



TheWigleyGroup

Construction

CAPABILITY STATEMENT

February 2024



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Andrew Higham
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OUR WORK

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Edgwick Point
Red Kangaroo
Daimler Powerhouse
Stockton House
Wasps Elite Performance & Innovation Centre
Ashton Lodge Country House
Newmarket Racecourse
Warwick Racecourse

GET IN TOUCH

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Our History

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

Our story began in 1964 when John Wigley established as an agricultural plant hire company and road building contractor. This allowed Wigley to expand into large plant hire and undertake civil engineering jobs throughout the 1960s before opening a fully-fledged fabrication unit in the village of Barby in the early 1970s.

It was the purchase of Edgwick Park in Coventry from the world-famous engineering company, Alfred Herbert Works, that began the move into commercial property and development, and was followed by the purchase of the nearby Godiva Trading Estate which, after gaining planning consent, was developed into what is now the Gallagher Retail Park.

The business saw rapid growth in the late 1990s and early 2000s, and in 2005 Robert Wigley took over from his father at the head of the company. The Wigley Group is proudly still family-run, and still providing the same exceptional service to clients while maintaining long-lasting relationships with our partners.

Today, The Wigley Group has its headquarters in Warwickshire, and employs 40 members of staff with experience and skills across a range of disciplines.



Our Mission & Values



UNINTEGRITY INNOVATIVE T PROFESSIONAL D L I B L E

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**.



Our Credentials



Cert. No. 118100, ISO 45001

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.



Cert. No. 118100, ISO 9001

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.



Cert. No. 118100, ISO 14001

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 long-term 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 its 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 Alfred 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 facilitate, participate in and enable community engagement.



Our Approach

We adopt a collaborative approach to working and communicating with our supply chain, which is made up of businesses with whom we have established strong, long-term relationships over several years.

Every member of our supply chain goes through a thorough onboarding process, ensuring they meet our strict criteria for:

- Health & safety
- Quality
- Insurance
- Financial suitability

We seek feedback after each project to ensure we are performing as a trusted contractor. Here's what our supply chain have to say about us...

We like to keep it local

We strive to keep our supply chain based within a 50 miles of each project

Employing locally allows us to achieve the the best value

“

Good to work with

”

“

We felt respected & listened to

”

“

Good morale on site

”

“

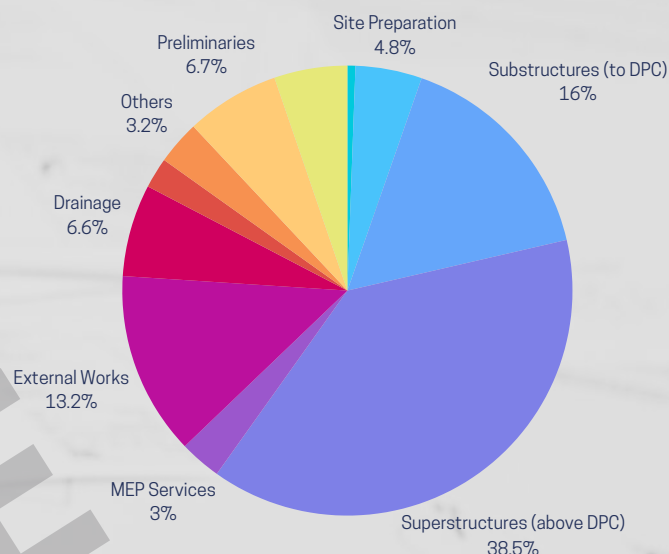
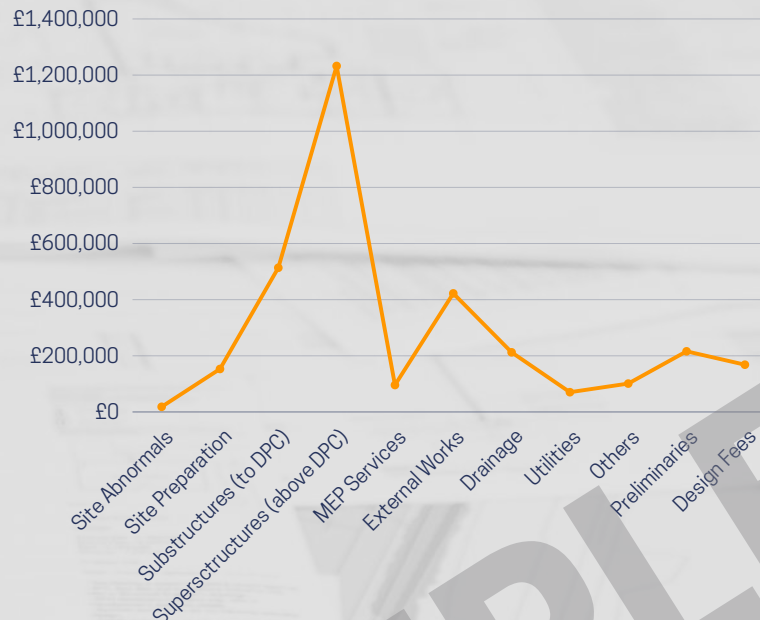
Would happily work with The Wigley Group again

”

NBS Benchmark Data

In addition to collaborative working alongside our supply chain, we recognise the importance of qualitative and current cost data to our clients to confirm viability of development projects.

We have developed and maintain a benchmark data analysis of our project supply chain costs at key milestones through the project delivery, categorised using NBS coding. With this information, we are well placed to support clients in identifying cost drivers and best value for their developments.



ELEMENTAL BREAKDOWN

ITEM	ELEMENT	CODE	TOTAL £	HEAT	PROJECT %	£ PSF
1	Site Abnormals		£00,000		0.49%	£0.00
2	Site Preparation		£000,000		4.11%	£0.00
3	Substructures (to DPC)		£000,000		13.79%	£00.00
4	Superstructures (above DPC)		£0,000,000		33.08%	£00.00
5	MEP Services		£00,000		2.57%	£0.00
6	External Works		£00,000		11.34%	£00.00
7	Drainage		£000,000		5.70%	£0.00
8	Utilities		£00,000		1.89%	£0.00
9	Others		£000,000		2.71%	£0.00
10	Preliminaries		£000,000		5.80%	£0.00
11	Design Fees		£000,000		4.53%	£0.00
12	Overheads		£000,000		6.09%	£0.00
13	Profit		£000,000		2.99%	£0.00
14	Design Risk	3.00%	£000,000		2.76%	£0.00
15	Tender Inflation	0.60%	£00,000		0.55%	£0.00
16	Construction Inflation	1.75%	£00,000		1.61%	£0.00
17	Total Project Costs		£0,000,000		100%	£00.00

SUBSTRUCTURE (BELOW DPC) BREAKDOWN

ITEM	ELEMENT	TOTAL £	£ PSF	HEAT
1	Ground Floor Slab	£000,000	£0.00	
2	Brick/Blockwork	£00,000	£0.00	
3	Foundations	£000,000	£0.00	
4	Total Substructure Costs	£000,000	£00.00	

SUPERSTRUCTURE (ABOVE DPC) BREAKDOWN

ITEM	ELEMENT	TOTAL £	£ PSF	HEAT
1	Frame	£000,000	£00.00	
2	Upper Floors	£00,000	£0.00	
3	Roof & Wall Cladding	£000,000	£00.00	
4	External Windows & Doors	£00,000	£0.00	
5	MEP Services	£00,000	£0.00	
6	Internal/External Cladding	£0,000	£0.00	
7	Fire Protection	£00,000	£0.00	
8	Cat A Fit Out	£000,000	£0.00	
9	Total Superstructure Costs	£0,000,000	£00.00	

EXTERNAL WORKS BREAKDOWN

ITEM	ELEMENT	TOTAL £	£ PSF	HEAT
1	Site Preparation	£000,000	£0.00	
2	Groundworks	£00,000	£0.00	
3	Drainage	£000,000	£0.00	
4	Utilities	£00,000	£0.00	
5	Landscaping	£00,000	£0.00	
6	Fencing	£00,000	£0.00	
7	Block Paving	£000,000	£0.00	
8	Tarmac Paving	£000,000	£0.00	
9	Total External Works Costs	£00,000	£00.00	

TOTAL COSTS

1	Substructure	£000,000	£00.00
2	Superstructure	£0,000,000	£00.00
3	External Works & Drainage	£000,000	£00.00
4	Net Build Cost	£0,000,000	£00.00
5	Design Fees	£000,000	£0.00
6	Preliminaries	£000,000	£0.00
7	Overheads & Profit	£000,000	£0.00
8	Design Risk	£000,000	£0.00
9	Tender Inflation	£00,000	£0.00
10	Construction Inflation	£00,000	£0.00
11	Total Project Cost (excl. Abs)	£0,000,000	£00.00
12	Other Costs	£000,000	£0.00
13	Abnormal Costs	£00,000	£0.00
14	Total Project Cost (incl. Abs)	£0,000,000	£00.00

FUNCTIONAL DATA

	m2	ACRE
Site Area	0,000	0.00
Development Density	00%	%
AREA SCHEDULE	m2	ft2
GIA	000	00,000
Building Footprint	000	00,000
Warehouse	0,000	00,000
Integral 1st Floor Office	000	0,000
Ground Floor Core	00	000
First Floor	000	0,000
Office Content	00	00%
Height to underside of haunch	00	0m
Loading docks	0	Nr
Level access doors	0	Nr
HGV parking	00	Nr
Car parking	000	Nr
Yard depth	00	m

COMMENTS / NOTES

Office content appears high: this can have a significant influence on the construction costs and Cat A works.

Site Density: utilisation of the site area as lettable space can improve efficiency.



Our Clients



HALLFIELD
SCHOOL



◆◆◆◆
THE JOCKEY CLUB



WASPS



Mercedes-Benz



Coventry City Council

IEQT | EXETER

SCREWFIX

A black and white photograph of a group of approximately 12 people, including children and adults, standing in a garden. In the background is a large glass greenhouse. The children are dressed in school uniforms, some holding small plants or watering cans. The adults are standing behind them. A string of bunting flags is visible on the left. The text 'Our Community' is overlaid in a stylized orange font.

Our Community



The Wigley Support Fund was established in 2017 to support and help re-train injured, serving and veteran service people, equipping them with new skills for a new start.

We have supported the armed forces since 2013, and in that time have raised over £165,000 for ex service men and women. Here are some of the people we have been able to help in that time...

Soldier A

Served in The Parachute Regiment from 2014-2022. He left due to family circumstances.

The WSF assisted him with a chainsaw course which will enable him to work in the building trade.

Soldier B

Served in The Parachute Regiment from 2019-2022. He is in the process of being medically discharged.

The WSF assisted him with a property development course to transition into his civilian career.

Soldier C

Served in The Parachute Regiment from 2014-2022. He has been medically discharged.

The WSF assisted him with funds to adapt his car in order to work as a security dog unit. This will enable him to support his wife and children.



The Wigley Group is a proud signatory of the Armed Forces Covenant. This is a mutual statement of support between the civilian and local armed forces communities that seeks to ensure those who serve or have served - and their families - are treated with fairness and respect, and have the same access to government and commercial services as any other citizen.

The Wigley Community Fund was established in 2021 to provide financial support to causes close to our HQ, Stockton House.

We are a proud part of the local community and we endeavour to help people by providing funding twice a year to causes or organisations within a 7.5-mile radius of our head office.

Since March of 2021, we have been able to help 27 individuals and organisations from all corners of the community.

Stockton Defibrillator

A grant of £1,900 paid for Automatic External Defibrillator (AED) that was installed in a redundant phone box in the village of Stockton.



Rubbish Friends (Southam)

Rubbish Friends (Southam) was set up in 2019 by a group of friends who wanted to make a difference to the environment and contribute to a greener society through litter picking in Southam.

A donation of £980 bought new litter picking tools, more hoops for holding refuse bags and two handcarts to allow less abled people to join in. It also paid for one year's insurance.



Stockton Community Garden Project

Stockton Community Garden Project is a volunteer-led after-school club. Its purpose is to teach children up to the age of 11 the skills to grow their own vegetables and learn about the food they eat.

£400 was obtained from the Wigley Community Fund to ensure they could purchase the greenhouse that met their needs.



Erin D'Arcy

Nine-year-old Erin D'Arcy was born with chromosomal syndrome Trisomy 9p and Léri-Weill dyschondrosteosis - a rare genetic condition which affects bone growth.

As a result, she has other health issues, including heart conditions, and is unable to speak and can only walk a few steps at a time.

The family applied to the Wigley Community Fund and were handed a £1,267 grant to buy buggy accessories including beach wheels and a bike trailer; alongside a new iPad and specialist iPad holder to help keep Erin entertained during the long periods of time that she spends in her buggy.





Our Team



ROBERT WIGLEY

Chairman

Robert Wigley is Chairman of The Wigley Group, which was founded by his father, John, in 1964.

Following in his father's footsteps, Robert has gained an enviable reputation as head of one of the most respected commercial property companies in the Midlands.

He has been involved in the business from a young age, rising through the ranks to become Managing Director in 2005 and Chairman in 2018, ten years since the position was last held by his late father.

During Robert's 13 years as Managing Director, the Group significantly evolved and expanded in terms of its own extensive portfolio of commercial property across the Midlands and its client offering.

With extensive expertise in construction, contracting and property sectors, Robert oversaw the expansion into commercial property, construction and development services. Robert is the Chairman of the Wigley Support Fund.



JAMES DAVIES

Chief Executive Officer

Having joined the business in 2008, James was appointed Chief Executive Officer in June 2021, and is responsible for the overall strategic leadership of the Group and its performance.

With a proven background in successful commercial property acquisition, investment and asset management, James has driven continued growth of the Group's portfolio of property and landholdings.

James has been responsible for growing and diversifying the revenue streams through all areas of the Group, by directing the associated businesses in strategic land, development, and construction.

James is Chairman of the Wigley Community Fund.



JAMES ELLERINGTON

Chief Operating Officer

James joined the company in 2013 and was appointed Chief Operating Officer in June 2021, having served as Director of Operations since 2018.

With a proven background in strategic and operational risk management, James has created and delivered the business infrastructure which allows the Group's businesses to evolve and expand.

James is responsible for operational planning and the delivery of the Group's strategic vision to ensure business continuity and long-term growth.



CLAIRE LYNCH

Chief Governance Officer

Having joined the business in 2016, Claire was appointed Chief Governance Officer in January 2023 having served as Director of Group Governance and Development in the previous year.

With a proven background in Quality, Health & Safety and Environmental Management, Claire has overseen the implementation of all certificated management systems, alongside nurturing a strong Health & Safety culture throughout the Group.

Claire is responsible for ensuring the Group adheres to best practices in governance, ensuring protection of business interests for the companies owned (entirely or in part) by The Wigley Group Ltd. Claire ensures strategic governance, legal and regulatory compliance, risk management and public/governmental responsibilities are delivered effectively.

Above all, Claire ensures that the Board of Directors is effective in its oversight role, and that the company is compliant with all relevant laws and regulations.

Our leadership team is supported by a board of non-executive directors with expertise in law, finance and communications.



CHARLES HICKS
Commercial Lead



ANDREW HIGHAM
Construction Manager



NICK SOUTHERN
Senior Quantity Surveyor



MARK WARE
Estimator



MATT BROOKS
Estimator/Quantity Surveyor



DAN YOUNG
Design Manager



MAX BAMBURY
Apprentice Quantity Surveyor



IAN TOMES
Senior Site Manager



STEPHEN COOK
Senior Site Manager



JASON TAPLIN
Senior Site Manager



CHARLES HICKS

Commercial Lead

Charles is a Commercial Lead with over 25 years experience in the construction. This experience spans multiple sectors including industrial & logistics, commercial, blue light, and primary health care. Charles is a former Associate Director with RPS Consulting Services in Birmingham and has also held Commercial Manager roles for national construction companies across the UK.

Experience

- Ocado Customer Fulfilment Centre, Purfleet
 - Capex value c. £26 million
 - 300,000 sq ft warehouse plus ancillary buildings and yards.
- London Taxi Corporation production facility, Ansty
 - Capex value c. £35 million
 - The UK's first dedicated car factory to produce electric vehicles, featuring 331,776 sq ft research, development and assembly space; 76,660 sq ft office space split over three floors; and 23,560 sq m external yard space.
- Puma Distribution Centre, Glasshoughton
 - Capex value c. £16 million
 - 261,000 sq ft warehouse on a 13-acre site close to the M62 in Yorkshire.

Specialisms

- Pre-contract
 - Experience in cost planning for project in feasibility stage through to Pre-Tender Estimate (PTE)
 - Identification of project risk and opportunity
 - Advising clients on:
 - consultant appointments
 - development specifications
 - forms of contract
 - Supporting clients with tenant/purchaser discussions
 - Tender preparation and negotiation
- Post-contract
 - Commercial management project delivery
- General
 - Leading and development of teams



ANDREW HIGHAM

Construction Manager

Andrew joined The Wigley Group in May 2019 after an impressive 20 years' experience in project management. He manages the delivery of all construction projects within The Wigley Group, ensuring that they are adequately resourced, activities are compliant, to standard and on time, whilst upholding our company values.

Experience

- Newmarket Racecourse July Course
 - Capex value c. £2.6 million
 - Refurbishment of the iconic July Course's weighing room complex, including upgrades to jockey facilities.
- Wasps Elite Performance & Innovation Centre, Henley-in-Arden
 - Capex value c. £4 million
 - Refurbishment of an existing leisure facility, to transform it into a state-of-the-art training complex for Wasps Rugby.
- Stockton House, Warwickshire
 - Capex value c. £2.7 million
 - Conversion and extension of a former country manor house into an impressive office space with conferencing facilities.

Specialisms

- Pre-contract
 - Experience of design development through pre-construction and tender stages
 - Identification of project risk and opportunity
 - Focus on design and details to ensure buildability
- Post-contract
 - Supporting delivery teams and clients through build process
 - Leading collaboration across disciplines and supply chain to deliver
- General
 - Leading and development of teams

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



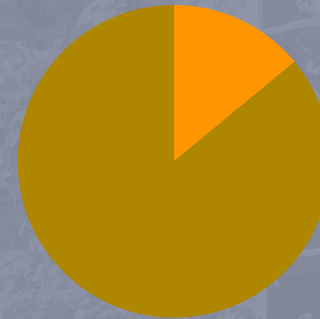
Site Photography
Videography
Surveys & Mapping

SICKNESS RATES

Year	National average (%)	The Wigley Group (%)
2019	1.90	0.70
2020	1.80	0.40
2021	2.20	0.44
2022	2.60	0.32
2023 to date	2.60	0.62

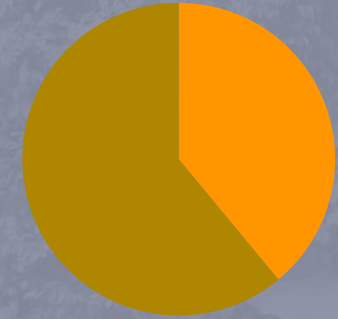
FEMALE WORKFORCE

Industry average



14%

The Wigley Group



39%

35%

of our staff have been with us for five years or more

50%

of our staff live within 10 miles of our HQ

421

internal & external training sessions delivered between 2018 and 2022

ALL SITE MANAGERS ARE EMPLOYED ON A PERMANENT, FULL-TIME BASIS

Follow our processes & systems



Bought in to our values



Great relationships with subcontractors

A black and white photograph of a gym interior. The gym is filled with various exercise machines, including treadmills, ellipticals, and weight racks. The floor is dark with a white line running down the center. The ceiling has several long, bright lights. The text "Case Studies" is overlaid in a yellow, cursive script font in the center of the image.

Case Studies

DAIMLER POWERHOUSE

Transformation of the original Daimler car factory into a creative arts hub

Project value

Client

Architect

Engineers

£1.85 Million

Godiva Awakes Trust

Nicol Thomas

GCA Consulting (structural), Bion (electrical),
Davis & Birch (mechanical)

Programme

Form of procurement

Form of contract

Completion date

10 months

Design & Build

JCT Design & Build

April 2021

The seven-acre site of the former Lawsons's Daimler car factory in the Radford area of Coventry was acquired by The Wigley Group as a long-term investment in 2006.

The Powerhouse building was the only remaining part of a factory where the first Daimler car was built in 1897, with the rest of the factory destroyed during Second World War bombing. Whilst holding historic significance, it had no modern use for decades and was left in a dilapidated condition.

The Wigley Group worked with arts group Imagineer Productions for eight years to explore possibilities it could be transformed into a creative hub. This required obtaining the relevant planning permissions and grant funding needed to convert the site.

Once this was achieved, work began in September 2020 and included significant asbestos removal, installation of a new roof, restoration of brickwork, new glazing, stabilisation of foundations, relocation of cranes, and a modern fit-out including sprung floors and acrobatic equipment.

This highly complex project posed an additional challenge due to the fact it was a locally listed building, close to a Conservation Area. The Wigley Group also worked on a strict deadline to ensure its completion in time for the beginning of the UK City of Culture.

The transformation of Daimler Powerhouse was completed in April 2021 on time and on budget and now provides much-needed and dedicated fully accessible state-of-the-art spaces for existing and emerging artists in the area, with Imagineer signing a 20-year lease.

This work is just the first phase of a wider plan to transform the area with a mixed-use scheme called Daimler Wharf, which will provide up to 500 homes, employment and commercial spaces, and cultural and leisure amenities.



STOCKTON HOUSE

Conversion and extension of a former manor house into an impressive office space with conferencing facilities



Project value

Client

Architect

Engineer

Programme

Form of procurement

Form of contract

Completion date

Phase 1 - £1.2 Million / Phase 2 - £1.5 Million

The Wigley Group

Threesixty Architecture

Fairhurst

Phase 1 - 15 months / Phase 2 - 10 months

Design & Build

JCT Design & Build

Phase 1 - Dec 2018 / Phase 2 - Jan 2023

Once a lavish country home, Stockton House has undergone extensive refurbishment since it was purchased in 2018 to transform it into the headquarters for The Wigley Group.

Formerly known as Kings House, the grand old Manor House was previously used for residential purposes, but the building was in an extremely poor state of repair.

A £1.2 million conversion into offices began in 2018 and saw large areas reroofed and facades repaired, while the interior was completely refurbished, adding services such as heating and air conditioning to bring it up to standards suitable for staff to work in.

Extensive re-waterproofing of basements and walls had to be carried out and complete re-wiring and re-plumbing was required to ensure the premises met office needs, which included the provision of communal facilities such as toilets and a canteen.

The historic nature of the period property also had to be respected and reflected in the design, such as retaining original sash windows and shutters, and maintaining and enhancing original timber work such as the door frames.

While this conversion finished at the end of 2018 and provided a new home for The Wigley Group, the final piece of the puzzle commenced in 2022 with a £1.67m extension project.

This part-refurbishment and part-new build added new office space for up to 15 people, a conferencing and community facility for up to 120 people (standing), new café and toilets, and a further 30 car park spaces within the grounds.

As this involved working in a live office, disruption had to be kept to a minimum. This was also a logistically tricky site which required cranes to carry material over parts of the building into the existing courtyard.

The courtyard was transformed into one of the key features of the expansion, helping to link the old structure with the new. This comprised refurbishing it with a new timber-framed enclosed cloister and adding detailing including porcelain tiles, cobbles, and fixed seating.

Connected to it was an impressive two-storey timber-frame new-build which included bi-fold partitions, enabling it to be used flexibly as two smaller rooms, or as one large conferencing space capable of holding 90 people seated, or 120 standing.

The 10-month expansion project added 2,915 sq ft of space overall, improving facilities for staff and visitors, whilst giving a historic building a new lease of life, and provided modern offices.

NEWMARKET RACECOURSE

Refurbishment of the iconic July Course's weighing room complex, including a new terrace and Champagne bar

Project value

Client

Architect

Engineer

Project manager & building services consultant

Cost consultant

CDM & H&S advisor

Programme

Form of procurement

Form of contract

Completion date

£2.6 Million

The Jockey Club

Roberts Limbrick

Furness Partnership

DSA Consultants Ltd

PMP Consultants Ltd

Ark H&S

10 months

Design & Build

JCT Design & Build

June 2023



The Jockey Club – the largest commercial horse racing organisation in the UK – required upgrades at Newmarket's July Course as part of an ongoing industry-wide project to modernise facilities for spectators and all jockeys.

The Wigley Group was appointed following a competitive tendering process and began works in September 2022, with timescales tight to ensure it finished ahead of the new racing season at the iconic venue in July.

The two-phase project was centred on creating first-class facilities for jockeys in The Weighing Room, and enhancing the spectator offering in The Head-on Stand with a stunning new Champagne Bar and viewing terrace.

In The Weighing Room, the building was stripped to its bare bones to enable a complete reconfiguration of the weighing and changing room areas in line with new minimum standards, delivering greater consistency for all jockeys.

Trial investigations enabled the construction team to spot design changes early, which included increasing ceiling heights and re-routing of the drainage for the new shower rooms and toilets.

Although this – coupled with the uncovering and safe removal of asbestos – led to unforeseen delays, time was recovered to ensure this phase finished on schedule, resulting in the creation of an impressive facility which included private showers, toilets, male/female/flexi changing rooms, physio rooms, a safeguarding area, and a new weighing room.

Phase two included revamping the existing Head-On Stand to help improve the overall visitor experience, incorporating a new two-storey Champagne Bar to replace the existing one-storey facility which was beginning to age. This is capable of accommodating 327 people, split between 132 on the ground floor and 195 on the terrace.

Works included installing a new roof, erecting the new steel-framed Champagne bar, and upgrading the exterior with cedar cladding so it blended into the new look of the complex.

The final project – which also delivered sustainability improvements through the installation of solar panels and low energy lighting – completed in June, ahead of the new racing season in July.

WASPS ELITE PERFORMANCE & INNOVATION CENTRE

Refurbishment of existing leisure facility for Wasps Rugby

Project value

£4 Million

Client

Wasps Rugby Club

Architect

WMA

Engineer

David Smith Associates

Programme

Six months

Form of procurement

Scope of works

Form of contract

Immediate Building Contract 2016

Completion date

August 2021



A 13-acre site along the Stratford Road in Henley-in-Arden was acquired by Wasps Rugby from Warwickshire College Group in 2019, after selecting it as the location for their new state-of-the-art training facility.

Previously the club had been based at Broadstreet Rugby Club following their move to Coventry, but the site in rural Warwickshire provided an ideal setting to create a facility befitting of a top Premiership Rugby team.

The Wigley Group was appointed as the development partner for the ambitious project and tasked with transforming a tired sports centre into an Elite Performance and Innovation Centre fit for the men's first team and academy players.

Works to convert the existing building began in March 2021 and included repairs to the existing roof, walls and underground waterproofing, installation of mezzanine offices, a complete fit-out, and hard and soft landscaping.

Other work included the creation of a purpose-built gym, changing rooms, two large hydrotherapy pools and a sauna, the construction of a media centre, medical complex, offices for coaching and administration staff, and restaurant facilities.

A grass pitch and all-weather 3G plus surface pitch was also created, with low-energy LED lighting fitted across both pitches as well as the car park to make the facility as eco-friendly as possible.

The six-month project led to investment of around £4 million and now provides Wasps with one of the finest training complexes in English rugby – and their first permanent training ground of their own since leaving Sudbury in 1999.

ASHTON LODGE COUNTRY HOUSE

Refurbishment of an Edwardian country house
wedding venue

Project value

£350,000

Client

The Wigley Group

Architect

Nicol Thomas

Programme

Six months

Form of procurement

Construction Management

Completion date

2022



Ashton Lodge Country House is an Edwardian country house set in the Warwickshire village of Stretton-under-Fosse, and has been part of The Wigley Group since it was acquired in 2018 for £1.35 million.

The site retains many of its period features and is currently operated by The Venue Group, which specialises in managing and operating rural wedding venues across the UK.

Wigley invested in a refresh of the historic property and its grounds in 2021, to help kick-start its recovery from the Covid-19 pandemic.

Over a period of six months, around £350,000 was spent on the property to provide a number of external repairs and improvements.

This included a new oak-framed glass entrance, a new barbecue and undercover cooking area, an extension of the existing kitchen facilities, and a new oak-framed gazebo to cater for outside wedding ceremonies.

Other external improvements included roof repairs, replacement windows to achieve a more consistent approach throughout the building, alongside both internal and external redecoration.

This helped to improve Ashton Lodge's offering by elevating the facilities and improve, in particular, the outdoor experience, alongside a new refreshed look.

EXHALL3

Construction of a 32,500 sq ft industrial unit and a 25,000 sq ft trampoline park

Project value

£3.7 Million

Client

The Wigley Group

Architect

Nicol Thomas

Engineers

GCA Consulting (structural), Perrins Design Associates (electrical & mechanical)

Programme

Nine months

Form of procurement

Design & Build

Form of contract

JCT Design & Build

Completion date

2020



A 57,000 sq ft industrial unit on the Bayton Road Industrial Estate in Exhall, Coventry, was purchased by The Wigley Group in 2016, offering a prime spot on one of the largest commercial and industrial locations in the West Midlands and excellent connectivity to the A444 and M6.

The pre-war industrial unit was previously occupied by a car components manufacturer, but The Wigley Group secured planning permission to convert and fully-refurbish the site as a leisure attraction for Red Kangaroo Trampoline Park on a 15-year lease, opening in February 2018.

Seven months after, however, the majority of the site was destroyed in a fire and left beyond repair.

Planning permission was secured a year later to demolish the fire-damaged building and design and build two new light industrial units. One of the first obstacles to overcome was securing the site with significant site remediation, clearance of asbestos, and ground stabilisation before main construction works commenced in March 2020.

A new 32,500 sq ft industrial unit was built to include a 7,000 sq ft mezzanine floor to act as a viewing gallery, a glass-fronted atrium at the entrance, ribbon windows, and an air conditioning system. The unit was constructed without any internal supporting pillars to aid the design and layout of the trampoline park, and with eaves height of eight metres.

This not only created a brand-new, custom-made, state-of-the-art trampoline centre on a tight timescale which was let on a new 15-year lease, but led to further site enhancements with the construction of a self-contained 25,000 sq ft industrial unit with 2,000 sq ft mezzanine offices next door. This was let to Events Management Ltd on a 10-year lease for distribution.

EDGWICK POINT

Construction of five new industrial/
warehouse units totalling 65,000 sq ft

Project value

£4.7 Million

Client

The Wigley Group/Harmsworth

Architect

Nicol Thomas

Engineers

MBCE Consulting Engineers (structural),
Perrins Design Associates (electrical &
mechanical)

Programme

18 months

Form of procurement

Design & Build

Form of contract

JCT Design & Build

Completion date

2019



The Wigley Group commenced work on a 65,000 sq ft speculative development at Coventry's Edgwick Park early in 2018.

The three-acre plot, once well-known as the Top Shop from its Alfred Herbert era, contained a former warehouse building that had come to the end of its working life, with Wigley presenting a vision to transform the site into a multi-let industrial estate.

Early construction challenges had to be overcome in the initial demolition of the existing building, carefully detaching it from the neighbouring building.

The difficult ground conditions and significant level changes also necessitated cantilevered reinforced concrete slab structures and retaining walls, alongside vibro-piling to strengthen the ground for foundations of the new-build and improve load bearing capacity.

This work enabled the construction of five new industrial/warehouse units ranging in size from 5,000 sq ft up to 25,000 sq ft, each fitted with steel portal frames and electric roller shutter loading doors. All units also incorporated full office fit-outs, with the overall site further benefiting from delivery access areas and excellent car parking.

The project helped to meet an acute shortage of industrial space within the north of Coventry and triggered the creation of a corridor of economic vitality on the main gateway from the M6 into the city, with excellent access just off the A444.

The new commercial area was sold to Harmsworth Pooled Property Unit Trust for £7.5 million in 2018, with The Wigley Group continuing to build the units on behalf of the purchaser until work was completed in 2019.

RED KANGAROO

Refurbishment of a 57,000 sq ft unit into a brand new trampoline park

Project value
Client
Architect
Engineers

£1.5 Million
Red Kangaroo
Threesixty Architecture
GCA Consulting (structural), Perrins Design Associates (electrical & mechanical)
Six months
Design & Build
JCT Design & Build
2018

Programme
Form of procurement
Form of contract
Completion date



The unit on the Bayton Road Industrial Estate in Exhall, Coventry, operated as a manufacturing/light industrial facility before its purchase by The Wigley Group in 2016.

The unit was initially two converted into one, and was previously home to a company that manufactured metal components for the automotive industry.

Located close to the A444 and M6, the estate offered excellent connectivity to and from the Midlands, making it one of the premier commercial and industrial facilities in the region.

However, the 57,000 sq ft facility was tired and needed full refurbishment to update it to modern standards, and planning approval was obtained by The Wigley Group to convert it into a new trampoline park for tenant Red Kangaroo.

Works began in 2017 to repair and improve the building so it was suitable for its new use, which included structural alterations, overcladding the roof with a specialist liquid roof membrane to waterproof the building, the introduction of fire compartmentation, and relaying and releveling the floors.

This enabled the fit-out of pre-war steel-framed industrial units of various sizes and heights to create a new trampoline park, equipped with catering facilities and meeting rooms.

A total investment of £1.5 million was pumped into the project and works were completed on a tight deadline to ensure it was ready for the client's opening date in February 2018.

The unit was let to Red Kangaroo Trampoline Park on a 15-year lease, and helped transform a site with industrial history into a new leisure use and the first of its kind in Coventry and Warwickshire.

WARWICK RACECOURSE

Refurbishment of the racecourse's corporate hospitality venue and construction of a new main entrance

Project value	£350,000
Client	The Jockey Club
Architect	Roberts Limbrick Architects
Programme	Six months
Form of procurement	Design & Build
Form of contract	JCT Design & Build
Completion date	September 2017



The historic Warwick Racecourse, located in the heart of the town, is among the oldest horse racing locations in the UK.

The Wigley Group was appointed to freshen up the facilities with a two-phase project consisting of corporate hospitality venue and a new main entrance – both of which were agreed to tight deadlines and posed further challenges due to construction taking place during the race season.

The first phase of works commenced in March 2017 at the end of the spring season and work had to be finished in September 2017 ahead of the first race of the Racing UK Grand Season Opener.

This consisted of a fit-out of a 400 sq. ft unit located on the ground floor of the course. It was previously a storage facility but sat vacant and was an under-utilised space, with The Wigley Group turning the site into an exclusive-access venue, with a bar area, and seating, capable of holding 36 guests.

Second-phase works saw The Wigley Group commence work on a demolition and rebuild of the main entrance to the Racecourse. Although the existing entrance was one of two at the Racecourse, it was not being used due to its dilapidated conditions, rendering it an idle space.

The Wigley Group secured planning permission for the demolition and rebuild of a timber-clad entrance wall and canopy with four ticket offices and two turnstile gates. This was coupled with a new landscaped patio with a fenced-off seating area which could be used all year round.

Both phases were completed on a budget of £350,000 on stringent deadlines as agreed by the client, with work carried out safely around busy foot traffic during race season.



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