



Developing with pride
**Making places
that matter**

Sir Robert
McALPINE
Capital Ventures



Welcome to Sir Robert M^cAlpine Capital Ventures

We are a developer and operator with over 25 years experience and have completed over 50 major projects

We have provided over **1,700 hospital beds** in over 2 million sq ft of healthcare facilities.

We have developed homes for **800 families and individuals** who choose to rent, for 600 students and 3,500 military personnel.

More than **20,000 pupils** attend the 39 schools we have delivered.

Every year, more than **25 million motorists** use the 200km of trunk roads and motorway we have built and operate.

We have invested over **£200m of our own equity** in projects.

We have raised in excess of **£2.5bn of funding** for individual projects and partnerships.

We have delivered **500 hotel rooms** for major hotel brands.

We will continue to fund and **support community projects** that make a difference to the people and places we are creating and managing.

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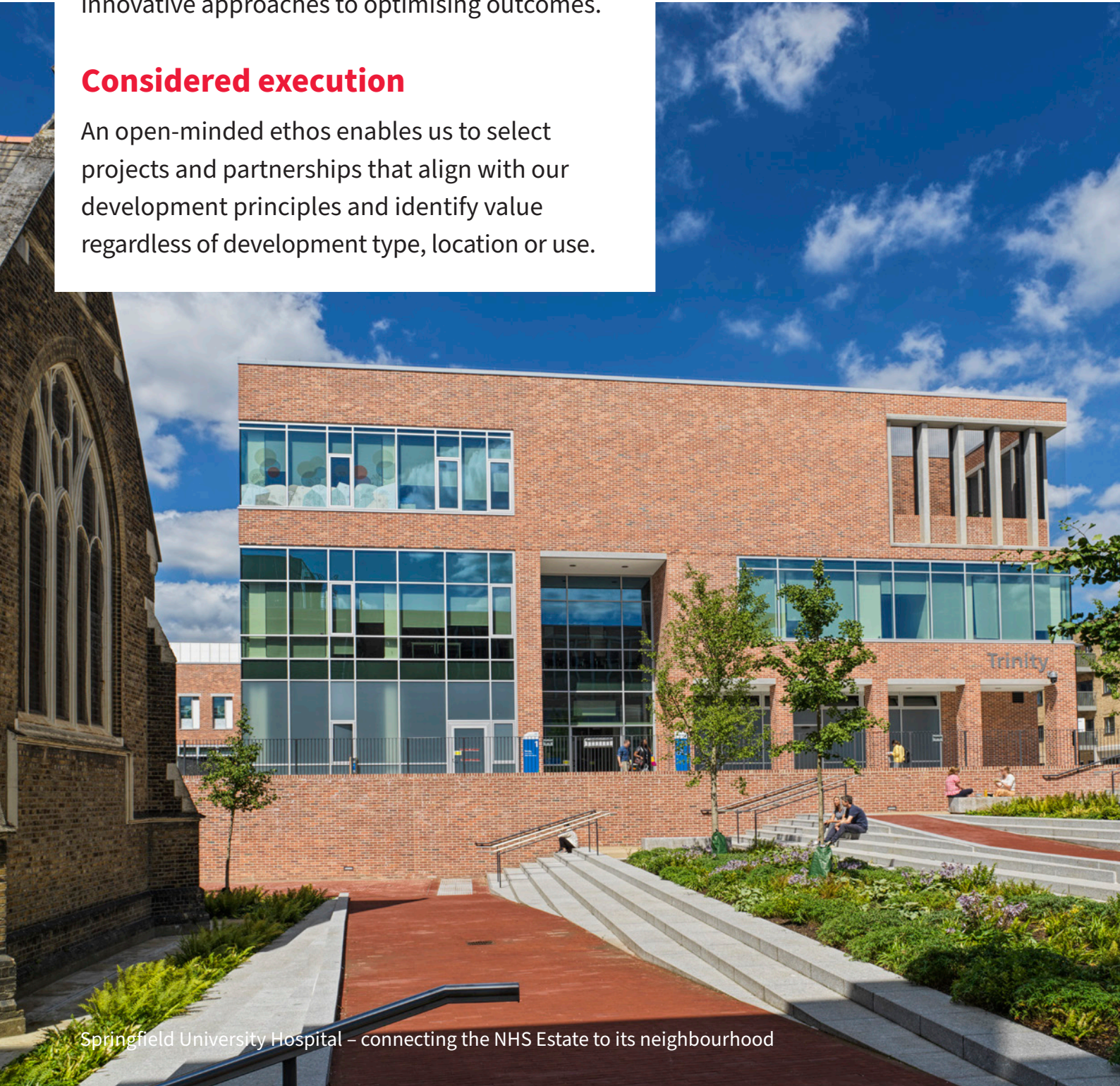
Our approach

Entrepreneurial thinking

We identify, secure and deliver opportunities that align with our creativity, flexibility and innovative approaches to optimising outcomes.

Considered execution

An open-minded ethos enables us to select projects and partnerships that align with our development principles and identify value regardless of development type, location or use.



Springfield University Hospital – connecting the NHS Estate to its neighbourhood



“We are entrepreneurial developers and placemakers who create long-term value for people, places and projects”

Our projects are defined by:

Comprehensive placemaking

Innovation and imagination in planning, design and management to connect people to places that communities value.

Value creation

Experience and expertise in identifying, buying, and optimising a site’s potential to create investment returns and positive human outcomes.

Responsible thinking

Care and consideration for the places where we work, the people we work with and development that minimises harm to our planet.

Long-term commitments

Ability and attitude to create management and operational platforms that make places work and stay connected to their users’ needs and expectations.

Our values

Meaningful values

Our business is run on the guiding principles of honesty, integrity, passion and innovation. These values run deep in our culture, influencing decision-making but allowing us the freedom to build an extensive development portfolio in creative and imaginative ways.

Enhanced capability

As an integral part of the Sir Robert M^cAlpine Group, we have robust financial backing and connections to engineering innovation and specialist teams. This enables us to take on the challenging, develop at scale, respond quickly and grow our portfolio in imaginative and creative ways.



“We work flexibly, take on the challenging and bring imagination to every place we make”



Showing our support for Suited for Success in Birmingham



Environments for a wide spectrum of learning at City of Glasgow College



“Our development principles are human focussed and deliver responsible outcomes, for people, places and projects”

Our development principles

- Always focus on human outcomes
We think in experiences
- Respect heritage, understand culture, connect to community
We have a relentless attitude to quality
- Create simple solutions in complex situations
We approach challenges with creativity
- Prepared to take calculated risks
We are financial innovators
- Deliver social value as part of profit and returns
We make places that generate a positive contribution
- Protect resources, and minimise environmental harm
We make sustainability key to everything we do

27 years of achievements and key moments

1997-2024

1997

The A19 DBFO commences operations

Work starts on a national strategic 120km route in the North East.

1999

Completion of the new works on the A74(M)

Establishing a fast 90km connection from Millbank to Carlisle.

1999

Dawlish Community Hospital opens

Delivering the first PFI hospital in the UK.

2000

Croydon Tramlink carries first passengers

Establishing the Capital's first modern tramway system.

2001

Wishaw General Hospital receives first patients

A 634-bed general hospital was taken from outline design to completion in 34 months.

2003

Fife Schools Scotland ready for pupils

Two secondary schools and one primary school were delivered and the project won an OECD Award.

2005

Dudley Hospital modernised, and two new community hospitals delivered

Creating over 1,000 new beds and enhancing healthcare across the region.

2006

Doncaster Transport Interchange opens for passengers

Enabling 600,000 bus journeys per annum.

2007

A new school network in Gateshead is created

A ground-breaking PPP for seven new schools.

2007

Exceptional growth in education and care for Newcastle

Our partnership with the local authority, established in 2007 has delivered 21 different schools, a respite care home and a refurbished sports centre.

2008

Completion of the new Colchester Garrison

Providing enhanced living and working accommodation for 3,500 military personnel and 700 civilian staff.

2009

Redcar Primary Care Hospital accepts first patients

Delivering a 32-bed hospital with expanded community services under one roof.

2009

New PPP schools' welcome students in Dundee

Meeting growing educational needs with two new secondary and six new primary schools.

1997

2009

2010

Construction starts at King Edward VII Memorial Hospital Bermuda

Achieved preferred bidder to financial close in just 64 days to provide a state-of-the-art hospital.

2013

Construction starts at City of Glasgow College

A new education landmark for the City and a home for 40,000 students and 1,200 staff.

2015

SRMCV acquires Raglan St site in Coventry

Developing the scheme for Coventry University, we set out a vision for a PBSA project which served as a catalyst to regenerate this inner city area.

2018

Egham's first town centre student scheme gets go-ahead

Increasing access to purpose-built accommodation by 48% in the area.

2018

Gore Street – our first investment in the Build to Rent sector (BTR)

Establishing an anchor to the broader regeneration of Salford's Chapel Street area.

2019

Swan House – growth in our BTR portfolio

Planning permission gained for 380 apartments in Manchester's Northern Quarter.

2019

Appointed as Master Developer and work begins at Springfield Hospital.

Delivering a vision dedicated to innovation in treatment and care.

2021

Staycity – Apart Hotel opens

Creating 224-room apart hotel at the heart of Manchester's New Cross regeneration area.

2022

Charles Street Hotel Manchester open

Creating 224-room apart hotel at the heart of Manchester's New Cross regeneration area.

2023

Hockley Mills

First residents move in earlier than scheduled to the Goodsyrd (Hockley Mills) in Birmingham. Bringing to life a new lifestyle destination, BTR Homes and commercial spaces in The Jewellery Quarter.

2023

Springfield Hospital

First patient facilities are opened and 809 homes occupied. A milestone in mental health an operational reality.

2024

Completion of works at Monkwearmouth Hospital, Sunderland

A 3,237 Sqm. three-storey building with public spaces, creating flexible workspaces to connect clinical and non-clinical facilities.

2024

Go ahead for Arundel St, Manchester

A joint venture with Logik Developments to create a new build-to-rent destination.

2010

2024

Our capabilities

From homes to hospitals, learning places to working places, road networks to transport interchanges, care homes to hotels, we design, deliver, manage and maintain places that reflect the evolving needs of the people who use them.

We are

- Design managers
- Project managers
- Development managers
- Construction managers
- Procurement and resource managers
- Asset and facilities managers

We can deliver

- Equity investment
- Finance & funding solutions
- Master planning
- The development business case
- Placemaking strategy
- Stakeholder management
- Community liaison

We can ensure

- Sustainability and carbon efficiency
- Short and long-term social value creation
- Collaborative partnership working





Creating learning environments for pupils across the North East

Our team

Our team recognises the vital role of everyone in making a development come to life. We'd love you to meet them all but for now say hello to our senior leadership team and project leads.



Olivia M'Alpine

Executive Partner | Joined in June 2019

Industry perspective: "Our opportunity is to create a built environment to enhance today's society whilst future-proofing for generations to come. If we focus on this balance, we can create real sustainable legacies."

Proudest career moment: "Seeing the dedication and hard work of our team make our Springfield Hospital project a new and needed milestone in effective mental health care and improved awareness."



Robert Wotherspoon

CEO | Joined in October 1996

Industry perspective: "We always seek to collectively raise the bar and challenge every standard. If we focus on embedding quality in every aspect of development, we can manage whole life costs and deliver the sustainability we aim to achieve."

Proudest career moment: "Delivering the first PPP in Bermuda. We embraced a different culture, adapted and created a hospital making a real difference."



David Honeyman

Commercial Director | Joined in September 2007

Industry perspective: "Almost every aspect of development and placemaking is reliant on relationships. These are most effective when we share objectives and pull together to create a trust that builds value."

Proudest career moment: "Every time the team celebrates a success or does something they are proud of is a proud moment for me."



Owain Thomas

Managing Director Land & Development | Joined in April 2024

Industry perspective: "Too often, end users, owners, investors, developers, and contractors have conflicting interests. Building long-lasting relationships that align everyone's interests will ultimately create places that matter to live and spend time."

Proudest career moment: "The privilege of working with a hugely talented team to deliver a genuinely best-in-class build-to-rent neighbourhood in the UK."



John Parnell

Project Development Director | Joined in June 2000

Industry perspective: “After people themselves, the built environment is the most critical part of society’s fabric. We have a huge responsibility and opportunity to get it right now to protect future generations.”

Proudest career moment: “Delivering The Cycle Works which transformed an old garage in a run-down inner-city location in Coventry into a vibrant student accommodation village.”



David Hosken

Project Director | Joined in October 2007

Industry perspective: “The industry has a responsibility to adapt the way we work and the legacy we leave.”

Proudest career moment: “Handing over 4 schools in Newcastle in one day after our team’s dedicated work over 3 years.”



Chris Lane

Development Management Director | Joined in September 1994

Industry perspective: “Many amazing places exist because of opportunities created by developers. However, we must be responsible for creating and evolving efficiently and sustainably.”

Proudest career moment: “Developing a forensic lessons learned exercise on pre-contract process that is shaping our ongoing project approach.”



Harriet Gladwell-Philips

Project Manager/Special Purpose Vehicle Manager | Joined in February 2009

Industry perspective: “Places are fundamental to life experiences and wellbeing. The industry takes its opportunity to create cohesive environments that support living, learning and working communities.”

Proudest career moment: “Achieving financial close on our Springfield project, which involved working with multiple parties and at least six sets of lawyers!”



Alan Austwick

Design Lead | Joined in February 2009

Industry perspective: “Being a developer is about far more than just creating a building, place or space. Every environment should delight the eye and contribute positively to its environment and people’s lives.”

Proudest career moment: “Having two of our completed schemes on the final shortlist for the Stirling Prize.”

Development with longevity



A learning landmark

Riverside and City Campus, The City of Glasgow College, Glasgow

Project descriptor: A twin site campus together with purpose-built Halls of Residence

Project structure: A Sir Robert McAlpine Capital Ventures led Joint Venture with Sir Robert McAlpine as the main contractor.

Our role: PPP Investor, Developer and Asset Manager for the design, build, finance and long-term maintenance of the facilities

A place made for learning – an exemplar responding to change

Built on a vision of infrastructure, buildings and facilities working together to connect a campus lifestyle with accessible, inspiring learning spaces, The College met all aspects of the Scottish Executive's Six Qualities of Place in 2015, and the two Campuses were shortlisted for the Sterling Prize, one in 2015 and one in 2016. This is testimony to our relationship with Sir Robert McAlpine, which enables us to deliver innovation and quality as a shared initiative.

Today, it is home to over 40,000 Students and 1,200 staff. But times change, and approaches to learning never stand still, and neither can The College if it is to sustain its reputation as an exemplar of modern education. Our partnership was built on the shared values of innovation and quality, and these are more important than ever as we shape new approaches to facilities management, challenge working practices and evolve the College's Digital Infrastructure. Together, we are reducing energy consumption, increasing sustainability and meeting the need for flexible spaces that respond to a changing curriculum and new approaches to learning.

As part of a 30-year commitment, we provide management continuity and a hands-on approach that meets challenges head-on to future-proof The College and its value to Glasgow's reputation.

Achievements at a glance

- RIBA Award for Scotland 2016, 2017
- RIAS award winners
- RIBA National Award 2017
- Civic Trust Award, Glasgow City
- AJ100 (Architects Journal) Building of the Year, 2017

Development with purpose



A lifestyle destination

The Goodyard, The Jewellery Quarter, Birmingham

Place descriptor: A key regeneration of 395 one, two and three-bedroom rental apartments with direct train station access, 116 covered car parking spaces and 28,000 sq. ft of flexible commercial space for retail, leisure and offices.

Project structure: A Sir Robert M^cAlpine Capital Ventures project with forward funding by Legal & General's BTR and Access Development Partnership with Sir Robert M^cAlpine as the main contractor.

Our role: Developer & provider of Development Management Services.

A destination made for people – a project exceeding expectations.

A new destination in the Jewellery Quarter needed a placemaking and construction approach embodying empathy and creativity. Our embedded relationship with the main contractor, Sir Robert M^cAlpine, meant we could quickly test new ideas and designs to ensure deliverability and shape our overall design approach accordingly.

By reinterpreting an industrial space for living and working without compromising authenticity or quality, The Goodyard is becoming a sought-after city neighbourhood, exceeding its commercial and operational targets.

The first residents took occupancy in August 2023, creating certainty and earlier-than-expected rental income for Legal and General. Through early planning and consistent communication with our operational partner (Urban Bubble), we managed the resident experience, going the extra mile to ensure ongoing works did not compromise living standards and additional phases could launch early.

Overall, the scheme was completed early, delivering income earlier than targeted whilst contributing significantly to Birmingham's rising demand for quality homes.

Achievements at a glance

- Early phase completion exceeded income targets
- Overall completion was achieved three months early
- Increased number of available homes in early phases through construction planning
- New station access delivered with Network Rail
- Innovative site management enabled occupancy during construction
- Early furniture installation secured early move-ins
- Delivering best-in-class shared amenities, enhancing the resident experience.

Development with momentum



A mental health milestone

Springfield University Hospital (SUH) Redevelopment

Place descriptor: Springfield Village is a key manifestation of estate transformation, including new state-of-the-art inpatient and outpatient mental healthcare facilities, over 1200 new homes, a 32-acre public park, care home, infrastructure improvements and land for a new school.

Project structure: A joint venture between Sir Robert M^cAlpine Capital Ventures and Kajima Partnership Ltd, with Sir Robert M^cAlpine as the main contractor.

Our role: Master Developer to deliver the NHS Trust's Estate Modernisation Programme.

A place made for care – a focus on development with purpose

Springfield is meeting changing Mental Health demands with a new generation of thinking and state-of-the-art facilities.

With the Trust, we have shaped a working culture of responsibility, innovation and determination where a complex mix of partners share the vision to create a landmark in the treatment, prevention and awareness of mental health.

Innovative funding arrangements enabled the Trust to unlock the site's potential through residential land sales, allowing them to focus on their core purpose of treatment and care.

Together, we have navigated access challenges, complicated contractual arrangements and precedent-setting environmental and social value targets. At all times, maintaining core services while delivering a neighbourhood where health facilities sit alongside homes and residents mix with patients and staff in the park, cafes, public spaces and shops.

Springfield is unique, a mixed-use London Village with healthcare at its heart – key buildings are operational, residents have moved in, and people are playing in the park. And, with this momentum, something bigger is happening – awareness of mental health is increasing, and perceptions are changing – this can be Springfield's legacy.

Achievements at a glance

- Capacity for over 20,000 service users to be treated or cared for at any time
- 839 Homes with planning permission achieved with three different developers
- 208 Homes occupied by November 2023
- New wards and buildings are reducing reported serious incidents by an average of 32%
- A long-term Social Value Charter defined and ready to be deployed
- Artists, patients and the community have collaborated in 120 workshops to inspire the hospital's 22 artworks.

Development with pride



A best practice network

A19 Dishforth-Tyne Tunnel Trunk Road Improvement Scheme

Project descriptor: A key element of infrastructure and road improvements in the North East, the project is a 30-year concession to improve, construct, operate and maintain over 120km of strategic dual carriageways (585 Lane-km and 227 highway structures). The contract extends to routine operations and network maintenance.

Project structure: PFI to design, build, finance and operate incorporating new build, ROM (routine operation and maintenance) and major maintenance, let under the Government's DBFO initiative

Our role: PFI Concession owner managing all aspects of the project.

A network made to last – a commitment to long-term consistency

The A19 is more than a road. It carries over 98,000 cars daily and 5% more HGVs than the national average. This makes it a critical artery for goods and people to make the local and national connections that help drive the North East's Economy.

We take responsibility for every metre of the 120km network in an initiative that requires meticulous

planning, innovation and robust construction delivery with safety at the heart of everything we do. For over 26 years, we, alongside Sir Robert M^cAlpine, have driven collaboration, rigour, quality and consistency in every aspect of the project, from construction to operations. We are proud to jointly celebrate four million hours without a RIDDOR reportable incident in April 2023.

Whether strengthening bridges, engineering value, designing and constructing new structures, re-surfacing and extending carriageways or installing emergency phones, Best Practice underpins our every action.

It is Best Practice that keeps the traffic moving freely every day so deliveries reach customers, families stay connected, motorists stay safe, and we actively support the economy and communities of the North East.

Achievements at a glance

- 2019 – A19 DBFO Project Road recognised as best performing Strategic Road in England
- Refurbishment of the 1.8KM Tees Viaduct, the longest multi-span road viaduct in North East
- 2018 – won BIG Biodiversity Challenge Awards for Monitoring, Maintenance and Management Award for Improvements to the Roadside

Development with imagination



A new generation of student accommodation

The Cycle Works, Raglan Street, Coventry

Place descriptor: Purpose-built student accommodation comprising 347 bedrooms, including 107 studios and social and communal spaces.

Project structure: Sir Robert M^cAlpine Capital Ventures found and purchased the site and provided development management services. The development was purchased by Coventry University.

Our role: Developer

A complete student experience – a catalyst for regeneration

Coventry University is ambitious, and we recognised the increasing demand for quality, characterful student accommodation needed to underpin its growth. In response, we identified and purchased a semi-derelict site 5 minutes from the main campus.

We collaborated with the university to understand their plans and changing student needs. Our team secured planning and completed the land purchase and detailed design in six months.



Modern construction methods and a Design for Manufacture and Assembly ethos were applied, helping us achieve practical completion 3 months ahead of the programme.

The University purchased the development in 2017 and is now successfully operating a complete student experience. The Cycle Works, named after the original factory on the site, has proved a catalyst for regeneration in a rundown part of the city.

Achievements at a glance

- Pioneered modern methods of construction
- Overall completion was achieved three months early
- Acted as catalyst development for local regeneration
- Delivering a best-in-class living experience.

Development with meaning



The new standard for NHS Workspaces

Monkwearmouth Hospital, Sunderland

Project descriptor: A 3,237 Sq. m three-storey building with public spaces, reception, landscaped grounds, flexible open-plan workspaces, breakout areas, administration hub and individual offices.

Project structure: A Sir Robert M^cAlpine Capital Ventures Joint Venture using Sir Robert M^cAlpine as the main contractor secured under the Pagabo Developer Led Framework.

Our role: Structuring, delivering and managing the development, including the long-term Funding solution.

A place made for front-line workers – a building for new ways of working

Monkwearmouth Hospital is on the frontline of mental health, learning disability and neurological care in the North of England. Its original non-clinical buildings had fallen behind the intelligent, resource-efficient environments that enable modern, flexible working that are becoming the hallmarks of today's NHS.

A new vision for a landmark building that connects the hospital's non-clinical and clinical infrastructure was agreed upon in August 2022. The Trust's challenge was



funding this vision to create certainty and maximise the placemaking opportunity.

A direct appointment on the Pagabo Framework allowed our team to build on an existing relationship with The Trust. By fully understanding their needs and ambitions, we could focus on defining and presenting the right funding options for the development and the hospital's future.

Our experience and standing in the financial markets meant we were able to leverage an index-linked, government-backed solution that delivers a below market rent for our client.

Our collaboration removed financial obstacles and structured the SPV and supply chain to complete the works in early 2024. Thus, we helped ensure certainty of care and future-proofed a key asset in the treatment and care of Mental Health.



Sectors

We deliver the building blocks of our society and are proud of working in partnership with the public and private sector.

Private sector

- Student accommodation
- Build to Rent
- Hotels
- Care homes

Public sector

- Healthcare
- Education
- Transport
- Housing

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