

I MULTI-ROOM



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
- 10 Purpose Built Student Accommodation
- 13 Hotels

THE WINVIC WAY

- 15 Investing in the Future
- 16 Creating a Sustainable Future
- 17 Supporting Communities Through Construction
- 18 Social Value in Action
- 19 Innovation
- 21 Doing It Right
- 22 Funds and Clients
- 23 Awards and Accreditations
- 24 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 12,677 beds, with a further 5,116 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.



12,677

beds delivered to date

5,116+

beds currently under
construction

32

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 in 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



| 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
- ▼ Dumballs Road, Cardiff
- ▼ The Residences, Edgbaston
- ▼ Sylvester Street, Sheffield
- ▼ Tyndall Street, Cardiff
- ▼ New Garden Square, Birmingham
- ▼ Bletchley View, Milton Keynes
- ▼ Kent Street Baths, Birmingham



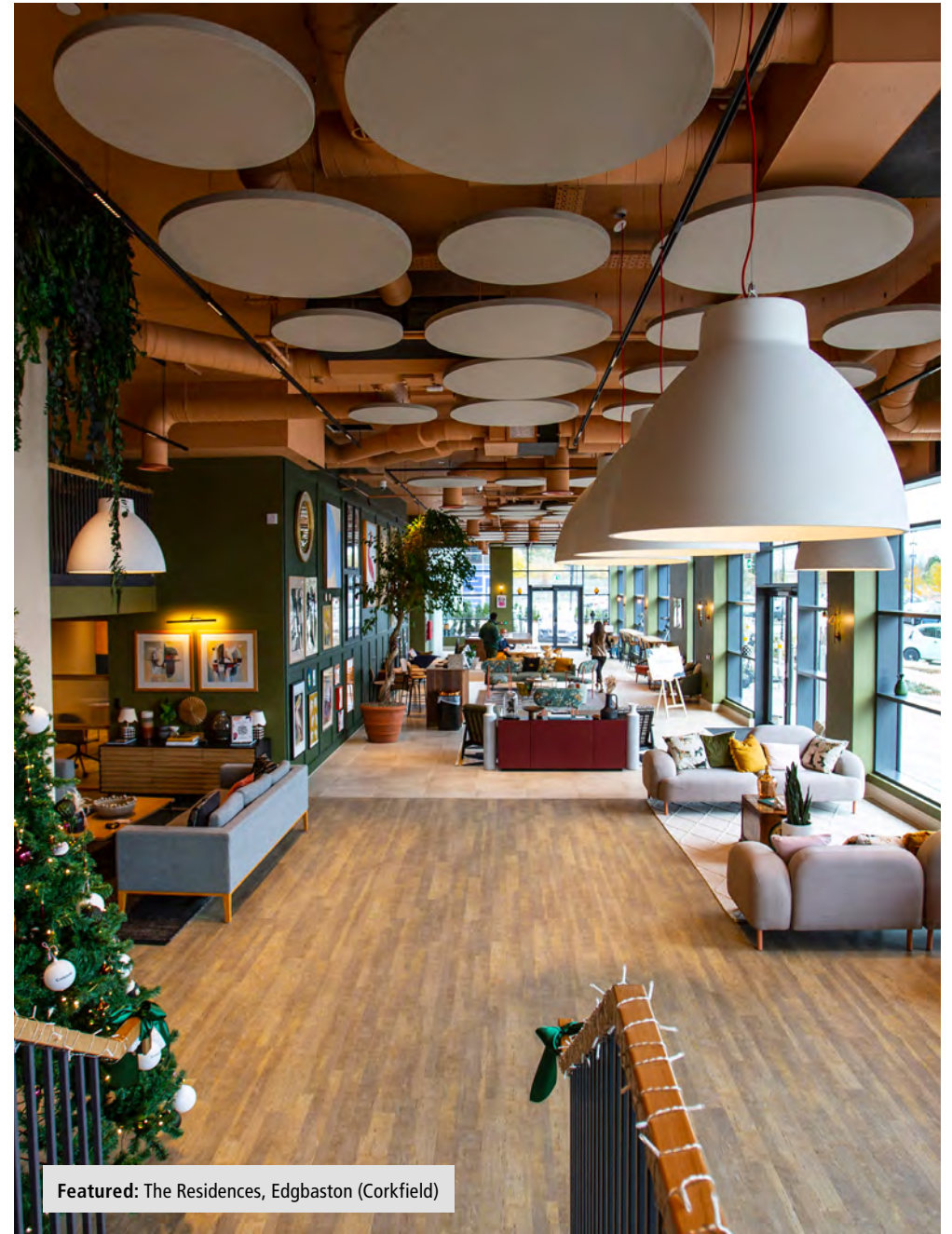




Featured: New Garden Square, Birmingham (Loudon's Yard)



Featured: Kent Street Baths, Birmingham (The Bath House)



Featured: The Residences, Edgbaston (Corkfield)

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:

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

Featured: Magdalen Street, Colchester



Featured: Student Castle, Oxford



Featured: Crown Place, Nottingham



Featured: Parkside, Coventry

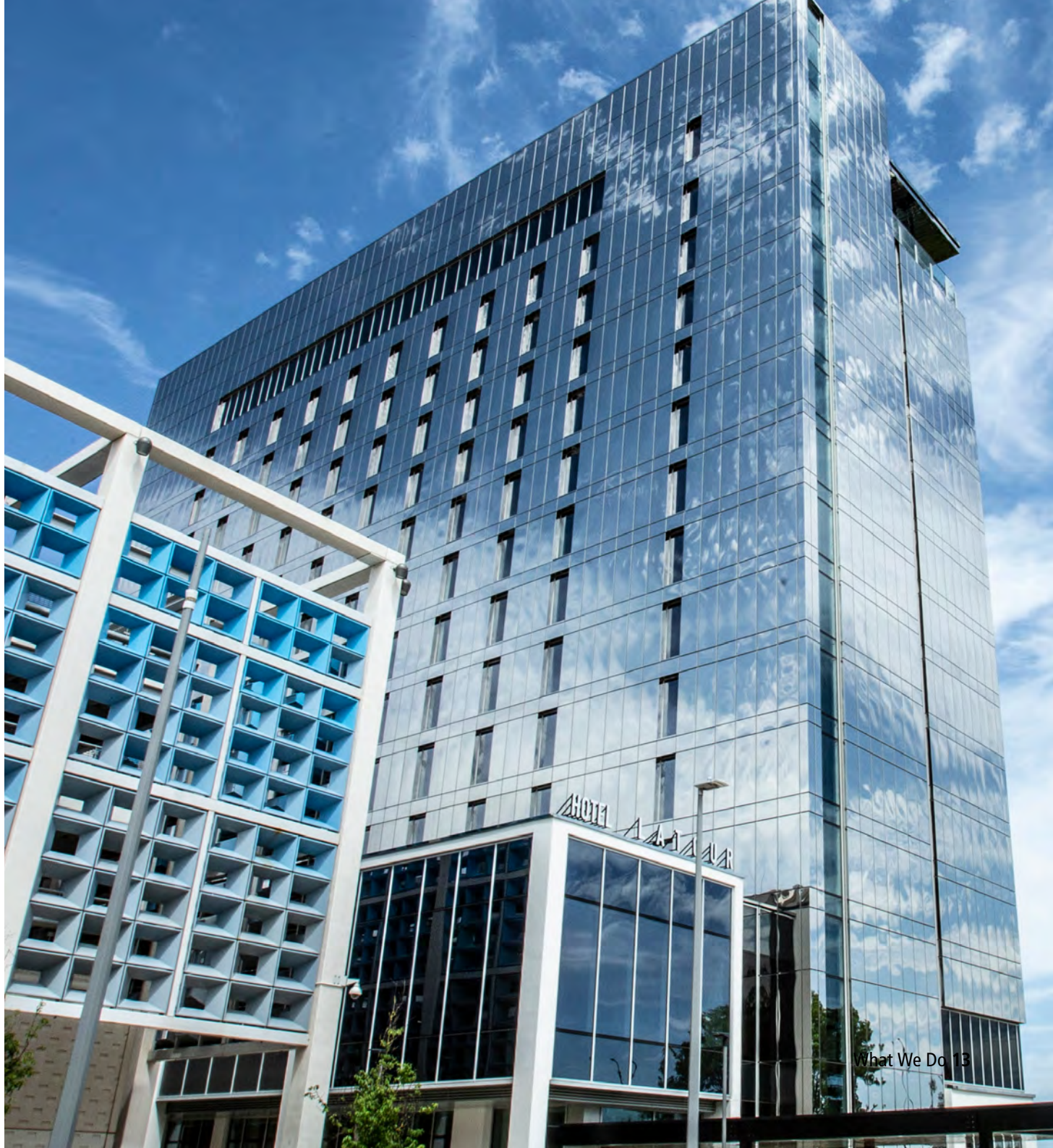


I HOTELS

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.



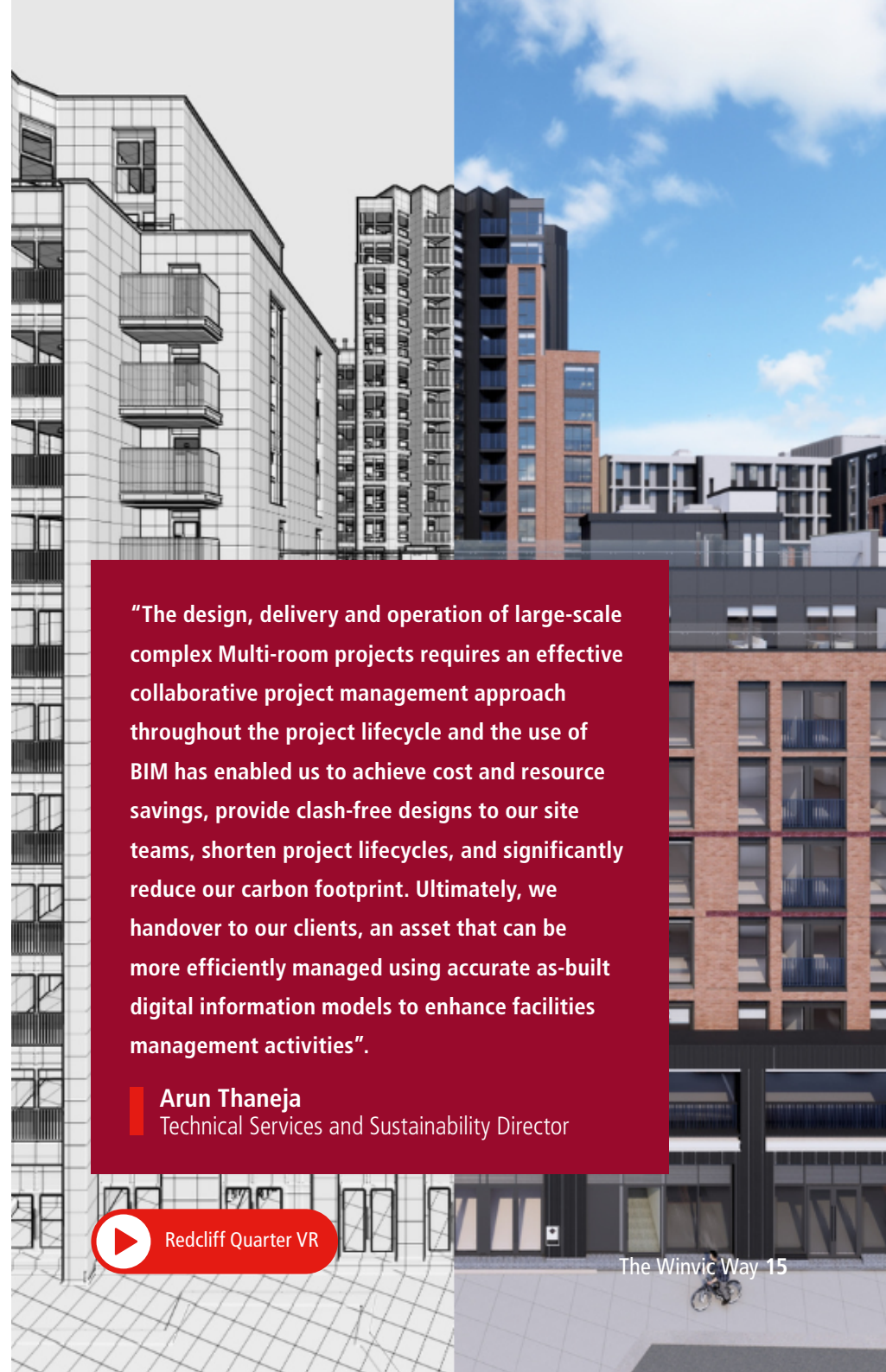
BIM is helping to complete projects faster, shape more accurate budgets earlier, better understand the impact to customers and communities, significantly reduce health and safety risks and most importantly create built assets that can be more efficiently managed post-handover.

"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



The Winvic Way 15



CREATING A SUSTAINABLE FUTURE

Winvic champions sustainability and Environmental, Social and Governance (ESG) and sets itself apart from its competitors by measuring the Whole Life Cycle carbon emissions associated with buildings including all earthworks and groundworks. Winvic's in-house Sustainability experts measure upfront carbon emissions associated with all material and site activities (modules A1-A5) and are equip to deliver Net Zero and low carbon Multi-Room schemes.

▼ Sustainability Pillars

PEOPLE



Happy,
Safe
Healthy
and
Inclusive.



INNOVATION



PLANET
Protecting The Planet



COMMUNITY



winvic
DOING IT RIGHT.
FOR A SUSTAINABLE FUTURE

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

- ▼ **Measurement** – we use the One Click LCA carbon footprint assessment software to measure the carbon 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 innovative research programme where we aim to uncover like-for-like materials that are sustainable product solutions and are less carbon intensive.
- ▼ **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** – we have created this forum to collaborate with supply chain partners to upskill and educate them on achieving sustainability and social value requirements across our schemes. The ultimate goal is to have the lowest embodied carbon emissions throughout the life cycle of a project.
- ▼ **Offsetting** – any residual carbon on a project is offset against Gold Standard, Verified Carbon Standard, IEMA and ICROA certified schemes. These offsets focus on a balanced approach across ecology, social value and renewable energy projects, including like-for-like tree planting in both the UK and internationally. Where feasible, we remain dedicated to our commitment to delivering Net Zero projects while creating lasting 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

Director of Marketing, Business Development
& 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 (Loudon's Yard)

 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 had already exceeded the target and delivered 3,682 employment weeks. 24 apprentices worked on the project – three from within Birmingham Administrative Area – and 8 people undertook 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 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 would 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.

LEADING IN INNOVATION

Our clients benefit from our tenacity to challenge industry norms and explore innovative products, methodologies and designs. Research and development is therefore crucial to Winvic and we are always working with key suppliers and consultant partners to progress ideas into manufactured articles. We understand that no two buildings are the same, so we take a customised approach to every corner of every project so that the right solution is applied systematically, effectively and to brief.

Skyline Cockpit

Our commitment to health, safety and wellbeing were the drivers for us selecting a pioneering technology for use at the 33-storey Purpose Built Student Accommodation (PBSA) Crown Place, Birmingham project.

Skyline Cockpit operates as a command-and-control centre, enabling remote operation of the tower crane from a ground-level cabin located on-site. The cabin is equipped with kitchenette and welfare facilities, significantly enhancing the physical working environment for crane operators.

The Skyline Cockpit promptly identifies any tower crane issues, enabling preventative maintenance measures. The military-grade cameras enhance crane efficiency by 25% and potentially reduce project completion time by an average of 8%, resulting in significant cost savings.

The crane can climb throughout construction to a maximum height of 102 metres, but the operatives don't have to climb the mast to the control cabin. Instead, they enter a ground floor cabin containing 2.1 by 1.2 metre panoramic screens, which shows simultaneous views from seven cameras placed on the crane as well as a combined camera panoramic view providing better all-round visibility and eliminating blind spots. They also use Augmented Reality (AR) to display the load line, expected landing spot, as well as real-time indicators including wind speed, slew, lifting, hoist, jib, and radius data.

To see Skyline Cockpit in action and to hear from one of our crane operatives, [watch the television news report from BBC Midlands Today over on our LinkedIn page.](#)



LEADING IN INNOVATION

HP SitePrint

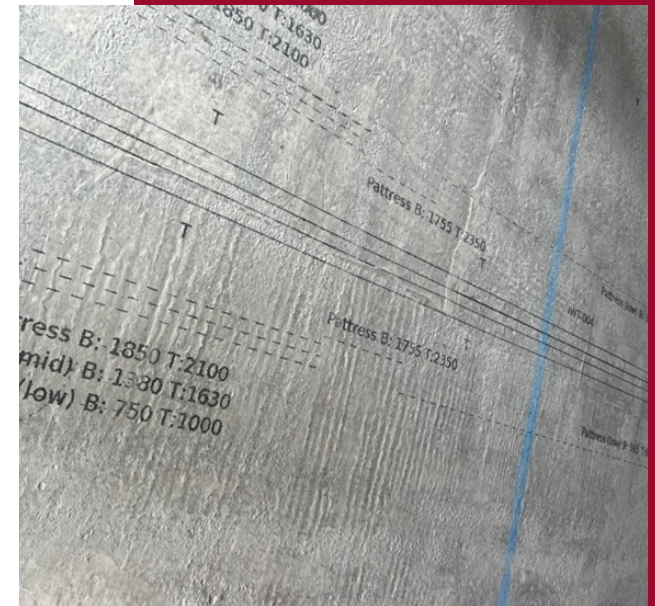
Winvic has transformed its setting-out workflows, unlocking increased productivity and quality for multiple subcontractor partners while halving setting-out schedules. By implementing HP SitePrint, a BIM linked setting-out robot that prints a fully coordinated floorplan, Winvic has streamlined the construction process, offering easy-to-use and precise implementation of complex layouts.

The system delivers high accuracy, with a layout precision of better than 3m, and provides obstacle avoidance. Setting-out is now three times faster, offering more detailed information compared to traditional manual techniques, which reduces both setting-out and labour costs through the use of autonomous technology. The cloud-based management ensures smooth coordination, while the compact design allows for easy transport.

Our site engineers and subcontractor teams no longer need to set out packages of work with traditional measuring and chalkline methods. Instead, the HP SitePrint robot travels around the site and prints all the required marks for ongoing trades, including those that were previously too time-consuming to mark on the floor slab.

A total of 22,000 sq m of coordinated floorplans have been printed across 32 floors at Crown Place Birmingham, three times faster than traditional methods. The project was also selected as a test centre by HP, making Winvic the first to use the next-generation robot.

This innovation also contributes to diversifying the workforce by appealing to a younger generation. Winvic is leading the way in the UK, demonstrating the full potential of this technology in construction.



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.



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 64% 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.



I FUNDS AND CLIENTS

 **PATRIZIA**

 **TPG**
ANGELO
GORDON

ICG

 **COURT**
COLLABORATION

SOWDEN
GROUP LTD

KKR

 **HARRISON STREET**
Making an Impact

 **Cairn**
Group

 **HGP**

HOTEL LATOUR

Aberdeen
Asset management


crown
student living


Invesco

Gilltown

 **MELBURG**
CAPITAL

 **EDMOND
DE ROTHSCHILD**

Investing in homes since 1912
grainger plc

 **Pascoe HOMES**


PLATFORM_

MODA

 **CASSIDY**
GROUP

LONG | HARBOUR |

 **PACKAGED
LIVING**
Backed by FIERA
REAL ESTATE

 **UBS** Asset Management

 **Viridis**


**Legal &
General**

The Winvic Way 22

AWARDS AND ACCREDITATIONS



Build to Rent
Awards 2024



INVESTORS
IN PEOPLE
MAKE WORK BETTER



Build to Rent
Awards 2023



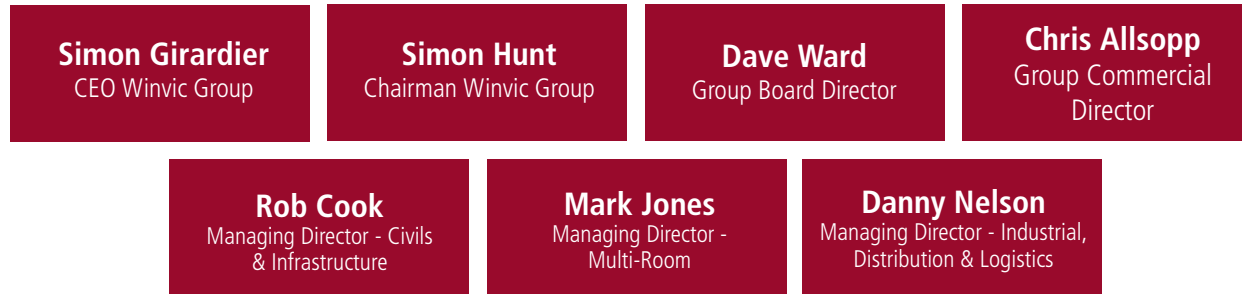
President's Award



The Winvic Way 23

COMPANY STRUCTURE

GROUP BOARD



CONSTRUCTION BOARD



MULTI-ROOM SENIOR LEADERSHIP TEAM



I MULTI-ROOM

Winvic Construction Ltd.

Brampton House
19 Tenter Road
Moulton Park
Northampton
NN3 6PZ

To discuss an upcoming project, please get in touch with our Business Development team:

abigailnorcliffe@winvic.co.uk