

WINVIC WORD

CHILL OUT WE'LL GET YOU SORTED

Our capabilities in the rapidly evolving area of manufacturing, distribution and logistics have gone from strength to strength. Projects we work on in this sector – for a wide range of clients and end users – expand our portfolio and consolidate our expertise.

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.



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Tap here to watch the Plot 2, East Midlands Gateway video



Plot 1, SEGRO Logistics Park East Midlands Gateway

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, but 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 complexities 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 318,000 sq ft storage

and distribution facility with features from ancillary offices and tyre and vehicle storage unit, to canteen and security office, service yard and car parking, and landscaping. At 430 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.

Tap here to watch the Hinckley Park video



DPD's new automated parcel depot at Hinckley Park



The new 82-acre Hinckley Park, Leicestershire

KEEPING IT FRESH

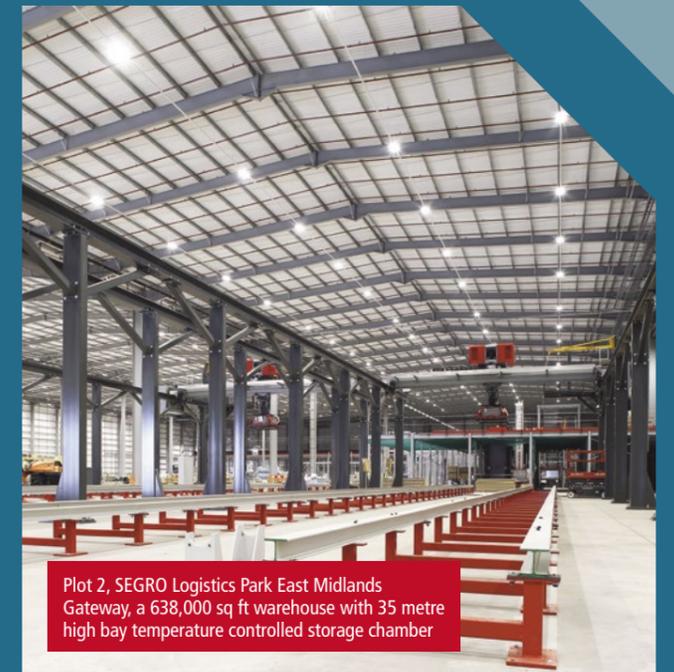
From clean rooms controlled to an exact temperature for medical research purposes to chilled and frozen storage facilities that handle refrigerated containers with food from all over the world, a large number of industrial units have temperature-controlled products at the heart of their brief.

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 638,000 sq ft warehouse has a 35 metre high bay temperature controlled storage chamber, uncommon in the sector, and part of low bay areas are also temperature controlled; these total approximately 250,000 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 16,000 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.

Lidl GB's new Regional Distribution Centre in Doncaster

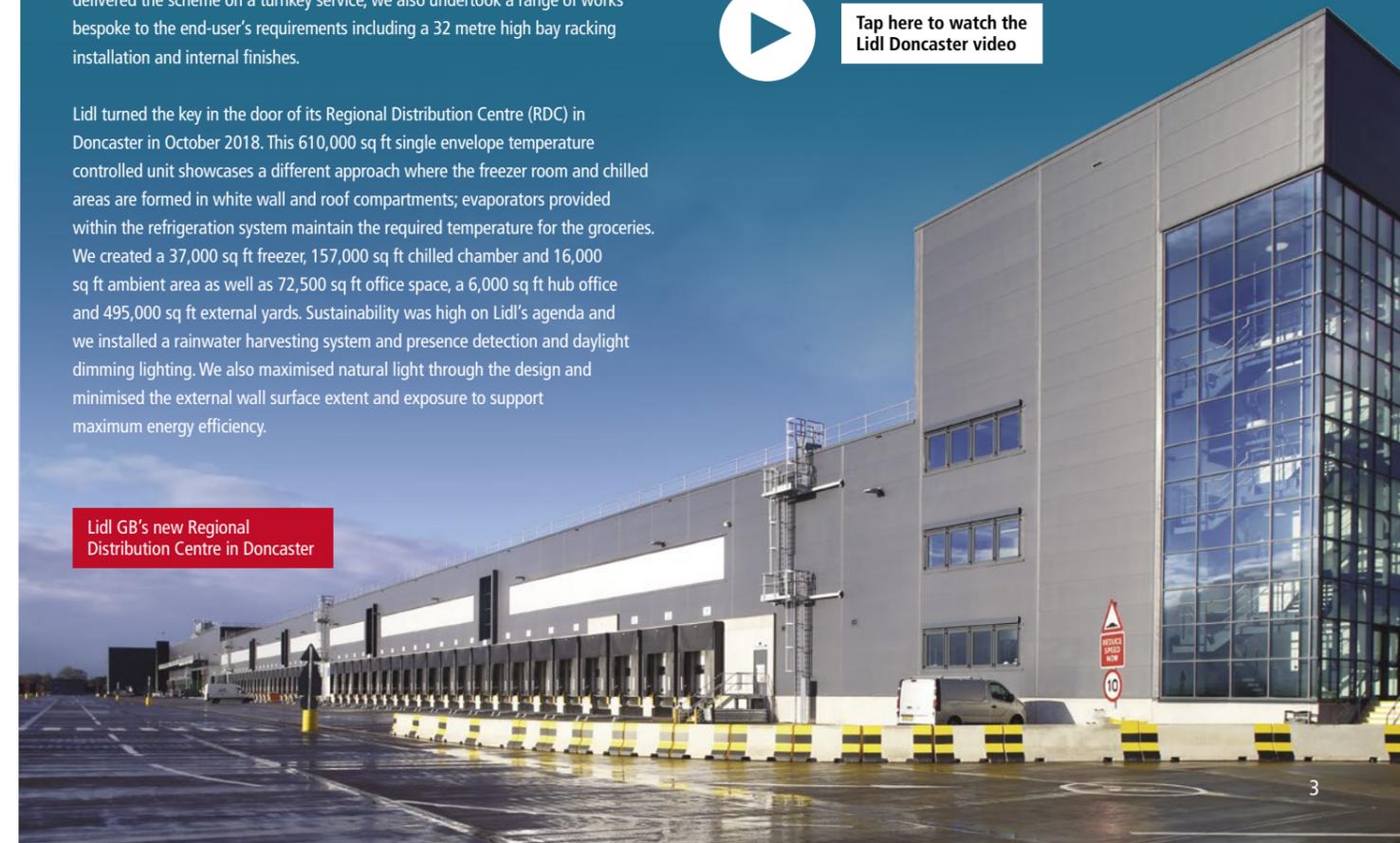


Plot 2, SEGRO Logistics Park East Midlands Gateway, a 638,000 sq ft warehouse with 35 metre high bay temperature controlled storage chamber

- Single envelope warehouses
- 'Box in a Box'
- Multi-chamber construction
- Temperature control
- Chilled/freezer/ambient box construction
- High velocity jet nozzle temperature control systems



Tap here to watch the Lidl Doncaster video



PROJECT SPOTLIGHT

LIDL HQ

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 also constructed. An unusual design feature for an office, its construction has come with many challenges, including various piling solutions and an increased number of design interfaces.

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 make sense. Early design engagement to increase innovation and ensure ongoing flexibility, and contractor continuity and minimal 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 manager, Danny Cross, to receive copies of our capability brochures.

WELCOMING 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.



Sir Ed Davey, MP and Thay Thayalan, Mayor of Kingston upon Thames visit the construction site of Lidl's new headquarters in Tolworth

RECENT COMPLETIONS



Tap here to watch the Rushden Lakes video

Phase 2 and 3, Rushden Lakes

Contract Value
£30 million

Project Length
Phase 2 June 2017 to January 2019
Phase 3 January 2019 to April 2019

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 lakeside 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 precast concrete stairs, other leisure services and restaurants as well as a 40,000 sq ft retail terrace. For Phase 3's Garden Square we designed and constructed ten boutique retail units – totalling 30,000 sq ft – an events piazza and a public green space.



Rushden Lakes Phases 2 and 3

RECENT WINS

J16 Infrastructure, Midway Park, Northampton: Panattoni

Contract Value
£7.7 million

Project Length
March 2018 to May 2019

Glasshoughton: Barwood Capital

Contract Value
£12.7 million

Project Length
August 2018 to May 2019

Vaughan Way: Sowden Group / Long Harbour

Contract Value
£30 m - £32.5 m

Project Length
July 2017 to August 2019

Bardon 2, Leicester: Mountpark Logistics

Contract Value
£23 million

Project Length
April 2019 to March 2020

Aero Fabrications, Watnall: Aero Fabrications Ltd

Contract Value
£6 million

Project Length
May 2019 to December 2019

St George's Way, Nuneaton: Goodman

Contract Value
£11 million

Project Length
April 2019 to January 2020

Icon Manchester: Icon Industrial (Stoford Developments/TRG Real Estate)

Design and construction of a new 11.6-acre logistics and global content creation facility that will house up to 2,000 people. The project for Stoford Developments and occupier THG Group also comprises a 168,000 sq ft content creation studio and 104,000 sq ft 4-storey office, a multi-storey car park and associated external works.

Contract Value
£30 million

Project Length
May 2019 to June 2020

WINVIC IN PICTURES



Nottingham Trent University Civil Engineering Prize Giving - Our former year-in industry placement student Mark Jamieson, now a Site Engineer, was awarded 'Outstanding Final Year BSc Student' and we couldn't be more proud.



Vaughan Way, Leicester - We hosted Korean journalist Ki Yong at this 298 bedroom build-to-rent scheme, in collaboration with IOSH, to share best practice knowledge on improving workplace safety across the globe.



Project Mitchell, East Midlands Airport - We are helping to keep history alive with the construction of a new hangar to house a 1944 mark 19 Spitfire, for client Stoford Developments. We hosted a Castle Donington Army Cadet Force visit to take a look around the aircraft hangar that currently houses the aircraft.



UNINN Parkside, Coventry - Flying the newly-designed flag for the City of Coventry atop one of the tower cranes located at the new luxury student accommodation development; a 502 en-suite, mix of studio and cluster bedrooms is being constructed within three towers.

WINVIC IN TWEETS JOIN THE CONVERSATION...

@WinvicLtd

#WorldMentalHealthDay in partnership with @MindBLMK on our Bedford Link site where we are working together to provide support to our people and promote mental wellbeing in construction #WellnessWednesday #loveconstruction @MindCharity #WMHD18

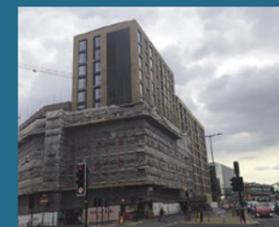
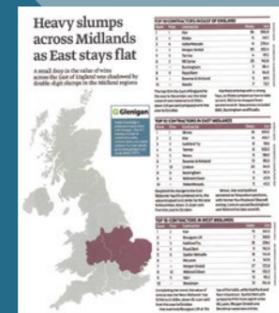


We have topped the @CNPlus @Glenigan East Midlands contractor league and listed 3rd nationally <http://bit.ly/2CtS0Az>, we couldn't be more grateful to our clients for choosing Winvic and our #employees leading #TheWinvicWay, let's celebrate #ThankfulThursday together

Our Glasshoughton #industrial project is wrapping up and getting ready for completion, the new 260,000 sq ft warehouse unit is ahead of schedule thanks to an amazing site team doing it #TheWinvicWay for our client @barwood_capital and Tungsten Properties #loveconstruction



#Friyay! Great to see more of the scaffolding coming down on our Vaughan Way build-to-rent apartment scheme in #Leicester revealing the results of our hardworking project team - we can't wait to see the 298 apartments revealed as it approaches completion @wayoflife



SUPPORTING THE CONSIDERATE CONSTRUCTORS SCHEME

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.

Recycled music



Pupils at Kings Heath Primary Academy, close to our HQ in Northampton, will be making sweet music after **our Warth Park Raunds site team delivered musical instruments made from recycled site scrap materials for the school's** sound garden within the playground. Not only do they get to exercise their creative flare and come back into class invigorated after break time, but they also learn about low waste living.

Maintaining human habitats



We're as committed to maintaining human habitats near our schemes as we are to protecting the environment and wildlife. In Southampton, where we have constructed four distribution warehouses for client Mountpark Logistics, **we've worked with the client to re-level a football pitch and create a new basketball court for the local community**. At a project cost of £10,000, a new lease of life has been given to a neglected recreation area, making it safe and enjoyable to use.

AWARDS

We were delighted to scoop the accolade for **Best Health and Safety in Construction at the Safety and Health Excellence Awards** - a new category to the annual awards - which took place in April. Aiming to recognise a construction project that has an exemplary health and safety record, it was awarded for Phase 2 of SEGRO Logistic Park East Midlands Gateway (SLPEMG).



Key to winning this award was our coordinated and innovative approach to key challenges in safely delivering Phase 2, one of the largest civils and infrastructure, multi-agency developments in Europe. These efforts included no reportable incidents in 2018 and just one in 2017 on Phase 2 of SLPEMG on a site facilitating over 700 operatives working on site during peak times. Transformative health and safety changes have been implemented by us and by companies within the supply chain, as a result of the project.

We have also been recognised at the **Considerate Constructors Scheme (CCS) National Site Awards**, by winning a gold honour, along with two silvers and one bronze. Four modern industrial warehouse

schemes – DPD Optimus Point in Leicester, Decathlon in Northampton, Prologis DC2 in Kettering and the second phase of Mountpark Southampton – have been acclaimed as top-performing CCS registered sites. Sites are scored on five areas of considerate practice: care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce.

Other awards achievements include our **8th consecutive RoSPA Gold award** win, and our very own Jackie Hall, HSEQ Compliance Manager at Winvic, being shortlisted for Best Woman in Health and Safety in the Women in Construction and Engineering Awards. Jackie has been instrumental in creating many of



the health and safety processes we employ and are applauded for today. These include our Mental Health and Wellbeing Programme, internal CCS auditing and holding a range of ISOs.

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.



EASY AS 1, 2, 3...



Tap here to watch the Bedford Link Logistics Park video

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 offices together with a service yard, HGV parking and infrastructure access road.



Plot N, Kingsway Business Park, Rochdale

Following on from the 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 construction, two of the facilities (units 3 and 4) were let to end-users, meaning our approach changed to meet specific operational needs. Unit 3 is the largest at 106,000 sq ft and it will be complete in September 2019, the other two buildings were handed over in August 2019; Unit 4 is 32,000 sq ft and the capacity of Unit 5 is 49,000 sq ft. Attached or integral office accommodation is comprised within each unit as well as car parking, and we undertook all works to mains services, drainage and the surrounding landscape.

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 start 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 a steel framed building and carry out enabling and piling works. The contract also includes us establishing the drainage and services, creating internal access roads to serve the units, internal fit out to CAT A and a wide range of external works such as a landscaped riverside walkway.

WINVIC FACTS



92% staff retention rate



Over 55 million sq ft industrial space built to date



5,500 multi-room units completed by end of 2019



SLPEMG UPDATE

Rail

Things are certainly 'on-track' at East Midlands Gateway, with the rail track connection to the Castle Donington freight line and into the development – including the three lines in the Rail Freight terminal – completed at the end of August. This key milestone forms part of the planning parameters for occupation of more than 2 million sq ft of warehousing, for which all offsite highways are complete. We started the work in the rail terminal, installing 592,000 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.

Industrial

Three of the four warehouses reached practical completion in April and have been handed over to global end-users. Also completed and operational is the site's management suite and a purpose-built transport hub, a safe and comfortable waiting area located at the park's entrance for employees arriving and departing by bus. We will be handing over the final unit in September after fit out works have been completed.

Civils and Infrastructure

The main phase was completed in October last year but earthworks recommenced in Spring 2019. The remainder of the 6,000,000m3 of material was cut and placed by the end of summer to facilitate construction of the remainder of the units on the logistics park.



Tap here to watch the East Midlands Gateway video

TESTIMONIALS

We always take a results-focused approach to our projects, are inclusive when it comes to multi-agency working and go above and beyond on health and safety. But don't just take our word for it, here are some kind words from people we have recently worked with.

“ Simon Came said, “The East Midlands Gateway Highways Works have been complex to perform as there have been three contractors working in the same vicinity at the same time with shared work site boundaries. Winvic has liaised extensively with Highways England and other stakeholders to arrange and carry out the works which has directly 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.”

Simon Came - Head of Planning and Development, Highways England

“ Nick Heath said, “Winvic have supported the delivery of our Bedford Link Logistics Park scheme from the outset. Winvic'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.”

Nick Heath - Development Manager at LondonMetric Property Plc, a FTSE 250 real estate company that invests predominantly in logistics

ICE RETURNS TO SLPEMG

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 Skelton, Winvic'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.



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:

- 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.
- Tool tethers and chin straps are not required by law, but mandatory on Winvic sites.
- We can 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.

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:

- 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.



PROJECT SPOTLIGHT STUDENT CASTLE

CGI of Student Castle's new high specification student accommodation scheme in Oxford



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 its famous collegial quadrangles, and will feature courtyards, gardens, cloisters and colonnades. 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

friendly, due to the reduced CO2 emissions during the manufacturing process. The 98 week programme began in September and will be complete in August 2020.

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 our Year in 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.



Tap here to visit the Winvic Blog

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.



Adrian has worked on construction sites since 1993 and moved into Health and Safety in 2005; 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.



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.



Jackie 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 CCS, I present at primary and secondary schools close 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.

PROJECT SPOTLIGHT LIONEL HOUSE

Our total number of live 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.



BUILDING BRIDGES FOR THE FUTURE

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.



INVESTING IN THE FUTURE OF CONSTRUCTION - ITS PEOPLE



Tap here to watch the We are Winvic video



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."

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