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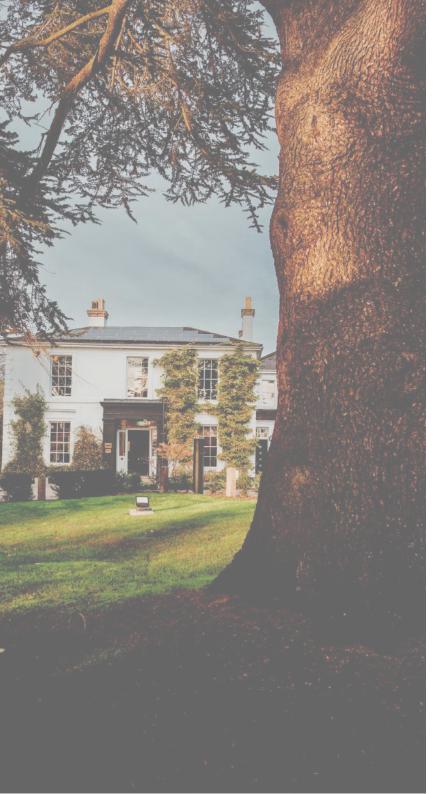
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# The Wigley Group is an ISO 45001, ISO 9001 and ISO 14001 certificated company operating in property & development, construction and strategic land with over 50 years' experience.

The Wigley Group is a diverse commercial property investment and contracting company established in 1964 by John Wigley as an agricultural plant hire and road-building contractor, the company transitioned into the commercial property sector and has evolved significantly over the years.

Under the leadership of Robert Wigley and the Executive Board, our family-run company is headquartered in Warwickshire and is home to a team of dedicated professionals with diverse expertise. We maintain enduring relationships with our partners while providing exceptional service to our clients.

Our significant property portfolio is predominantly in the commercial and industrial sectors, and includes a range of size options, layouts, and rental terms. It is managed and maintained, strategically and on a day-to-day basis, by our multi-skilled and highly experienced estates team.

Having close working relationships with all tenants is important to our team to ensure that as responsible landlords we meet their individual requirements and help to support the growth and expansion of their business. As a result, many tenants remain with us on a long-term basis.

In addition to our own portfolio, we also actively manage properties for others through periods of vacancy, ensuring the properties are maintained safely and in line with their own insurance requirements, in a way which allows them to be presented at their best and ready for occupation.

# **INTEGRITY** INNOVAT VE PROFESSIONA

The Wigley Group and its employees endeavour to provide the **highest levels of service**, whilst seeking to achieve **innovative but practically deliverable outcomes**.

We strive to build **long-term relationships** with partners in all areas of our business, with **customer care at the core of all our activities**.

The company supports the **welfare** of not only team members, but also its local communities and takes great pride in its **corporate social responsibility**.

# OURCREDENTIALS





Cert. No. 118100, ISO 45001



Cert. No. 118100, ISO 9001





Cert. No. 118100, ISO 14001

### ISO 45001:2018

A health & safety standard which demonstrates our commitment to protecting our people and partners.

- Provides us with a framework to manage risk.
- Demonstrates a safe and healthy workplace for employees and others.
- Supports us in continual improvement of occupational health & safety performance.
- Encourages us to measure our own internal objectives related to health & safety in the workplace.
- Reinforces our company values, instilling the importance of health & safety throughout the organisation.

### ISO 9001:2015

A quality management system which demonstrates our efficiency and consistency in providing quality services.

- Provides a framework to monitor and manage quality across the organisation.
- Enables us to organise and review processes to continually improve their efficiency.
- Provides us with evidence-based decision making to continually improve our performance.
- Supports us in meeting our own internal objectives related to quality.
- Introduced a process-led approach which has been fully implemented throughout the organisation.

### ISO 14001:2015

An environmental management system which allows us to improve our environmental performance.

- Provides a framework to monitor and manage environmental impact across the organisation.
- Supports us in identifying, managing, monitoring and controlling our environmental issues in a "holistic" way.
- Allows us to consider all environmental issues relevant to our organisation.
- Encourages better environmental performance of our supply chain through integration with our systems.
- Enables competitive advantage with improved efficiencies.

We are passionate about the environment and strive to deliver sustainable longterm solutions ensuring environmental, social, and economical aspects are considered for each of our projects.



We have a comprehensive environmental policy which outlines the steps we take across the business to remain conscious of our footprint, prevent pollution and protect biodiversity.



Our strategy is aligned with our commitment to the environment, and we continually strive to find improvements in our day-to-day tasks, ensuring we remain sustainable as a business.



We sit on the panel for the West Midlands Combined Authority's Zero Waste in Construction Hub project.



We have experience delivering projects to BREEAM standards.



We own circa 100 acres of farmland within our own portfolio, and are committed to preserving nature as an asset.



Our HQ, Stockton House, has sustainable infrastructure including solar panels, electric vehicle charging points and wildflower meadows.



The Wigley Group won **Property Deal of the Year** in the 2019 **FirstPro Awards** for our
Edgwick Point development in Coventry.

Edgwick Point represented the final chapter in our wider regeneration of Edgwick Park, transforming 40 acres of the former Sir Afred Herbert Works site over 40 years.



Alexis Considine won **Apprentice of the Year** in the 2019 **Coventry Telegraph Business Awards**.

This award recognised Alexis' significant achievement as an apprentice and the remarkable contribution she makes to The Wigley Group.

### RICS Awards

2019

Edgwick Park was shortlisted in the 2019 RICS

Awards for the West Midlands in both the

Regeneration and Infrastructure categories.

Once home to the world-leading manufacturer Alfred Herbert, the site has been transformed by Wigley into a vibrant mixed- use development over the last four decades.



The Wigley Group won Property & Construction Business of the Year in the Coventry Live Awards.

This award recognises the Group's significant projects throughout the year, as well as contributions to the local community and development of people.



Daimler Powerhouse won the Community
Benefit award for the West Midlands in the
2022 RICS Awards, and was shortlisted for
Heritage Project and Refurbishment/
Revitalisation Project categories.

These awards look at:

- Professionalism
- Teamwork/Collaboration
- Outcome & Achievement
- Thought Innovation
- Sustainability



The Wigley Group was named the regional winner of **The Community Champion - Community Business Award** in the 2022 **Chamber Business Awards**.

This award celebrates The Wigley Group's continued efforts to facilite, participate in and enable community engagement.



# We are able to offer a bespoke vacant property management package tailored to the specific requirements of the property, incorporating insurance requirements, legislative requirements and warranties.







### COMPLIANT



### **WELL-PRESENTED**

- Gather information & documentation: Before commencing any works, we will gather all the relevant details and paperwork to get a clear picture of the works required. This ensures our package can meet all the necessary requirements.
- Propose schedule of works: Once all of the information is collacted, we will create a list of instructions for all pre-planned maintenance (PPM) and reactive works needed and issue likely forecasts.
- Implement schedule: We will be responsible for managing all contractors delivering the works, and will provide routine updates to the client. Every member of our supply chain goes through a thorough onboarding process to ensure they meet our strict criteria for health & safety, quality, insurance and financial suitability.
- Record keeping: Effective record keeping throughout the management period ensures smooth delivery and a detailed handover. All documents will be saved digitally, as well as the relevant ones being available as hard copies in a health & safety folder on site.
- Handover: Finally, we will arrange a comprehensive handover to include an M&E demonstration and handing over all copies of O&M manuals, certificates, drawings and the PPM schedule.



Preventative maintenance is essential for preserving the value and functionality of your property. We offer a proactive approach to maintenance, with a pre-planned maintenance (PPM) schedule that covers a wide range of essential services. Our PPM schedule includes:



Our PPM schedule ensures that your property remains in optimal condition and compliant with all necessary regulations and standards.

# REACTIVE WORKS Our Approach...

We understand that unexpected issues can arise at any time, requiring immediate attention. Our proactive approach ensures the efficient handling of reactive works to safeguard the protection and integrity of your property. Our responsive services include:



Pest Control: Addressing pest concerns promptly, ensuring cleanliness and safety.



Cleaning: Beyond routine maintenance, we handle sudden cleanliness issues efficiently.



**Leaks:** Swiftly repairing water leaks to prevent damage and disruption.



Security Maintenance: Ensuring security systems remain effective for a safe environment.



**General Maintenance/Repairs:** Handling various upkeep tasks promptly and efficiently to maintain the property's condition.

We are ready to respond swiftly to any issues that may arise, ensuring the continued protection and integrity of your property.

# SECURITY Our Approach...

Security is paramount when it comes to our property management. We understand the importance of safeguarding your property from potential risks and threats. To achieve this, we offer a comprehensive range of security services tailored to meet your specific needs. Our security measures include:



**K9 Security Services:** Trained security dogs and handlers are a powerful deterrent, enhancing security at your vacant property.



**24-Hour Static Guarding:** We offer continuous physical presence and surveillance at your property to ensure its protection.



**Bailiff Services:** In cases where legal action is necessary, our bailiff services provide professional support.



**24-Hour Call-Out Response:** We are ready to respond to emergencies promptly, ensuring the safety and security of your property.



**Remote Monitored RSI Wireless Camera Systems**: We utilise cutting-edge technology to keep a watchful eye on your property, providing 24/7 surveillance and alerts in the event of any suspicious activity.

Your peace of mind is our priority. Our security services are designed to deter potential threats and ensure the safety of your vacant property.



We prioritise the exterior appearance of our properties because we understand the importance of maintaining their visual appeal. Our landscaping services are designed to enhance the overall presentation of your property. Our comprehensive landscaping services include:



Grass Cutting: Keeping the grass neatly trimmed to enhance the property's visual appeal.



Litter Picking: Removing debris and litter to maintain a clean and welcoming environment.



**Tree Maintenance:** Pruning and caring for trees to keep them healthy and safe.



Hedge Trimming: Maintaining hedges and shrubs for an organised and neat appearance.



**Road Sweeping:** Ensuring that the surrounding roads and pathways are free from dirt and debris.

We take pride in our comprehensive landscaping services, which ensure that your property's exterior is well-presented.



Cleanliness is a critical factor in creating a favourable impression of your property. We offer professional cleaning services tailored to maintain the cleanliness and appearance of your property. Our cleaning services include:



**Office Space Cleaning:** Thorough cleaning of all office spaces to ensure a fresh and appealing environment.



Cladding Cleaning: Keeping the cladding in pristine condition for a well-maintained appearance.



**Welfare Cleaning:** Ensuring that all welfare facilities are clean and hygienic for visitors or potential tenants.



Window Cleaning: Cleaning and maintaining windows for a clear and sparkling view.



Our cleaning services are dedicated to enhancing your experience as a tenant, ensuring a clean and inviting space for you to enjoy.





# **KEVIN DALE**Property Manager

Kevin joined The Wigley Group in 2016. He oversees the management of the Building Maintenance team and is responsible for all aspects of property management relating to the company's owned assets while also managing vacant properties for third-party clients.

### **SUPPLY CHAIN**

Every member of our supply chain goes through a thorough onboarding process, ensuring they meet our strict criteria for health & safety, quality, insurance and financial suitability. Risk assessments and method statements are requested prior to any works commencing.

### **LEADERSHIP TEAM**

Our leadership team provides strategic support and direction for the delivery of all products and services delivered by The Wigley Group. They have a wealth of experience and expertise in areas including commercial property, operational risk management, corporate governance and personnel management.

# CENTRAL GROUP OPERATIONS

The Wigley Group has a team of core employees which implement the company's operational and strategic goals. This includes accounts, office, compliance, communications, administration and drone services functions.

### **COMPLIANCE**

Our Compliance team are responsible for ensuring the company adheres to all legal requirements as well as its own in-house policies and procedures. This encompasses health & safety, quality and environmental management.



# **RICHARD MATTHEWS Property Assistant**

Richard became part of The Wigley Group in 2021. He provides daily support to the Property Manager and supports the wider Property team. This includes visiting sites within the portfolio, acting on behalf of the landlord with regards to health & safgety and compliance matters, and assisting the Property Manager with mandatory checks for The Wigley Group's assets.

### **BUILDING MAINTENANCE TEAM**

At The Wigley Group we have a Building Maintenance team made up of individuals with a variety of skills and many years of experience. They complete planned and reactionary works throughout the Group's portfolio. They can make assessments on what works needs undertaking.

# CENTRAL GROUP OPERATIONS

### OFFICE & ADMINISTRATION



Office Management IT & Infrastructure Administrative Support

### **COMMUNICATIONS**



Website Social Media PR & Brand

### **ACCOUNTS**



Customer Invoices
Staff Expenses
Project Reporting

### **COMPLIANCE**



ISO Auditing Risk Assessments PPE & Site Safety

### **DRONE SERVICES**



Site Photography Videography Surveys & Mapping





# NORMANTON INDUSTRIAL ESTATE, WAKEFIELD

Fullly fitted, modern cross-docked 546,970 sq ft warehouse with offices. Features extensive parking, fuel, and vehicle wash areas. Just off the M62, it is located close to both Leeds and Manchester.



### **M6DC, CANNOCK**

Brand new 375,465 sq ft distribution/industrial centre. High quality specification unit located in the heart of the UK in close proximity to the M6, M6 Toll and A5.



# RAVENSBANK BUSINESS PARK, REDDITCH

Detached 91,465 sq ft Grade A unit comprising of warehouse space and offices. Located in a wellestablished business park close to the M42.



# DRAYTON FIELDS INDUSTRIAL ESTATE, DAVENTRY

Detached 89,688 sq ft industrial unit with first floor offices. In a prime location in north

Daventry, close to the M1.



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