Whether it’s general goods, food or pharmaceuticals, the B2B and B2C on-demand culture continues to grow at pace, driving retailers to find ways of meeting this demand cost effectively and efficiently. Winvic is an important piece in the logistics puzzle; clients turn to us with their requirements because they have witnessed that we can deliver any size or specification of industrial space and – most importantly – we can meet demanding timescales and all-important live operational dates. From 10,000 sq ft to over 1 million sq ft, the sophisticated regional and local manufacturing, sortation and distribution hubs that we construct are an indispensable part of end-users’ ‘last mile delivery’ strategies.

Over the past 18 years we have designed and constructed over 55 million sq ft of modern industrial units – with values ranging from £5 million to £100+ million – making Winvic and the team’s know-how part of millions of brands’ stories. Many projects have had temperature controlled facilities within the design, including single envelope warehouses, multi-chamber structures and ‘Box in a Box’ methodology. As demand for regional distribution centres has grown in more recent years, so have the number of facility options we offer; some schemes are incredibly high-specification, for example Samworth Brothers’ unit in Leicester, or they incorporate multi-purpose areas, such as those found at SEGRO Logistics Park East Midlands Gateway. We achieve vast and divided spaces using multi-storey techniques, and efficient and practical design; multiple temperature zones are frequently created within single units – chilled, freezer and ambient box construction, or all three. Read more about our specific projects on pages 2 & 3.

Up-to-the-minute technology and materials feature extensively when it comes to energy efficiency and sustainability, no matter what the end use of the unit. Our design teams look for innovative approaches to achieve high levels of BREEAM and we consistently realise EPC ratings of A. Temperature controlled units certainly provide more challenges for BREEAM rating criteria, but we work tirelessly on details and, for example, we achieve maximum energy efficiency through buildings being exceptionally airtight. In the last two years, one scheme achieved BREEAM ‘Outstanding’, 12 were ‘Excellent’ and DC2, Prologis Park, Dunstable won a prestigious BREEAM Regional Award (Western Europe) in 2018.

Whether the brief is for our turnkey approach or a stand-alone service, we’ve become one of the most trusted authorities on the construction of goods sortation and temperature controlled structures.
MEGA DELIVERY

When it comes to delivering in the warehouse and distribution hub space, our portfolio has some impressive recent additions, not least with the completion of the 1.3 million sq ft fulfilment centre at SEGRO Logistics Park East Midlands Gateway (SLPEMG). The largest of the four plots on the vast scheme is a £63 million development and was completed in April.

Our remit was to create an integrated two-storey mezzanine, with flexibility in the design to remove the mezzanines if the end use of the building was to change. The company utilises a state-of-the-art system and employs 100,000 robots across its fulfilment centres which are key to its operations. For the material handling system to work effectively it was vital the concrete mezzanine floors were completely level and installed to very tight tolerances; the project was BIM Level 2 and the 3D model was used as part of this process to coordinate the completion of the structure together with the services. Multiple tests and calculations were carried out prior to construction, over a number of weeks, to understand how the weight of the specialist screeder would affect the levelling process. Testing and validation was continuous throughout the process together with post completion surveys.

We faced challenges as a result of having to focus on the flatness, shallowness and delicacy of the mezzanine floors on this plot. Every opening for the main construction and fit out had to be coordinated, as we couldn’t simply drill a hole later down the line. To enable potential future removal of the mezzanines, the foundations and the bracing in the stair towers had to support the huge outer frame. The largest concrete base poured in one day was 605 metres cubed, 7,500 tonnes of steel was used in the build, and the largest steel beam spanned a huge 16 metres. And the floors? We think they just may be the flattest floors in Europe, if not the world!

We have also designed and are constructing a new superhub for distribution giant DPD at IM Properties’ new 82-acre Hinckley Park development. The development comprises a 310,000 sq ft storage and distribution facility with features from ancillary offices and tyre and vehicle storage unit, to carparking and security office, service yard and car parking, and landscaping. At 403 metres, the superhub is notably long, and has 271 docks, all cast in situ, to help with the processing of parcels, of which the company handles 5.2 million per day worldwide.

Our work on five industrial units for Prologis at Hemel Hempstead saw us also developing highway and footpath upgrades, extensive landscape works, and offsite highways works to create a new access road to the scheme. The largest of the five units – at 585,000 sq ft – for end user Hermes, has a pocket park for community use close to a local nursery and we’ve also handled the fit out of the sorting hall with automated parcel conveyors, as the Hamburg-based firm processes 330 million parcels each year just in the UK.

Back in 2005 we constructed a 43,000 pallet space industrial unit with chilled and ambient chambers, for Cadbury Schweppes; it was a challenging design utilising a jet nozzle system and banks of chillers, and a sophisticated building management system controlled the series of air handling units. Technologies have moved forward and in more recent years demand has grown for ever more sustainable and thermally efficient warehouse facilities. As we have worked in this specialist space for almost 15 years we have been delivering low energy and waste solutions — therefore delivering long-term cost savings — for end users in the food manufacturing, grocery handling, pharmaceutical and other temperature critical sectors.

One of the most recent modern industrial buildings we have completed — in April — is Plot 2 at SEGRO Logistics Park East Midlands Gateway. The 63,000 sq ft warehouse has a 35 metre high bay temperature controlled storage chamber, unmanned in the sector, and part of five bay areas are also temperature controlled; these total approximately 350,000 sq ft. A three-storey office, visitors centre and hub office, a 40,000 sq ft steel and concrete mezzanine, and 465,000 sq ft of external yard space were also part of this £48 million project. And, because we delivered the scheme on a turnkey service, we also undertook a range of works bespoke to the end user’s requirements including a 32 metre high bay racking installation and internal finishes.

Lidl turned the key in the door of its Regional Distribution Centre (RDC) in Doncaster in October 2018. This 610,000 sq ft single envelope temperature controlled unit showcases a different approach where the freezer room and chilled areas are formed in white wall and roof compartments, evaporators provided within the refrigeration system maintain the required temperature for the groceries. We created a 37,000 sq ft freezer, 157,000 sq ft chilled chamber and 15,000 sq ft ambient area as well as 72,500 sq ft office space, a 6,000 sq ft hub office and 495,000 sq ft external yards. Sustainability was high on Lidl’s agenda and we installed a rainwater harvesting system and presence detection and daylight dimming lighting. We also maximised natural light through the design and minimised the external wall surface extent and exposure to support maximum energy efficiency.

KEEPING IT FRESH

From clean rooms controlled to an exact temperature for medical research purposes to chilled and frozen storage facilities that handle refrigerated containers with food from all over the world, a large number of industrial units have temperature-controlled products at the heart of their brief.

Lidl’s new Regional Distribution Centre in Doncaster

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Lidl’s new Regional Distribution Centre in Doncaster
This 250,000 sq ft state-of-the-art office in south west London started on site in September 2018 and is being delivered as a turnkey project. We have just completed the upper floor concrete slabs and have just started the SFS for the decorative brick columns and envelope works.

The structure is a mix of in situ and precast concrete cores, and steelwork; with an exposed concrete finish, this building will be a focus of the urban surroundings, which is adjacent to the A3. We are making best use of natural light on the upper floors through the design; it has a central rooflight and the external envelope is fully glazed with brickwork piers. What passers-by won't see is the large basement we have constructed ten boutique retail units – totalling 30,000 sq ft – an events plaza and a public green space.

The new HQ comprises offices, meeting and conference rooms and canteen facilities – all of which will be fitted out by Winvic, bespoke to Lidl. Sustainability is key to this project too, which will be ready for occupation at the end of 2020, meaning the scheme will be BREEAM ‘Excellent’ and have an ‘A’ EPC rating.

What is our full turnkey service? More clients are now asking us to offer our expertise from the concept stage and then manage everything until the keys are handed over; a one team approach through a project’s lifetime just makes sense. Early design engagement to increase innovation and ensure ongoing flexibility, and contractor continuity and minimised liability are just some of the benefits. Our experience and skillset not only adds value to projects to meet commercial needs but it also removes barriers to timely delivery. But what’s included?

- Pre-construction - providing high level cost advice, supporting with discharge of planning conditions and advising on design efficiencies
- Design phase - ongoing management by one overseeing design manager, with development of general and detailed designs by a wider team
- Enabling work - creating a solid base to build from, including demolition, remediation and earthmoving; our knowledge spans a multitude of solutions for different ground conditions
- Infrastructure - offering a 360 degree support frame, from drainage, new services and service diversions to highways and rail infrastructure
- Construction - creating tall, wide, innovative and mega structures across industrial, multi room, office and commercial, and retail and leisure sectors
- Fit out - meeting any end-use specification whether a complex temperature controlled or sortation system, luxury apartment or state-of-the-art office

We’re no stranger to speculative projects, phased schemes or undertaking smaller contracts, for example to transform a building’s interior for new occupiers. Speak to our business development managers: Danny Cross, to receive copies of our capability brochures.

Welcome MPs to site

Earlier this year we supported Lidl in hosting Sir Ed Davey, MP for Kingston and Surbiton and Thay Thayalan, Mayor of Kingston upon Thames to the construction site of the company’s new headquarters in Tolworth. The guests were given a tour of the site by members of Lidl’s senior management team and were shown architects’ plans for the new building.

Recent completions

Phase 2 and 3, Rushden Lakes

<table>
<thead>
<tr>
<th>Contract Value</th>
<th>£30 million</th>
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</thead>
<tbody>
<tr>
<td>Project Length</td>
<td>Phase 2 June 2017 to January 2019</td>
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<tr>
<td>Phase 3 January 2019 to April 2019</td>
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After almost three and a half years on site, we have now successfully completed all three phases of the retail and leisure destination on time and to budget, with works including design, civils, infrastructure, build, landscaping and fit-out. The most recent handover of the successful Northamptonshire lake-side retail and leisure complex for LXB Retail Properties and fund The Crown Estate was for Phase 3, in April. Winvic has carefully managed the process of working within a live retail environment during the construction of Phase 2 and 3 and, as with the initial delivery, controlled complex programming to accommodate a large number of distinct enhancements requested by tenants, successfully liaising with circa 70 different fit-out contractors. The second phase comprised a large leisure terrace with a 28m high, eight storey, 14-screen IMAX cinema with over 100 sets of present concrete stalls, other leisure services and restaurants as well as a 60,000 sq ft retail terrace. For Phase 3, in Garden Square we designed and constructed ten boutique retail units – totalling 30,000 sq ft – an events plaza and a public green space.

Recent wins

J16 Infrastructure, Midway Park, Northampton: Panattoni

<table>
<thead>
<tr>
<th>Contract Value</th>
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<tr>
<td>Project Length</td>
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Glasshoughton: Barwood Capital

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<tr>
<th>Contract Value</th>
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<tr>
<td>Project Length</td>
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Vaughan Way: Sowden Group / Long Harbour

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<thead>
<tr>
<th>Contract Value</th>
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<tr>
<td>Project Length</td>
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Bardon 2, Leicester: Mountpark Logistics

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<tbody>
<tr>
<td>Project Length</td>
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Aero Fabrications, Watnall: Aero Fabrications Ltd

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<tr>
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<tr>
<td>Project Length</td>
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St George’s Way, Nuneaton: Goodman

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<th>Contract Value</th>
<th>£11 million</th>
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<tbody>
<tr>
<td>Project Length</td>
<td>April 2019 to January 2020</td>
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</table>
Our Glasshoughton #industrial project has an amazing site team doing warehouse unit is ahead of schedule, completion, the new 260,000 sq ft #WMHD18 #loveconstruction @MindCharity to provide support to our people site where we are working together with @MindBLMK on our Bedford Link league and listed 3rd nationally http://winvic.co.uk    |    Autumn 2019

We are helping to keep history alive - We hosted a Castle Donington Army Cadet Force visit to Project Mitchell, East Midlands Airport - to show our support for Phase 2 of SEGRO Logistic Park East Midlands Gateway (LSPEMG). We were delighted to scoop the accolade for the Best Constructors Scheme (CCS) National Site Awards, exemplifying a high specification student accommodation scheme, to share best practice knowledge on improving workplace safety across the globe.

Health and wellbeing
We take the health and wellbeing of our employees seriously, and our wellbeing measures on site include Occupational Health Awareness days, 5-point wellbeing checks and Healthy Eating Awareness days. Occupational nurses were on hand at the Student Castle site in Oxford, where we have been developing a high specification student accommodation scheme, to give site employees health checks.

Real world experience
Real world experience is vital for students studying construction and related fields, and we prioritise nurturing future talent. We supported the next generation of construction managers from New College Lanarkshire, giving them the opportunity to understand more about different roles on site when they visited the new Lidl Regional Distribution Centre in Motherwell - which will be the company’s largest at 630,000 sq ft. We were also shortlisted in the Construction News Awards, for the Main Contractor of the Year (over £500m turnover) and for the Health, Safety and Wellbeing project of the year. Also, the awards nights for the British Construction Industry Awards and the Building Awards are on 9 October and 5 November - wish us luck on winning the Health, Safety and Wellbeing Initiative of the Year and Major Contractor of the Year.
While renowned for our complex mega sheds, we are often contracted to rapidly construct multiple smaller and mid size industrial units on logistics and business parks.

One of two industrial facilities has recently been handed over to Wilson Bowden Developments at Kingsway Business Park in Rochdale. The 76,000 sq ft Plot N with a 12 metre haunch height and single storey internal office has been constructed for end-user Trade Mouldings. Plot F is now occupied by Dachser following completion of this project in July. This distribution unit is 70,000 sq ft, with two-storey ancillary office accommodation comprised within each unit as well as car parking, and we undertook all works to mains services, drainage and the forecourt.

Another scheme with three units is SEGRO Park, Enfield which started in January and will see the 56,000, 42,000 and 100,000 sq ft warehouses reach practical completion at the end of December this year. Each is 12 metres in height, has a service yard – 118,000 sq ft in total – and office spaces ranging between 7,000 and 17,000 sq ft. Before we could start the build phase of the industrial units we first had to demolish the existing rail terminal, installing 590,000 sq ft of 370mm thick steel and fibre reinforced concrete slabs, in April. We will be completing this programme in the next few weeks and we look forward to handing over the completed site to SEGRO in Autumn of this year.

Focussing on site infrastructure works at Bell Farm, LondonMetric and Graftongate contracted us to design and construct the first three distribution warehouses at Bedford Link Logistics Park on a speculative basis. During the first six months of 2019, we completed 22,000 sq ft of warehousing, for which all offsite highways parameters for occupation of more than 2 million sq ft of warehousing, for which all offsite highways works included. All offsite highways works included. We always take a results-focused approach to our projects, are directed led to exemplary performance. The Winvic approach on the scheme involving extensive liaison with two other principal contractors and demonstrating a proactive nature, particularly to safety concerns, dealing with numerous changes arising on site, produced excellent safe site management.

The merits of complex engineering methods and innovative materials were shouted from the rooftops, quite literally, when we again hosted the Institution of Civil Engineers (ICE) and climbed 19 metres to the top of Plot 1’s warehouse at SLPEMG. It was the last stop on a two-day tour, where ICE met with key local stakeholders and members to discover how advances in digital technology and smart infrastructure are improving lives across the region.

We gave the visitors, including ICE President Andrew Wylie, a tour of the project’s infrastructure elements. Mark Salter, Winc’s Project Manager on the infrastructure phase of SLPEMG and Steve Wooler, Managing Director of BWB Consulting also delivered a presentation about the 700-acre scheme.

Nick Heath said, “Winvic have supported the delivery of our Bedford Link Logistics Park scheme from the outset. Winc’s proactive and collaborative approach with both the client team and their own supply team has been refreshing and their shared values have mitigated disruption of the scheme on the local community. In addition, the presentation of the site has been first rate, something which is important to LondonMetric from an occupational marketing perspective, as well as helping to maintain our brand values and wider stakeholder relationships.”

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DOING THE RIGHT THING

Training

Last year, our HSEQ team of eight covered a large number of projects across five main operating sectors – 30 were completed, 42 new ones started – trained the operatives from 279 suppliers and 300 individuals employed by Winvic. We think our 92% staff retention rate is testament to our approach to the role as a protector and investor in people.

Subcontractors are invited to participate in in-house and specialist training courses, and the majority of our supply chain has adopted our internal HSEQ standards across their companies.

Wellbeing

We recognise that mental health issues don’t just limit individuals and impact site safety, but they also affect the way the construction industry is perceived.

Workplace cultures can change statistics and we are committed to becoming a shining example within the construction industry, with regards to employee wellbeing support. Our new Mental Health and Wellbeing Programme comprises:

- Our HSEQ team produce bespoke HSEQ training and deliver this both internally to our own staff and externally to our supply chain and clients.
- We stipulate task specific PPE, not equipment, for equipment’s sake.
- Test lanyards and chin straps are not required by law, but mandatory on Winvic sites.
- We support training and licence provisions to ensure people from overseas can legally operate machinery and vehicles in the UK.
- We work very closely with our dedicated supply chain’s health and safety professionals to ensure industry standards are met and exceeded.
- We deliver mental health awareness training to all office and site staff with the aim of giving individuals strategies to manage the demands of everyday life.
- There is an additional half day of training delivered to managers.
- Staff are given a booklet with information and helpline numbers.
- Our mental health awareness groups comprise one or two Mental Health First Aiders.
- Our ‘It’s ok not to be ok’ campaign includes internal newsletter, posters, training, ‘Stay Alive’ app access and fund raising events for mental health charities.
- Aside from internal and external auditing, professionals to ensure industry standards are met and exceeded.
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PROJECT SPOTLIGHT

STUDENT CASTLE

Adjacent to Oxford’s city centre railway station, you will find us constructing Student Castle’s high specification student accommodation offering. It is the first project to break ground within the large gateway redevelopment of the Oxpens area, which when complete will comprise commercial, leisure and community uses.

The five and six storey, 515 bedroom development within three principal blocks has been created using a reinforced concrete frame and the external design is also a contrast from many of our other high rise built-to-rent and student accommodation projects. The design has been taken from Oxford’s rich medieval history and the famous quadrangle, and will feature courtyards, gardens, clinkers and columns.

As well as the flats, one bed studios and ‘twodios’ the finished project, which we are also fitting out, will include a gym, games area, lounge, private meeting rooms, roof terraces and a store for 290 bikes.

Four storeys on the north side of block A will be cantilevered and the development’s façade will be created from glass reinforced concrete panels. Glass reinforced concrete is an innovative, BREEAM A+ rated material that is approximately 80% lighter than pre-cast steel reinforced concrete cladding and is more environmentally

PROJECT SPOTLIGHT

LIONEL HOUSE

Our total number of five student accommodation and privately rented sector projects rose with the appointment from Lionel House Developments Ltd and Aberdeen Standard Investments (ASI) in February to develop a new 14-storey, build-to-rent complex.

Lionel House is located on the edge of the Jewellery Quarter, just round the corner from another BTR scheme, Newhall Square, and will comprise 259 high quality managed one, two and three-bedroom apartments. Other features of the development include landscaped roof terraces, ground floor communal areas for residents, a 17 space car park and cycle storage for every apartment. An existing building had to be demolished first meaning we start on site in June and the scheme will be ready for occupation by summer 2021.

MEET THE WINVIC HSEQ TEAM

Our award winning HSEQ team are currently caring for 52 projects and 450 staff. While all members of the team, led by director Ian Goodhead, have varied experiences and a thirst for greater knowledge and improvement, Jackie, Adam and Adrian are striking examples of committed and passionate members who have this year been shortlisted for awards.

SHE Awards Shortlist Health & Safety Manager of the Year

Adrian has worked on construction sites since 1993 and moved into Health and Safety in 2000, one of three Senior H&S Managers, he has worked at Winvic since October 2016.

My hands-on career from groundworker to site manager, has led me to have an in-depth understanding of real hazards. I initially proposed that all our in-house training should be available to all suppliers, and we’ve not looked back.

SHE Awards Shortlist Rising Star of the Year

Adam joined in 2017 with eight years H&S and 17 years on the ground construction experience, having vast knowledge of underground services and a natural ability to engage trainees.

In addition to my project audit remit I’ve updated all training programmes and materials, developed additional courses, created company policies on underground strikes and trained my colleagues to deliver the courses. Our lowered rates of incidents make every bit of my job worthwhile.

WICE Awards Shortlist Best Woman in Health & Safety

Jodie has been a Winvic employee since 2001, when there were just 8 employees. She showed interest in H&S from early days as a general administrator and her aptitude has steered her to become Compliance Manager.

Aside from internal and external auditing, compliance duties and managing ISO and CCL, I present at primary and secondary schools classes to each site about safety, careers and curriculum related topics. Showcasing the fantastic construction industry to young people, especially girls, is really important to me.

READ MORE FROM OUR STAFF

We launched a blog on our website, in October, and we’ve been asking various members of staff to give us – and you – an insight into their work and projects they are working on. In the Autumn we see Industry students, who have completed two years at university and will return for their final years this September, told us a bit about themselves. Before they left, they recorded a series of video blogs - check them out on our website. We also have a number of people undertaking apprenticeships too, and these stories certainly showcase how we support staff of all ages across all disciplines and differing levels of experience. Visit winvic.co.uk and find the Winvic Blog under ‘our news’ section.

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Inspiring young children in STEM subjects is vital for the future of a number of UK industries, not least construction. The ICE operates some great initiatives to help support this mission and tackle potential future skills shortages. We’re delighted to be involved with them on the Bridge to Schools scheme. Aimed at schoolchildren from 9 years-old upwards, Bridge to Schools involves pupil groups of around 30 children, all working together to construct a 15 metre long model cable-stayed bridge (the same design as the Second Severn Crossing) from plywood and aluminium sections. Once the bridge is completed over a 90 minute session, the children can walk across their creation. This project is helping these children learn valuable maths, science, design and technology skills. They also develop team building skills, have to consider health and safety, and benefit from an injection of confidence and self-esteem. Projects such as this are incredibly worthwhile, and we are proud to support this initiative by storing the trailer that contains the bridge. We are also transporting it to and from the various school events, to ensure the project can reach as many school children as possible.

We grew our workforce substantially this year to support our planned strategic growth, but it’s our commitment to developing and nurturing our employees that is key, not the numbers. We give our staff the tools, resources and support they need to evolve with the business, and through our bespoke training and development programme, the right training opportunities are tailored to individuals’ needs, in addition to statutory training.

Kayleigh Shaw, our Training and Development Coordinator, said: “We have advanced our training programmes at all levels, increasing the number of apprenticeship placements for new and existing staff, and more employees than ever are working towards professional accreditations and qualifications. This year we also launched a new ICE accredited training scheme for graduates where participants are gaining the specialist skills, knowledge and professional approach required to practice as a Winvic civil engineer.”

It’s not just our employees that we’re committed to, but also the supply of talent for years to come. We’re helping tackle future industry skills shortages by sustaining strong partnerships with industry bodies and education providers. Our last Year In Industry (YII) cohort is now resuming their final year studies at university, but we have welcomed five more engineering and quantity surveying recruits. If you visit the blog section of our website, you can watch some recent videos where the 2018/19 students discuss their roles, their projects and what they have learned during their year out; we ensure recruits get “on-the-job” experience from day one, giving them access to skilled professionals who help them transition from a classroom mindset to being able to work independently to find solutions to real world challenges. Furthermore, two employees, Mark and Adam are celebrating their one year anniversary as full-time employees – they impressed us so much in their YII placement year, we invited them back after their graduations and they have been thriving.

HR and Training Manager, Rebecca Schwarz, added: “We’ve facilitated an increased number of visits to sites where students and journalists – from the UK and overseas – have witnessed best practice, innovation and digital advancements. We have also continued to engage young people in schools, colleges and universities and at industry events. We’re proud to shout about our wonderful industry, let staff showcase their experiences and participate in activities that aim to increase opportunities for all in construction.”

INVESTING IN THE FUTURE OF CONSTRUCTION - ITS PEOPLE

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