



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.

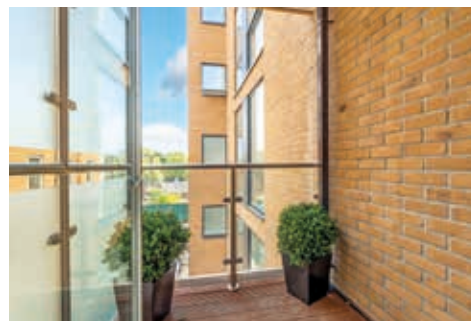
Our experience in the design and construction of quality housing spans from luxury, bespoke detached homes to multi-unit inner city developments serving both public and private sectors. All are designed for modern living and constructed to the highest quality, making the most of often challenging urban 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 £110m with Shareholders Funds at 31 March 2017 of over £180m
- Guildmore has completed projects with a total value in excess of £185m since 1998 (£340m in 2017 prices) and at June 2018 has an order book of over £100m through to 2022
- 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, registered charities and local authorities across the South East
- Guildmore has designed, constructed and maintain over 1,200 units of accommodation for the care division of the Group
- Guildmore is a 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.





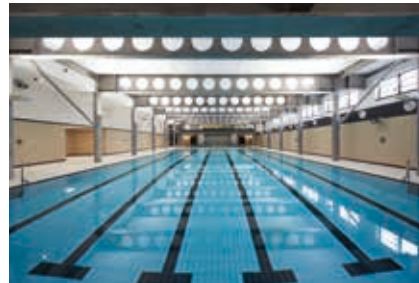
## POPLAR BATHS LEISURE CENTRE

**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.



## RANDALL HOUSE (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 measures in addressing the current demand for affordable housing. At Poplar Baths Residential, a former garage site has been transformed into a ten storey, 60 apartment scheme for LBTH / Tower Hamlets Homes. The project successfully overcame the challenges of restricted vehicular access, immediate proximity to the DLR and adjacent residential and listed buildings.





## 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.

## 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.





## SW9, BARRINGTON

**Value: £16 m**

**Client: Metropolitan Housing Trust**

**Architect: GM Designs**

Guildmore were 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, while externally the crisp white brickwork and colourful feature panels make a striking addition to the locality. Finished in crisp white brickwork with colourful feature cladding.



## RYE GREEN, PECKHAM

**Value: £7m**

**Client: Metropolitan Housing Trust**

**Architect: Stephen Bradbury Architects**

Guildmore were 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.

The completed 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.

## EASTERN AVENUE, GANTS HILL, ILFORD

**Value: £4 m**

**Client: Metropolitan Housing Trust**

**Architect: Stephen Bradbury Architects**

Guildmore have recently completed 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.



## FRAMPTON ARMS & LYTTTELTON HOUSE, HACKNEY

**Architect: Henley Halebrown**

Guildmore have recently been appointed by Hackney Council to build 3 new 5-storey buildings on the former Frampton Arms site on the Frampton Park Estate in Hackney. Accommodating 20 new residential units for shared-ownership and social rent, and a new part 4-storey and part 5-storey building on the Lyttelton House site along Well Street, accommodating 25 new residential units for shared-ownership and outright sale.







## RATCLIFFE CROSS STREET, LIMEHOUSE

Guildmore have recently been appointed by Notting Hill Genesis to undertake the upcoming development at Ratcliffe Cross Street in Limehouse. The project consists of design and construction of 2 blocks incorporating 77 units with 23 for affordable rent, 11 for shared ownership and 43 for private sale, on a tight urban site immediately adjacent to a busy mainline railway viaduct.

## 190 RYE LANE, PECKHAM

Guildmore have recently been appointed by Hexagon Housing Association to undertake the upcoming development at 190 Rye Lane, Peckham. The project consists of design and construction of a basement floor commercial space with 22 units above over 4 floors, including the retention of an existing façade on Peckham's much loved Rye Lane.





## CRICKETERS HOUSE, MITCHAM

Guildmore have recently been appointed by Cricketers Green Limited for the redevelopment of the Cricketers public house in Mitcham. The redevelopment of the former pubic house will provide an opportunity to create a small new community that will improve the visual contribution to the area. The site of approximately 0.08ha and is located in south-west London, within the London Borough of Merton and will see the construction of 10 new build apartments due for completion in Autumn 2018.



## HERRON WALK, LEWISHAM

Guildmore have recently been appointed by Axbridge Properties Limited for the development of Herron Walk, Lewisham. The site is located in south-east London, within the London Borough of Lewisham and will see the construction of five new 3 bedroom houses along with one single 1 bedroom property due for completion in Autumn 2018.



## 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.





## 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.



## 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.





## WINTRY MEWS

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.



## POND CLOSE

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.



## FRAMEWORK PARTNERS

We are proud to announce that Guildmore are part of the following Frameworks for the next 4 years:



**Nottinghill Genesis, Contractors Framework**



**Southern Housing Group, Constructor Framework**



**Newlon Housing Group, Construction Framework**



**Catalyst Housing, Contractors Framework**

## 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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