

# I MULTI-ROOM



THE ALMERE



winvic



# CONTENTS

## WHO WE ARE

- 03 Our Service
- 04 Key Facts and Figures
- 05 Where We Operate
- 06 What We Do

## WHAT WE DO

- 07 Build-to-Rent
- 09 Purpose Built Student Accommodation
- 11 Hotels

## THE WINVIC WAY

- 13 Investing in the Future
- 14 Creating a Sustainable Future
- 15 Supporting Communities Through Construction
- 16 Social Value in Action
- 17 Doing It Right
- 18 Funds and Clients
- 19 Awards and Accreditations
- 20 Multi-Room Team



### Mark Jones

Managing Director - Multi-Room

**“COMMITTED TO SHAPING VIBRANT RESIDENTIAL SPACES, WE HELP OUR CLIENTS’ VISIONS COME TO LIFE. WE STRIVE FOR QUALITY AND EXCELLENCE, CONTINUING TO BUILD SUCCESS THROUGH STRONG COLLABORATION AND PARTNERSHIPS WITH OUR CLIENTS.”**

# I OUR SERVICE

Winvic is a privately owned main contractor that is recognised as the UK's top industrial 'shed' specialist. We have built an impressive register of repeat clients and end users, which also extends into the civils and infrastructure sector, where we deliver large-scale civils and infrastructure schemes. Over the years, Winvic has diversified and emerged as one of the top specialists in the residential market designing and delivering multi-room builds, and offering comprehensive solutions for student accommodation and build-to-rent projects.

Within the Multi-Room sector of our business, we offer pre-construction, planning, design and delivery services. Our expertise spans many areas, and we have worked in a variety of projects in this sector including luxury hotels, leisure, Purpose Built Student Accommodation (PBSA), Build-to-Rent (BTR), mixed-use schemes and specialist sustainable builds, including fulfilling turnkey project requirements.





# KEY FACTS AND FIGURES

Winvic has been delivering Multi-Room projects since 2013, growing from a humble team of 10 individuals to a robust force of 140 staff members. This growth reflects not only the increasing demand for our services but also our commitment to nurturing talent within the industry.

We initially delved into delivering student rooms, before capitalising on the flourishing Build-to-Rent sector. To date, we have delivered over 11,196 beds, with a further 4,986 currently under construction, with our current turnover allocation aimed at delivering 70% Build-to-Rent, 25% Purpose Built Student Accommodation, and 5% independent Hotels, across the Midlands. We're committed to shaping vibrant residential spaces, and we're ready to keep building on our success, one project at a time.



**11,196+**

beds delivered to date

**4,986+**

beds currently under construction

**31**

multi-room projects delivered to date

**5%**

hotels targeted

**70%**

build-to-rent targeted

**25%**

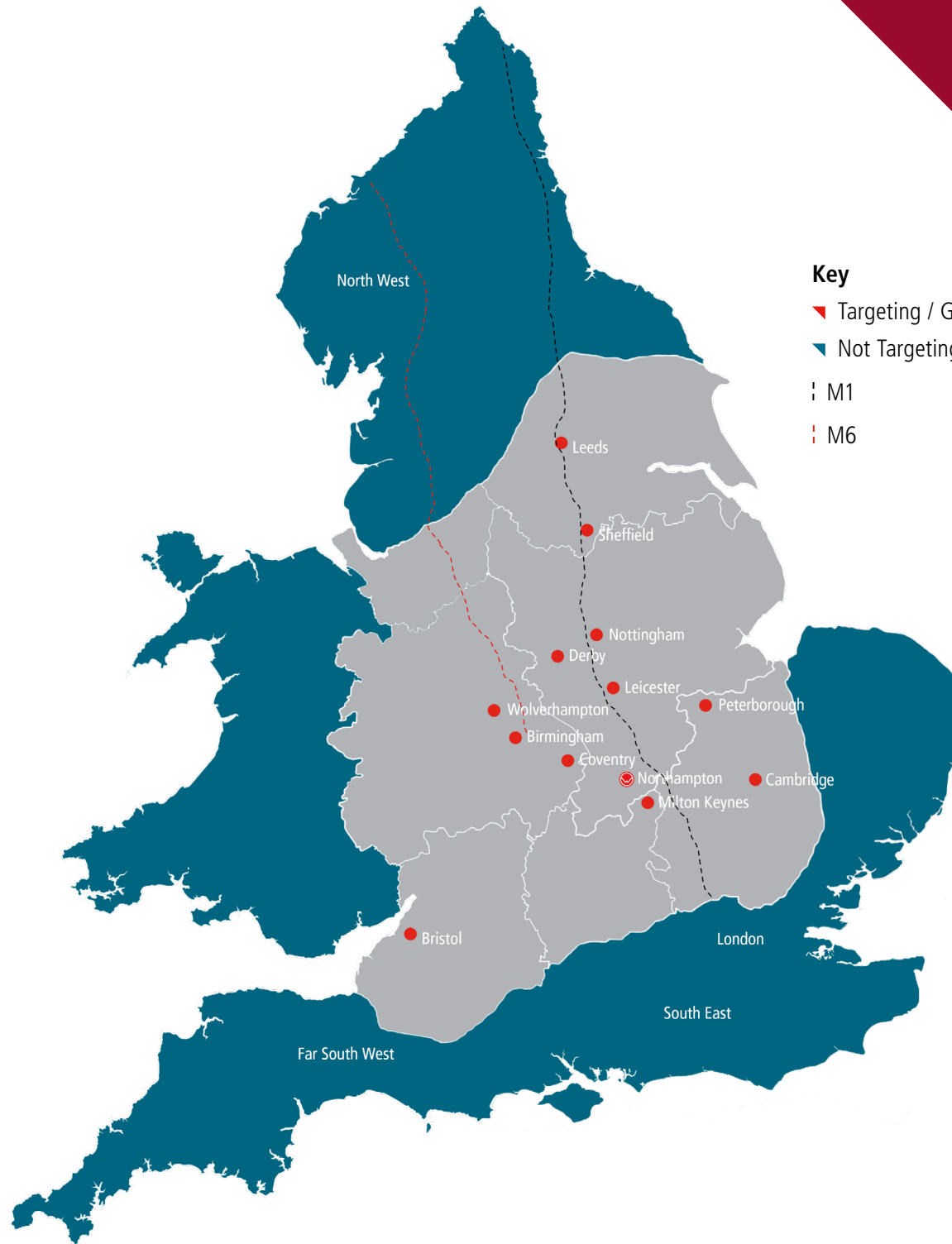
purpose built student accommodation targeted

# WHERE WE OPERATE

Winvic has come a long way since completing its first Multi-Room project Southgates, Leicester. The majority of our projects are located in the midlands, with a midlands focused supply chain to facilitate the delivery of these projects.

However, as a main contractor accustomed to thriving, we are equipped to deliver multi-room schemes anywhere highlighted in grey on the map to the right.

## MIDLANDS FOCUSED SUPPLY CHAIN TO FACILITATE DELIVERY



# I WHAT WE DO



## BUILD-TO-RENT

We construct premium privately rented sector homes, often in city centres, meeting a wide range of client specifications from concrete and steel frames to multiple blocks and high towers, as well as utilising factory manufactured components.



## HOTELS

Our expert multi-room team is equipped to deliver luxury hotels for clients and funds, ensuring the highest quality of design, construction, fit out and landscaping, which will exceed guest expectations.



## PURPOSE BUILT STUDENT ACCOMMODATION

From the planning process to residents moving in, we support clients to deliver purpose built student accommodation projects designed for modern students, and neither tight a timescale or a compact site deters our expert multi-room team.



# **| BUILD-TO-RENT**

**Winvic has successfully delivered build-to-rent projects of all shapes and sizes across the country, constructing numerous developments each year and earning recognition through prestigious awards for our exceptional work.**


Scopes for these projects are comprehensive and far ranging and we undertake end-to-end works – from enabling activities to fit out – as part of our full turnkey offering. We enhance projects and neighbourhoods with exceptional works, including public realm and landscaping as well as social, work and fitness spaces.

Many of the sites for build-to-rent schemes are compact and meet boundary lines of neighbouring buildings, meaning careful programme and material delivery management is required. Where projects are adjacent to railway lines or key national infrastructure, our collaborative approach and experience guarantees smooth processes. Crucially, we are considerate to the people who live and work close to sites and support local communities through long-lasting social value activities.

## **Completed Winvic projects:**

- ▼ Summerfield Street, Sheffield
- ▼ Saffron Court, Nottingham
- ▼ Vaughan Way, Leicester
- ▼ Newhall Square, Birmingham
- ▼ Bath Lane, Leicester
- ▼ Lionel House, Birmingham
- ▼ Aubrey Place, Milton Keynes (The Almere)
- ▼ Dumballs Road, Cardiff
- ▼ Corkfield, Edgbaston
- ▼ Sylvester Street, Sheffield
- ▼ Tyndall Street, Cardiff
- ▼ New Garden Square, Birmingham
- ▼ Bletchley View, Milton Keynes



 Dumballs Road, Cardiff  
Timelapse Footage





Featured: Lionel House, Birmingham



Featured: Corkfield, Edgbaston



Featured: Vaughan Way, Leicester



# PURPOSE BUILT STUDENT ACCOMMODATION

**Winvic is leading the way in the construction of Purpose Built Student Accommodation (PBSA) schemes that are focused on the quality of the building and finish as well as the student experience.**

We work with clients from the Early Contractor Involvement (ECI) stage and deliver turnkey projects in time for key student intake dates; we are currently working for repeat clients on numerous schemes within significant university cities across the UK. Our team members are skilled in managing the complexities of compact city centre sites, prioritise being thoughtful to site neighbours and achieve successful outcomes by working in close partnership with stakeholders.

Our embodied and operational carbon and environmental specialists mean Winvic is at the forefront of sustainable building design and construction. The materiality of the buildings, biodiversity, and the local legacy we leave are all fundamental parts of this story.

## **Completed Winvic projects:**

- ▼ Upperton Road, Leicester
- ▼ Southgates, Upperton Road
- ▼ Western Road, Leicester
- ▼ Beech House, Oxford
- ▼ Fairfax Street, Coventry
- ▼ Parkside, Coventry
- ▼ Magdalen Street, Colchester
- ▼ Student Castle, Oxford
- ▼ Crown Place, Nottingham





Featured: Student Castle, Oxford



Featured: Crown Place, Nottingham



Featured: Parkside, Coventry



# I HOTELS

**Winvic's experience in constructing extremely high-quality build-to-rent and purpose built student accommodation schemes meant that we were well placed to deliver our first hotel contract in 2020, for privately owned company Hotel La Tour. We undertook enabling, construction and complete fit-out works, with high-quality furniture installed in all bedrooms and other areas.**

Hotel La Tour is a 14-storey, split-tower, 50-metre-high concrete and steel framed building and we utilised BIM Level 2, helping the project to achieve a 'Very Good' BREEAM rating and become the first building to meet the 'Exceptional Developments' policy in the Central Milton Keynes Alliance Plan (CMKAP).

The facilities within the luxury hotel at the highest point in Milton Keynes include 261 bedrooms, a dedicated conference floor with mechanisms to create flexible meeting spaces and a fourteenth-floor sky bar and restaurant. We also constructed a special terrace to a high load bearing specification, enabling it to hold significant weights for outdoor events and press launches. Extensive structural glazing and a panoramic lift was installed to provide a unique visual experience for people ascending to the 43-metre high public access space called See:MK.









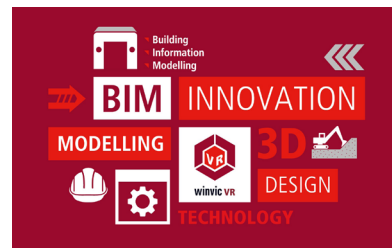
# INVESTING IN THE FUTURE

Winvic has a passion for innovation and efficiency across processes, materials and operations and is committed to questioning and challenging the norm, whether that's value engineering an alternative delivery mechanism, a more effective material or a solution to reduce waste and optimise resources.

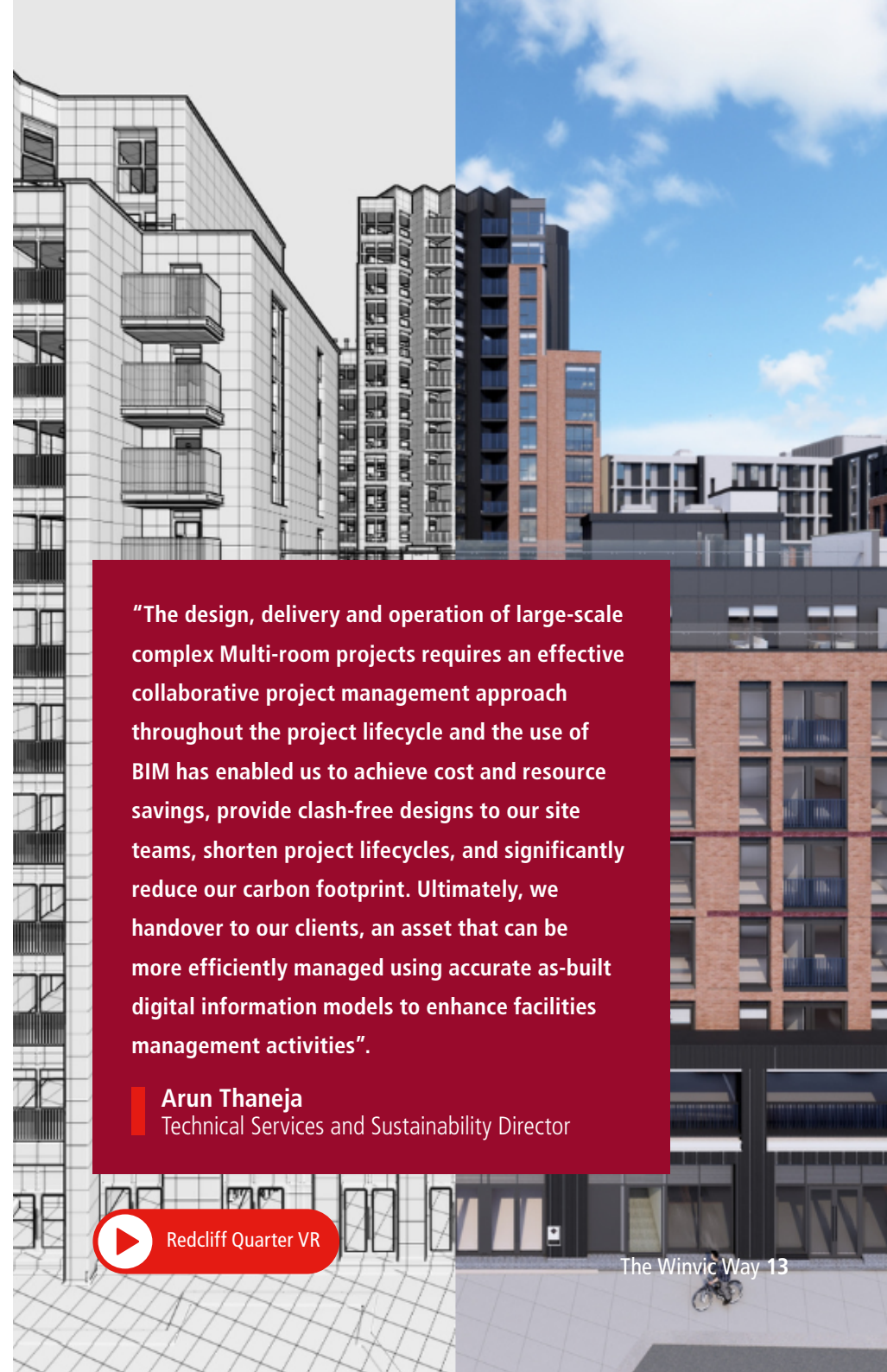
We have invested in a state-of-the-art Centre for Innovative Construction (CIC) at our Head Office and on site satellite Sustainability and Innovation Hubs (SIH). These are designed to be the hubs for innovation in design and construction technology including full virtual reality (VR) facilities, with a dedicated Technical Services team, who are experts in Building Information Modelling (BIM). We know digital design helps our clients visualise large-scale multi-room schemes better, make faster decisions on timings and designs, and appreciate exactly what progress will look like at any stage in the programme.

By implementing BIM on our multi-room projects, we are able to resolve potential Mechanical, Electrical, Public Health (MEPH) and Lift installation issues and design element clashes within the early design stages. This ultimately reduces the material waste on the project, provides efficient collaboration across the project team, enables us to maintain, or better programme dates and reduces the carbon footprint on each project.

On the Redcliff Quarter project, a development of 374 Student Flats and 468 Dwellings (mixture of a Build-to-Rent and affordable dwellings) in Bristol, we utilised the digital models to perform design reviews and clash detection throughout the design stages. This process highlighted significant opportunities resulting in fundamental design changes that were captured before commencement on site. The alterations were critical to the project design and practicality of installing the required MEPH services within the service voids, and efficiently provide the spaces with the desired design outputs.



BIM is helping to complete projects faster, shape more accurate budgets earlier, better understand the impact to customers and communities, significantly reduce health and safety risks and most importantly create built assets that can be more efficiently managed post-handover.



**“The design, delivery and operation of large-scale complex Multi-room projects requires an effective collaborative project management approach throughout the project lifecycle and the use of BIM has enabled us to achieve cost and resource savings, provide clash-free designs to our site teams, shorten project lifecycles, and significantly reduce our carbon footprint. Ultimately, we handover to our clients, an asset that can be more efficiently managed using accurate as-built digital information models to enhance facilities management activities”.**

**Arun Thaneja**  
Technical Services and Sustainability Director



# CREATING A SUSTAINABLE FUTURE

Winvic is a Net Zero carbon champion and sets itself apart from most of its competitors by measuring the whole life cycle carbon associated with a including all earthworks and groundworks. With experience of including all materials and site activities (A1-A5 Modules) in our carbon assessments, we're equipped and ready to deliver low embodied carbon Multi-room projects.



We have a reputation for impeccable processes and delivery of schemes that are in line with the UKGBC Framework, realising our client's sustainability aims through five areas:

- ▶ **Measurement** – we use One Click LCA carbon footprint assessment software to measure the output alongside our own Carbon Calculator – AI System for Predicting Embodied Carbon in Construction (ASPEC) – which is in development through an Innovate UK funded project.
- ▶ **Research** – we have a continuous research programme where we aim to uncover like-for-like materials that have less intensive carbon footprints.
- ▶ **Buying local** – sourcing materials that originate from places local to the particular project as well as engaging local labour is a key activity, for example obtaining stone from local quarries and ready-mix concrete from local plants.
- ▶ **Green Supply Chain** – our green suppliers list is continually expanding, especially within project areas that are carbon intensive.
- ▶ **Offsetting** – any remaining carbon output on a project is offset against Gold or VCS standard schemes, focusing on a split across ecology, social value and renewables, including like-for-like tree planting in the UK to overseas. Whenever possible, we avoid the recent trend of utilising overseas carbon offsetting schemes and our pledge to delivering Net Zero projects comprises a duty to local legacy initiatives.



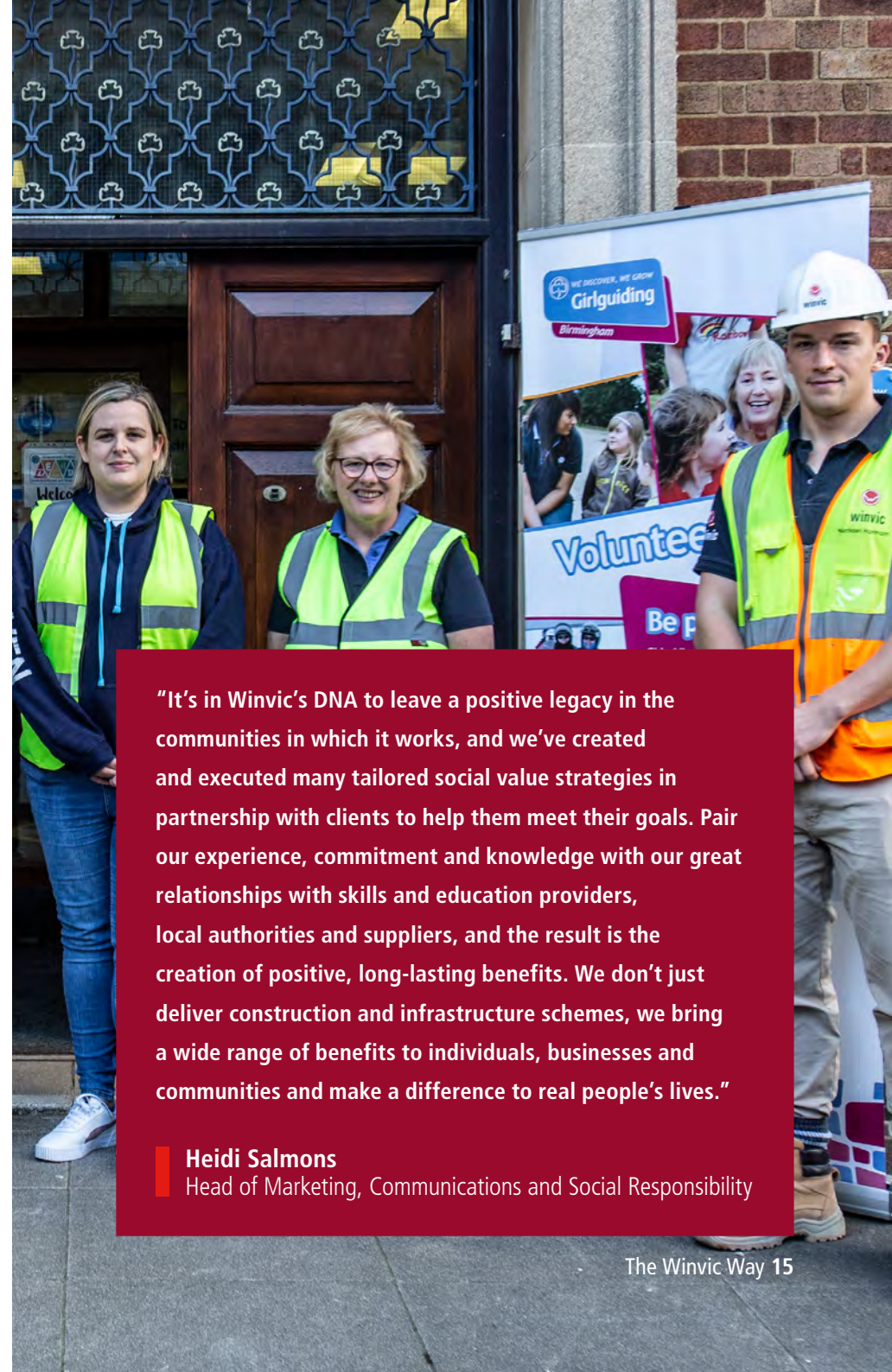
# SUPPORTING COMMUNITIES THROUGH CONSTRUCTION

Working in partnership with our clients, local authorities, education and training providers and our supply chain, Winvic strives to leave a positive legacy in the communities that surround its projects. We build relationships, seek opportunities, identify groups in need of support and create tailored plans and working groups that facilitate action.

These comprise new job opportunities, construction training leading to employment, educational and work experience placements, qualification pathways and site visits to showcase career opportunities to young people. Appointing local subcontractors to bolster the area's economy, engaging social enterprises, charity support and donating resources and materials to local community projects are all other elements of social value schemes that we deliver.

With five multi-room projects located across Birmingham – **Corkfield, Edgbaston, New Garden Square, Kent Street Baths, Holloway Head and Lancaster Street** – we have spent much time collaborating with Birmingham City Council (BCC) as well as their Employment Access Team (EAT). We organise briefings on our social value commitments with groups of subcontract teams as they become engaged throughout the construction programme and the EAT also attends to explain how it advertises the skilled and unskilled vacancies, matches local candidates and supports the subcontractors. Our whole team understood the collective objectives and offer to support numerous local curriculum enhancement activities, gives presentations to students and delivers site tours – we always like to open a dialogue with local schools and colleges about what activity would be beneficial for students.

Read more Social Value stories in our [Winvic Word Newsletter](#).



**"It's in Winvic's DNA to leave a positive legacy in the communities in which it works, and we've created and executed many tailored social value strategies in partnership with clients to help them meet their goals. Pair our experience, commitment and knowledge with our great relationships with skills and education providers, local authorities and suppliers, and the result is the creation of positive, long-lasting benefits. We don't just deliver construction and infrastructure schemes, we bring a wide range of benefits to individuals, businesses and communities and make a difference to real people's lives."**

**Heidi Salmons**  
Head of Marketing, Communications and Social Responsibility

# SOcial VALUE IN ACTION



## Corkfield, Edgbaston


 CCS Community Enrichment Award  45/45 CCS Score

Winvic created an Employment and Skills plan and worked closely with Birmingham City Council's (BCC) Employment Access Team (EAT) to attend jobs fairs, promote vacancies and match unemployed adults who live within BCC's boundary to roles, in collaboration with supply chain partners. The opportunities spanned the four new entrant employment categories of Job Starts, Apprentices, Graduates and Work Placements and 4,773 weeks of employment were delivered to adults who live within BCC's boundary who were previously unemployed, exceeding the target. 407 Birmingham residents were employed, one local man with a relevant degree became a Winvic Assistant Site Manager, and 7 apprentices and 7 work placement students from the Birmingham Administrative Area have worked on the site including a T-level student from Walsall College.

Winvic inspired the next generation of industry professionals by working with education providers. Winvic took part in a STEM Day with 120 students from City Academy, welcomed Birmingham City University engineering students to the site and adapted their school visit offering during the pandemic to virtual insight sessions over Google Classrooms. The local community has also been supported through the provision of food and clothing donations, and volunteered time to local homeless charities SIFA Fireside and St Basil's. A pergola outdoor kitchen and outdoor events area has also been refurbished at Martineau Gardens, a local therapeutic community garden and charity.



## New Garden Square, Birmingham

 45/45 CCS Score

As with Corkfield, an Employment and Skills plan was created and the Winvic team built on their already close working relationship with Birmingham City Council's (BCC) Employment Access Team (EAT) to drive opportunities. Subcontractors were briefed on the commitments early in the process and they were introduced to the BCC EAT, ensuring open collaboration between all parties. Social value also includes looking after the Winvic team and its supply chain partners, so Lifestyle Kiosks were installed on site for a month where employees could check and learn more about their health and wellbeing.

With six months to go before completion of the project, Winvic has already exceeded the target and has delivered 3,682 weeks employment weeks. 24 apprentices have worked on the project – three from within Birmingham Administrative Area – and 8 people have undertaken work experience placements, including students from Aston College, South and City College and Walsall College. Engaging with local schools and colleges also comprised providing local T-Level students with a talk on the breadth of construction careers and practical, on-site experience and insights.

Winvic has supported three community initiatives in the local area. Team members volunteered at homeless charities SIFA Fireside and Tabor Living, helping to prepare accommodation for its opening and also installed handrails in their community garden ensuring it could meet building regulations. A new fence was installed and painted at St George's Church of England Primary School and their flower beds were repaired.

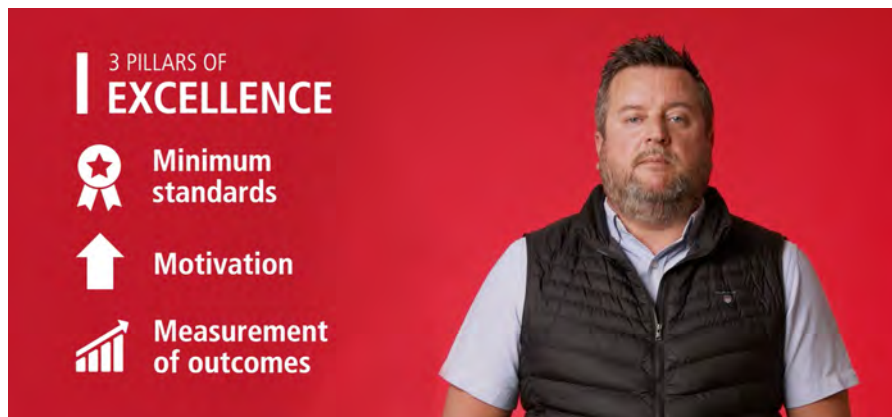


# I DOING IT RIGHT




Winvic is committed to continual improvements to ensure ongoing excellence alongside our core values. We hold ourselves to account against our own high standards from taking pride in the presentation of our sites and offices, to our outstanding safety reduction figures. It is our ambition to reset the bar of standards across the entire business. Building on the solid platform of the past, to ensure a sustainable, safe and successful future.

Our safety observations app showcases good practice whilst giving our supply chain a voice on our sites. Our app allows bad practices to be monitored and rectified, quickly and efficiently by our site teams. We use data analysis to identify the trends and patterns across our business to drive our quarterly focus topics for continual improvement.

The initiative includes both an online and site-specific induction, a set of minimum safety standards for our supply chain to hold themselves to account and a reward and recognition scheme for both our supply chain and Winvic site teams.



**3 PILLARS OF EXCELLENCE**

-  Minimum standards
-  Motivation
-  Measurement of outcomes

## I OUR AIMS



### QUALITY

- ▶ To embed the Doing It Right culture as part of The Winvic Way. It is a process, not an event. It is part of everyday practice and the expectations set by Winvic.
- ▶ To create 100% consistency in the quality of our sites set-up and presentation.




### SAFETY

- ▶ Continue to reduce our already outstanding accident frequency rate (AFR) and our minor injuries rate. Since the launch of Doing It Right, we have seen a 71% reduction of our AFR.
- ▶ To encourage safety to be a shared responsibility by everyone on our sites.
- ▶ Continual improvement of safety behaviour standards across the business.

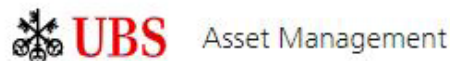
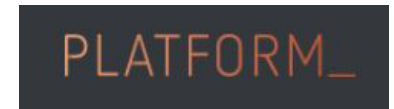


### WELLBEING

- ▶ Continue to raise awareness of all aspects of wellbeing, including financial, physical and mental health.

 Watch our Doing It Right video here

# FUNDS AND CLIENTS





# AWARDS AND ACCREDITATIONS



# COMPANY STRUCTURE

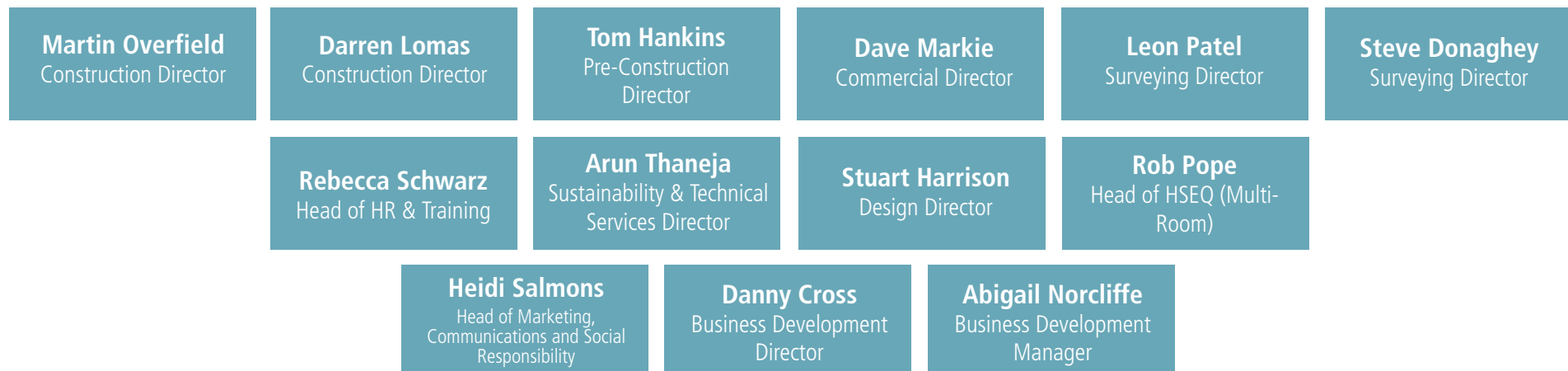
## GROUP BOARD



## CONSTRUCTION BOARD



## MULTI-ROOM SENIOR LEADERSHIP TEAM





# I MULTI-ROOM

## MULTI-ROOM BROCHURE



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