



**ROOMS
GROUP**
LIMITED

OFFERING A DOMESTIC APPROACH
ON A COMMERCIAL SCALE

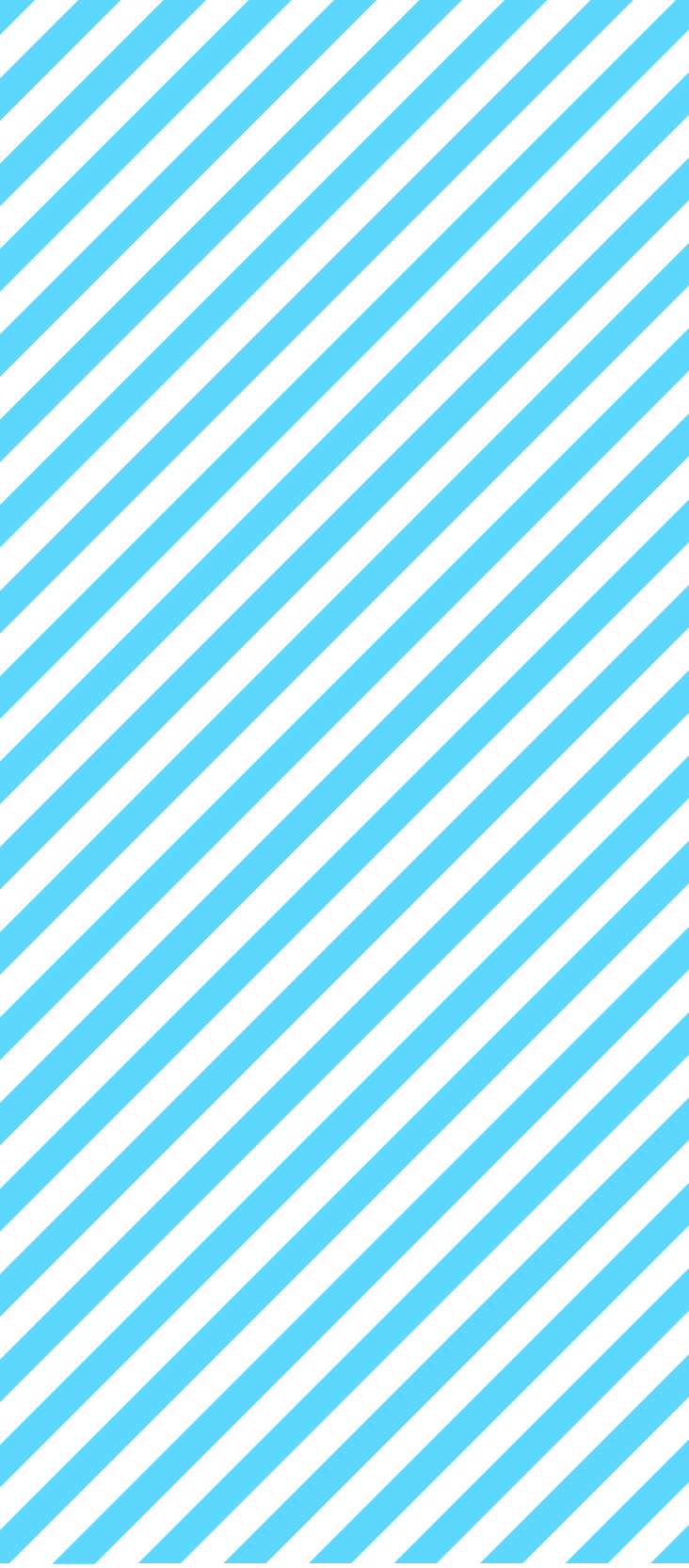
2020

"A value driven organisation
putting the client first. "

★★★★★

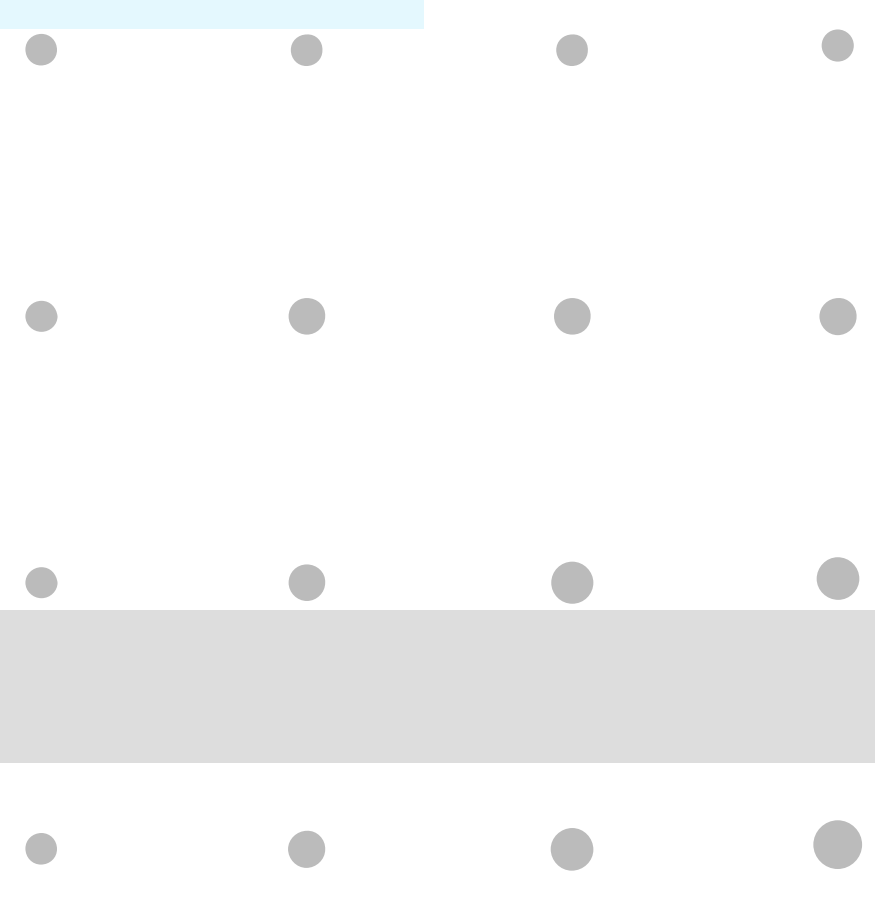
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"Rooms Group went above and beyond to provide a customer focussed service, minimising disruption whilst works took place."



ABOUT US



Dunridge House, West Street, Misson, DN10 6DX



07802 439057

Specialists in Student Accommodation fit-out and refurbishment

Combining a capacity to design, produce and install with our recognised and accredited Project Management skills we offer a tailored value orientated service to our clients.

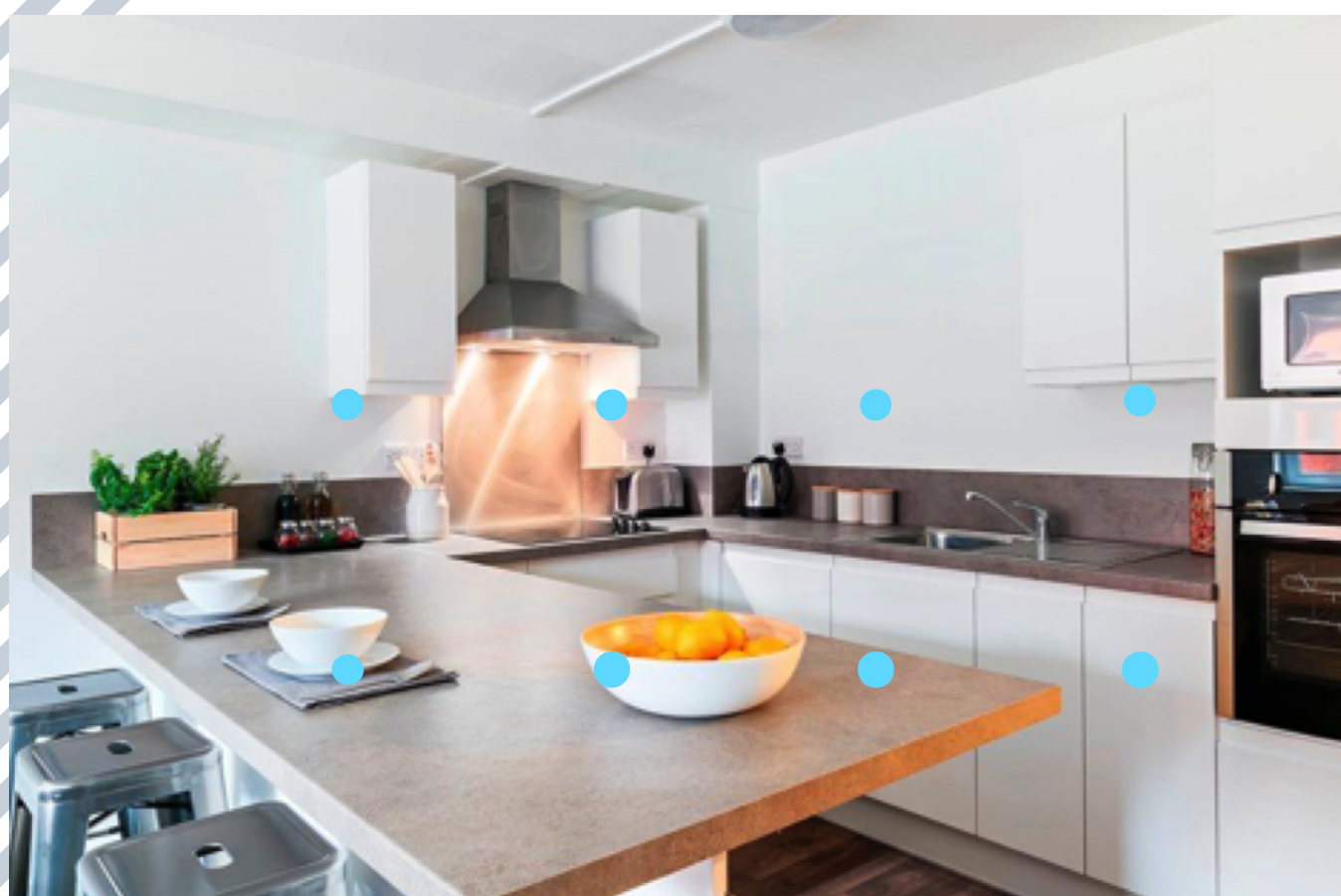
With highly motivated in-house workforce and our ability to off-site manufacture, we look for Client/Contractor shared financial gains through driving efficiencies and effective working methods.

Internal works often means existing occupants. Whether they are to be temporarily relocated or remain insitu we have the experience to ensure the potentially difficult process runs seamlessly, through the effective identification and management of project specific risks.

Expertise of our team extends beyond that of a specialist fit out and refurbishment contractor through coupling a unique combination multi-sector experience as both a client and consultant. This enables us to readily understand and adapt to your business's needs.



OFFERING A DOMESTIC APPROACH ON A COMMERCIAL SCALE



OUR CAPABILITIES

Rooms Group take pride in providing end to end project delivery through offering a comprehensive package of services:

Pre-construction appraisal and planning

Rooms Group provide dedicated support from project inception. Our capabilities include: option appraisal, concept design, budget formulation to detailed cost plans, planning and programming.

Project Management

Our highly experienced project management team combines a multi-disciplinary background with technical expertise and a proven track record in successful project delivery.

Installation

Rooms Group highly skilled and professional in-house workforce, allows us to de-risk project delivery and ensure that all essential drivers of the construction process are met.

Design

Our years of experience and technical capacity facilitate our offering of a comprehensive and fully integrated design service. Rooms Group strength lies in our ability to match client aspirations in terms of quality, aesthetic and cost. By driving value and achieving efficiencies through innovative design, bespoke specifications and optimisation of materials usage, we are able to offer a quality product within the most challenging budget parameters.

Manufacture and Procurement

A lean operating model and excellent supply chain links sets us apart from the competition. Our furniture manufacturing base in Poland allows us to tailor the product to your precise specification and budget, meaning we can offer a quality and best value solution to suit your requirements.

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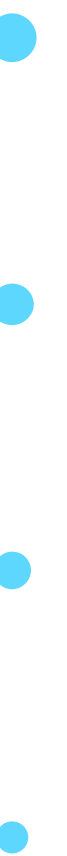
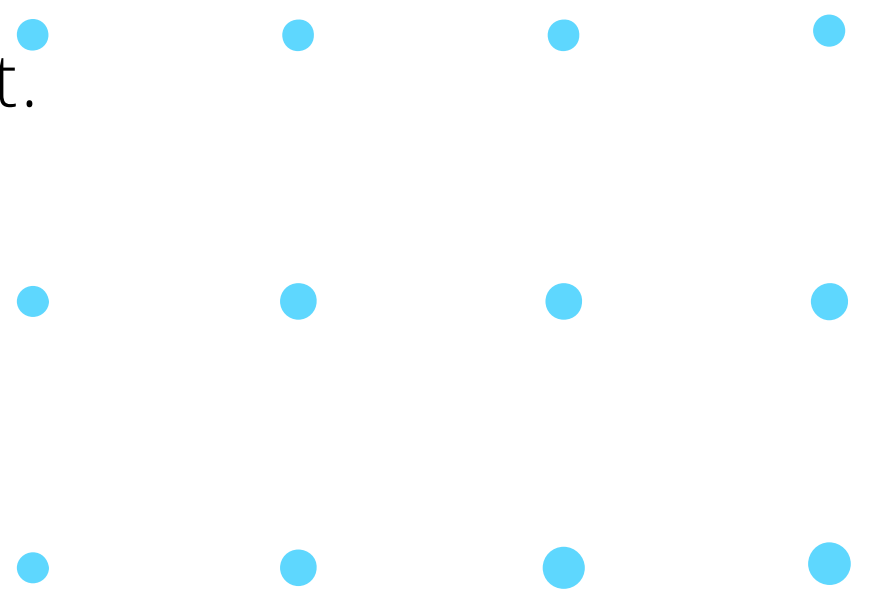
 **SAFETY SERVICES**
DIRECT

CHAS[®]



The type of projects we deliver range from new-build installation to 'light touch facelift' and all the way through to comprehensive internal refurbishments. Typical work packages we undertake include all or a combination of the following elements:

- Kitchen supply and installation including appliances and white goods
- Shower room supply and installation.
- Bedroom furniture supply and installation
- Wall, floor and ceiling finishes.
- LED lighting upgrades including PIR controls.
- Cylinder and Electrical Panel heater replacements.
- Intelligent controls upgrade to space heating and hot water cylinders, allowing the ability to remotely control, adjust and monitor (either offsite or from management suite).
- Upgrade of finishes to common circulation routes.
- Amenity space, reception area enhancement.





Safe and effective management of the interface between the works and building occupants is our first priority.

We can demonstrate extensive experience in the safe and successful delivery of refurbishment projects within live environments, which is now ever more important for clients to reduce on revenue loss through maintaining uninterrupted operation of their buildings.

Our wide ranging fit out and refurbishment capabilities include communal kitchens, student bedrooms, amenity and communal areas, receptions and offices.





OUR CLIENTS

We work in partnership with the following businesses



Rooms Group New Interactive Client Dashboard Launch

Rooms Group are excited to launch their new Interactive Client Dashboard. Our dashboard delivers project critical real time information to the client at any time



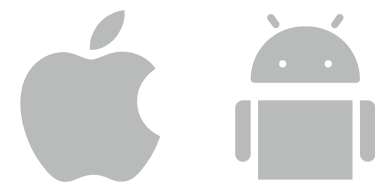
The dashboard is supported by bespoke reporting software and enables key project information to be viewed in an easy to read format on a single screen.

Our dashboard can also be tailored to suit the particular reporting requirements of the client or project.

Dashboard features include:

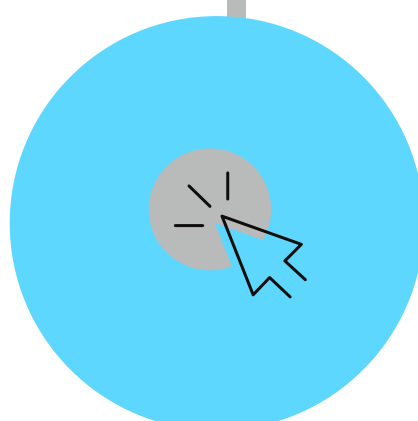
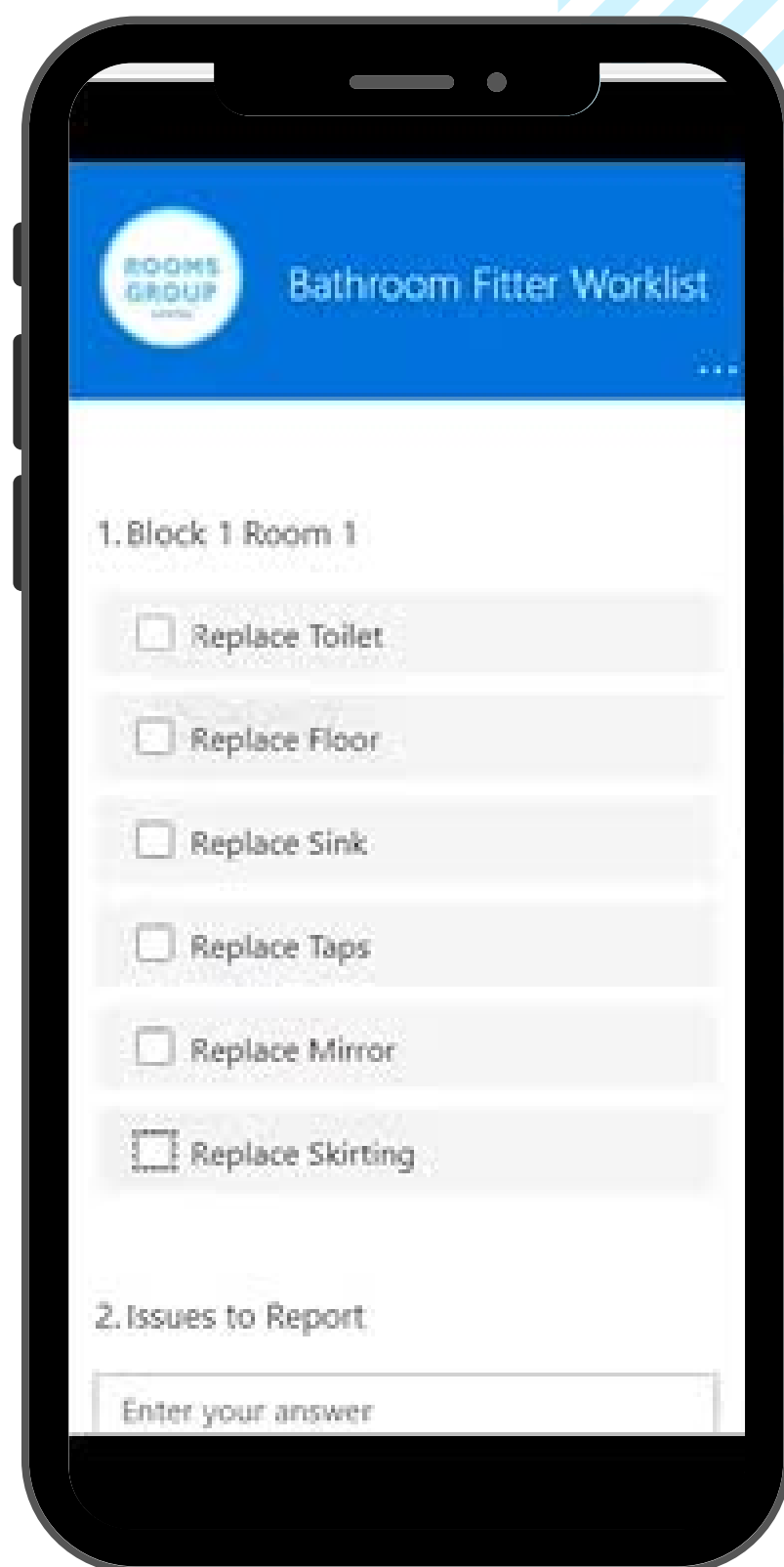
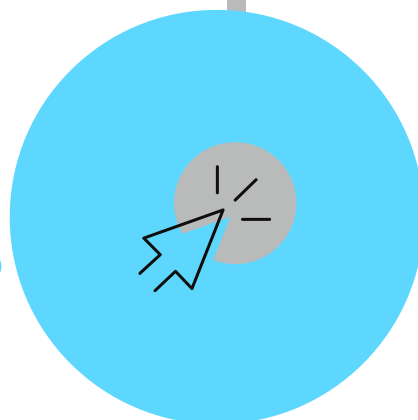
- Progress vs programme
- The value of works completed
- Change Management
- Resources on site
- Health & Safety Status
- Remote delivery of toolbox talks.

We very much look forward to implementing the dashboard on our upcoming projects and sharing the benefits of real time reporting with our clients.



Rooms Group Interactive App

In our continuing efforts to streamline the business and improve methods of working, we have developed and introduced the new Rooms Group App. The App generates a number of tangible benefits including improved on-site efficiency as well as safeguards for our staff during the Covid-19 pandemic.



App features include:

- Electronic signature of attendance register
- Automated assignment of works schedules to supervisors and operatives
- Real time collection of data detailing the status of completed works
- Facilitates live updates to our interactive dashboard
- Enables reporting of Health & Safety issues on site

Client: Scape

Value: £1.5M

Programme: 23 Weeks

PRESTON BARRACKS PRESTIGIOUS STUDENT ACCOMMODATION



Clients Requirements

To supply and install a new sprayed gloss FF&E furniture package in line with the client's specification and scope of works. The new build development comprised of a total of 559 rooms including, studios, kitchens and bedrooms.

Rooms Group initially undertook a detailed review of the working drawings to ensure items specified and drawn could move from concept to reality.

The board and spray booths were ordered and booked down accordingly to ensure uninterrupted manufacturing capacity for the duration of the project. Due to the aggressive nature of the programme and the highly specified board finish selected, a substantial area of storage was required to allow adequate curing. Rooms Group overcame this by erecting heated tents keeping the factory free to maintain the high churn of production while the spray finish cured.

On-site the installation detail was complex; cladding of bathroom walls and the incorporation of shadow offsets significantly reduced allowance for building tolerances. In response, Rooms Group applied their knowledge of off-site manufacturing to aid the installation process through the construction of complex jigs and the prior assembling of furniture where weight limits permitted.

On-site, the programme was achieved by a task-based labour force where a production line was formed and closely managed to ensure efficiency and effectiveness of working was maintained. Through this strategy, Rooms Group was able to clearly assess productivity at each stage of the process, thereby, enabling labour to be supplemented and reduced as and when required to meet the main contractor's programme.

Client: Liberty Central
Manchester
Value: £1.37M
Programme: 52 Weeks

LIBERTY CENTRAL MANCHESTER



Clients Requirements

To provide a full refurbishment of an existing 397 bed purpose-built student residence on a live site. The scope of works included new Kitchens, Bathrooms, Lighting, Flooring, and Decoration.

Rooms Group thoroughly examined the clients brief to fully understand the requirements and complexities of working on a live site operating under a university partner nomination agreement.

On developing the brief Rooms Group worked alongside the client and University Partner to gain approval for the proposed rolling refurbishment plan and the control measures in place. With 2 flats being handed back every 5 days, efficient and effective delivery was key to the success of the project. Adopting lean principles Rooms Group used off-site manufacturing and a multiskilled workforce to ensure that all deliverables were satisfied.

There was a keen focus on budget, with both the client and university partner committed to providing affordable accommodation for their students. Through our experience and product knowledge, Rooms Group was able to provide a range of cost effective alternatives, thereby striking the right balance between cost and quality and ultimately maximizing value.



Client: Student Roost
Value: £1.2M
Programme: 22 Weeks

CENTRAL PLACE SHEFFIELD



Client's Requirements

To refresh 500 ensuite bedrooms and 100 communal kitchens. Other work also included fitting out a new yoga room and enhancing external communal areas by creating attractive and functional amenity spaces.

Demonstrated value via contract award through a competitive tender process.

Carried out joint surveys with the client to identify requirements for renewal.

Preparation of specifications for solid and cost-effective solutions required to address a wide range of variables including, condition, age, aesthetic and a number of common defects.

Facilitated product selection review ensuring longevity and robustness was balanced with affordability, buildability and achieving a quality end product.

Devised a bespoke scope of works for every ensuite bedroom and kitchen with major elements including; renewal of shower cubicle wall cladding, trays, doors and screens, flooring and sanitary goods, provision of new bedroom furniture, kitchen refurbishment, new dining furniture plus replacement appliances.

Collaborative working with the client's operation team enabling the effective and seamless programming of works within occupied blocks.

Development and implementation of Covid secure safe systems of working from the outset of the project. Covid response included introduction of a rolling programme to prevent student / contractor interface, rigorous hygiene regime and subdivision of the workforce each into a team bubble'.

Transformed uninspiring external areas into vibrant outdoor spaces where students can congregate safely.

Based on the successes of the first phase of works, the client awarded a second phase comprising a further 136 ensuite bedrooms.