



**GUILDMORE**

AN INTRODUCTION

## CREATE, CONSTRUCT AND CARE

Since our establishment in 1998 as a construction firm specialising in the design and delivery of residential care homes, Guildmore has grown to become an integrated contracting and property development company with particular experience in the design, construction and long term operation of residential and public buildings.

Our experience in the design and construction of quality housing spans from luxury, bespoke detached homes to multi-unit inner city developments serving both public and private sectors. All are designed for modern living and constructed to the highest quality, making the most of often challenging urban sites to create spaces for new communities to thrive.

We bring financial strength and operational flexibility to offer a range of project delivery options for potential clients and partners including traditional main contracting, design-and-build, development partnering, and turnkey projects managed from site identification to long term maintenance.



## KEY FACTS

- Guildmore Ltd is the construction division of Excel Portfolios Group, a family owned business which with interests spanning the care sector, property development and investment.
- Group turnover is in excess of £80m with Shareholders Funds at 31 March 2015 of over £150m.
- Guildmore has completed projects with a total value in excess of £160m since 1998 (£300m in 2015 prices).
- Projects for public and private sector clients including commercial, residential, healthcare and community facilities.
- Specialist projects include residential regeneration and conservation works to listed buildings.
- Group client list includes several London Boroughs and local authorities across the South East.
- Designed, constructed and maintain over 1,200 units of accommodation for the care division of the Group.
- Family owned and managed business which achieves a balance of cost and quality informed by our experience as long term owners and operators of many of our own buildings.



## POPLAR BATHS REGENERATION

Our current flagship project, Poplar Baths Regeneration, comprises 4 separate buildings for the London Borough of Tower Hamlets on two constrained urban sites in densely populated residential areas. This multifaceted project includes the restoration of the Grade II listed Poplar Baths on East India Dock Road, the construction of a new Youth Centre, and 100 new apartments for Tower Hamlets Homes with a total value in the region of £40m.



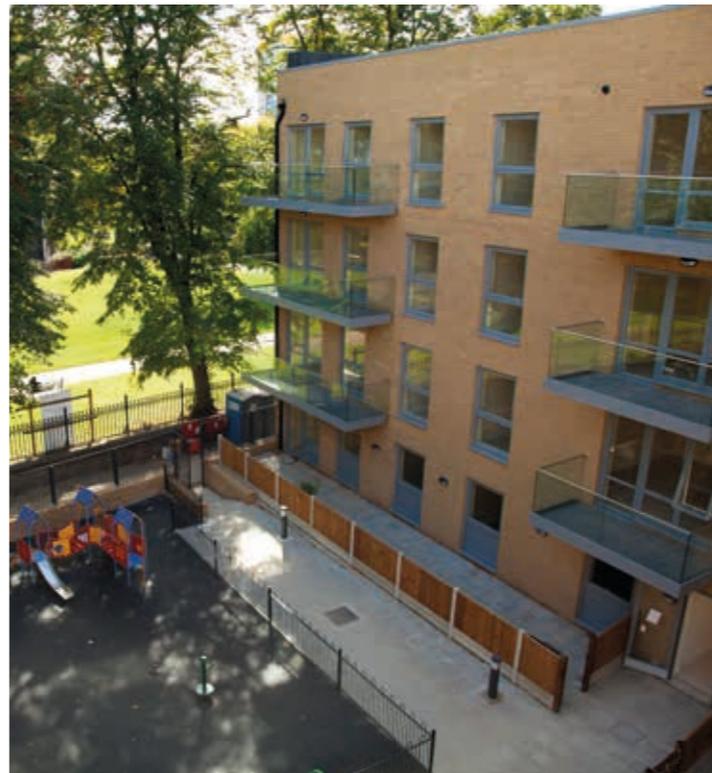
## POPLAR BATHS LEISURE CENTRE

**Value: £15m**

**Client: London Borough of Tower Hamlets**

**Architect: Pringle Richards Sharratt**

The present Poplar Baths building opened in 1934 and remained a much loved local landmark until its closure in 1986, after which it fell into disrepair and was entered on the Buildings at Risk Register. When complete, the new facility will include a 25m swimming pool, learner pool, reinstated 'vapour baths,' Sports England standard sports hall, studio, gym and rooftop multi use games area, while protecting and restoring the historic features of this Grade II listed building.



## DAME COLET COURT

**Value: £6m**

**Client: London Borough of Tower Hamlets**

**Architect: CZWG / Stephen Bradbury Architects**

Located on a tight infill site overlooking East London's oldest church, Guildmore's 40 new 1, 2, 3 and 4 bed apartments for the London Borough of Tower Hamlets / Tower Hamlets Homes are an exemplar for new public housing. The project has been designed in compliance with best practice including



the Code for Sustainable Homes Level 4, the London Housing Design Guide, Lifetime Homes and Secured by Design.

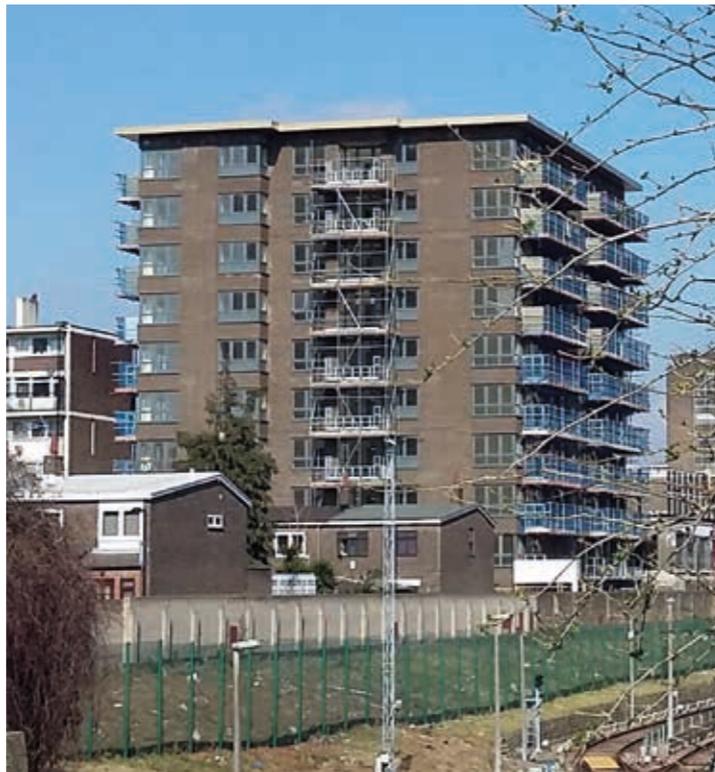
## POPLAR BATHS RESIDENTIAL

**Value: £9.1m**

**Client: London Borough of Tower Hamlets**

**Architect: CZWG**

Optimising the use of infill sites within existing residential areas is one important measures in addressing the current demand for affordable housing. At Poplar Baths Residential, a former garage site has been transformed into a ten storey, 60 apartment scheme for LBTH / Tower Hamlets Homes. The project successfully overcame the challenges of restricted vehicular access, immediate proximity to the DLR and adjacent residential and listed buildings.



## HAILEYBURY YOUTH CENTRE

**Value: £2.9m**

**Client: London Borough of Tower Hamlets**

**Architect: Pringle Richards Sharratt**

The design of the new youth centre is the result of a long process of dialogue with end users and community stakeholders. The new centre is planned around a 2 court Sport England sports hall, overlooked by a public viewing gallery. The facility also includes a fitness studio, art, IT, music and meeting rooms, and a commercial grade kitchen to accommodate growing local interest in 'Food Tech' training.





## SURREY SQUARE

The site extends to approximately 0.12 acres in the London Borough of Southwark. Work is underway on the erection of a part-4, part-5 storey building comprising 9 private residential units on a narrow site overlooking the landscaped grounds of Surrey Square School.

Project is on course for completion Spring 2016.



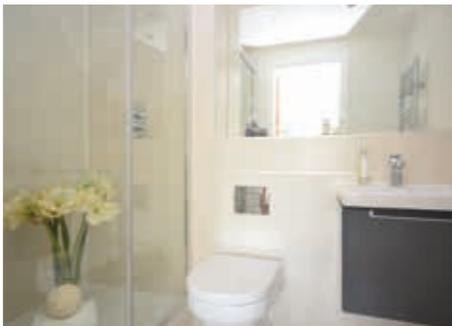
## BOULCOTT STREET

This mixed use development comprises 25 private apartments above a clubhouse, bar and function rooms for the Docker's Social Club. The successful delivery of this project addresses the logistical challenges of a tight site with near 100% site coverage, directly adjacent to the DLR.

Project is on course for completion Summer 2016.

## WINTRY PARK

Situated on the edge of beautiful Wintry Park, Epping, this development was completed in April 2013. These 12 luxury 2-3 bedroom apartments generated a great deal of interest amongst prospective buyers and all sold quickly.



## PONDFIELD ROAD

Set around their own private close in attractive tree shaded surroundings, the development comprises six individually designed five bedroomed family homes, combining timeless classic styling and traditional materials with contemporary interior finishes and luxury fittings to present the ultimate expression of stylish 21st century living.



## HEALTHCARE

As a leading regional construction company and developer of social needs accommodation, we have been working closely with local authorities in London and the Home Counties since 1998.

Our role as long term owners and operators of 32 facilities allows us to achieve the optimal balance between quality and value, between capital and recurring costs, across our broad estate.

Our experience in this sector allows us to truly understand the needs of residents, the potential of design to empower people to live to the fullest of their abilities, and the dignity that comes with being able to personalise one's own living space.





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