



**GUILD**MORE

AN INTRODUCTION



## CREATE, CONSTRUCT AND CARE

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

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

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



## KEY FACTS

- Guildmore Ltd is the construction division of Excel Portfolios Group, a family owned business with interests spanning the care sector, property development and investment.
- Group turnover is in excess of £90m with Shareholders Funds at 31 March 2016 of over £160m.
- Guildmore has completed projects with a total value in excess of £166m since 1998 (£312m in 2016 prices) and at September 2016 has an order book of £28m through to the end of 2017.
- Projects for public and private sector clients including commercial, residential, healthcare and community facilities.
- Specialist projects include residential regeneration and conservation works to listed buildings.
- Group client list includes several London Boroughs and local authorities across the South East.
- Designed, constructed and maintain over 1,200 units of accommodation for the care division of the Group.
- Family owned and managed business which achieves a balance of cost and quality informed by our experience as long term owners and operators of many of our own buildings.





## POPLAR BATHS REGENERATION

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



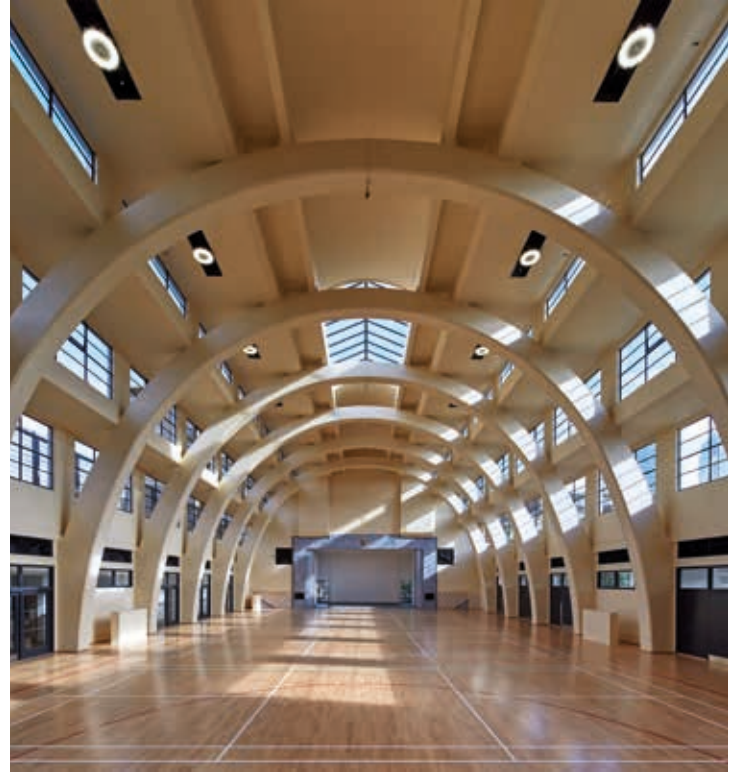
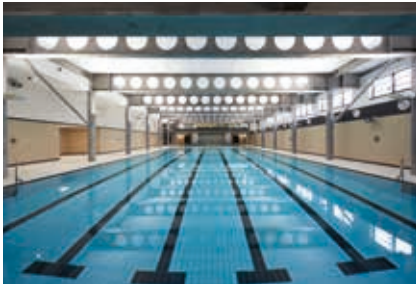
# POPLAR BATHS LEISURE CENTRE

**Value: £15m**

**Client: London Borough of Tower Hamlets**

**Architect: Pringle Richards Sharratt**

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





## DAME COLET COURT

**Value: £6m**

**Client: London Borough of Tower Hamlets**

**Architect: CZWG / Stephen Bradbury Architects**

Located on a tight infill site at the intersection of Stepney High Street and Ben Jonson Road, Dame Colet Court overlooks the beautiful grounds of East London's oldest church – St Dunstan's – which dates from the 10th century. The new 1, 2, 3 and 4 bed apartments for the London Borough of Tower



Hamlets / Tower Hamlets Homes are an exemplar for new public housing. The project was designed in compliance with best practice including the Code for Sustainable Homes Level 4, the London Housing Design Guide, Lifetime Homes and Secured by Design.

# POPLAR BATHS RESIDENTIAL

**Value: £10m**

**Client: London Borough of Tower Hamlets**

**Architect: CZWG**

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







## HAILEYBURY YOUTH CENTRE

**Value: £3m**

**Client: London Borough of Tower Hamlets**

**Architect: Pringle Richards Sharratt**

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



## MAPLE COURT

Originally an overgrown and underused corner of the grounds of Surrey Square School, by realising the full development potential of this tiny 0.12 acre site, the school has obtained the resources to construct a new nursery facility to serve the next generation, while we have created 9 two bedroom apartments which will bring new life to the area. Notwithstanding the exceptionally tight site, all units enjoy a generous standard of accommodation and include either private gardens or large corner balconies which benefit from the mature trees protected throughout construction. Guildmore specialise in making the most of challenging infill sites such as this. If London's housing shortage is ever to be addressed, the city needs many more clever schemes like Maple Court.





## SHIPWRIGHT HOUSE, BOULCOTT STREET

All over London, community and voluntary groups are struggling to serve their members in dated and substandard buildings. By partnering with such organisations to unlock the value of the land on which they sit, the members they serve reap the benefit of excellent new facilities while the community at large benefits from much needed new housing.

At Shipwright House, just off Commercial Road, Guildmore worked with Sector Six London Docker's Athletic & Social Club to create and fit out new community and clubhouse facilities at ground and first floor levels, with 25 new apartments laid out over 6 floors above. Key features of the scheme include winter garden balconies and a rooftop playground with stunning views across London. The successful delivery of this project addresses the logistical challenges of a tight site directly adjacent to the DLR, with almost 100% site coverage.



## REGENCY COURT

Regency Court is an exclusive private development which is situated in a quiet cul-de-sac close to the emerging centre of New Cross, just a short walk from mainline rail and DLR services at New Cross Gate, New Cross and Deptford Bridge.

This development on a challenging infill site comprises 12 no. 1 and 2 bed units featuring stunning open plan living rooms, large kitchens suitable for entertaining, en-suite master bedrooms and contemporary family bathrooms. Residents' security is assured via a video entry system, while a communal garden is provided to which all residents have access.



## RYE LANE, PECKHAM RYE

Guildmore have been appointed by Metropolitan Housing Trust to design and build a new mixed use development at the junction of Rye Lane and Copeland Road near Peckham Rye Station in South London. The project comprises 27 no. residential units laid out over 6 floors, with 2 no. retail units at ground floor level. Currently on site, the scheme is another demonstration of our skill in resolving the logistical challenges of working on the tightest of London sites to deliver developments with ambitious plot ratios and full site coverage.



## BARRINGTON ROAD

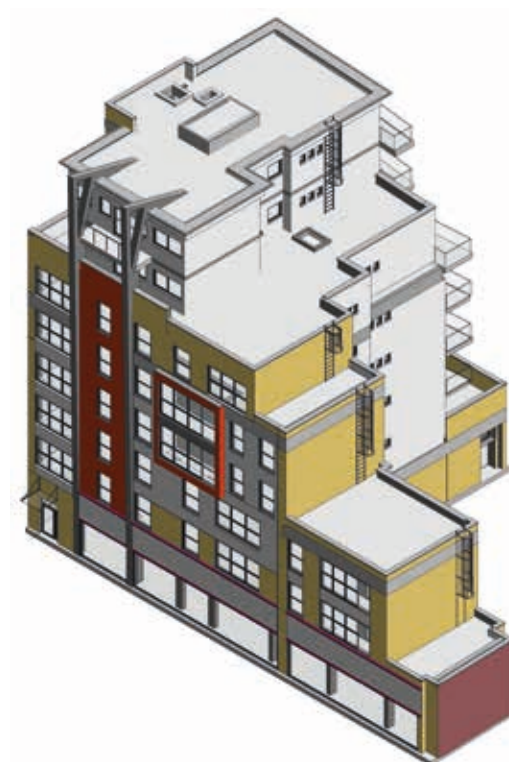
Guildmore have recently been appointed by Metropolitan to complete this 104 unit development at Barrington Road, South London. Located just a few minutes from the bustling heart of Brixton, the development is laid out in three blocks of 5 to 8 storeys and provides a mix of rented and shared ownership units.

The project used Modern Methods of Construction, comprising lightweight structural steel wall panels which were pre-fabricated off site and craned into place. Internally, the apartments are designed in accordance with London Design Guide standards and CfSH Level 4. Finished in crisp white brickwork with colourful feature cladding, the completed building will form a worthy addition to the Brixton streetscape.

## EASTERN AVENUE, GANTS HILL, ILFORD

Guildmore are currently on site constructing an 8 storey mixed use development at Eastern Avenue, Ilford. The project comprises 25 apartments above a ground floor space which will be fitted out to provide community facilities for a local charity.

The development is just one minute from Gants Hill Underground Station, and has successfully resolved the challenges of constructing a multi storey building directly above the eastbound bore of the Central Line.



## WINTRY PARK

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







## PONDFIELD ROAD

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



## HEALTHCARE

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

During that time, we have completed 16 purpose-built care homes, designed and built in compliance with the latest standards and best practice in care provision. In addition, our role as long term owners and operators of 32 facilities allows us to achieve the optimal balance between quality and value, between capital and recurring costs, across our broad estate.

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







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