



An Introduction to
Neilcott Construction Ltd

Neilcott is..

Independent

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

Flexible

An independent regional main contractor, undertaking a wide variety of construction work with contract values ranging from £100,000 to £30m

Collaborative


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

Reliable

A financially stable delivery partner, Neilcott has zero borrowings and an annual turnover of £100m

Committed

As an Employee Ownership Trust our 160 employees drive consistently high standards & are fully-committed to success on every project



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

Dawn Hughes, London Borough of Barking & Dagenham

Where we operate

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



Winchester Regional Office Unit 5
Moorside Place, Moorside Road
Winchester SO23 7FX

Neilcott Construction Group
Excel House, Cray Avenue
Orpington, Kent BR5 3ST

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

Unit 5, Moorside Place, Moorside Road,
Winchester, SO23 7F



What we do

Design & Build

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

Special Works

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

Traditional

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

Modern Methods of Construction

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

Refurbishment

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



Sectors



Education



Healthcare



Residential



Community & Leisure



Heritage



Commercial



Fit Out





SECTORS

Education



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



Secondary

Higher Education

Early Years

Further Education

Independent

Specialist

Primary

Barking Abbey School

Working in partnership from concept design to optimise complex school expansion across 3 sites

Client

LB Barking & Dagenham

Location

Barking

Completion

September 2019

Value

£19.2m

Form of contract

PPC2000

- Early multi-stakeholder engagement
- Accelerated delivery of key elements to meet new term
- Live operational school - H&S, segregation, access

Neilcott and selected design partners developed efficient, innovative solutions to meet the school's outline brief to expand the school by 3FE through construction of 3 new buildings across 3 school sites located just under 1km apart. Our appointment at RIBA stage 1 maximised client benefits of the two-stage process and early contractor involvement by creating a collaborative 'one-team' approach where all parties worked towards shared project objectives.

The new buildings provided a new sports hall, 3200m² teaching block with general & specialist teaching facilities and a 2450m² 6th Form Centre with kitchen/servery & open plan study.



University of the Arts London

Remodelling existing campus accommodation to provide new specialist performing arts teaching facilities

Client

University of the Arts

Location

Wimbledon

Completion

October 2020

Value

£900K

Form of contract

JCT Intermediate Building Contract with Design

- Fast track 10-week programme
- Asbestos removal
- Live education site refurbishment
- Complex logistics

Neilcott was appointed to carry out Phase 2A works at the Wimbledon College of Arts which involved the de-commissioning, strip-out, refurbishment and modification of the existing accommodation and engineering services to provide new specialist facilities to support their expansion of performing arts courses.

This is the first of four phases of College redevelopment and following Neilcott's success in providing high-levels of client satisfaction on Phase 2A, we are currently negotiating with the UAL for direct award of the subsequent phases totalling c.£8m.



Westminster City School

Realising expansion plans within complex, constrained live site

Client

Westminster City Council

Location

Westminster

Completion

April 2018

Value

£4.6m

Form of contract

JCT Design & Build Contract 2016

- City centre location, adjacent District Line tunnel & occupied buildings
- Complex logistics, narrow site access, constrained site
- Live school site, with shared playground use required
- Extensive stakeholder management

Neilcott was appointed as Principal Contractor to undertake the design and build of a new state-of-the-art teaching block to provide additional teaching space, specialist music rooms, art facilities, gym/dance studio and office space.

Our collaborative approach was invaluable, retaining the existing design team to ensure seamless transfer of knowledge and maintain relationships on this complex project, which involved detailed technical design development to meet the site's constraints, extensive interface management with TfL, complex central London logistics and critical management of pupil flows, playground space and temporary classrooms within a very constrained live school site.



Galleywall Primary School

Fast track refurbishment works to improve building condition to provide fit-for-purpose teaching and learning facilities

Client

City of London

Location

City of London

Completion

October 2019

Value

£3.2m

Form of contract

JCT Design & Build Contract 2016

- Fast turnaround education refurbishment
- Phasing of works to enable school re-occupation as areas completed
- Live school building
- Central London location

Neilcott was approached by the client to step in following competitor receivership mid way through the pre-construction period of a two-stage design and build procurement route. Some areas of the school had already been temporarily vacated in readiness for the works. As a consequence it was essential that the works be completed by the required August date in order to move children out of less than ideal temporary accommodation in time for the new academic year - time from appointment to first handover was 8 weeks.

Works included stripping out, internal/external repairs, M&E/ICT upgrades, re-decoration, form external playground, new heating plant and infrastructure, new external lift.



Royal Grammar School

*Building upwards to optimise available footprint -
delivering high-quality teaching facilities*

Client

Royal Grammar School

Location

Guildford

Completion

September 2019

Value

£6.5m

Form of contract

JCT Standard Building Contract

- Live operational school - H&S, segregation, access
- Early engagement to de-risk interfaces
- Extensive CDP elements
- Complex logistics within constrained urban

Neilcott was appointed to undertake phase three of the nine-phase Royal Grammar School masterplan. The new facilities in the heart of the historic school were co-ordinated within a live school environment and included conversion of old design & technology labs into state-of-the-art chemistry labs, followed by construction of a 725m² fourth-floor extension over the existing three-storey 'spine' block between two central courtyards.

Building upwards within the existing building footprint due to the tight urban site, this extension provides improved dining facilities, a suite of 9 new modern languages classrooms and language laboratory, new offices, break-out learning space and a 160-person seminar/exam room.



Hampton School

Complex quad infill development and negotiated new build teaching block

Client

Hampton School

Location

Hampton

Completion

Jan 2019 / July 2019

Value

£4.8m / £3m

Form of contract

JCT Standard Building Contract with Quantities

- Extensive CDP, high-quality interior finishes
- Live school site, occupied buildings
- Constrained logistics - quad infill project
- Extensive stakeholder management

Neilcott was appointed as Principal Contractor to undertake Quad Infill construction works comprising of:

- South Block - vertical extension from 2-3 storeys, requiring extensive structural works due to bearing capacity, creating new chemistry labs and MFL teaching space
- North Block - 3 storey new build construction to create 6th Form Centre
- Central Pod - steel framed pod within the new courtyard area for general teaching and offices
- Quad - glazed roof to create full height quiet 6th form study

Following the success of the Hampton Quad Infill project, we negotiated directly with the school for their TB4 project, a £3m new general teaching block located on the same campus.



Alfriston School

Creating new purpose-built performing arts facilities to provide specialist drama, dance & music teaching

Client

Alfriston School

Location

Beaconsfield

Completion

June 2020

Value

£1.7m

Form of contract

JCT Design & Build Contract 2016

- Specialist design requiring extensive stakeholder engagement
- Live operational SEN residential school - H&S, segregation, access
- Interface with specialist suppliers & subcontractors

Neilcott was employed to undertake the design and construction of a new performing arts building at Alfriston School, a secondary-age day and boarding school catering for girls with a wide range of special educational needs. The new two-storey steel-framed performing arts block (c.401m²) connects with the existing sports hall. The new facility provides additional teaching space, storage, changing facilities, toilets and circulation, facilitating a new department on the school campus. As the school had students in residence 24/7 and use of adjacent buildings, careful coordination and planning of H&S interfaces and logistics was of critical importance.



Redwood Park Academy

Expanding SEN provision through purpose-built new facilities

Client

Portsmouth City Council

Location

Portsmouth

Completion

August 2020

Value

£2m

Form of contract

JCT Design & Build Contract

- Specialist design requiring extensive stakeholder engagement
- Live operational SEN school - H&S, segregation, access
- Interface with specialist suppliers & subcontractors

Redwood Park Academy is a special school for approximately 140 pupils aged 11-16 years who have complex learning difficulties. Works comprised the design and construction

- SECTION 1 - A single storey extension to the existing school of approximately 625m gross internal floor area together with associated external works and landscaping. The new extension will provide 6 Nr additional general classrooms and 1 Nr studio classroom, together with associated group rooms, store rooms, toilets etc and other ancillary accommodation.
- SECTION 2 - Two storey extension and installation of a passenger lift to provide lift access and additional storage facilities to the existing school building.





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The team was outstanding and couldn't be more helpful and pleasant. The project was exemplary and I would highly recommend Neilcott on future projects.

**Danuta Longworth Krafft Capital Projects Officer
Royal Borough of Windsor & Maidenhead,
Dedworth Middle School**



SECTORS

Healthcare



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



Research

Primary Health

Inpatient

Hospice

Surgical

Specialist

Outpatient

Frimley Park Hospital

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

Client

Frimley Health NHS Foundation Trust

Location

Frimley

Completion

Various

Value

Various / £8m total

Form of contract

Various JCT contracts

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

Neilcott and selected design partners developed efficient, innovative solutions to meet the school's outline brief to expand the school by 3FE through construction of 3 new buildings across 3 school sites located just under 1km apart. Our appointment at RIBA stage 1 maximised client benefits of the two-stage process and early contractor involvement by creating a collaborative 'one-team' approach where all parties worked towards shared project objectives.

The new buildings provided a new sports hall, 3200m² teaching block with general & specialist teaching facilities and a 2450m² 6th Form Centre with kitchen/servery & open plan study.



King's Cross Imaging Centre

Working with specialists to create cath lab centre & MRI suite, interfacing on multiple levels to occupied hospital

Client

King's College Hospital NHS Foundation Trust

Location

London

Completion

March 2015

Value

£5m

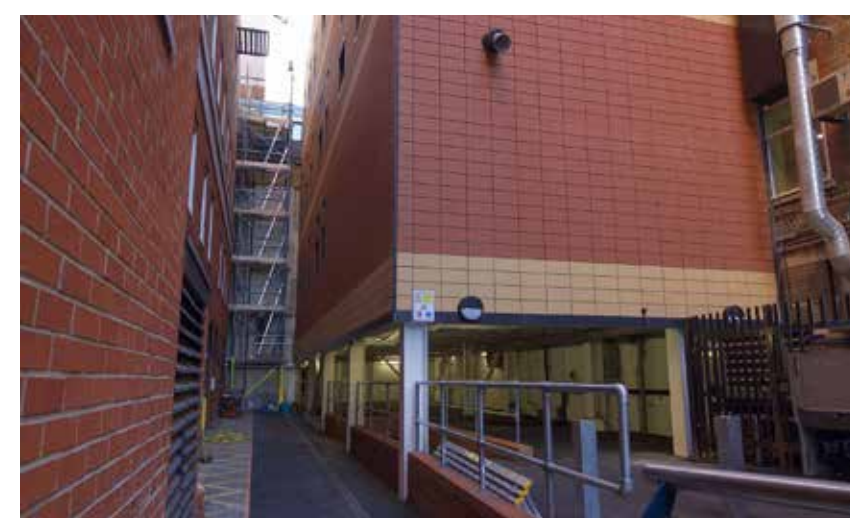
Form of contract

JCT Design & Build

- Highly technical works, coordination with specialist suppliers
- Live 24/7 hospital building, multi-level access interfaces
- Constrained site & complex logistics, 'land-locked' central location
- Extensive clinical, estates & stakeholder engagement

Neilcott was appointed to undertake design and construction of a new build 3-storey Imaging Centre at King's College Hospital, with new MRI scanner rooms, x-ray rooms, cath lab centre and control rooms. The project was procured via a two stage design and build procurement process because of the urgent need to bring the new facility into service.

Part of the existing Hambleden Wing was also refurbished and remodelled and incorporated into the MRI suite requiring the current occupants to be decanted during construction and rehoused into the ground and second floors upon completion.



Institute of Hepatology

Purpose-built clinical research facility, 1000sqm of clean room laboratories and write-up space

Client

Foundation for Liver Research

Location

London

Completion

February 2017

Value

£5m

Form of contract

JCT Design & Build

- CAT 2 & 3 Clean room laboratories, coordination with specialist suppliers
- Live 24/7 hospital campus, H&S interfaces
- Constrained site & complex logistics
- Extensive stakeholder engagement

Neilcott was appointed as Principal Contractor to undertake the design and build of a new state-of-the-art research centre for the Foundation for Liver Research building on a site adjacent to existing medical research facilities on the King's College Hospital, Denmark Hill Campus in London. The new 1000m² facility, over three floors, provides open plan CAT 2 laboratories with adjacent shared write-up areas, achieving spatial efficiency and encouraging interaction and engagement between the individual research groups. The research accommodation also includes small specialist labs such as a CAT 3 facility, radioactive lab, and shared equipment room.



Guy's Hospital GRIID

Fast track refurbishment works to improve building condition to provide fit-for-purpose teaching and learning facilities

Client

Guy's & St Thomas' NHS Foundation Trust

Location

London

Value

£2m

Form of contract

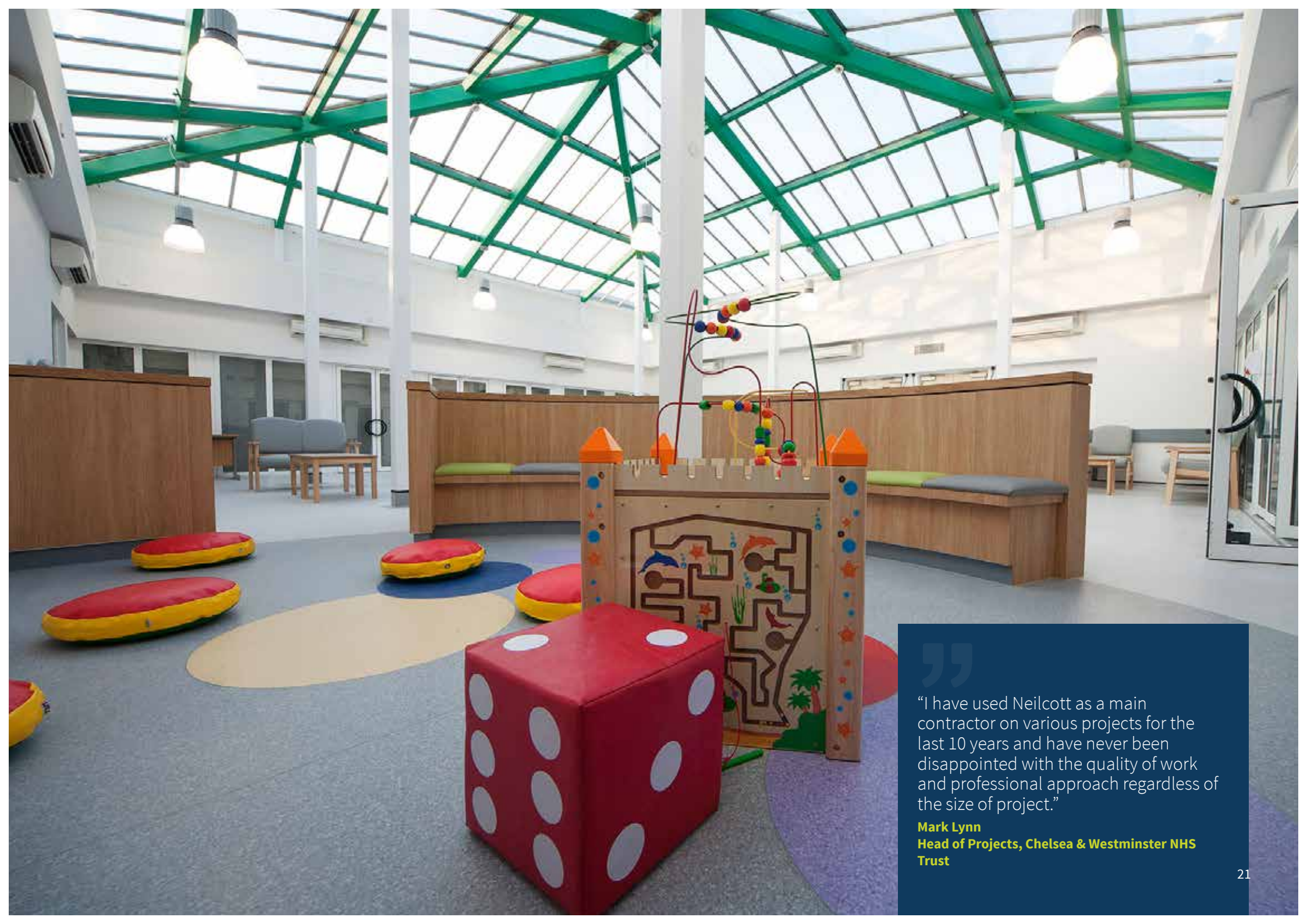
JCT Standard Building Contract

- Live 24/7 hospital building refurbishment
- Constrained site, complex logistics
- Medical gases & specialist equipment
- Extensive stakeholder engagement

Refurbishment works were commissioned to improve space utilisation & centralised estates solution through a network hub for Genetics, Rheumatology, Immunology and Allergy departments. The new facility has created a brighter, more modern clinical environment which has enhanced the experience of patients using Dermatology Outpatient Services.

The works consisted of refurbishing part of the ground floor around Atrium 3 Bermondsey Wing, four rooms in the 3rd floor Southwark Wing, eight Consulting rooms on the 4th floor Bermondsey Wing, and the 8th Floor of the Borough Wing. During phase two of the works a new pod was situated in the Atrium 3.





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“I have used Neilcott as a main contractor on various projects for the last 10 years and have never been disappointed with the quality of work and professional approach regardless of the size of project.”

Mark Lynn
Head of Projects, Chelsea & Westminster NHS Trust



SECTORS

Residential



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



Specialist

Mixed Use

18m+ High Rise

Registered Housing Providers

Local Authority Infill

Rochester Way

Creating sustainable, affordable new homes for rent

Client

Meridian Home Start

Location

Eltham

Completion

July 2019

Value

£8.5m

Form of contract

JCT Design & Build Contract 2016

- Sustainable affordable homes - Shortlisted RIBA London Award 2020
- S278 new roads and bellmouth junctions
- Constrained site & logistics
- Community & stakeholder liaison

Neilcott was appointed by Meridian Home Start, a Community Benefit Society wholly-owned by the Royal Borough of Greenwich to provide much-needed affordable housing in the Borough. The new Jack's Acre development required demolition of a vacant social club and provides the following high-quality accommodation and enhanced local amenities: 10 x 3-bed units; 15 x 2-bed units; 4 x 1-bed units; Construction of a non-residential community building. The 29 new dwellings are houses with the exception of 6 flats/maisonettes - all are dual or triple aspect and have their own front door at street level, along with private amenity space in the form of courtyard gardens.



Station Road

New mixed-tenure homes on complex under-utilised Council infill sites

Client

Hampton School

Location

Hampton

Completion

Jan 2019 / July 2019

Value

£4.8m / £3m

Form of contract

JCT Standard Building Contract with Quantities

- Constrained sites
- Complex logistics - minimising disruption
- Extensive stakeholder engagement - TfL, community liaison

Neilcott was appointed following single stage competitive procurement to undertake the design and build of 4 concurrent residential developments, all of which were on complex brownfield sites within constrained urban areas requiring careful logistics planning and extensive stakeholder liaison:

- Drummond Road - £7m
- Heathfield Gardens - £5m
- Station Road - £3.7m
- Hermitage Place - £2.5m

The Station Road development is a part four, part five storey building comprising

- 14 flats - 10 x one-bedroom & 4 x two-bedroom
- 250 sq m commercial space



Kiln Place

Delivering high-quality mixed-tenure homes across 6 complex infill sites within the Kiln Place Estate

Client

Alfriston School

Location

Beaconsfield

Completion

June 2020

Value

£1.7m

Form of contract

JCT Design & Build Contract 2016

- Occupied properties immediately adjacent to construction
- Ongoing community and stakeholder liaison
- Complex logistics & constrained infill sites
- Extensive services diversions

Creating 15 new homes for market sale, shared ownership and affordable rent within LB Camden's Community Investment Programme, this extremely complex development comprises 6 infill sites within the Kiln Place Estate and takes the form of

- 6-house terrace (Site 1)
- A smaller 2-house terrace facing Site 1 (Site 2)
- 3 small buildings which each complete the empty corners of 3 existing residential blocks (Sites 3-5), where existing foyers were demolished to make way for the housing
- A single-storey house (Site 6)
- A wheelchair-accessible bungalow (Site 5)
- Improvements to the existing estate, including new entrances, improved landscaping and play areas



Pelier Street

Collaborative development of new homes for social rent on under-utilised council land

Client

LB Southwark

Location

Southwark

Completion

November 2020

Value

£5m

Form of contract

JCT Design & Build Contract 2016

- Early engagement to enhance buildability
- Cost-effective sustainability features
- Constrained infill site, complex logistics
- Network Rail interface agreement

Neilcott was appointed by the Council to undertake design and construction of a new 7-storey residential building within the existing Gateway Estate as part of their drive to deliver new homes on under-utilised Council land. The development comprises 17 new homes for social rent in a variety of sizes in-line with the London Borough of Southwark planning policy requirements, made up of 4 x 1 bed flats, 9 x 2 bed flats and 4 x 3 bed flats.

The building has been developed to ensure accessible end-user maintenance with water booster tanks located within the sub-basement of the building. The contract includes associated external works, car parking and landscaping.



Martha Jones House

Keystone S106 purpose-built replacement homeless hostel

Client

Vauxhall Square One

Location

Vauxhall

Completion

August 2018

Value

£8.5m

Form of contract

JCT Design & Build Contract

- High-rise RC frame construction
- Complex logistics - Network Rail adjacent
- Extremely constrained site
- Extensive services diversions

Martha Jones House is a replacement homeless hostel for charity Thames Reach, developed as part of the S106 contribution for landmark Vauxhall Square mixed-use scheme, part of wider regeneration of the area. Neilcott was appointed to undertake the design and construction of this purpose-built 50-unit, eight-storey hostel accommodation along with associated communal rooms, GP facility and external works.

The small site faced many logistical constraints, being located between an occupied building, busy railway viaduct and adjacent to concurrent construction activities by others. Further challenges included services on/over the site, requiring significant investigations and approvals prior to works.



St Mungos

Complex phased refurbishment to expand specialist hostel & supported outreach accommodation

Client

St Mungo's

Location

Hither Green

Completion

December 2019

Value

£3.8m

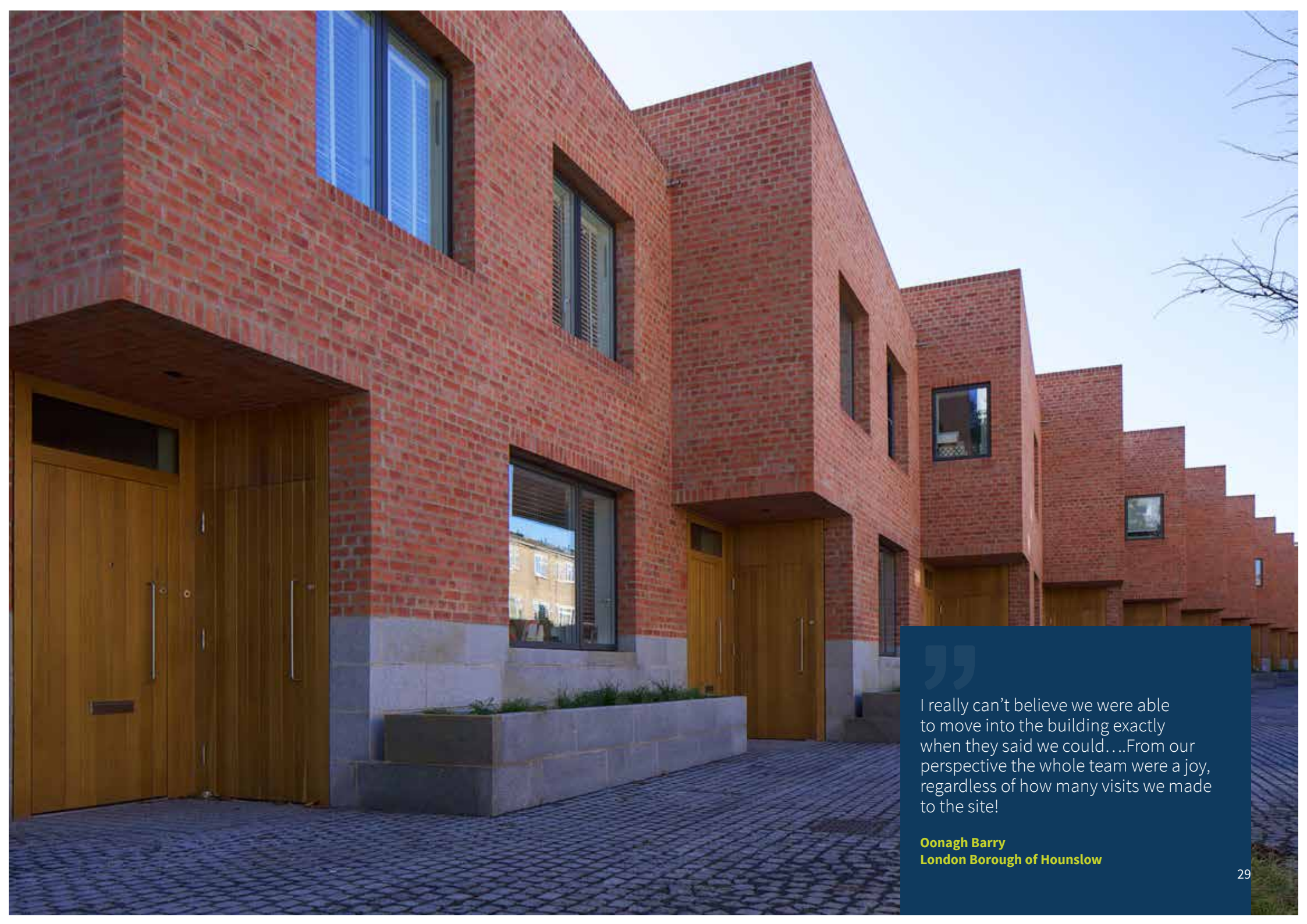
Form of contract

JCT Design & Build Contract 2016

- Extensive stakeholder engagement
- Occupied site with vulnerable residents
- Complex logistics - minimising disruption

St Mungo's community housing project consisted of three new & refurbished buildings: 1. Refurbishment & development of a single-storey extension to create a larger Assessment Centre/Hub to help up to 25 newly rough sleeping people. This includes: New modern administration facilities; Improved reception area; Additional better equipped assessment rooms, showers & washing facilities; 2. Refurbishment of 1960s accommodation to provide 26 short-term beds for people newly sleeping rough where they can stay short term while assessments & their options are progressed; 3. New build hostel offering 28 self-contained rooms to people from Lewisham needing some support before moving on into their own tenancies.





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I really can't believe we were able to move into the building exactly when they said we could....From our perspective the whole team were a joy, regardless of how many visits we made to the site!

Oonagh Barry
London Borough of Hounslow



SECTORS

Community & Leisure



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



Community Spaces

Play

Sports

The Bridge Leisure Centre

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

Client

Horsham District Council

Location

Horsham

Completion

July 2019

Value

£10m

Form of contract

JCT Design & Build Contract 2016

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

Facilities within the new two-storey leisure centre include a 70+ station fitness suite, 3 dance & multi-purpose studios, virtual cycling studio, treatment rooms, 6-court sports hall, changing facilities including fully-accessible 'Changing Places' facilities, sensory room, 154m² Clip & Climb indoor climbing space, administration offices, reception and café area.

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



Sands End Community & Arts Centre

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

Client

LB Hammersmith & Fulham

Location

Fulham

Completion

September 2020

Value

£2.8m

Form of contract

JCT Intermediate

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

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

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



Revitalise Peckham Rye

Enhancing local community play, sports and recreation facilities

Client

LB Southwark

Location

Peckham Rye

Completion

July 2018

Value

£2.5m

Form of contract

JCT Design & Build Contract 2011

- Live site H&S interfaces, working beyond site boundaries within park
- Multi-stakeholder engagement
- Complex logistics across several working areas, extensive asbestos
- Integrating specialist designers, CLT frame, bespoke water & timber play equipment

The project site was spread over Peckham Rye Common and Peckham Rye Park with works undertaken in phased sections. H&S was paramount with many works areas required beyond site boundaries and complex logistics/materials handling:

- Phase 1 - Establishment of a new car park
- Phase 2 - Creation of a new playground and associated landscape works on the site of the existing car park
- Phase 3 - Construction of new changing rooms, canteen/kitchen, store, plant and play room facilities with associated landscaping works
- Phase 4 - Demolition of existing portacabins, PoW hut and tarmacadam playgrounds and landscape works to return the area to the common



Central Sommers Town

Community play hub, nursery & housing, along with new primary school as part of wider regeneration programme

Client

LB Camden

Location

Camden

Completion

September 2020

Value

£24m total

Form of contract

JCT Design & Build Contract 2016

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

- Plot 1 - Somers Town Community Facility which involves the new construction of a six-storey building which includes a children's nursery, community play facility on the ground floor with 10 affordable housing units above plus all associated playground & landscaping works.
- Plot 4 - Edith Neville Primary School which involves the new construction of a two-storey school, demolition of existing school, new playground, MUGA pitch and associated landscaping works.





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I really can't believe we were able to move into the building exactly when they said we could...From our perspective the whole team were a joy, regardless of how many visits we made to the site!

Oonagh Barry
London Borough of Hounslow



SECTORS

Heritage



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



Refurbishment & Restoration

Conversion & Remodelling

Bishopgate Institute

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

Client

Bishopgate Institute

Location

London

Value

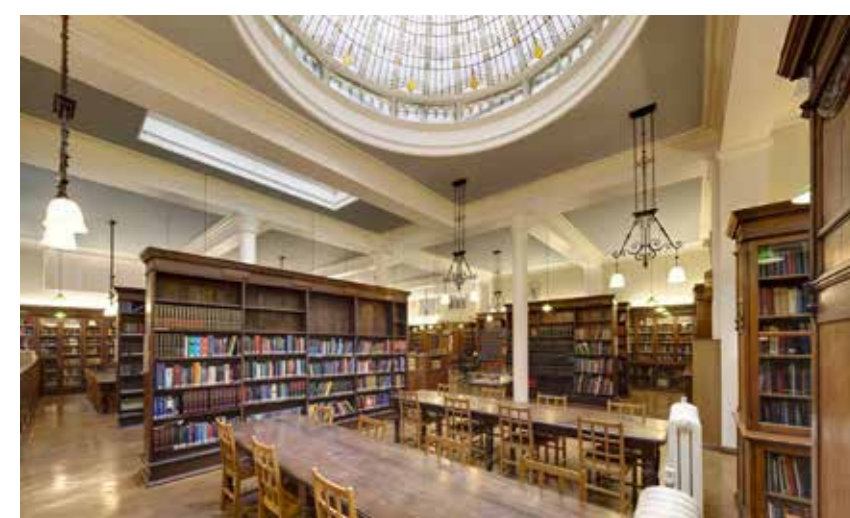
£4m

Form of contract

JCT Standard Building Contract
with Quantities

- City centre location, complex logistics, constrained site
- Live education establishment, H&S interface with building occupants
- Extensive stakeholder engagement
- Complex temporary works during basement alterations

Neilcott was appointed following competitive single stage tender to undertake important refurbishment and alteration works at the Bishopgate Institute to sympathetically protect and restore key decorative features and fabric of this historic Grade II* listed building and update technology, M&E and accessibility to meet today's standards. Restoration of the Great Hall, used for public lectures and exhibitions, was a central aspect of the project including re-establishing the high-level lantern light and updated ventilation. A new, vibrant cafe was created with a flexible space capable of hosting receptions, events and exhibitions and associated kitchen facilities. Works included alterations to upgrade WC facilities. All works undertaken whilst building remained in use.



12-18 Devonshire Street

Converting, restoring & enhancing Grade II listed buildings to high-quality medical facilities

Client

Howard de Walden Estates

Location

London

Value

£8.5m

Form of contract

JCT Standard Building Contract with Quantities

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

Neilcott was appointed by Howard de Walden Estates to convert Grade II listed town houses with B1 office use into high-quality medical consulting facilities and offices arranged over six levels. The project sought to sympathetically preserve and restore the historic features of the listed buildings whilst adding contemporary new extension and services elements. The scope of works comprised limited alterations to the layout but provided significantly improved internal environments to meet the needs of the new building use. The distribution of new services for the new use of the building without compromising the internal and external historic fabric of the buildings created the biggest challenge.



St John's Church

Equipping Grade II listed church to meet DDA requirements, providing purpose-built new community space*

Client

PCC of St John the Baptist Church

Location

Egham

Value

£5m

Form of contract

JCT Intermediate Building Contract with Design

- Extension to Grade II* listed building
- Sensitive archaeological excavation & groundworks within listed cemetery
- Multi-stakeholder use & engagement
- Town centre location, narrow access

Neilcott were appointed by the PCC of St. John's Church, Egham to demolish the outdated building and construct a replacement Church Centre to provide modern facilities for church and wider community use, including nursery. The existing Georgian Grade II* Listed Church Building was also re-configured in part to provide the congregation with additional office, plant room and toilet facilities.

Due to the complex nature of the site, works were undertaken in two phases with phase 1 comprising an enabling works package including exhumation of tombs and burial sites under an archaeological watching brief, asbestos removal, demolition, underpinning & services diversion prior to construction.



Natural History Museum

Converting, restoring & enhancing Grade II listed buildings to high-quality medical facilities

Client

Natural History Museum

Location

London

Value

Various

Form of contract

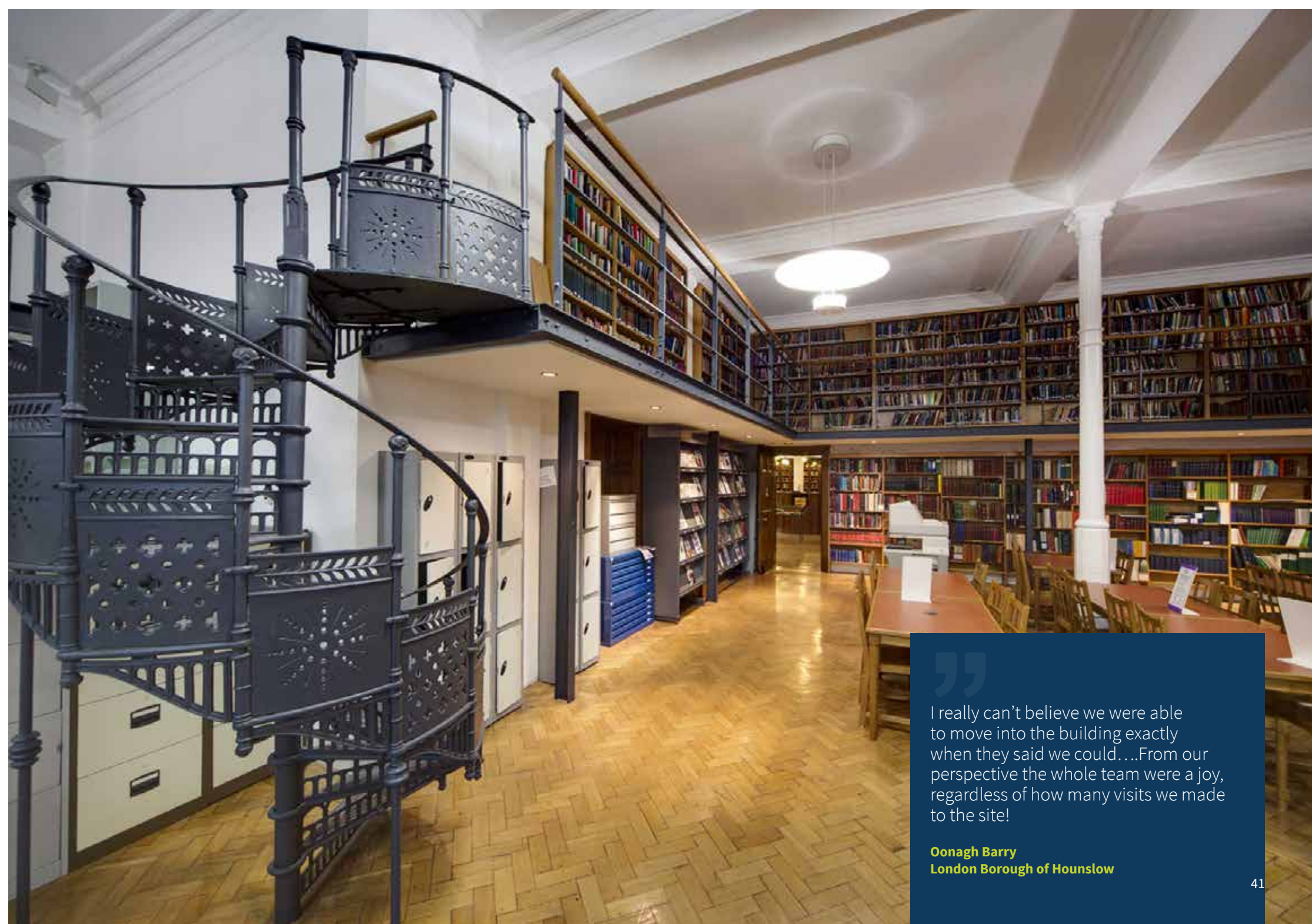
JCT Standard Building Contract without Quantities

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

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

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





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I really can't believe we were able to move into the building exactly when they said we could...From our perspective the whole team were a joy, regardless of how many visits we made to the site!

Oonagh Barry
London Borough of Hounslow



SECTORS

Commercial



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



Industrial

Mixed Use

Fit Out

Office

110 Marylebone Street

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

Client

Howard de Walden Estates

Location

London

Value

£9.5m

Form of contract

JCT Standard Building Contract
without Quants

- Heritage building refurbishment & extension
- Live operational site - public interfaces
- Enabling works contract with extensive structural & temporary works
- Complex phasing & logistics - constrained site

Neilcott was appointed to undertake complex development works at 110 Marylebone High Street for repeat client Howard de Walden. Enabling and Main Works contracts involved the partial demolition of the existing part of the building on St. Vincent Street, new build infill structure and extensions, structural alterations and associated fit-out works to the site. This created high quality new CAT A office space, two floors of leisure facilities for Soul Cycle and new nursery space. Complex logistics arrangements were required with constrained access and adjacent school, alongside existing retail units to the ground floor and first floors (Bimba Y Lola and Providores) which had to be kept operational and not disturbed or hindered throughout.



St Andrew's House

High-quality Cat A office and retail refurbishment

Client

Axa Real Estate Ltd

Location

London

Value

£15.3m

Form of contract

JCT Design & Build Contract

- Complex logistics - central London street frontage location
- Constrained site
- High quality finishes

Refurbishment of existing office building over 13 levels comprising one full basement, one part-basement, ground floor, eight upper storeys plus one new office level to Category A developer's finish to provide high quality fully serviced accommodation.

The new storey at roof level provides additional premium office space. The existing lightwell adjacent to No.6 St Andrew Street was infilled with new slabs at all levels from ground to ninth floor. Part of the ground floor is allocated as new retail space. Central plant is accommodated at basement and rooftop level.



Chichester Enterprise Centre

Flexible purpose-built facilities for small businesses & new start ups in the area

Client

Rushmoor Borough Council

Location

Aldershot

Value

£2.8m

Form of contract

JCT Design & Build Contract

- Exposed concrete finishes
- Multi-stakeholder engagement, operator & Network Rail
- Extensive external hard & soft landscaping

Neilcott was appointed to undertake design and construction of a new purpose-built Managed Workspace Business Centre for Chichester District Council, run by Basepoint. The development provides a mix of bright modern studio, office and workshop units available on flexible letting terms within a high quality managed environment with shared facilities including meeting rooms, breakout spaces and virtual offices.

- 'Office' units within Building A - Unfurnished units with carpets, lighting, power, data and telecoms normally associated with modern offices.
- 'Workshop' units within Buildings B and C - Blockwork walls and concrete floors to provide a robust finish.
- Shared external space, landscaping and car parking



Cana Depot

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

Client

Rushmoor Borough Council

Location

Aldershot

Value

£2.8m

Form of contract

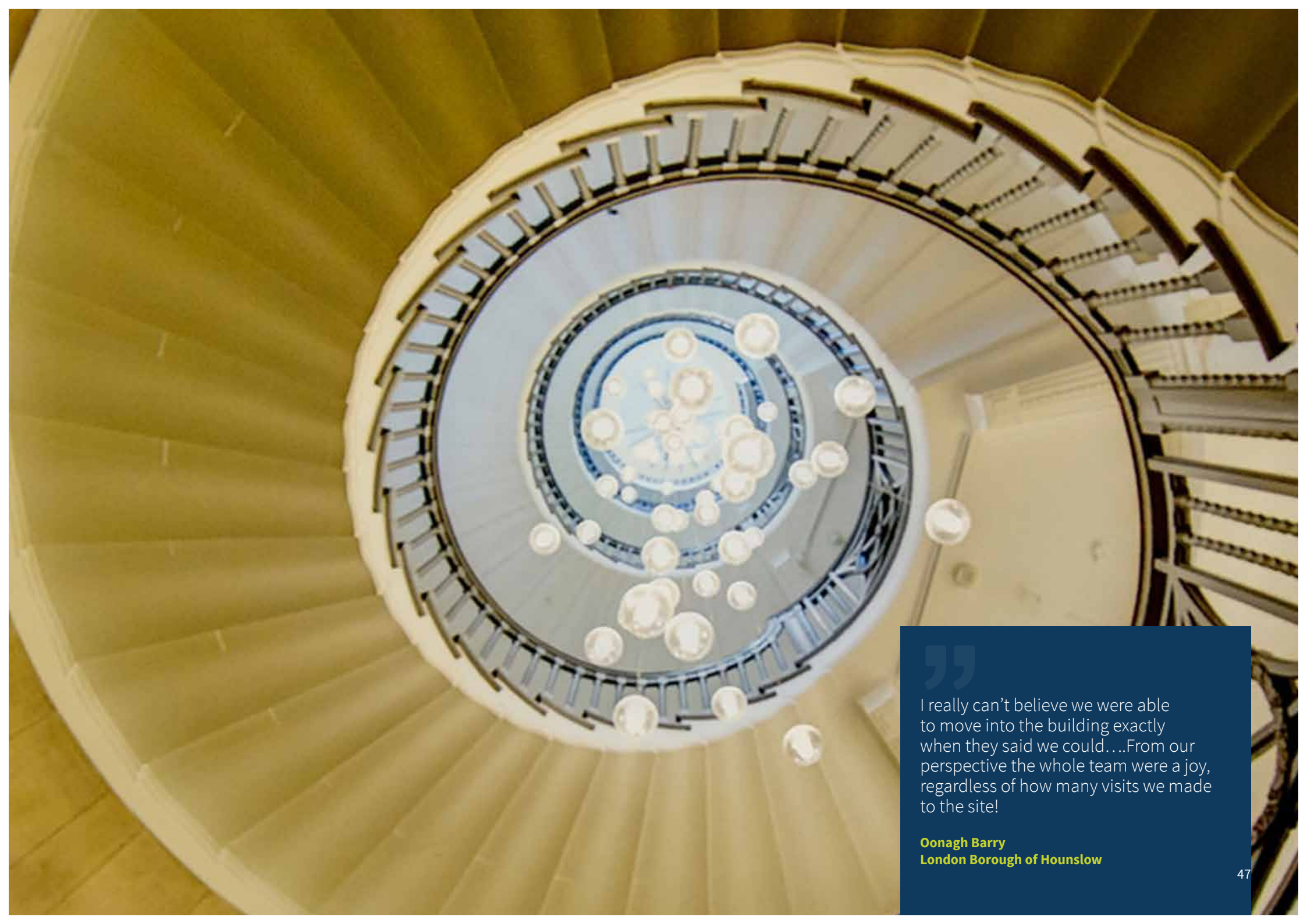
JCT Design & Build Contract

- Live operational site - public interfaces
- Complex logistics, vehicle movements
- Multi-stakeholder engagement - operator & community liaison
- External works - extensive contamination

The new development provides a council depot in connection with Rushmoor Borough Council's refuse and street cleansing services. The site is also to be used for overnight parking for refuse and street cleaning vehicles with an ancillary office together with staff car parking and welfare facilities, vehicle maintenance workshops, storage areas for operational equipment, a fuel area and a vehicle wash down area.

The total site measures approximately 7,550m² with 280m² office space, 540m² workshop building and 460m² storage area. The site provides overnight parking for up to 28 HGVs consisting of 16 spaces for RCVs and 12 for road sweepers and 7.5 tonne trucks, alongside staff parking.





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London Borough of Hounslow



Specialist fit out expertise

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

- Workplace consultancy
- Integrated technical design (Design & Build / Detail & Build)
- Cost planning & project tenders
- Logistics and access methodologies
- Programming & sequencing strategies
- Project management, MEPH & commissioning management
- Supply chain management
- Quality inspections
- Health & safety management
- Project Aftercare

Sectors



Commercial



Higher Education



Hotels and Leisure



Industrial and Logistics



Data Centres



Life Sciences





16 Waterloo Place

Historic restoration & CAT B office & gallery fit out



Client
ABG Images
Location
London SW1Y
Completion
December 2022
Value
£1m
Form of contract
JCT IBC



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

Refurbishment of 16 Waterloo Place, an old bank, to form a gallery space at ground floor level, office space at basement level & meeting areas on the mezzanine floor. Works included demolition of the existing entrance lobby, alterations at basement level to enable office fit out, including construction of a temperature controlled negatives storage area. M&E works including heating, cooling & specialist feature lighting. Our Building Services Manager validated services to prevent disruption upon strip-out of existing M&E, with new connections made out-of-hours.

Alterations to the mezzanine level required asbestos identification/removal and structural repairs. Joinery, flooring, plaster, partitions, doors, and ironmongery were bespoke. Significant stone repairs were carried out externally in addition to repair works to the original entrance. Complex logistics arrangements were required with access via one way Waterloo Place road & 3rd party tenants at upper levels in-situ throughout. A beam hoist was installed to lift/lower materials and waste via the basement. Diplomatic bays required 1 space parking suspension to enable deliveries/waste. On-site communication was regular, with complete segregation of working areas.

20 Orange Street

Refurbishment & Remodelling of office space

Client

Westminster City Council

Location

London WC2

Completion

June 2023

Value

£2.2m

Form of contract

JCT IBC

- Local authority client
- CAT A Finish
- Occupied building
- H&S interface
- Extensive social value

Refurbishment, remodelling & fit-out of 20 Orange Street provides office space & associated facilities for third-party rental. A key objective has been to upgrade & improve the 'tenant journey' from entrance, through to lift, core stairs & toilets. Key areas include:

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

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



Vested Offices

Providing a flexible working area for PR & Marketing Company

Client

Vested Emea Ltd

Location

London SE1

Completion

May 2023

Value

£250k

Form of contract

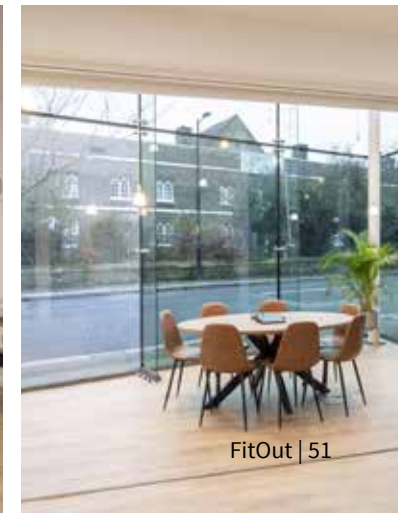
JCT SBC

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

Fully Vested are a PR and marketing company based in London. Due to their success, their expansion had led them to seek new offices in a unique property under the railway arches near London Bridge / Waterloo.

Their brief was to provide a flexible working area for their staff, along with a bespoke 'pod' meeting room, new tea points, lighting, AC, floor finishes, furniture, bespoke joinery and a modern mobile phone based access control technology. Expectation were high and the programme was fast but our team worked hard to ensure both were met to the satisfaction of our client. Undertaking refurbishment to ground and mezzanine floors, works included the strip out and installation of flooring on the ground floor, fitting of a meeting room on the mezzanine floor, installation of IT and conference facilities, along with general lighting electrical and decoration. Key design and quality considerations included:

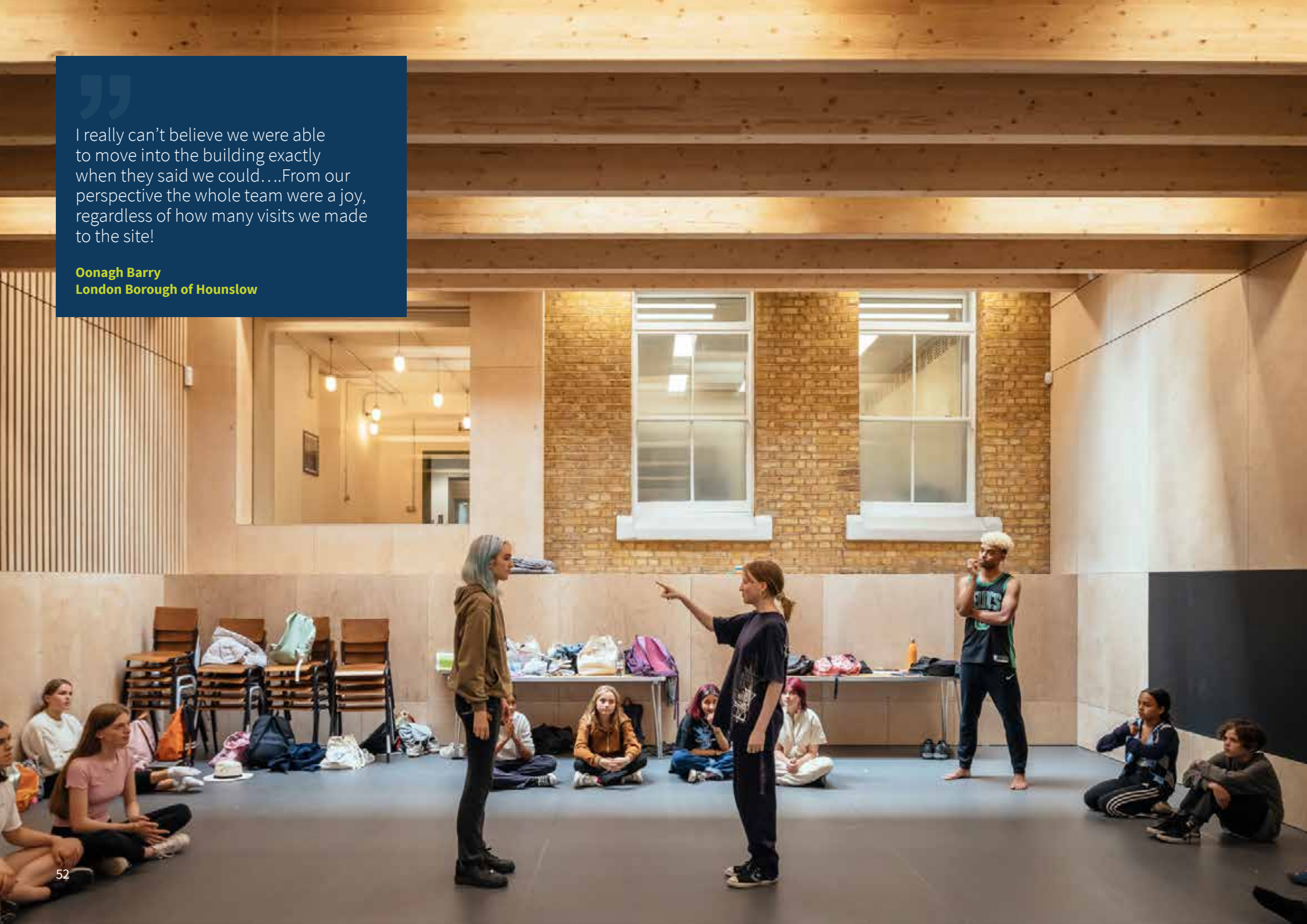
- A 'pod' meeting room with false ceiling and glazed screen and door. Acoustic properties were considered to ensure privacy of occupants.
- Bespoke joinery within the tea point and specialist access control system required swift design finalisation and prompt order placement to enable procurement within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



”

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Oonagh Barry
London Borough of Hounslow



Why Neilcott

01 Directors are actively involved and accessible

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

02 We seek out logistically complex & technically challenging projects

Knowing that our in-house higher level skills and experience really set us apart from the competition.

03 Established local supply chain

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

04 Transparent commercial approach

We work pro-actively to solve problems and ensure zero financial surprises.

05 Dedicated, directly employed aftercare team

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

06 Rolling 12 month average for issues of certificates of making good of defects

Currently 12 days after the end of the defects liability period (key company KPI).

07 We jointly-create bespoke social value plans, aligning kpi's/ commitments with local needs and client priorities.

Providing dedicated resource: Social Value Manager, Jenny Bignell.





“
 Neilcott have a non-confrontational approach and work constructively to find solutions and ways to add value. It always feels that we work together as a team and profit is not the main driver.
Dawn Hughes, London Borough of Barking & Dagenham

Financial Stability

<p>3A</p> <p>D & B Rating</p>	<p>78</p> <p>Payment Behaviour Score</p>	<p>96</p> <p>Cash Flow Risk</p>
<p>1.9M</p> <p>Max Credit Recom</p>	<p>63</p> <p>Risk of Bad Debts Write-off</p>	

CreditMonitor™

Summary

NEILCOTT CONSTRUCTION LIMITED

Turnover: £1,881,000

Payment Behaviour Score: 78

Cash Flow Risk: 96

Risk of Bad Debts Write-off: 63

D&B Rating: 3A

Simple Framework Procurement

Our preferred route is to collaboratively negotiate contract sums for projects with clients that we have an established relationship with, either on a 1:1 basis or from a 2-stage tender, and these procurement routes take priority, as they offer the best return on our time invested. We do also tender for new work on a single stage basis, although this is generally for repeat clients. Accepting single stage tenders largely depends on the capacity within the bid team.

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



PAGABO



PROCURE PARTNERSHIPS
FRAMEWORK



Crown
Commercial
Service



LONDON
CONSTRUCTION
PROGRAMME



LHC



anchor
hanover



SPELTHORNE



ISLINGTON



CITY
OF
LONDON

Peace of Mind

Historic restoration & CAT B office & gallery fit out

- Active Director involvement in every project
- Highly-skilled personnel
- Dedicated Aftercare team
- Exemplary health & safety performance
- ISO 9001 Quality Management System
- ISO 45001 Health & Safety Management





“
Neilcott’s size means that we talk directly to Directors in control of the business and find them flexible, responsive and dedicated to finding solutions to project challenges.

Alessandra Foderaro,
Girls’ Day School Trust

Environmental Sustainability

Neilcott is committed to minimising the impact of our activities on the environment in order to achieve our target of Net Zero Carbon by 2030. In-line with the government's Procurement Policy Note 06/21, our Carbon Reduction Plan details our baseline activities and our approach to reducing carbon emissions. You can read our plan [here](#).

We support our public and private sector clients in their 'Building Back Greener' ambitions, carefully balancing capital, revenue and environmental costs to provide best whole-life value through energy and carbon efficient buildings. We have robust systems and processes in place to sustainably manage construction works, following an Environmental Management System accredited to ISO14001. We minimise waste and carbon through circular economy design principles, efficient local procurement of supply chain labour and materials, and mandate responsible working practices including waste avoidance, reuse and recycling.



↓ **97%** reduction in construction waste **by 2030**

♻️ **98%** project waste **recycled**

Our ISO14001 accredited Environmental Management system now includes using BRE SmartWaste to allow us to simply and accurately capture data, monitor and report our environmental impacts in one place. This allow us to easily compare project and company performance with industry benchmarks, highlight areas for improvement, time/money savings and set targets to reduce the environmental impacts of our construction projects. We produce comprehensive reports on carbon impacts from energy use, embodied carbon of materials, transport impacts, waste management and water use against agreed KPIs – allowing us to quickly and easily evidence BREEAM credits and compliance with client sustainability targets.



Our Mission Net zero carbon by 2030



2021

A business plan is a document that defines in detail a company's objective.

2022

A business plan is a document that defines in detail a company's objective.

2023

A business plan is a document that defines in detail a company's objective.

2024

A business plan is a document that defines in detail a company's objective.

2025

A business plan is a document that defines in detail a company's objective.

2026

A business plan is a document that defines in detail a company's objective.

2027

A business plan is a document that defines in detail a company's objective.

2028

A business plan is a document that defines in detail a company's objective.

2029

A business plan is a document that defines in detail a company's objective.

Road to net zero' with 2024 being the first date on the road and reaching net zero in 2030. about reducing carbon emissions in construction



Social Sustainability

Neilcott tailor social value commitments to local needs and client preferences on every project. We provide dedicated resource and regular information to make sure that agreed commitments are delivered on the ground.

We source materials and labour locally, providing high-quality London Living Wage jobs and opportunities for local businesses – c70% of our supply chain are SMEs.

Our Employment & Skills Plans target key priority groups for training, whether through formal apprenticeships, supported ‘pre’-apprenticeships, up-skilling or employability training.

Our community engagement initiatives build on local needs, working with local charities, schools, colleges and interest groups to fund local projects, get involved through volunteering or facilitate site tours and workshops.

 **£500m** social & local **economic value added**



Providing opportunities to ‘Dream, Believe, Achieve’ at Leyton Green

Where possible we use 100% renewable energy to power our site offices. Site Accommodation energy-efficiency measures reduce carbon emissions, e.g. Pir sensors, door closers, percussion taps & Energy efficient equipment. We advocate innovative equipment such as washbox closed loop recycled wash station - This intercepted 1,000l of waste water in 3 weeks at our bays business school fit out scheme.

Embedding social value across our supply chain

Targeting 95% diversion of waste from landfill, we will maximise recycling & identify materials with reuse potential - Feeding into the projects wider social value commitments.

Collaborating with local framework contractors to magnify impact of social value initiatives

Energy efficient laptops & tablets/mobile phones with larger screens, allow site staff to view. Drawings electronically rather than printing. Document sharing platform procure will minimise emissions relating to Distributing project information.

Supporting the next generation of construction skills

We take a holistic whole-life ‘fabric first’ approach, integrating in-house Technical design & continuous improvement feedback. Offering whole-life costed carbon calculations on potential Fabric/system upgrades, so that limited budgets are spent wisely.

Supporting communities – building skills, environmental awareness and local engagement

Has helped us reduce fuel consumption. We maximise use of local labour & subcontractors & encourage public transport & provide cycle storage & info on local cycle/transport routes.



Economic Sustainability

Organisational Commitment

Minimising our environmental impact to achieve our target of net zero carbon by 2050 is a key corporate priority.

Cost-effective ways to 'green' their estate

Sustainability manager sasha webster provides internal expertise to drive Systematic business improvement Offering enhanced services to our clients seeking cost-effective ways to 'green' their estate through energy/carbon.

Bespoke environmental management plans

Explore & identify improvements in the environmental impacts of material selection /procurement, water/energy use, air pollution, waste landfill, contaminated land, transporting material, use of fossil fuels/generators & operational efficiency.

Iso14001-accredited

Iso14001-accredited environmental management systems & effective local procurement will Minimise negative impacts. Where possible, promoting alternative sustainable material - e.g. Protex with greater Recycled content over correx protection boards, low voc paints, recycled plastics, ips & splashbacks.



Reducing resource usage

Where possible we use 100% renewable energy to power our site offices. Site Accommodation energy-efficiency measures reduce carbon emissions, e.g. Pir sensors, door closers, percussion taps & Energy efficient equipment. We advocate innovative equipment such as washbox closed loop recycled wash station - This intercepted 1,000l of waste water in 3 weeks at our bayes business school fit out scheme.

Maximising reuse & recycling

Targeting 95% diversion of waste from landfill, we will maximise recycling & identify materials with reuse potential - Feeding into the projects wider social value commitments.

Technology gains

Energy efficient laptops & tablets/mobile phones with larger screens, allow site staff to view. Drawings electronically rather than printing. Document sharing platform procore will minimise emissions relating to Distributing project information.

'Fabric First' approach

We take a holistic whole-life 'fabric first' approach, integrating in-house Technical design & continuous improvement feedback. Offering whole-life costed carbon calculations on potential Fabric/system upgrades, so that limited budgets are spent wisely.

Bronze members of the freight operator recognition scheme (fors)

Has helped us reduce fuel consumption. We maximise use of local labour & subcontractors & encourage public transport & provide cycle storage & info on local cycle/transport routes.



 **£700m**
spent with **local SMEs**



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