

# MAKING AN IMPACT



**MAKING AN IMPACT**

**ON THE NATION.**

**ON COMMUNITIES.**

**ON THE ENVIRONMENT.**

**ON SKILLS.**

**ON SKILLS?**

**ON THE ENVIRONMENT?**

**ON COMMUNITIES?**

**ON THE NATION?**



**GALLIFORD TRY HAS A PROUD HISTORY** of delivering developments across the UK that make a difference. For more than 100 years, the companies that came together to make us the top five housebuilder and top 10 construction company we are today have all contributed hugely towards making an impact on the built environment.

Our success has been widely acknowledged across the industry. We recently exceeded an ambitious plan to double the size of our Housebuilding Division and become a top five housebuilder and we now deliver more than 3,000 homes in prime locations under the industry acclaimed Linden Homes brand. We are primarily focused in buoyant markets in the south of England, while also building distinctive homes in the eastern counties. Our activities encompass private housing for sale to the public and we play a key role in delivering developments for affordable housing providers who require homes for sale, to rent or for intermediate forms of ownership. We also carry out large-scale regeneration projects, many in close partnership with the Homes and Communities Agency.

Our strengths in housebuilding are complemented by our capabilities in construction through Galliford Try in England and Wales, and

Morrison Construction in Scotland. We have expertise in the education, health, leisure and commercial sectors and are a major force in the improvement of the country's infrastructure networks including water, roads and bridges, flood alleviation, remediation and renewable energy.

Our achievements are underpinned by our vision "to be leaders in the construction of a sustainable future".

This document focuses on how this vision and our values of excellence, passion, integrity and collaboration lead us to create homes, buildings and infrastructure that make an impact on the nation, communities and environment while promoting skills development.

**Greg Fitzgerald,  
Chief Executive.**

  
**GallifordTry**

  
**Linden  
HOMES**

  
**Morrison  
Construction**

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CONTRACTOR IN WATER**

# MAKING AN IMPACT ON THE NATION.

We are a leading national housebuilding and construction group, specialising in the delivery of homes, building, infrastructure, affordable housing, regeneration, Public Private Partnerships and facilities management. Our strength is the diversity of our activities and our edge is our ability to bring local expertise to schemes of national significance, delivering complex, large-scale projects with attention to detail.

We are recognised for our collaborative approach, carefully considering the requirements of our customers, the communities our projects serve and the environments in which they sit to ensure we deliver outstanding solutions on every occasion.

With proven expertise in bringing to fruition pioneering schemes that set the benchmark in their sectors, we play an increasingly substantial role in the construction of a sustainable future.



### **BUILDING HIGH QUALITY HOMES IN PRIME LOCATIONS**

We are proficient in identifying the best opportunities for land development and building high specification homes in prime locations across the country, using the knowledge and experience of our regional businesses.

We select the most scenic settings for our developments and have established expertise in the planning process to build riverside schemes and homes within historic towns while also developing contemporary houses and apartments in inner cities.

Many of our developments boast excellent transport links to bustling urban locations, while offering the tranquillity of secluded surroundings so that our customers can enjoy a perfect balance of country and city living.



### **BOXGROVE GARDENS, GUILDFORD.**

SET IN ONE OF ENGLAND'S oldest and most picturesque towns, Boxgrove Gardens will provide 200 homes, including 71 properties for both social rent and part buy/part rent, on previously disused public land.

The former DEFRA (Department for Environment, Food and Rural Affairs) site is being regenerated to provide attractive new homes with low carbon emissions and high levels of insulation. All houses meet the Government's Code for Sustainable Homes Level 3, partially through the use of photovoltaic cells, solar panels, mechanical heat recovery and ventilation systems, and high efficiency boilers.

**"THE PROJECT IS AN EXCELLENT EXAMPLE OF PREVIOUSLY UNUSED LAND BEING PUT TO GOOD USE AND BECOMING WONDERFUL HOMES FOR HUNDREDS OF NEW RESIDENTS."**

Deputy Prime Minister, the Rt Hon Nick Clegg MP.



## LONDON 2012 OLYMPIC AND PARALYMPIC GAMES.

OVER THE COURSE OF SIX YEARS, we made a significant contribution to the successful delivery of the Games through our work on six Olympic venues which became home to 22 medals, including 12 Gold, and five of both Silver and Bronze.

- **Olympic Park** - we used our specialist expertise in remediation to transform the face of the northern area of the Park into the platform for the Games, bringing the contaminated 200 hectare industrial landscape back into useful existence through the treatment of approximately 1,000,000 tonnes of material.
- **Lee Valley White Water Centre** - we delivered an early legacy for the Games with the construction of the centre - the only purpose-built venue to open ahead of the Games for public use. The innovative facility provides a constantly changing white water experience, allowing the centre to remain the foremost white water venue for years to come.
- **Eton Dorney Rowing Centre** - we enhanced this venue to play host to the rowing and canoe sprint events, forming the backdrop to Great Britain's most successful Olympic rowing event of all time.
- **Basketball Arena** - groundworks were undertaken at the Basketball Arena, one of the largest temporary venues ever built for a Games and one of the most heavily used within the Park during the Games period.
- **Athletes Village** - we built part of the village, one of the most significant new urban developments in the UK, to provide 2,595 athlete bed spaces and 428 residential units post-games.

Though the Games have finished, the Olympic legacy for the nation lives on through our work; Lee Valley White Water Centre will stage the 2015 World Canoe Slalom Championships, Eton Dorney Rowing Centre will host the 2013 Rowing World Cup and Athletes Village is being transformed into affordable housing.

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“THE BIGGEST ACHIEVEMENT OF ALL: ALL OF THIS HAS BEEN DELIVERED ON TIME AND WITHIN BUDGET, A SHINING EXAMPLE OF UK CONSTRUCTION AND INNOVATION.”

Prime Minister, the Rt Hon David Cameron MP.

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**1<sup>ST</sup>** MAIN CONTRACTOR ON SITE AT THE OLYMPICS

**6** YEARS WORKING ON SIX OF THE OLYMPIC VENUES



**1,000,000**  
TONNES OF MATERIAL TREATED



CEEQUAL  
**EXCELLENT**  
RATING ACHIEVED



**400,000**  
VISITORS THROUGHOUT THE COURSE OF THE GAMES

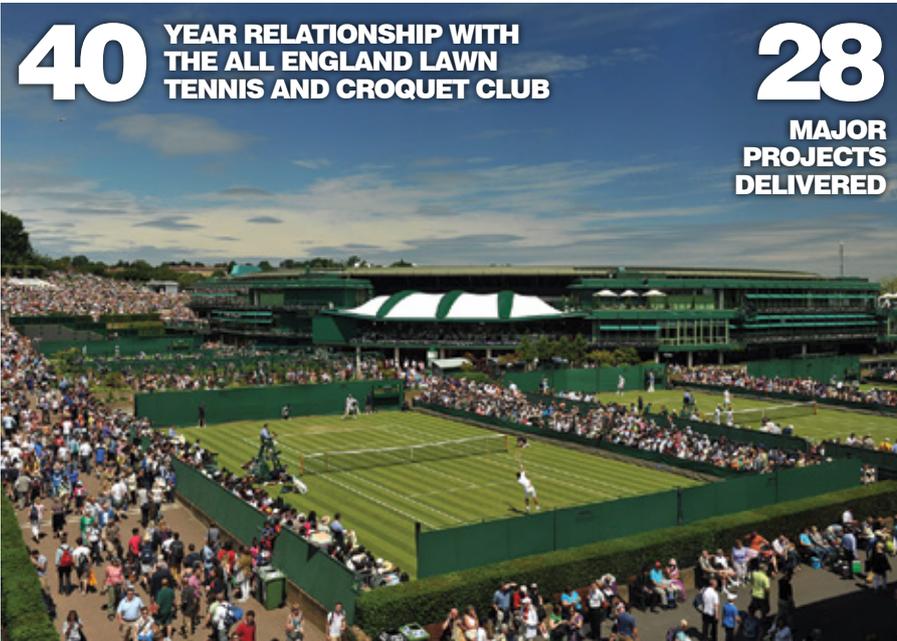


**25**  
APPRENTICESHIPS PROVIDED

## **WIMBLEDON, LONDON.**

THROUGH A LONG-ESTABLISHED RELATIONSHIP dating back to 1973, we have delivered 28 major improvement schemes for The All England Lawn Tennis and Croquet Club, maintaining the reputation of Wimbledon as a world-class sporting venue of international distinction.

One of the most celebrated products of our partnership is the Centre Court's headline-grabbing retractable roof which made its debut during The Championships 2009. As with many other projects for The Club, during the course of construction we demonstrated our ability to work in a live environment, accommodating international competitions.



**£3.55M**  
FUNDING FROM THE HCA

**40%**  
AFFORDABLE HOMES



### **CREATING SUSTAINABLE COMMUNITIES THROUGH THE HCA'S DELIVERY PARTNER PANEL**

Our successful partnership with the HCA on a variety of schemes over the years illustrates our experience and our ability to understand, adapt to and deliver exceptional, innovative, high quality schemes regardless of the mix of tenures, uses, or the scale of the development.

In recognition of our track record of delivering housing on public sector land, our place on the Delivery Partner Panel has been renewed across all of its operating regions. The framework panel is used to speed up the construction and development of homes on land owned by the HCA and other public sector bodies.

### **CONNECT, WEST SUSSEX.**

THIS LANDMARK REGENERATION PROJECT gives a new lease of life to a 1960s housing estate, replacing 109 substandard homes with 186 high specification homes, approximately 40 per cent of which will be available for social rent. The joint venture development with Affinity Sutton benefits from £3.55m of funding from the Homes and Communities Agency (HCA) in recognition of the local need for modern, well-designed affordable housing.

As many former residents will be returning to the new development, they have been involved in the design and location of their new homes. The result is a mixed scheme providing a range of properties, including larger family homes and wheelchair accessible homes. The homes additionally achieve Level 3 of the Code for Sustainable Homes and feature south facing pitched roofs designed to capture sunlight and exploit the use of solar panels.



## **HAGLEY ROAD RETIREMENT VILLAGE, EDGBASTON.**

FORMING THE FOURTH SCHEME we have undertaken for The ExtraCare Charitable Trust, Hagley Road Retirement Village will provide 240 one and two bedroom homes for more than 350 residents over the age of 55.

Featuring a village centre comprising a shop, bar, restaurant, bistro coffee bar, village hall, fitness suite, craft and woodwork centres, library and well-being suite, the development is designed to provide social opportunity and an enriching, healthy and active lifestyle as an alternative to the traditional care home.

Offering levels of on-site care appropriate to individual needs, the care home fosters an environment of supported independence where residents can take advantage of the social and leisure opportunities set within landscaped gardens.

Part of a wider development programme, the village has received £1.25m of investment from the Homes and Communities Agency (HCA).

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**"PROVIDING HIGH-QUALITY AFFORDABLE HOMES FOR OLDER PEOPLE IS A BIG PRIORITY AND WE ARE PLEASED TO BE SUPPORTING OUR PARTNERS' AMBITIONS THROUGH THE SCHEME HERE AT HAGLEY ROAD."**

**David Rhead, Area Manager for the HCA Midlands.**

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Photo by Karl Tuplin.

### AWARDS & ACHIEVEMENTS

Despite the challenges presented by the environment, which include the risk of being caught in a blizzard, the disorientating white surroundings, the danger of ultraviolet radiation and working in temperatures as low as  $-55^{\circ}\text{C}$  with high wind loads, our team excelled in health and safety throughout the project, winning worldwide recognition in the form of an "International Safety Award" from the British Safety Council in 2011.

### HALLEY VI RESEARCH STATION, ANTARCTICA.

SHOWCASING GROUNDBREAKING DESIGN in a critical environment, Halley VI Research Station is an innovative, self-contained facility dedicated to the study of the earth's atmosphere.

The iconic station, which was the product of an international design competition, is located on the Brunt Ice Shelf, a 200m thick ice layer moving at the rate of 0.5km per year. Essential to its survival, the facility comprises eight modules which are detachable, enabling the station to be relocated to a new inland location by being towed on its ski foundations. This enables the centre to evade the fate of its predecessors and prevent it from being lost as icebergs break off. Halley VI is also mounted on hydraulic legs enabling it to be jacked up each season to lift it out of the snow which accumulates underneath it, avoiding burial.

**"GALLIFORD TRY, WORKING TOGETHER WITH BAS, PERFORMED EXCEPTIONALLY WELL WITHIN THESE CONSTRAINTS, CONSISTENTLY OVERCOMING THE UNIQUE CHALLENGES PRESENTED BY THE LOCATION OF THE PROJECT...THE RESULT OF THIS COLLABORATIVE EFFORT IS AN ICONIC STATION WHICH HOUSES A CUTTING-EDGE SCIENCE PLATFORM AND MODERN, COMFORTABLE ACCOMMODATION."**

Karl Tuplin from the British Antarctic Survey (BAS).

## **QUEENSFERRY CROSSING, FIRTH OF FORTH.**

THE CONSTRUCTION of the Queensferry Crossing is the largest infrastructure project in Scotland for a generation and the single largest project let by Transport Scotland to date.

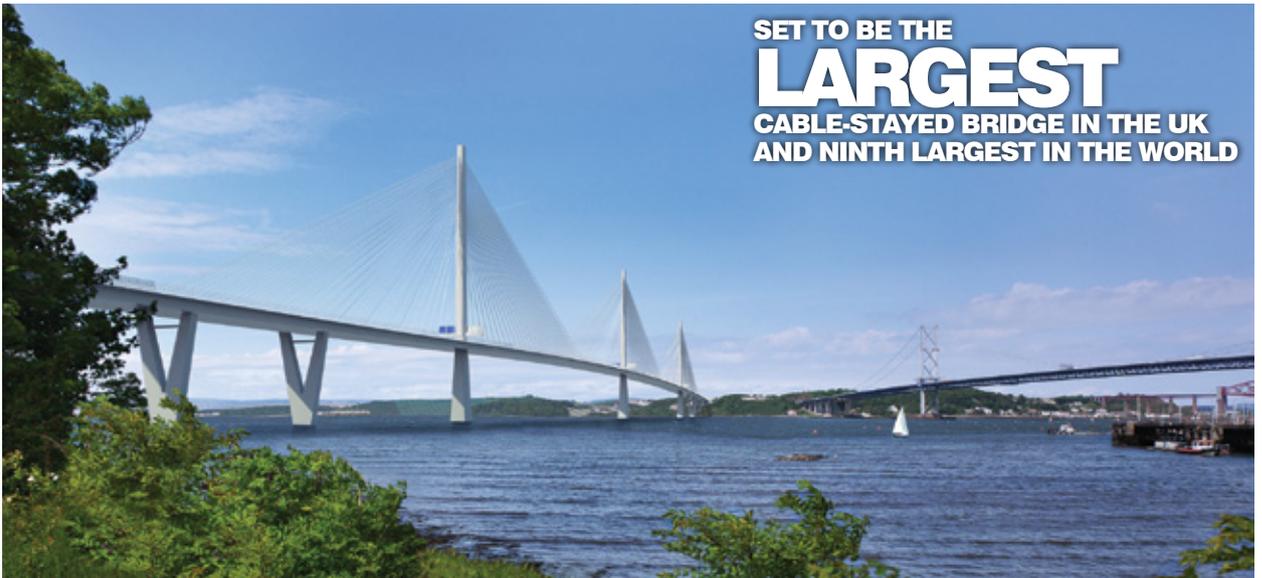
The £790m contract involves the design and construction of a cable-stayed road bridge over the Firth of Forth, with new road connections both north and south of the estuary. It is being delivered by Forth Crossing Bridge Constructors, a joint venture featuring Morrison Construction. With more than 30 years' experience of working with Transport Scotland and its predecessors, and extensive regional knowledge of the supply chain, we have a strong understanding of the scheme's wider requirements and the technical expertise in bridge and road construction to deliver a robust and iconic solution.

### **SKILLS FOR THE NATION**

To support training and employment, each year the construction project to build the Queensferry Crossing will provide 45 vocational training positions, 21 professional training placements and 46 positions for the long-term unemployed.

**"MORRISON CONSTRUCTION BRINGS A GOOD UNDERSTANDING OF BOTH CONSTRUCTION AND THE SUPPLY CHAIN IN SCOTLAND. THEY HAVE A WELL-ESTABLISHED AND CONSTRUCTIVE WORKING RELATIONSHIP WITH US SO THAT WE SOLVE PROBLEMS IN A COLLABORATIVE WAY AND BRING VISION TO, PARTICULARLY, DESIGN AND BUILD PROJECTS."**

Ainslie McLaughlin, Director of Major Transport Infrastructure Projects for Transport Scotland.



**SET TO BE THE  
LARGEST  
CABLE-STAYED BRIDGE IN THE UK  
AND NINTH LARGEST IN THE WORLD**



**WE HAVE WORKED WITH TRANSPORT  
SCOTLAND AND ITS PREDECESSORS  
FOR MORE THAN**

**30 YEARS**



## ST PANCRAS RENAISSANCE HOTEL, LONDON.

DEMONSTRATING OUR ABILITY TO SENSITIVELY REJUVENATE period architecture of historic interest, we undertook one of the UK's most high profile restoration projects, transforming the prestigious Grade I listed Gothic Revival styled Midland Grand Hotel into modern residential and hotel accommodation, while restoring the building's interior to its former Victorian glory.

Between 500 to 600 rooms originally built between 1868 and 1876 were replaced with 67 contemporary residential apartments along with a luxurious penthouse and a 244 bedroom five star Marriott Renaissance Hotel and new facilities.

The hotel, originally designed by Sir George Gilbert Scott, is a striking landmark at Europe's gateway to London and is voted number one in The Sunday Times Travel Magazine's "Top 100 Hotels in the World".

**"WITHOUT DOUBT, THE RENAISSANCE OF ST PANCRAS IS AN OUTSTANDING ACHIEVEMENT FOR WHICH ALL THOSE INVOLVED SHOULD FEEL INCREDIBLY PROUD."**

**Nigel Barker, Planning and Conservation Director for London, English Heritage.**

### AWARDS & ACHIEVEMENTS

- Voted number one in The Sunday Times Travel Magazine's "Top 100 Hotels in the World" in 2012.
- Winner of a 2012 RIBA (Royal Institute of British Architects) National Award 2012 – London.
- Winner of "Interior Design of the Year" at the European Hotel Design Awards 2011.

**MAKING AN IMPACT**

# **ON COMMUNITIES.**

We make a positive impact on communities by engaging with local stakeholders to gain an understanding of how our projects will be used to ensure we create solutions that meet their ambitions. Listening to their needs and aspirations, we apply our knowledge to build homes, schools, health facilities and infrastructure that will stand the test of time physically and meet the evolving needs of those they serve, delivering lasting change.

We are a member of the Considerate Constructors Scheme and have pledged to project a positive image of the industry across our schemes throughout the build process by respecting the community, protecting the environment and ensuring everyone's safety.

Beyond this, we look to ensure that local stakeholders benefit from wider community investment by employing local labour, going into local schools, providing work experience and uniting communities by making them central to our projects.



**WE WERE THE FIRST DELIVERY PARTNER SELECTED FOR THE NEW PUBLIC SECTOR HUB DELIVERY VEHICLE IN SCOTLAND**



**INTERACTIONS WITH  
5,000+  
STUDENTS AND PUPILS  
FROM 2011 TO JUNE 2013**



**200+  
DAYS OF WORK PLACEMENTS  
PROVIDED FROM 2011 TO JUNE 2013**

## **HUB SOUTH EAST, SCOTLAND.**

WE ARE LEADING THE CONSORTIUM which has been selected as the private sector development partner for the provision and procurement of £300m of community facilities across South East Scotland over the next 10 years.

The hub initiative will provide modern joint facilities for the public sector and is based on a single point of delivery model in which the role of the private sector development partner can encompass all stages from strategic planning through to project delivery, funding and facilities management via an integrated supply chain. Projects include modern purpose built health, education, community and healthcare facilities.

We are committed to providing wider community benefits through hub South East and support educational opportunities through school, college and university visits, work experience, training and apprenticeships. In excess of 200 days of work placements have been completed and more than 5,000 students have participated in educational activities including Health and Safety presentations, site visits and our Employability and Construction Programme.

Building on the success of this scheme, we have reached financial close on the hub South West Scotland initiative to deliver £600m of public sector infrastructure projects over the next 10 years as part of the Alliance Community Partnerships consortium.

## **CHOLSEY MEADOWS, OXFORDSHIRE.**

THE FORMER FAIRMILE HOSPITAL SITE in Cholsey, Oxfordshire is being transformed into a flagship development of more than 350 new homes in a major regeneration project by Linden Homes in partnership with the Homes and Communities Agency and Thomas Homes.

Over four phases, Linden Homes is creating 250 new one, two, three, four and five bedroom homes designed to blend seamlessly with both the countryside setting and surrounding 100 acres of Grade II listed parkland. Cholsey Meadows has additionally been integrated into Cholsey village as part of one community. The new development provides improved pedestrian, cycle and public transport links, a mix of public spaces and amenities. As part of our commitment to supporting the community we have also restored the cricket pavilion, a local landmark which fell into disrepair, and handed it over to the Cholsey Community Development Trust. As well as serving the cricket club, it forms a facility for group gatherings and has been popular with the residents of Cholsey.



"SITES SUCH AS THIS PRESENT EXCELLENT OPPORTUNITIES TO PROVIDE NEW AND SUSTAINABLE COMMUNITIES BUT IT IS HOW THEY ARE DELIVERED THAT IS CRUCIAL TO THEIR FUTURE SUCCESS. CHOLSEY MEADOWS SEEMS TO BE A PRIME EXAMPLE OF HOW TO GET SUCH PROJECTS RIGHT."

**Ed Vaizey MP, Minister for Culture, Communications and Creative Industries.**

### **THE LINDEN HOMES FOUNDATION**

At the heart of Linden Homes' mission to deliver quality new homes is a fixed determination for our developments to leave a valuable legacy for communities, customers and the environment.

This ambition is realised through The Linden Homes Foundation, a nationwide initiative to unite our efforts across the country into a strong and principled pledge to bring real, tangible benefits to the cities, towns and villages where we build.

The results are visible across the country, and range from refurbishing cherished community buildings and raising thousands of pounds for charities, to putting green technology at the heart of our schemes and recruiting local workers and tradesman to inject an economic boost into areas.

**20%**  
**LOCAL LABOUR**  
**EMPLOYED ON SITE**



## **TIDEMILL SCHOOL, DEPTFORD LOUNGE AND RESOLUTION STUDIOS, LONDON.**

**THIS MULTI-FACETED SCHEME** forms the centrepiece of the regeneration of Deptford town centre. It is the result of a visionary concept to create exemplary resources for the whole community while making public funding go further. It achieves this by combining a new state-of-the-art library and cultural and community centre – The Deptford Lounge; a new primary school – Tidemill Academy; studios and exhibition space for local artists; and affordable duplex apartments – Resolution Studios. Our innovative scheme creates facilities which are shared between Tidemill Academy and the Deptford Lounge, including a rooftop sports pitch, performance and meeting spaces and a refectory. These resources are open to the public outside school hours and have separate access points from the school and from the public realm.

All this exists within a new civic building with a gold skin which wraps together the co-located facilities and presents a dramatic backdrop to Giffin Square, a new public space for Deptford.



### **AWARDS & ACHIEVEMENTS**

- Joint winner of the “Culture & Community” award at the 2012 New London Awards.
- Winner of the “Unbuilt” category at the 2011 World Architecture News Awards.

## **RODEN COURT, LONDON.**

THE RODEN COURT PROJECT has redeveloped a series of 1960s buildings into a high quality, mixed tenure development located in Crouch End, Haringey.

With one of the best views across London from its enviable location on Highgate Hill, the two-phased redevelopment project, undertaken for One Housing Group, provides 40 extra care units, 52 rented dwellings and 44 homes for private sale.

A comprehensive community engagement process ensured that residents were fully satisfied with the new development. To accommodate their feedback, the design of the front elevations was slimmed down and reshaped to increase the distance from neighbouring blocks.

Panelled elevations were also developed to direct views away from neighbouring properties. All residents additionally benefit from a private landscaped setting and large communal gardens.

To enable existing residents to remain on-site during the build programme, works were carried out in two phases, minimising disruption. The result of this engagement is a contemporary and sustainable development at the heart of the community.

### **AWARDS & ACHIEVEMENTS**

- Winner of "Best New Affordable Development" at the London Evening Standard New Homes Awards 2011.
- Claimed the "Transformation Award" at Inside Housing's 2011 Sustainable Housing Awards.
- Bronze winner in the "Best Development" category at the What House? Awards 2011.



Photo courtesy of Tim Crocker.

# OUTSTANDING

**BREEAM RATING, WITH AN  
OVERALL SCORE OF 86.4%**



## THE HIVE, WORCESTER.

**REDEFINING THE LIBRARY EXPERIENCE,** The Hive is an iconic building which, for the first time in Europe, combines a public and university library under one roof, while also offering council and conference facilities.

Featuring over 250,000 books, 12 miles of archive collections and 800 study stations, The Hive dramatically increases the learning resources, technology, study and social spaces available to University of Worcester students.

It additionally accommodates the county archives and records office, history centre, archaeology service and multi-agency customer service centre in addition to commercial and retail space. By bringing together these services in one location, The Hive has become a focal point locally, instilling a sense of community through study areas, workshops, reading groups, exhibitions, history and literary events, and writing courses. This has been illustrated by the fact that it has enjoyed more than a million visitors in the first year of opening.

With its design inspired by local history, the building's roof mimics the slopes of the Malvern Hills and the kilns of Worcester. It is one of Europe's most sustainable buildings, achieving the highest ever BREEAM score for a public library from BRE Global.

The project for Worcestershire County Council and the University of Worcester has been delivered through the Private Finance Initiative, demonstrating what can be achieved through collaboration between the private and public sectors.

## AWARDS & ACHIEVEMENTS

- Named "Sustainable Project of the Year" at the 2013 Building Awards.
- Claimed the prize for "Best New Build Project of the Year" at the Chartered Institute of Building Services Engineers (CIBSE) Building Performance Awards 2013.
- Winner of a Civic Trust Award for "Excellence in Architecture".
- Awarded "Best Sustainability in a Project" at the Partnerships Awards 2012.
- Achieved the highest ever BREEAM score for a public library from BRE Global, with an "Outstanding" rating and an overall score of 86.4 per cent, exceeding the "Excellent" rating the team was contracted to achieve.

## DELIVERING BEST VALUE THROUGH PUBLIC PRIVATE PARTNERSHIPS

We are an industry leader in the arrangement of Public Private Partnerships (PPP), utilising a broad range of project management skills and capitalising on our financial strength.

Our success is based on our ability to partner with all our stakeholders. We co-ordinate visions, views and opinions of all concerned such that we truly address their specific needs with our solutions. We also have a full range of resources and experience within Galliford Try, as well as a developed and professional supply chain that fulfils aspirations.

We have arranged and funded two of the largest multi-school PPP projects in the UK, are working on two hub initiatives in Scotland and have a history of providing solutions to the wide ranging public sector accommodation market.



## **BIRMINGHAM PUBLIC LAND INITIATIVE SOUTH.**

THIS PUBLIC LAND INITIATIVE SCHEME delivers 79 homes, across three sites, for Birmingham City Council including 28 affordable homes, 12 of which form the country's first local authority family homes exclusively for former service personnel under the "Homes for Heroes" campaign.

The affordable element of the scheme was delivered through Birmingham Municipal Housing Trust, part of Birmingham City Council with market sale properties being sold through Linden Homes.

All homes achieve the Code for Sustainable Homes Level 4 and are CEEQUAL, Secure By Design, Lifetime Homes and Building for Life compliant.

## **INCREASING THE HOUSING SUPPLY THROUGH THE PUBLIC LAND INITIATIVE**

Through our commitment to supply chain efficiencies, lean construction, sustainability, innovation, and developing skills and apprenticeships, our place on the Delivery Partner Panel has been renewed making us a delivery partner for the Public Land Initiative. Introduced by the Homes and Communities Agency, the initiative brings publicly owned land forward for housing development by removing the costs and risks involved in site purchase and preparation and making land available on a deferred payment basis.

# WINNER

OF THE LOCAL GOVERNMENT CHRONICLE'S  
"PUBLIC AND PRIVATE PARTNERSHIP AWARD"



## COMMUNITY CONSULTATION

We are skilled in liaising with local people to establish how we can deliver our schemes in a way that introduces the most valuable benefits to communities. We listen to opinions and use our expertise to identify durable solutions that transform lives. We accomplish this through regular workshops, detailed planning sessions, public exhibitions, passionate community liaison teams, stakeholder site visits, and informative newsletters and websites.

## GATESHEAD REGENERATION.

ONE OF THE UK'S LARGEST RESIDENTIAL REGENERATION PROGRAMMES, Gateshead BIG consists of the regeneration of 19 sites across the borough of Gateshead over a period of 15 years for Gateshead Regeneration Partnership.

Galliford Try and Registered Provider Home Group have come together with Gateshead Council to form the Gateshead Regeneration Partnership, a Local Asset Backed Vehicle which will build approximately 2,400 predominately family homes for private and affordable tenures along with community and public spaces to deliver sustainable and long-lasting communities. All homes are to be built to a minimum of Level 4 of the Code for Sustainable Homes.

The project will stimulate local economies, introduce employment opportunities and add value to surrounding properties. Through the community focus embedded throughout the project, it will bring Gateshead's communities closer together. The scheme has achieved early success in this area in the form of a "Public and Private Partnership Award" from the Local Government Chronicle for its high levels of community involvement; commitment to using local suppliers and sustainability credentials.

## **EVOLVE, PLYMOUTH.**

EVOLVE REPRESENTS A CULMINATION OF SIGNIFICANT CONSULTATION AND LIAISON in a major scheme by Linden Homes in joint venture with Westco Properties and in partnership with Plymouth City Council and Devon and Cornwall Housing. The schemes replaces dilapidated and unfit council flats and houses with a mix of 350 high quality properties, approximately 40 per cent of which are affordable, in addition to new offices for Devon and Cornwall Housing.

Regular design team meetings and workshops have enabled stakeholders, prospective residents and community representatives to be actively engaged in the design of the scheme at all stages of construction, including assessment and review. Wider public consultation and exhibitions have also taken place along with stakeholder presentations and workshops at key stages, resulting in a solution which has been welcomed by the local community.

For its achievements, Evolve won a Silver Award in the category of "Best Brownfield Development" at the What House? Awards 2012 and Bronze for "Best Partnership Scheme" at the What House? Awards 2010.



## LIVERPOOL & SEFTON LIFT, MERSEYSIDE.

AS PART OF LIVERPOOL & SEFTON LIFT, we have delivered 16 new health facilities, incorporating doctors' surgeries and including facilities such as pharmacies, dentistry, ophthalmology, physiotherapy units and audiology in Liverpool and its neighbouring borough, Sefton.

As a result of the new facilities, patients benefit from better access to GP, community and out of hospital services closer to their homes and in fit for purpose, modern accommodation.

The schemes have been delivered under a 25 year framework partnering agreement for construction services with Liverpool & Sefton Health Partnership (LSHP) Ltd, a Public Private Partnership in which we hold the majority shareholding within the private sector consortium. Key to the success of this framework has been our partnering philosophy with clients, consortium members, advisors and our supply chain leading to end user satisfaction.

**25** YEAR  
FRAMEWORK  
PARTNERING  
AGREEMENT

**16** COMMUNITY  
HEALTH  
FACILITIES  
DELIVERED





## **BURNTWOOD SQUARE, ESSEX.**

LINDEN HOMES' EXPERTISE in converting historic buildings is showcased at Burntwood Square, a conversion of a series of Victorian hospital buildings offering apartments, bungalows and houses.

Designed and created within the Highwood Hospital Conservation Area, the unique collection of buildings, designed as a children's cottage hospital at the turn of the last century, have been meticulously restored to retain the original soft red brickwork, low-pitched slate roofs and tall, white framed windows to remain characteristic of the late Victorian era. Recessed brickwork is visible in places and internally many original features have been kept. The homes cleverly take advantage of the extra height afforded by the traditional high ceilings of school buildings of this period. New buildings have been designed to complement the restored buildings, adding to the distinctive character of the development.

**"THIS IS A FANTASTIC DEVELOPMENT WHICH IS CLOSE TO THE TOWN CENTRE AND WHICH OFFERS LOCAL PEOPLE A SENSE OF SPACE AND A VERY REAL COMMUNITY. I THINK THIS REPRESENTS THE VERY BEST OF MODERN PLANNING."**

**Rt Hon Eric Pickles MP, Secretary of State for Communities and Local Government.**



## **CUSTOMER FOCUS**

Our business is built on an unwavering commitment to our customers. By listening to the people buying our homes and applying the knowledge of our teams, we have tailored a bespoke customer service, creating a journey which sets the scene to making the most important purchase of a lifetime.

Our pledge to delivering industry leading levels of customer service is reflected by a number of accolades and an impressive recommendation rate from the people our homes are built for. Of all our awards this is our proudest achievement.

## HARLINGTON UPPER SCHOOL, BEDFORDSHIRE.

WE DELIVER A COMPLETE FACILITIES MANAGEMENT SOLUTION to Harlington Upper School under a 30 year Private Finance Initiative (PFI) contract.

We are responsible for the delivery of all hard and soft facilities management services for the 1,500 student school using a dedicated management team, an internal customer service centre and a team of directly employed caretakers.

Services include the mechanical, electrical and fabric maintenance of classrooms, science laboratories, craft and technology workshops, drama theatres, canteens, gymnasias and sports halls, in addition to refurbishment and improvement projects, grounds maintenance, cleaning and janitorial services, portage, pest control and waste management.

With a focus on healthy eating, we also provide a catering service for the specialist science college through a directly employed team of cooks and catering assistants. Our innovations on this scheme include a biometric system which removes the requirement for children to pay by cash, and additionally provides anonymity for those who are claiming free meals.



# MAKING AN IMPACT ON THE ENVIRONMENT.

ENVIRONMENT  
ON THE

We evaluate every aspect of our construction techniques to provide sustainable schemes, sourcing environmentally friendly materials and using them efficiently to minimise waste. Our environmental management system has been certified by the British Standards Institute, and our carbon reduction targets additionally drive us to be more considerate of our natural surroundings.

We place increasing importance on the preservation and enhancement of the environment and ecosystems and offer employees a bespoke four-day course on managing environmental awareness, recognising that by delivering best value today, we can improve tomorrow.

## GRAYLINGWELL PARK, CHICHESTER.

ONE OF THE UK'S LARGEST CARBON NEUTRAL DEVELOPMENTS, Graylingwell Park by Linden Homes is a multi-award-winning scheme set in 85 acres of parkland.

The scheme will provide more than 750 homes, 40 per cent of which will be affordable. The homes offer an exceptional standard of living, with high quality fittings and energy efficient appliances throughout. Every effort has been made to ensure that the development leaves the minimum carbon footprint, partly through the provision of an energy centre which incorporates a combined heat and power plant.

The development has frequently come under the spotlight as an environmentally exemplar scheme winning a raft of awards including "Best Sustainable Development" at the What House? Awards.



### PROMOTING GREEN LIVING

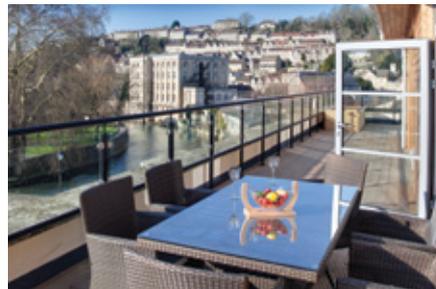
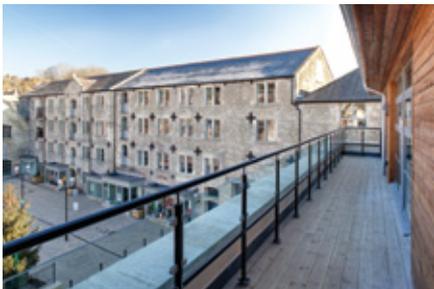
Creating low carbon homes with a positive environmental impact is a key priority. We use sustainable building methods and materials, employing a wide range of green technology to achieve our own environmental aims while also enabling our customers to benefit from lower running costs and greener living.

### DELIVERING ENERGY EFFICIENCIES

Our renewable energy business has designed and built a gas-powered energy centre at Graylingwell Park to provide heating and hot water for all 750 homes, while selling surplus electricity to the national grid. The generation of both electricity and heat from the same fuel source results in high efficiencies and is the biggest single on-site contributor to the development's zero carbon status. We have also created an Energy Service Company to operate, manage and maintain the community heating scheme for a 25 year period.

### AWARDS & ACHIEVEMENTS

- Gold Award winner at The Green Apple Awards 2012.
- Winner of Silver in the category of "Sustainable Development of the Year" at the What House? Awards 2012.
- Scooped Gold in the "Best Sustainable Development" and Silver in the "Best Brownfield Development" categories at the 2011 What House? Awards.
- Claimed a Building for Life Award in 2011.
- "Community and Residential Award" winner at the 2011 CHPA (Combined Heat & Power Association) Awards.



## KINGSTON MILLS, BRADFORD ON AVON.

BUILT ON THE SITE OF A FORMER RUBBER WORKS and winner of “Best Regeneration Project” at the 2012 Housebuilder Awards, Kingston Mills is a new development of 170 homes.

Although the area was in need of regeneration many obstacles stood in its path and the site lay derelict for almost two decades before Linden Homes gave it a new lease of life. Challenges included a high flood risk, restricted access to the site and a requirement to retain several buildings of historic interest. By harnessing the Group’s expertise in these areas, Linden Homes became the only housebuilder to be successful in its plans to rejuvenate the area, creating a seamless extension to the historic town centre of Bradford on Avon.

By working closely with the Homes and Communities Agency, we were able to secure a £3.75m grant to kick off the regeneration while delivering affordable housing across the scheme. Approximately a third of the new homes are for rent or shared ownership, providing a boost for an area where opportunities for affordable homes have been scarce. Commercial elements include office space, a wine bar, restaurant, convenience store and community use building.

### AWARDS & ACHIEVEMENTS

- Awarded “Best Regeneration Project” at the 2012 Housebuilder Awards.
- Winner of Bronze awards in the “Best Mixed Use” and “Best Renovation” categories at the 2012 What House? Awards.
- Claimed “Best Mixed Use” project at The Sunday Times British Homes Awards 2012.

# LARGEST DEVELOPMENT OF ITS KIND IN THE UK



## **SINCLAIR MEADOWS, TYNESIDE.**

**SETTING THE BENCHMARK FOR GREEN LIVING**, Sinclair Meadows in South Shields is the UK's first carbon negative social housing project. The project was designed to exceed the Code for Sustainable Homes Level 6 by 15 per cent but surpasses even this by being 20 per cent beyond zero carbon. Moreover, Sinclair Meadows is on track to offset its construction carbon footprint within the first three years following completion.

Developed for Four Housing Group on a former car park site, the innovative scheme was delivered using sustainable construction methods and materials, and environmental considerations on site led to a high waste recycling rate. Together with a host of energy saving features and a design which maximises passive solar gains, this has established Sinclair Meadows as one of the UK's most sustainable schemes. In recognition of this emphasis on innovation and sustainability, and for showcasing best practice, the scheme was selected as a Housing Forum "Demonstration Project" for 2012-2013.



## **ELGIN FLOOD ALLEVIATION, MORAYSHIRE.**

OUR WORKS AT ELGIN will relieve 600 homes and 250 businesses of a history of flooding which dates back through the centuries and includes major flooding events as recent as 2002.

The £48.5m project is the largest flood scheme in Scotland and will provide a minimum flood defence standard of 1 in 200 years while accommodating for a predicted increase in local rainfall intensity. This is being achieved through the construction of a sustainable flood corridor along the River Lossie and by enabling high flows of water to be conveyed safely through the town through the use of a combination of embankments, walls and lowered floodplains along with associated infrastructure works.

The scheme is the latest project to be undertaken as part of the Moray Flood Alleviation Schemes which have received three Saltire Society Civil Engineering Commendations for their implementation of flood alleviation works.

## BECKTON SEWAGE TREATMENT WORKS, LONDON.

OUR POSITION AS A KEY CONTRACTOR to the water sector is being demonstrated at the largest wastewater treatment works in Europe at Beckton, east London.

In a £63m project to reduce odour emissions by around 70 per cent, we are constructing odour containment covers on 16 primary settlement tanks, upgrading scraper systems and installing new odour control units to substantially improve odour control at Beckton Sewage Treatment Works. The works for Thames Water will also have a positive impact on air quality within the local environment.

### LEADING WATER CONTRACTOR

We are the leading contractor in the water industry, working with seven of the 10 water and wastewater companies. We seek to build long-term and mutually beneficial collaborative relationships with all of our clients, establishing clear and aligned objectives, which are informed by a thorough understanding of all the risks and drivers involved. As a result, the majority of our work in this sector is within frameworks and long established collaborative relationships, engendering a true sense of partnership to deliver complex and challenging projects sustainably while using innovative techniques.



**3.5 MILLION**  
TREATS WASTE FROM 3.5 MILLION LONDONERS

**70%** REDUCTION IN ODOUR EMISSIONS

**EUROPE'S LARGEST**  
WASTEWATER TREATMENT WORKS

## **HOWDON ANAEROBIC DIGESTION PLANT, NEWCASTLE-UPON-TYNE.**

THIS INNOVATIVE PROJECT for Northumbrian Water saw the design, construction, commissioning and operation of an advanced anaerobic digestion plant.

Working with our joint venture partner Imtech, we employed the emerging technology of thermal hydrolysis to reduce more than 500,000 tonnes of sludge to about 60,000 tonnes and generate four mega watts of green electricity.

The plant is part of Northumbrian Water's move towards energy self-sufficiency and sustainable wastewater treatment. It significantly reduces the company's carbon footprint as well as improving efficiency and odour control.

### **LEADERS IN ENERGY FROM WASTE**

We have proven expertise in pioneering innovative schemes which generate energy from waste through the delivery of the design, construction, installation and commissioning of advanced anaerobic digestion plants. Our project to build King's Lynn Bio-Solids Treatment Plant in East Anglia is saving circa £6m per annum in operating costs for Anglian Water. We have also built Poplars Anaerobic Digestion Plant in Staffordshire. Processing up to 120,000 tonnes of food waste and producing enough renewable energy to power 6,000 homes per year, it is the largest facility of its kind in the UK.





### **WORKING WITH THE ENVIRONMENT AGENCY**

By leading the way in the delivery of environmental solutions and demonstrating an active approach to sustainability issues, we have been a framework contractor to the Environment Agency in England and Wales since 2007. This has enabled us to play a major role in protecting and enhancing the environment through flood alleviation, improving water quality and treating contaminated land.

### **FAIRBOURNE FLOOD RISK MANAGEMENT SCHEME, GWYNEDD.**

UNDER OUR FRAMEWORK with the Environment Agency, we are reinforcing existing tidal and flood defence embankments and creating new fluvial defence channels to protect Fairbourne village from tidal flooding from the Mawddach estuary.

The scheme will introduce significant benefits for local people and the natural environment of Fairbourne by reducing the risk of flooding. The scheme will additionally create new animal habitats and reinstate the footpath on the Fairbourne embankment making it suitable for pedestrians and cyclists.

The project lies both beside a Site of Special Scientific Interest and partly within Snowdonia National Park, requiring us to work closely with a number of organisations to ensure the scheme is delivered sensitively, giving consideration to wildlife.



## **M74 COMPLETION PROJECT, GLASGOW.**

THE LARGEST ROADS PROJECT EVER to be carried out in Scotland, the £445m M74 Completion Project provides the missing link across a vital part of west Scotland's motorway network.

Delivered eight months ahead of schedule by the Interlink Joint Venture, which we formed part of, the scheme saw the construction of a five mile stretch of road to join the motorway from the Fullarton Road Junction, near Carmyle, to the M8 motorway west of Kingston Bridge.

With such an enormous undertaking at hand, the M74 project has been hugely considerate of the environment, regenerating disused and contaminated land and old industrial sites. New habitats have also been created for wildlife through the 12,000 shrubs and trees which have been planted across the route in addition to 350,000 plants.

It is also believed that the extension will lead to an overall improvement in air quality for most residents in the wider area as a result of reduced traffic congestion.

### **AWARDS & ACHIEVEMENTS**

- Scooped the 2012 "Saltire Award for Civil Engineering".
- Named "Best Project over £50m" at the Construction News Awards 2011.
- Winner of an "International Safety Award" from the British Safety Council in 2011.

**"THE SCALE OF THIS MOTORWAY PROJECT IS STAGGERING WITH MANY OF THE STRUCTURES ALONG ITS ROUTE WORTHY OF AN AWARD IN THEIR OWN RIGHT... WHAT STRUCK US IN PARTICULAR WAS HOW IT DEMONSTRATED THE VALUE OF CIVIL ENGINEERING TO THE COMMUNITY IN PROVIDING A SOLUTION TO A CHRONIC TRAFFIC PROBLEM AROUND GLASGOW WHILE ALSO OPENING UP BROWNFIELD SITES FOR FUTURE DEVELOPMENT."**

**Saltire Society Judging Panel.**



## **GRESHAM MILL, SURREY.**

REJUVENATING A FORMER PRINTWORKS, Linden Homes has created a collection of 70 apartments and 18 townhouses at Gresham Mill with the main building providing views over water and landscaped gardens resembling a nature reserve.

Exploiting its location, the scheme will feature a water turbine to produce 10 per cent of the homes' electricity needs.

### **HOMES WITH INDIVIDUAL DESIGN**

We are passionate about building attractive homes which people aspire to live in. With our renowned signature style, meticulous attention to detail and environmental awareness we build award-winning homes that complement their surroundings and set the standard in their local setting while providing the pinnacle of luxury internally.



# MAKING AN IMPACT ON SKILLS.

People are our competitive advantage and by prioritising a passionate, motivated and skilled workforce, we are able to deliver outstanding solutions for our customers.

Our culture is founded on our values of excellence, passion, integrity and collaboration. This means we strive to deliver the best, we are committed and enthusiastic in all we do, we demonstrate strong ethical standards with openness and honesty, and we work together to achieve results.

With a strong focus on skills development for both new and existing employees through mentoring schemes, training days, structured frameworks, e-learning and practical guidance, we are proud to be acknowledged as Investors in People.

Our desire to nurture talent extends to the wider industry and we also inform young people about the opportunities available, encouraging careers in construction through workshops, work experience and apprenticeships.

## **THE GALLIFORD TRY ACADEMY.**

THE ACADEMY is our framework for the co-ordinated delivery and managed approach to career development.

Its primary aim is to foster talent and develop employee skills by providing role-specific support to our employees.

Through this platform, trainees and graduates follow structured training frameworks which enable them to work towards academic and professional qualifications while combining this with valuable hands-on experience in the office and on site.

Group-wide our employees benefit from a range of e-learning courses which comprise practical guidance, exercises and much more to support employees in the enhancement of personal and management skills in addition to operational expertise.



## **NATIONAL APPRENTICE PROGRAMME.**

**WE HAVE LONG PROVIDED** apprenticeships across our developments, and Linden Homes has built on this by setting up a National Apprentice Programme to provide 16 to 24-year-old apprentices with a range of skills including bricklaying, carpentry, plastering, painting and decorating, floor laying, general maintenance, tiling and groundworks. On the launch of the programme, 100 apprentices were recruited and 500 apprentices will be recruited over the next two to three years.

Linden Homes is one of the first major housebuilders to take such a step and the target is ultimately to equip thousands of people with the skills to find a job, thereby helping to address the issues of unemployment and skills shortages.



## **SOUTH DEVON UNIVERSITY TECHNICAL COLLEGE.**

**WE ARE A SPONSOR** of South Devon UTC - the area's first University Technical College.

Once established, the Newton Abbot based academy school for up to 600 children aged 14 to 18 will teach the core curriculum of GCSEs and A Levels alongside technical qualifications. The focus will be on engineering, water and the environment.

As a supporting partner of the UTC, we aim to help shape the civil engineering curriculum and support the school through workshops, masterclasses, work experience and placements.

The partnership is the result of a long-standing relationship between Galliford Try and South Devon College and reflects the needs of employers in industries where there is a lack of technicians available.



**4,500+**  
 PEOPLE HAVE ATTENDED  
 ONE OF THE CHALLENGING  
 BELIEFS, AFFECTING  
 BEHAVIOUR WORKSHOPS



## CHALLENGING BELIEFS, AFFECTING BEHAVIOUR.

WE PLACE THE HIGHEST PRIORITY on health and safety, giving importance to improving our performance. We believe that to truly maximise the benefit of good systems we need to focus increasingly on our people and their attitudes towards their own behaviour and good practice. Our behavioural safety programme “Challenging Beliefs, Affecting Behaviour” achieves this by compelling everyone to think about their actions and the resulting consequences.

The programme comprises several courses and easy to use on-site tools which have been tailored to meet employees’ varying needs; from senior management to supervisors, operational teams and subcontractors. More than 4,500 people have attended one of these safety leadership workshops.



# CONTACT US.

Our Group is represented by several offices across the UK, maximising the strength of a national network through regional relationships.



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