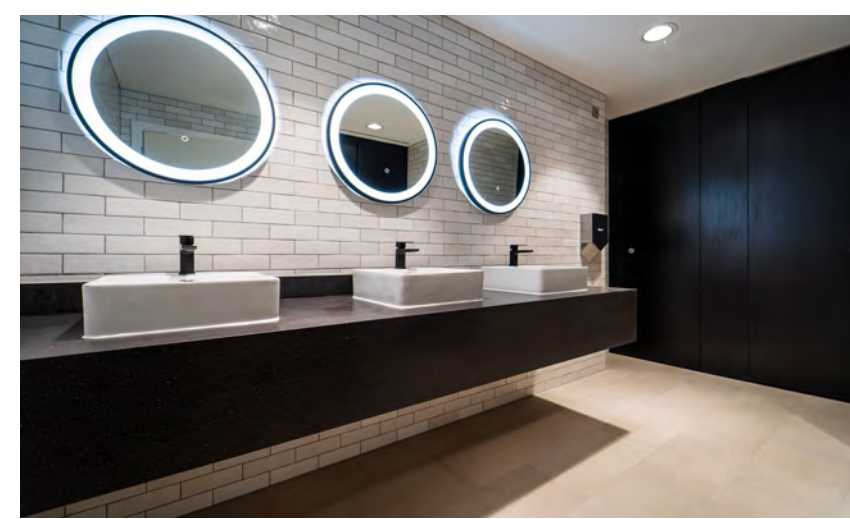
JCT Standard Build

- CAT A
- Live environment
- Office space

The project comprised of bringing the 3rd and 4th floor office space up to CAT A standard. The works included the strip out of the previous tenant's partitions and fit out generally, providing new building services to serve two floors, new raised access floor, new lighting, disable WC amendments to form new shower facilities, new data installation and full redecoration.

Works to common parts included redecoration of the stair cores and upgrade of the ground floor entrance lobby fronting Alfred Place, plus a roof refurbishment.

The project received a Bronze CCS Award and score of 45/45.





“  
‘Since having taken occupation, the responses have been nothing but praise for how the spaces have been transformed into cutting-edge learning environments.’  
”

**Guido de Koning, Associate Project Manager - CUL Bayes Business School**

# Why Neilcott

## 01 Directors are actively involved & accessible

We work collaboratively to provide best value, with an ingrained 'solutions-oriented approach to de-risk and deliver value for money.

## 02 Solutions for logistically complex & technically challenging projects

We seek out such projects knowing that our in-house higher level skills and experience really set us apart from the competition.

## 03 Established local supply chain partners

We are proud of our prompt payment record; 100% within 30 days, offering 14-day payments to SMEs to deliver commercial advantage through lower-cost subcontract pricing.

## 04 Transparent 'no surprises' commercial approach

We work proactively to solve problems, however they have arisen and ensure no financial surprises.

## 05 Dedicated, directly-employed aftercare team

Providing a dedicated Aftercare Manager to ensure that any issues which might arise in use are dealt with promptly.

## 06 Collaborative ISO-accredited processes

Deploying good communication & ISO-accredited processes from start to finish - we have been dispute-free with for over 15 years.

## 07 Ingrained social, economic & environmental sustainability

We jointly-create bespoke social value plans, aligning KPIs and commitments with local needs and client priorities. Providing dedicated resource to support delivery.





“ Neilcott have a non-confrontational approach and work constructively to find solutions and ways to add value. It always feels that we work together as a team and profit is not the main driver. ”

**Dawn Hughes, London Borough of Barking & Dagenham**

# Financial Stability

3A Dun & Bradstreet Rating	80 Payment Behaviour Score	98 Cash Flow Risk
2.2M Max Credit Recommendation	84 Risk of Bad Debts Write-off	0 Zero Borrowings

**CreditMonitor™**  
NEILCOTT CONSTRUCTION LIMITED - Full Company View

Summary

**NEILCOTT CONSTRUCTION LIMITED**  
Address: Excel House, Cray Avenue, ORPINGTON, BR5 3ST, United Kingdom  
Registration Number: 01191561

Max. Credit Recommendation	Payment Behaviour Score	Cash Flow Risk (also known as Delinquency Score)	Risk of Bad Debt Write-off (also known as Failure Score)	D&B Rating
£ 2,205,000	80 LOW RISK	98 LOW RISK	84 LOW-MODERATE RISK	3A

COMPANY PROFILE

D-U-J-S 21-738-8883	Telephone 01689 832199	Annual Sales £ 133,420,077
Legal Form Private Limited Liability Company	Website www.neilcott.co.uk	Employees 177 (177 here)
Registered Date 14 December 1973		Age (Year Started) 51 years (1973)
Ownership Not publicly traded		

Street Address:  
Excel House, Cray Avenue  
ORPINGTON, BR5 3ST  
United Kingdom

# Peace of Mind

## Proven knowledge, systems & tools to ensure safe delivery

- Exemplary health & safety performance
- Numerous industry accreditations & memberships
- ISO 9001 Quality Management System
- ISO 14001 Environmental Management
- ISO 45001 Health & Safety Management
- ISO 27001 Information Management

### KEY PEOPLE



Rhonda Tapley  
Group SHEQ Manager



Emmanuel Ogbonna  
HSE Manager



# Sustainability

Our new Sustainability Strategy outlines how we will embed social, economic and environmental sustainability across all aspects of our business to:

- **Provide fair employment and trading opportunities** - aligned to our family values
- **Prioritise lifelong learning** - from education engagement to professional development
- **Protect our planet** - using local materials, labour and responsible construction practices
- **Support local economic activity** - promoting local procurement and using MSMEs

We provide dedicated resource to deliver company policy standards and commitments aligned to client requirements.

## KEY PEOPLE



Kawsar Abdi  
Social Value Manager



Leila Foster-du Toit  
Sustainability Manager



Ashleigh Goss  
Sustainability Director



## Corporate Targets 2026



**15%** social & local economic value added on 'every project'



**98%** waste diverted from landfill



**NET ZERO CARBON by 2030**  
Scope 1 & 2 emissions



**£85m** spend with local small businesses



## SOCIAL

As one of the three pillars of sustainability, we are committed to delivering lasting positive social impact, seeking to improve the social wellbeing of residents within the communities we work in. Our Employment & Skills Plans target key priority groups for training, whether through formal apprenticeships, supported 'pre'-apprenticeships, up-skilling or employability training.

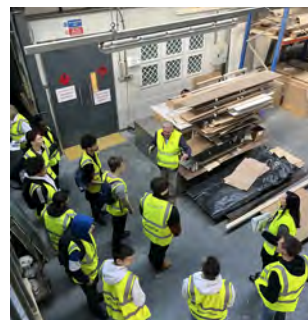
Our community engagement initiatives also build on local needs and relationships, working with local charities, schools, colleges and interest groups to fund local projects, volunteer and/or facilitate site tours and workshops.



## ECONOMIC

Generating a positive local economic impact, we work closely with our clients and community stakeholders to understand the key economic pressures and challenges faced within the community, with the overarching aim of maximising growth, prosperity and community wealth building.

Key strategy pillars for delivering economic benefits include sourcing materials and labour locally, providing high-quality London Living Wage jobs and contracting opportunities for local businesses, with circa. 70% of our supply chain consisting of micro, small or medium enterprises (MSMEs).



## ENVIRONMENTAL

We support our clients in 'Building Back Greener' ambitions, carefully balancing capital, revenue and environmental costs to provide best whole-life value through energy and carbon efficient buildings, whilst promoting eco-conscious behaviours and improving biodiversity.

Our ISO 14001 Environmental Management System comprises robust systems and processes to sustainably manage construction works, minimising waste and carbon through circular economy design principles, efficient local procurement of supply chain labour and materials, and mandating responsible working practices, including waste avoidance, reuse and recycling. Our Carbon Reduction Plan details our baseline activities and our approach to reducing carbon emissions to achieve our target of Net Zero Carbon by 2030.





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