



Specialist Building Projects

(Health Care)

About us

Esh Build is part of Esh Group. Esh Group is one of the largest indigenous construction groups operating in the North of England. Our business directly employs around 1000 people and we achieved a turnover of in excess of £170 million in 2010.

We provide a quality service to all sectors of the construction industry and it is our aim to expand our business geographically by forging links with new market sectors developing opportunities through Esh Build.

Our Esh Group business model, developed to give support to our operational companies, is designed to enable all of our developer, contractor (pre and post contract) and planning functions to be readily available in house to meet our Client's aspirations. We will work with the stakeholders to define the project objectives and set up the design and delivery team. We can provide advice on costs, finance and funding and facilitate a process of value engineering from the outset in order to optimise whole life costings.

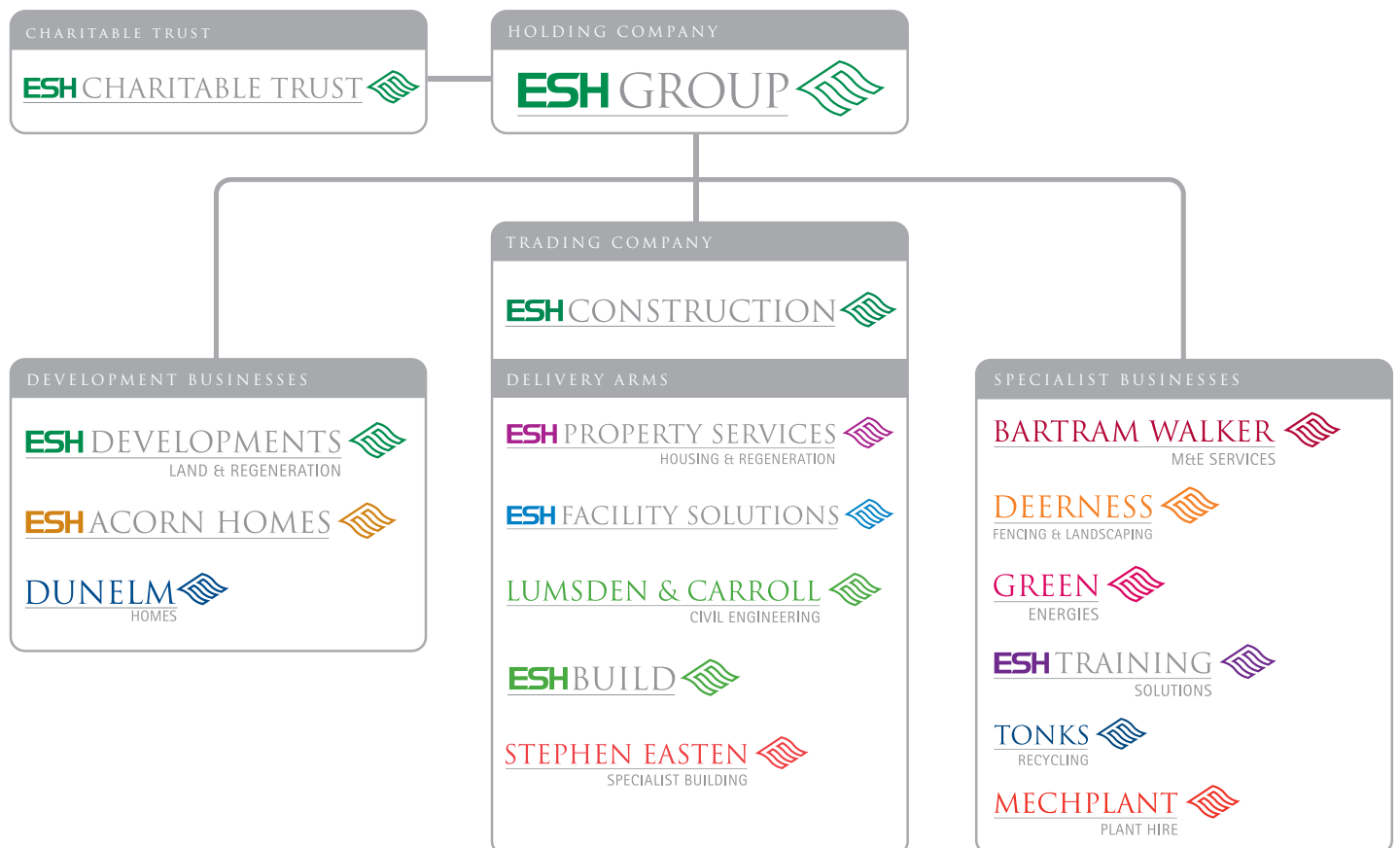
Whilst Esh Build's speciality is multi-roomed buildings we have within Esh Group, through Lumsden & Carroll Civil Engineering, Stephen Easten Specialist Building, and Esh Property Services, vast experience in construction work on schools, churches (both

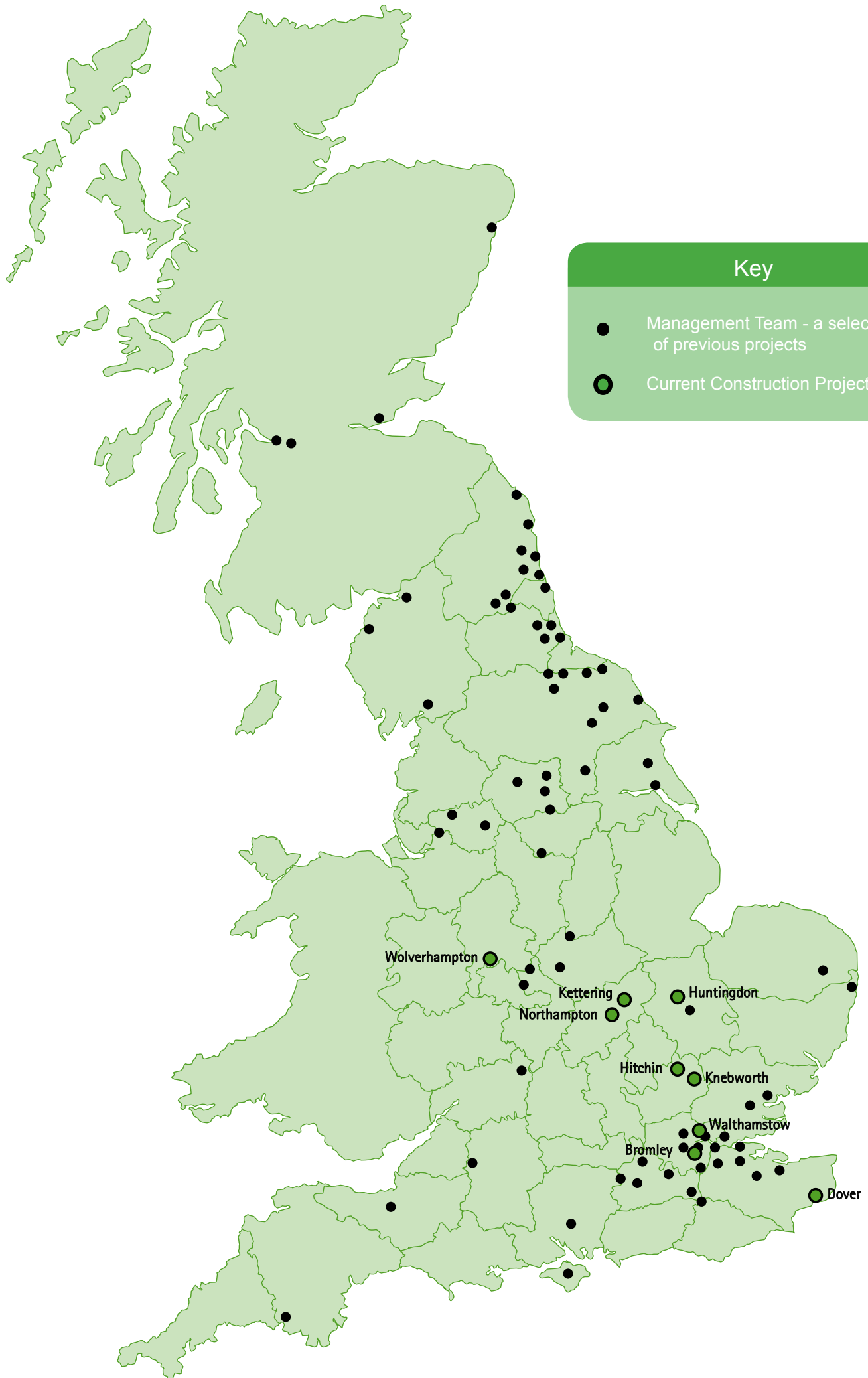
new build and refurbishment), listed buildings, community buildings, affordable housing and through Deerness Fencing and Landscaping additional specialist expertise.

Esh Build (National Projects), focusing on care homes, was launched last year and is quickly becoming established as a key player in this sector. Contracts have been successfully delivered for Avery Healthcare, Southern Cross Healthcare, Oatlands Ltd, and Abbey Healthcare. Our success is attributed to the delivery of a quality product by a professional and client oriented team which has quickly gelled, having been assembled from various other businesses throughout the country. With a portfolio of senior executive contacts within the care home market the Esh Build assembled management team provides a link between sites and end users which is providing a further pipeline of opportunities.

Being part of the Esh Group gives us an advantage by having access to a wide variety of skills which are essential in the present market in care homes.

Please see our group structure below to see exactly how Esh Build fits into Esh Group.





Key

- Management Team - a selection of previous projects
- Current Construction Projects

Wolverhampton

Kettering

Northampton

Huntingdon

Hitchin

Knebworth

Walthamstow

Bromley

Dover



Oatlands Care Home – Bromley

Design and construction of a new build 62 bed care home with accommodation over five floors. The site is in a town centre location fronting on to Anerley Road in the London Borough of Bromley. Works included associated hard and soft landscaping including car parking and appropriate boundary treatment. Coupled with the existing retained two storey building the new care home can now provide modern high quality facilities for over 100 clients.

The existing care home remained open during the works which included the demolition of two existing Victorian Villas and the retention of the existing two story building to the rear. Works included a retaining wall structure and excavation to the level of the adjacent existing retained care home building. To facilitate the works we built, commissioned and maintained an appropriate temporary timber framed accommodation unit; housing laundry, kitchen, offices and day room for the duration of the works.

Building design is of a contemporary five level design with flat roof to meet the Clients and Planners aspirations. The design coordinates internal and external living spaces including a landscaped central courtyard with granite paving.

Other Key Features

- Energy efficient Swedish timber frame construction; front facade clad in terracotta architectural panels remainder clad with rendered panels
- Retaining wall structures to allow levels to be reduced to match adjacent retained buildings
- 20% renewable will be achieved through the installation of PV (photovoltaic) panels generating free electricity
- Building layout allows for flexibility/ mix of facilities offered.
- Standards exceed national standard requirements
- Mixed care facility
- Bedrooms have been specifically designed (and will be managed) as separate specialist units in small groups of 5/6 rooms caring for people with Alzheimer's, mental disorders, physical disabilities and younger people with Dementia
- Existing care Home operation was maintained during the works

Client: Oatlands Care Home Ltd
 Location: Anerley Road – Bromley
 Contract Value: £3.33m

Construction Period: Jan 2010 – Jan 2011
 Forms of Contract: JCT 2005 Ed
 Incorporation Amendment 1

Design Team:
 Architect: Ubique Architects
 Engineer: WE Smith & Partners
 Quantity Surveyor: Aedifice Ltd



Cliftonville Care Home – Northampton

Design and construction of a new build 104 bed care home with accommodation over three floors. The prominent 1.5 acre site is located in Northampton town centre. Works included associated hard and soft landscaping, including car parking and appropriate boundary treatment.

Building design is of a contemporary split level design to suit changes in level and to meet the Clients and Planners aspirations. Pre-commencement works included the demolition of existing factory units and necessary ground remediation. The design coordinates internal and external living spaces including high quality landscaping and safe access to the flat roof via the specialist rehabilitation suite.

Other Key Features

- Building layout allows for flexibility/ mix of facilities offered.
- Standards exceed national standard requirements
- Mixed care facility which offers residential, nursing and dementia care
- The home has a Contractual link to the adjacent NHS Northampton General Hospital, providing specialist rehabilitation suite including gym, treatment rooms and residential facilities.
- In house cinema facility
- BREEM – very good rating achieved
- 10% renewables achieved through the innovative use of a CHP unit



Client: Avery Homes Cliftonville Ltd

Location: Northampton

Contract Value: £4.9m

Construction Period: Oct 2009 – Jan 2011

Forms of Contract: JCT 2005 Edition

Incorporation Amendment 1

Design Team:

Architect: DWA Architects

Engineer: Cameron Darroch

Quantity Surveyor: Goodrich Projects Ltd



Cromwell House – Huntingdon

Design, construction and refurbishment of an existing care home to create a high quality 65 bed facility with accommodation over three floors. Located in the town centre, the site faces onto Huntingdon High Street. The existing building includes Cromwell House, a Grade 2 listed building and the birth place of Oliver Cromwell built 250 years ago, together with two rear extensions built in the 1970s and 1980s. Works will include the sympathetic internal refurbishment of the exiting Cromwell House in close consultation with the Local Authority Conservation officer.

The existing care home will remain open and operational during the works, which will be carried out in two distinct phases with appropriate separation methods being maintained at all times during the Works to ensure the safety and comfort of the existing residents.

To facilitate the works we will provide, commission and maintain an appropriate temporary field kitchen until the new kitchen has been installed and commissioned (phase1) and will work with the home management to maintain appropriate laundry, office, day room and bathing facilities for the duration of the works.

Other Key Features

- Approved alterations to listed building in close co-ordination with Local authority Conservation officer
- Strip out includes the removal of hospital equipment from a previous usage as a cosmetic surgery hospital
- Extensive structural alterations and support including roof line alterations
- Maintain operation of existing Care Home throughout the works through careful phasing/ separation and close co-operation with the care home management and staff
- Introduce extensive disabled access equipment, including lift and ramp arrangements
- Building layout allows for flexibility/ mix of facilities offered.
- Standards exceed national standard requirements
- Facilities will include a new beauty/ hair salon

Client: Pharoah Overseas Holdings Ltd

Location: High Street, Huntingdon

Contract Value: £1.7m

Construction Period: Aug 2011 – May 2012

Forms of Contract: JCT Design & Build

Design Team:

Architect: RDT Architects

Engineer: RDT Engineers

Quantity Surveyor: Aedifice Partnership



Elmbank Care Village – Kettering

Design and construction of a new build 105 bed care home with accommodation over three floors. The compact site is in a residential location in Kettering, fronting a busy road with adjacent school. Works included associated hard and soft landscaping including car parking and appropriate boundary treatment.

Building design was developed to incorporate the existing Elm Bank Villa, a grade II listed building built in 1894. The surrounding extension was designed in keeping with the Victorian style villa and built as a series of glazed link blocks.

The works included the retrofit installation of lift shaft and lift to the existing Victorian Villa. The lift was housed in contemporary glazing to link the scheme architecturally to the glazed stair housings on the elevations of the new build. Conservation issues were addressed in conjunction with the relevant local and national authorities. The design coordinates internal and external living spaces through high quality landscaping.

Other Key Features

- Traditional brick and block construction
- Building layout allows for flexibility/ mix of facilities offered
- Mixed care facility which offers nursing and dementia care
- Care home facilities include specialist rehabilitation suites
- Valuable trees around the site boundary (with tree preservation orders) were protected and maintained during the works and incorporated into the overall landscape design
- Listed boundary walls issues – included the dismantle, stack, clean and reuse of original materials all under the guidance of Conservation officers
- Existing summer house folly was carefully dismantled and rebuilt to the original design reusing the old materials where appropriate

Client: Avery Homes Cliftonville Ltd

Location: Kettering

Contract Value: £5.6m

Construction Period: Oct 2009 – Jan 2011

Forms of Contract: JCT 2005 Edition

Incorporation Amendment 1

Design Team:

Architect: DWA Architects

Engineer: DWA Architects

Quantity Surveyor: Goodrich Projects Ltd



Newcross Care Home – Wolverhampton

Design and construction of a new build 62 bed care home with accommodation over two and half floors. The site is in a town centre location in Wolverhampton. Pre-construction phase works included the demolition of the former Prestwood Arms public house. Works included associated hard and soft landscaping including car parking and appropriate boundary treatment.

The building design, created to meet the Clients and Planners aspirations, features a bold architectural rotunda which is viewable from the main road. The rotunda features art work designed and manufactured by a local artist following a competition run in conjunction with the local technical college. The building design incorporates internal and external living spaces through high quality landscaping.

Other Key Features

- Traditional brick and block construction
- Considerate Constructor scheme
- Restricted delivery times to suit nearby school
- Building layout allows for flexibility/ mix of facilities offered
- Standards exceed national standard requirements
- Mixed care facility which offers residential, respite and dementia care
- The design includes cafe and meeting room facilities which are available for use the general public; to integrate the facility into the local community and enhance resident experience through community involvement

Client: Avery Care Homes Cliftonville Ltd
Location: Prestwood Rd, Wolverhampton
Contract Value: £3.16m
Construction Period: Apr 2010 – Apr 2011
Forms of Contract: JCT 2005 Ed
Incorporation Amendment 1

Design Team:
Architect: Gelder & Kitchen
Engineer: Cameron Darroch
Quantity Surveyor: Goodrich Projects Ltd



Woolmer Green Nursing Home - Knebworth

Design and construction of a 71 bed care home with accommodation over two and a half floors on the site of an existing commercial vehicle garage/ hire site.

The site fronts on to London Road in the village of Woolmer Green. Works include associated hard and soft landscaping including car parking and appropriate boundary treatment. The building will be of energy efficient Swedish timber frame construction, clad with brick work and rendered feature panels.

Building design is sympathetic to its surrounding low lying village/ green belt setting, high quality landscape will offer views out to open fields beyond. Pre construction phase works have included demolition of an existing garage building and remediation of contaminated land in conjunction with the Local Authority and the Environment Agency.

Other Key Features

- Swedish timber frame construction
- Design will achieve 10% renewable through solar technology
- Building layout will allow flexibility/ mix of facilities offered
- 35 of the bedrooms will be specifically designed and allocated for dementia care
- Large inviting reception and bistro areas will encourage interaction between user groups
- Extensive landscaping will include a rear courtyard garden overlooking fields beyond
- Associated works include the Section 278 relocation of highway bus stop

Client: Dam Bolin Ltd

Location: Knebworth

Contract Value: £3.7m

Construction Period: Apr 2011 - Apr 2012

Forms of Contract: JCT Design & Build

Contract 2005, with revision 2, dated 2009

Design Team:

Architect: RDT Design

Engineer: RDT Design

Quantity Surveyor: Aedifice Partnership



Foxholes Care Home – Hitchin

Design and construction of a new build 110 bed care home with accommodation over four floors, including associated day facilities and ancillary rooms. The compact site is located in a rural setting on the outskirts of Hitchin. The works include associated hard and soft landscaping as well as car parking and appropriate boundary treatment.

Pre-commencement activities included the demolition of an existing Victorian villa and substantial remodelling of the site topography, through cut and fill, to create the basement level platform and a raised garden / viewing platform.

The building design was inspired by the original Victorian villa and incorporates appropriate architectural features to meet the Clients and Planners aspirations. The design is sympathetic to both the adjacent period properties and the semi rural setting.

The site is accessed via a narrow shared access road with a poor visibility junction to highway, requiring tightly controlled site access / egress and careful consideration of storage arrangements and close co-operation with neighbours.

Other Key Features

- Traditional brick and block construction
- Building layout allows for flexibility/ mix of facilities offered
- Standards exceed national standard requirements
- Salvage / retention of architectural features from the existing building including copings, summer house, sculptures etc for integration into the landscaping scheme of the new development
- Valuable trees around the site boundary protected and maintained during the works and incorporated into the overall landscape design

Client: Usha Gandecha

Location: Pirton Road, Hitchin

Contract Value: £5.9m

Construction Period: Feb 2011 – Jul 2012

Forms of Contract: JCT Design & Build

Design Team:

Architect: Scurr Architects

Engineer: Cameron Darroch

Quantity Surveyor: Aedifice Partnership



Buckland Mill Development - Dover

The initial building phase of the Bucklands Mill development comprises block 1C (new build block of 42 affordable flats) and block 1E (extension and partial refurbishment of the existing redundant works building to create 14 affordable flats), complete with the development access road and junction together with associated hard and soft landscaping.

The Bucklands Mill development will eventually comprise a mixed use community of homes for sale, affordable flats, a care home, retail space, offices, cafe/restaurant and community hub. The development straddles the River Dour with extensive hard and soft landscaping, whilst coordinating the sympathetic refurbishment of listed and redundant works buildings together with contemporary new build.

Pre-construction phase works included site clearance and demolition of existing building, crushing of arisings for reuse on-site and remediation of contaminated land in conjunction with the Local Authority and the Environment Agency.

Block 1C: Design and construction of new build block comprising 42 flats in a contemporary split level building, with accommodation over 4/5 floors and lower level parking. The building will be an energy efficient Swedish timber frame construction with a flat roof, brickwork cladding and feature panels of render, cedar boarding, aluminium panels and curtain walling.

Block 1E: Extension and connection/partial refurbishment of the existing works building to create 14 flats with accommodation over 3 floors and basement car park. The extension element is of a contemporary design with timber frame, feature flat roof with aluminium fascia, brick cladding and feature panels of render and cedar boarding. The sympathetic link to the existing two floor redundant works building will be brick built with pitched slate roof. Works include strengthening and partial refurbishment of the existing works building and extensive basement retaining walls and ramp works create lower level car park and access.

Client: Gill Crest Group

Location: Dover

Contract Value: £4.3m

Construction Period: July 2011 – July 2012

Forms of Contract: JCT Design & Build

Design Team:

Architect: Guy Holloway Architects

Engineer: S.C. Green Ltd

Quantity Surveyor: Aedifice Partnership



Sunderland ICU Hospital

The role we were asked to carry out at Sunderland Royal Hospital was twofold. In the first instance carried out a traditional contract that essentially comprised an enabling works contract to prepare the way for the erection of in excess of 110 modular units creating new wards and ICU facilities. Our second, but by no means minor, role was that of Principal Contractor for the whole works including the co-ordination and management of the modular installation.

The works are located in the middle of an extremely busy and fully operational acute hospital. From the date of award of contract this required detailed planning and close consultation and co-ordination with hospital representatives to ensure no disruption to the functioning of the hospital.

The enabling works contract commenced with demolition of existing buildings on the main site and also included partial demolition of structures and M&E installations at 5th Floor level of an adjacent building. Great care was taken to minimise dust and reduce noise to limit the impact on adjacent occupiers.

Following demolition service diversions were carried out. This exercise proved extremely challenging as many services were uncharted and required development of the services design as works progressed.

The Works comprise the following elements:

- Piled foundations including pile caps and ground beams together with associated retaining walls.
- A six storey in-situ concrete lift shaft was then constructed which was then surrounded by a steel frame and PCC units forming the stair core. A structural steel frame/podium structure complete with intumescent coating to top surface ready to accept modular units was then erected at ground floor level.
- Ground Floor (level A) areas were constructed to shell and core standard prior to being fitted out by the Modular Contractor

Client: City Hospitals Sunderland NHS Foundation Trust

Location: Sunderland

Contract Value: £19m

Construction Period: Aug 2009 – Sept 2010

Forms of Contract: JCT 2005 Without Quantities

Design Team:

Architect: Healthcare Design Partnership

Engineer: Sir Fredrik Snow & Partners

M&E Services: DSSR



Grindon Mews

Grindon Mews is a purpose built facility developed to deliver outcome focussed specialist social care. It provides support to up to 28 Adults with profound and multiple learning disabilities and up to 15 Adults with high dependency physical needs.

The project required a significant number of meetings with the end user. Due to the nature of individual client disabilities every aspect of their environment required careful consideration including flooring, textures, heating, lighting, sound colours and control of the environment. Accessibility was a key consideration due to the physical nature of some of the disabilities and all activity rooms, including a music, sound beam, sensory, bathrooms and WC's required XY tracking hoists.

Due to the complex health needs and the nature of the profound and multiple learning disabilities of the proposed day centre users/clients, there was a requirement for the capability to maintain a constant and even ambient temperature in all of the service user rooms/areas especially to the floors as some of the customers preferred to learn while sitting on the floors. The preferred method of ventilation to the building was by a passive, natural or stack effect. This was supplemented in certain areas by mechanical ventilation or comfort cooling where heat gain calculations determined a natural system would not be capable of sustaining an acceptable environment throughout the year. Close attention was paid to the design of the lighting system as lighting which included LED lighting systems which could be coordinated with the music system to project a soothing atmosphere and has the ability to significantly change the environment.

Construction of the single storey building comprised concrete strip foundations, pot and beam precast concrete floors topped with insulation and a fine concrete screed, a structural steel frame. External walls were brick and block with aluminium windows and doors and a timber insulated concrete tiled roof.

External works comprised hard and soft landscaping, car parking and drainage. A canopy was constructed to allow covered access from disabled parking. External areas were designed to allow full access for the disabled and included raised beds filled with sensory herbs and plants.

Client: Sunderland City Council

Location: Sunderland

Contract Value: £2.6m

Construction Period: Oct 2008 – Aug 2011

Forms of Contract: JCT 2005 Design
& Build

Design Team:

Architect: Chipchase Associates

Engineer: Shadbolts

CDM Coordinator: Napper Architects

Esh Added Value

Our vision for the future is clear. We see construction as dynamic, exciting and rewarding.

Esh Group is one of the largest indigenous construction groups operating in the North of England. We provide a quality service to all sectors of the construction industry.

Our aim is to meet the expectations of our clients, through the sharing of skills, the pursuit of open communication, and the flexibility of our service.

Our business directly employs around 1000 people and we achieved a turnover of circa £140 million in 2010.

Our roots are firmly in the region, with our Group headquarters sited within a few miles of our original home in the village of Esh Winning.

We have a rich tradition of 'growing our own'; many of our senior team first joined as trainees and apprentices and we continue to recruit and nurture young people.

Our people are our strength, and we achieve all of this through their experience, commitment and training. Esh approach provides optimum solutions and delivers on expectations.

Our range of services is unrivalled. We support our clients through a diverse range of construction related products and services.

We can work independently or in close partnership, with our eye ever on the needs and aims of those to whom we deliver our services.

We are passionate about continuing to progress and develop, delivering satisfaction and reward to our clients, our people, the public we serve and the communities in which we live, work and play.

“In a sector not generally known for passion, excitement and innovation, Esh Group has genuinely broken the mould and shown how a well-run, well-motivated company can accomplish great feats, again and again.”

Esh Added Value Report

We like to view our corporate responsibility activities as the 'added value' which Esh Group brings to a job, in addition to the standard requirements. Esh Added Value is our approach to managing our economic, environmental and social impacts.

Our approach to corporate responsibility is based on four key impact areas, in line with Business in the Community's (BITC) CR model and impact areas - environment, workplace, marketplace and community.



Esh Group has been a member of BITC for 7 years now. We were delighted to be awarded a Big Tick for our 'Grow with Esh' scheme

at BITC's National Awards last year. We are extremely proud that Grow with Esh has been awarded a Big Tick and hope that others will be inspired to follow our lead!

A pdf version of the report is available under the 'corporate responsibility' section on our website at www.esh.uk.com

Value



Esh Added Value Wheel

We have identified additional areas of focus within the four key impact areas of the Esh Added Value Wheel, which are:

Workplace

- Health and Safety
- Our People
- Training and Development

Environment

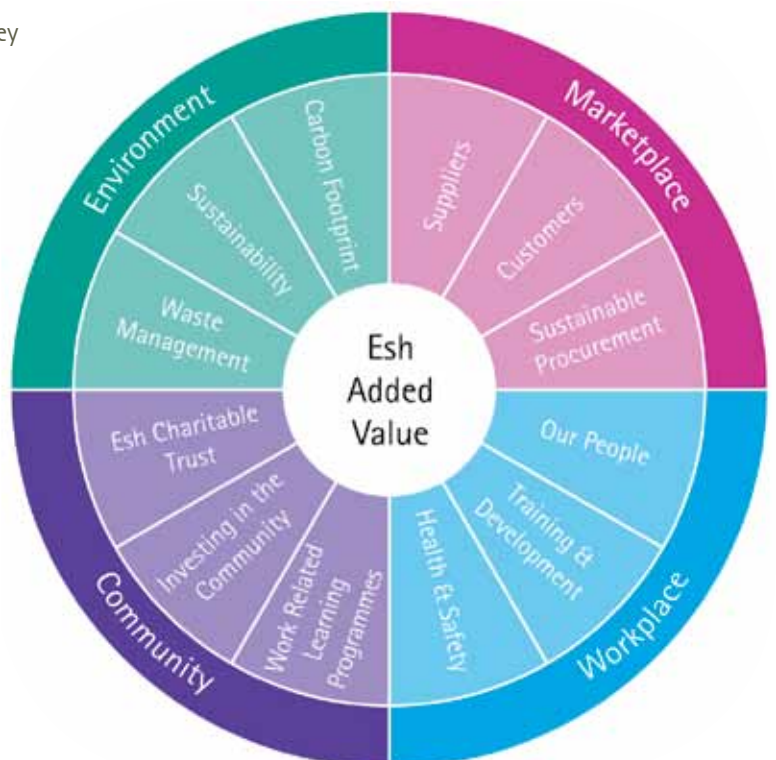
- Sustainability
- Carbon Footprint
- Waste Management

Marketplace

- Sustainable Procurement
- Suppliers
- Customers

Community

- Work Related Learning Programmes
- Investing in the Community
- Esh Charitable Trust





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