



ISO
9001 : 2015
14001 : 2015
45001 : 2018
INTEGRATED
MANAGEMENT
SYSTEM
REGISTERED



Citation
APPROVED



ROOMS GROUP LIMITED

**OFFERING A DOMESTIC APPROACH
ON A COMMERCIAL SCALE**

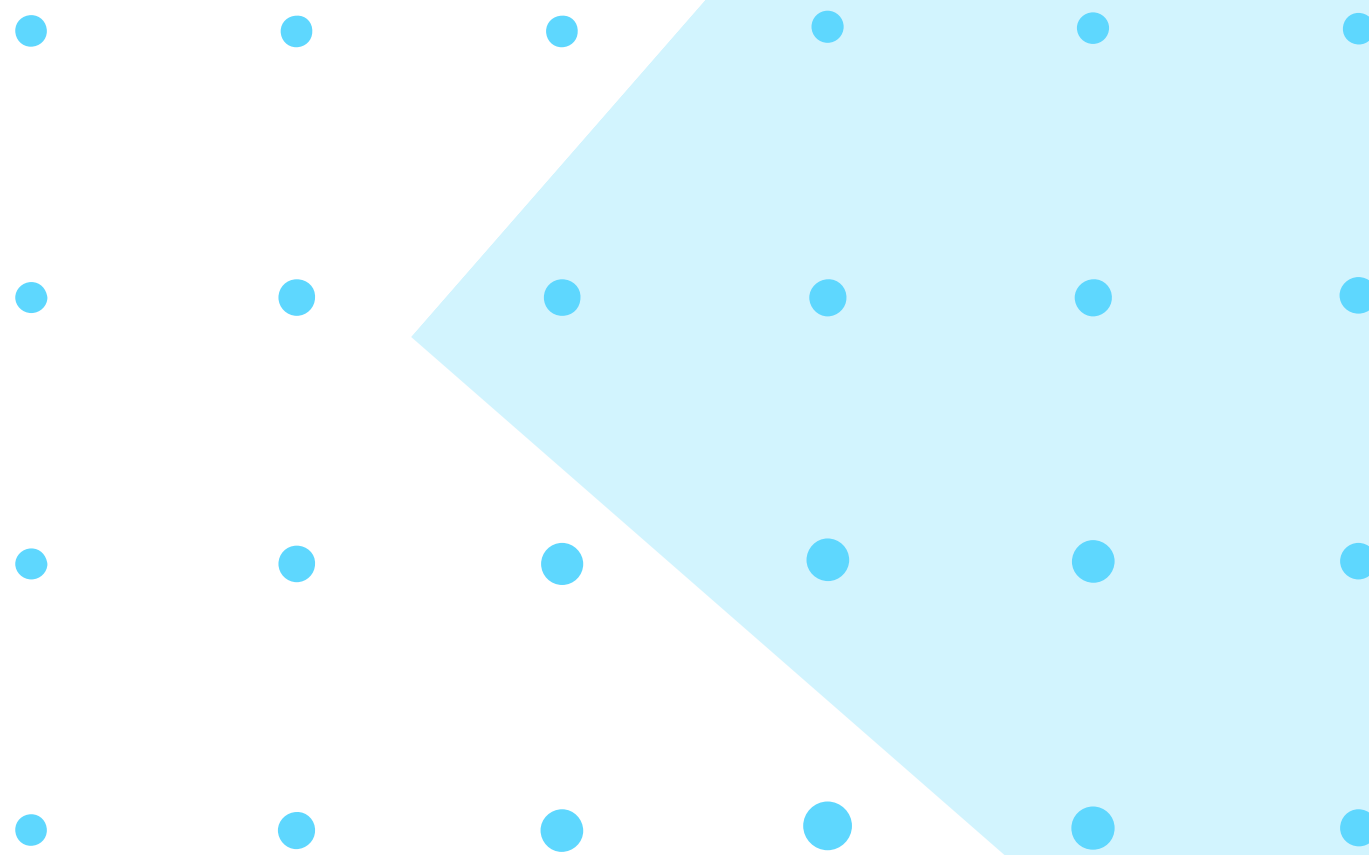


www.roomsgrouplimited.co.uk

TABLE OF

CONTENTS

1-2	ABOUT US
3-5	OUR CAPABILITIES
6	OUR CLIENTS
7	DASHBOARD
8	INTERACTIVE APP
9-17	CASE STUDIES



ABOUT US

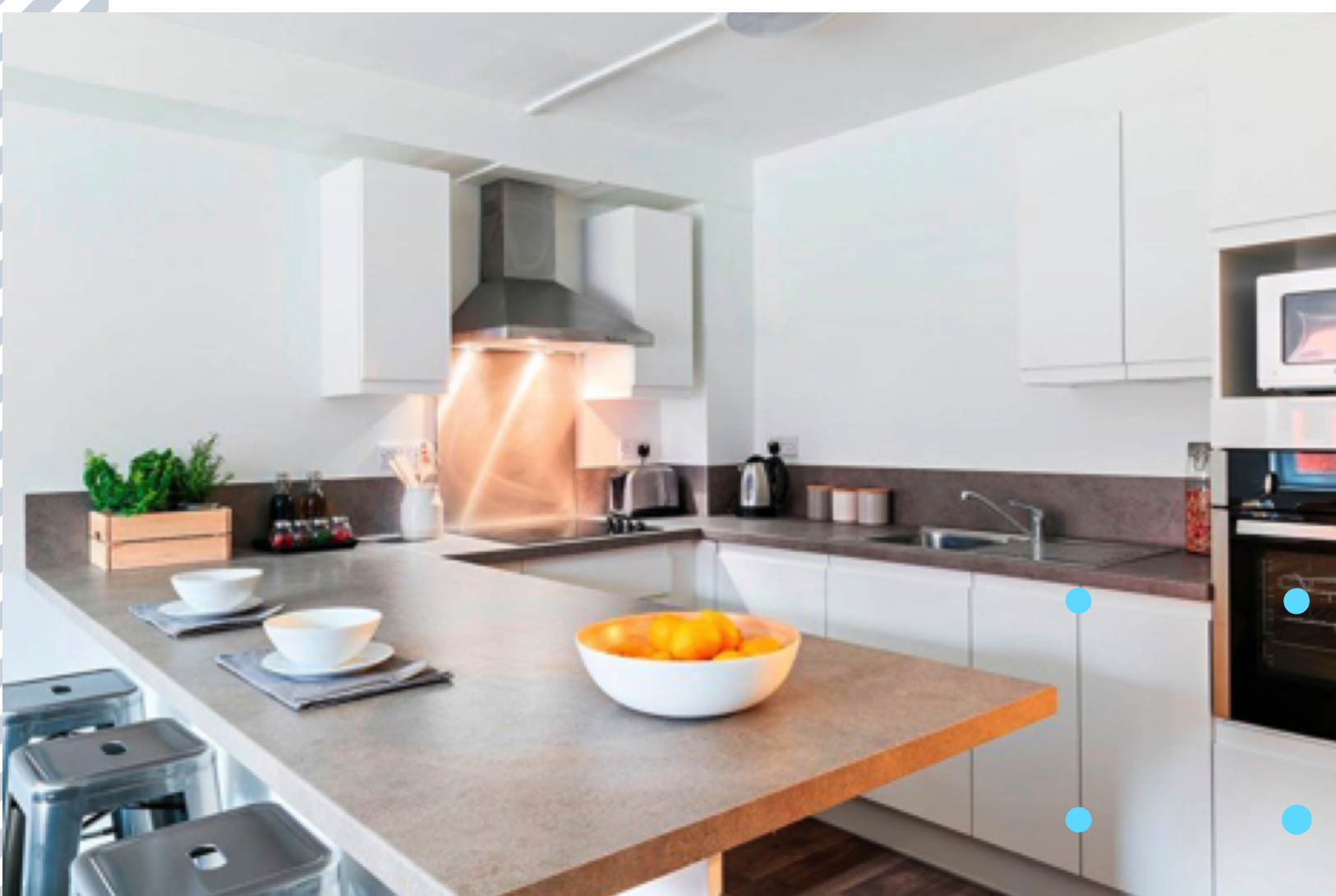
Specialists in Student Accommodation fit-out & refurbishment.

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.

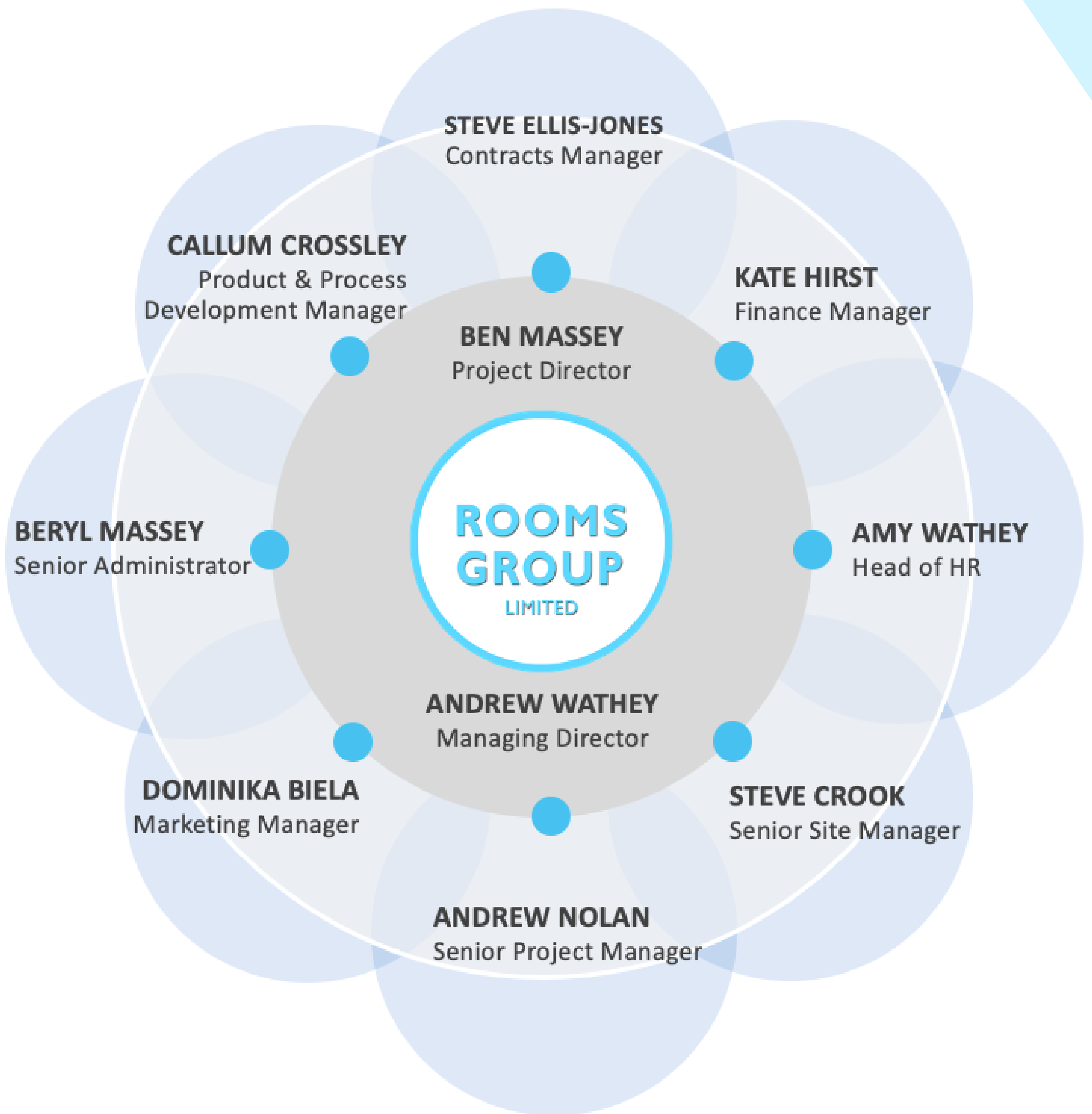
Internal works often means existing occupants. Whether they are to be temporarily relocated or remain insitu we have the experience to ensure the potentially difficult process runs seamlessly, through the effective identification and management of project specific risks.

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.



**ROOMS
GROUP**
LIMITED

KEY PERSONNEL



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.

**OFFERING A DOMESTIC APPROACH
ON A COMMERCIAL SCALE**



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.





**ROOMS
GROUP**
LIMITED



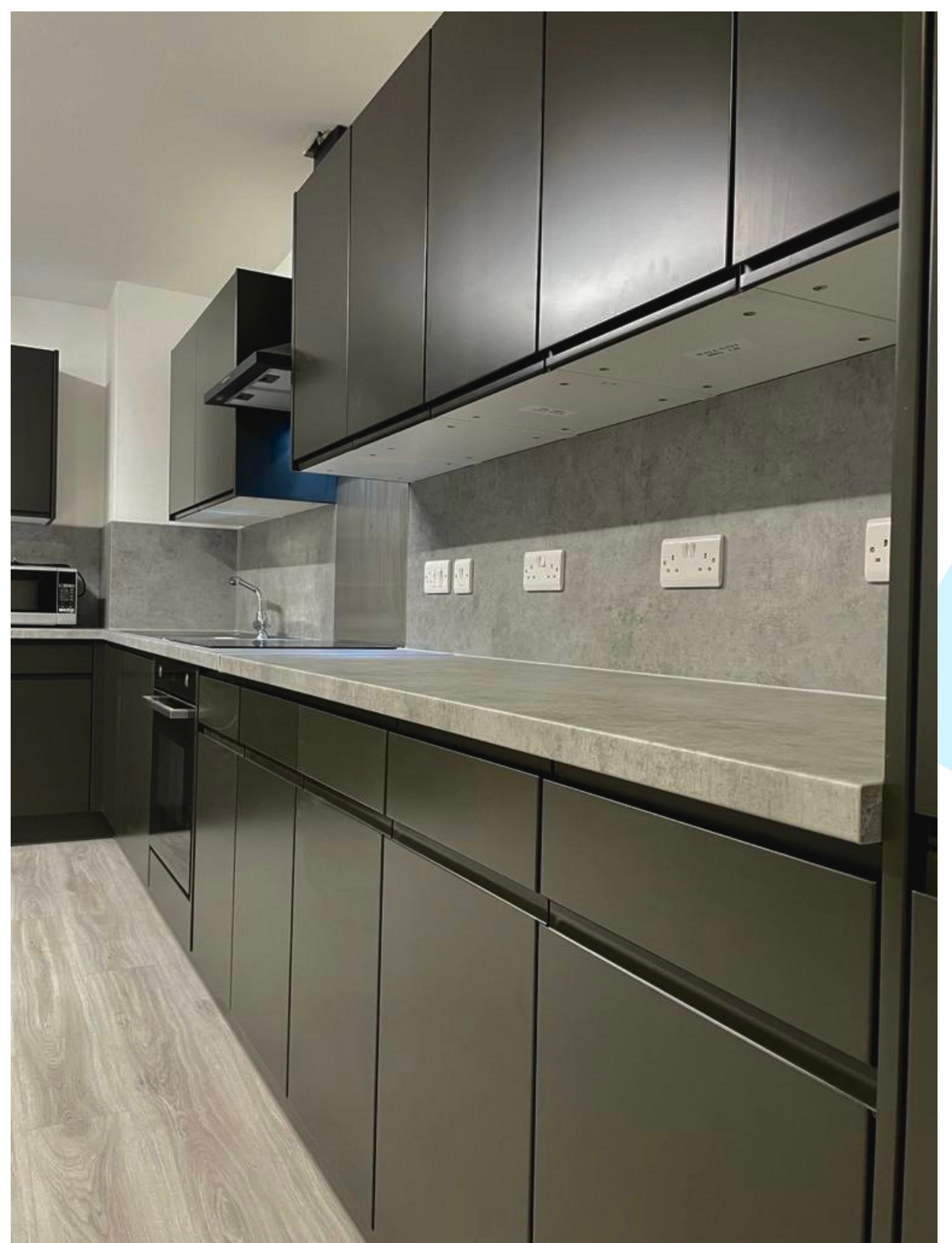
Safe and effective management of the interface between the works and building occupants is our first priority.

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.



Glasgow Kitchens

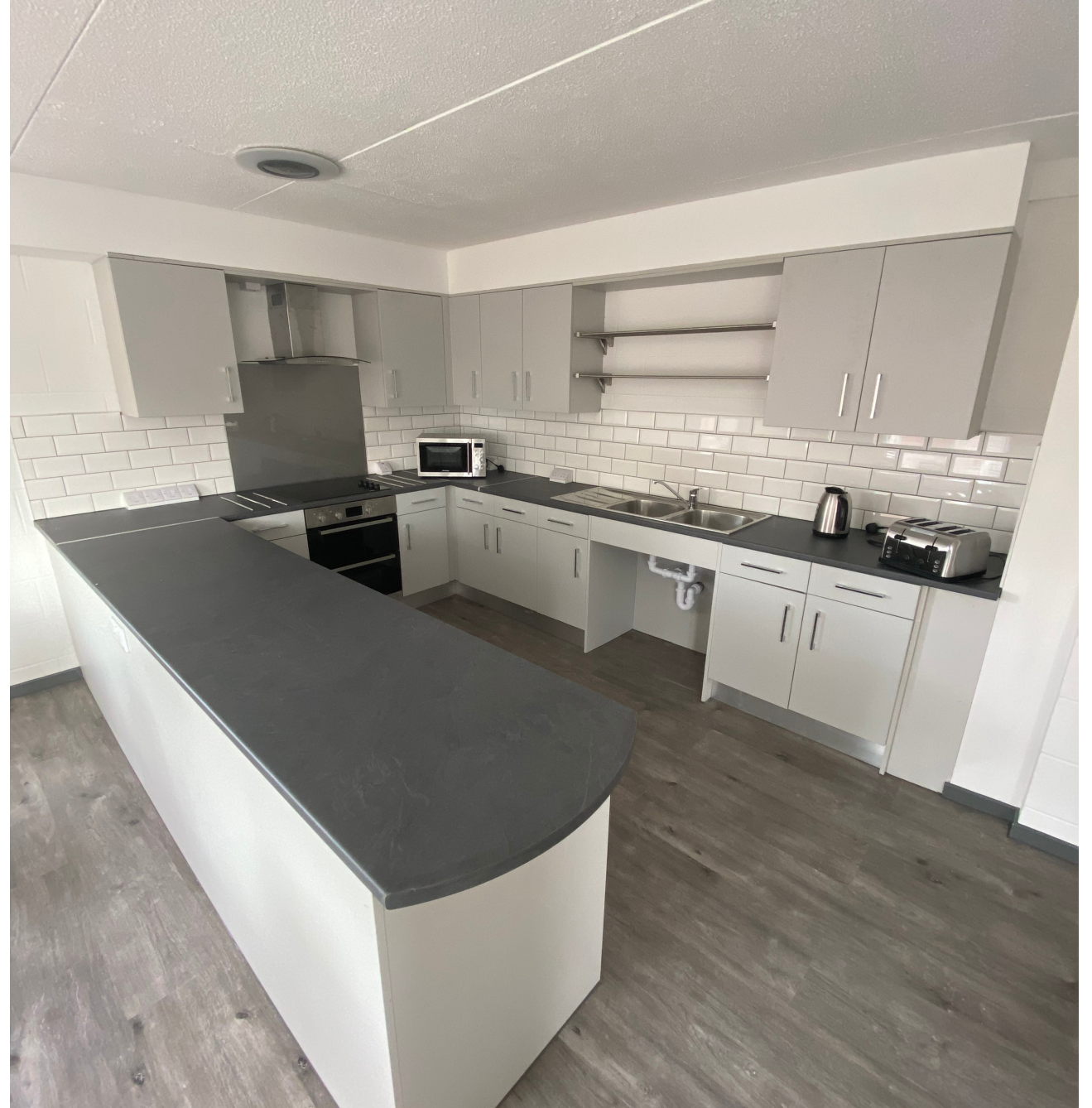


Birkenhead Apartments



**OFFERING A DOMESTIC APPROACH
ON A COMMERCIAL SCALE**

Nottingham Student Accommodation



ISO
9001 : 2015
14001 : 2015
45001 : 2018
INTEGRATED
MANAGEMENT
SYSTEM
REGISTERED



Citation
APPROVED





OUR CLIENTS

We work in partnership with the following businesses



Rooms Group Interactive Client Dashboard

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

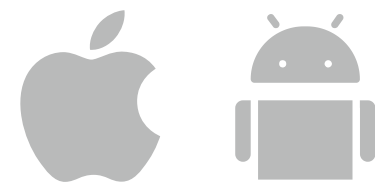


The dashboard is supported by bespoke reporting software and enables key project information to be viewed in an easy to read format on a single screen.

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

Dashboard features include:

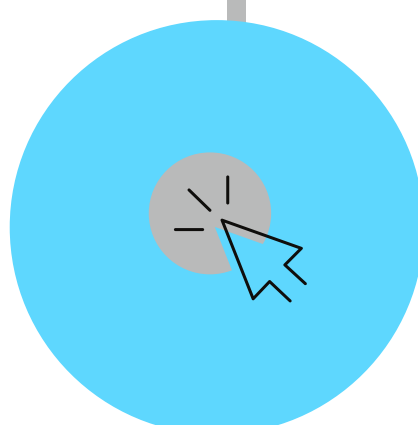
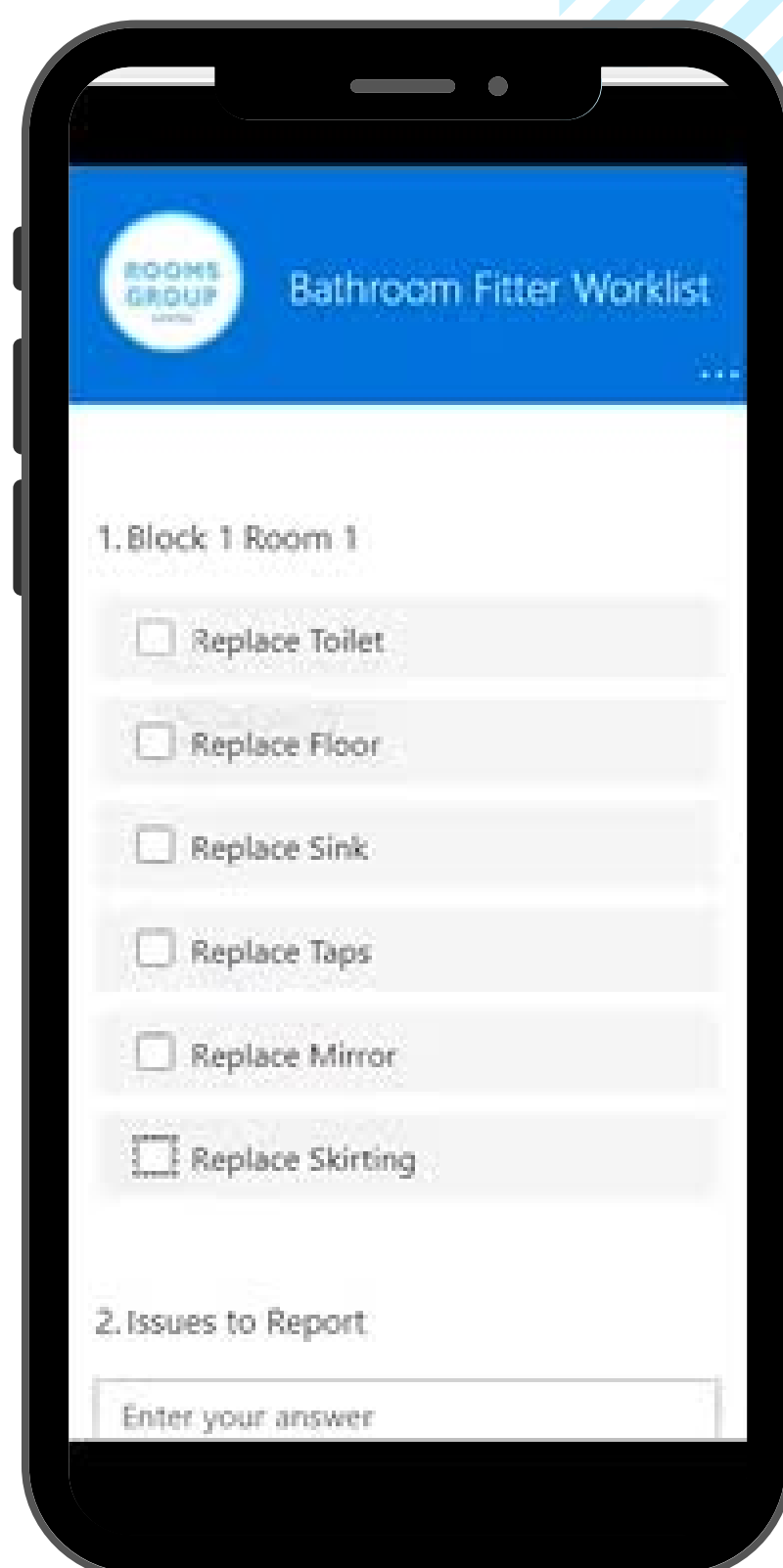
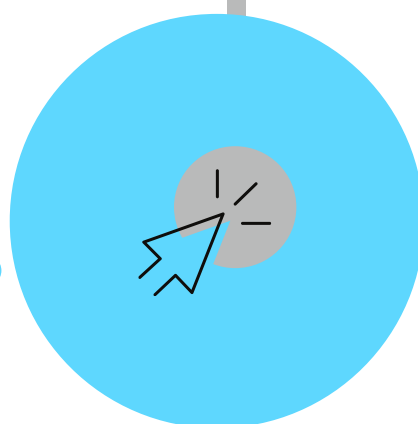
- Progress vs programme
- The value of works completed
- Change Management
- Resources on site
- Health & Safety Status
- Remote delivery of toolbox talks.



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: Student Roost
Value: £2.9 M
Programme: 18 Weeks

CAPITAL GATE, LIVERPOOL



Client's Requirements

To refurbish 430 bedrooms and en suite bathrooms, 76 communal kitchens and 9 studio flats. Other works also include landlord circulation areas and outdoor spaces

Demonstrated value via contract award through a competitive tender process.

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

Working with the client to prepare specifications for solid and cost-effective solutions addressing a wide range of variables including condition, age, aesthetic and a number of common defects.

Formalizing a bespoke scope of works for the en-suite bathrooms with major elements including: renewal of shower cubicle wall cladding, replacement of lighting, installation of mirrors and shower accessories, renewal of bathroom floor and ceiling finishing's.

Replacement of all kitchen and MVHR units, new wall and ceiling finishing's, new lighting and electrical appliances installations, dining room furniture and the supply and installation of new appliances.

Developing a robust waste management plan to cater for the re-use and recycling of all removed fixture and fittings.

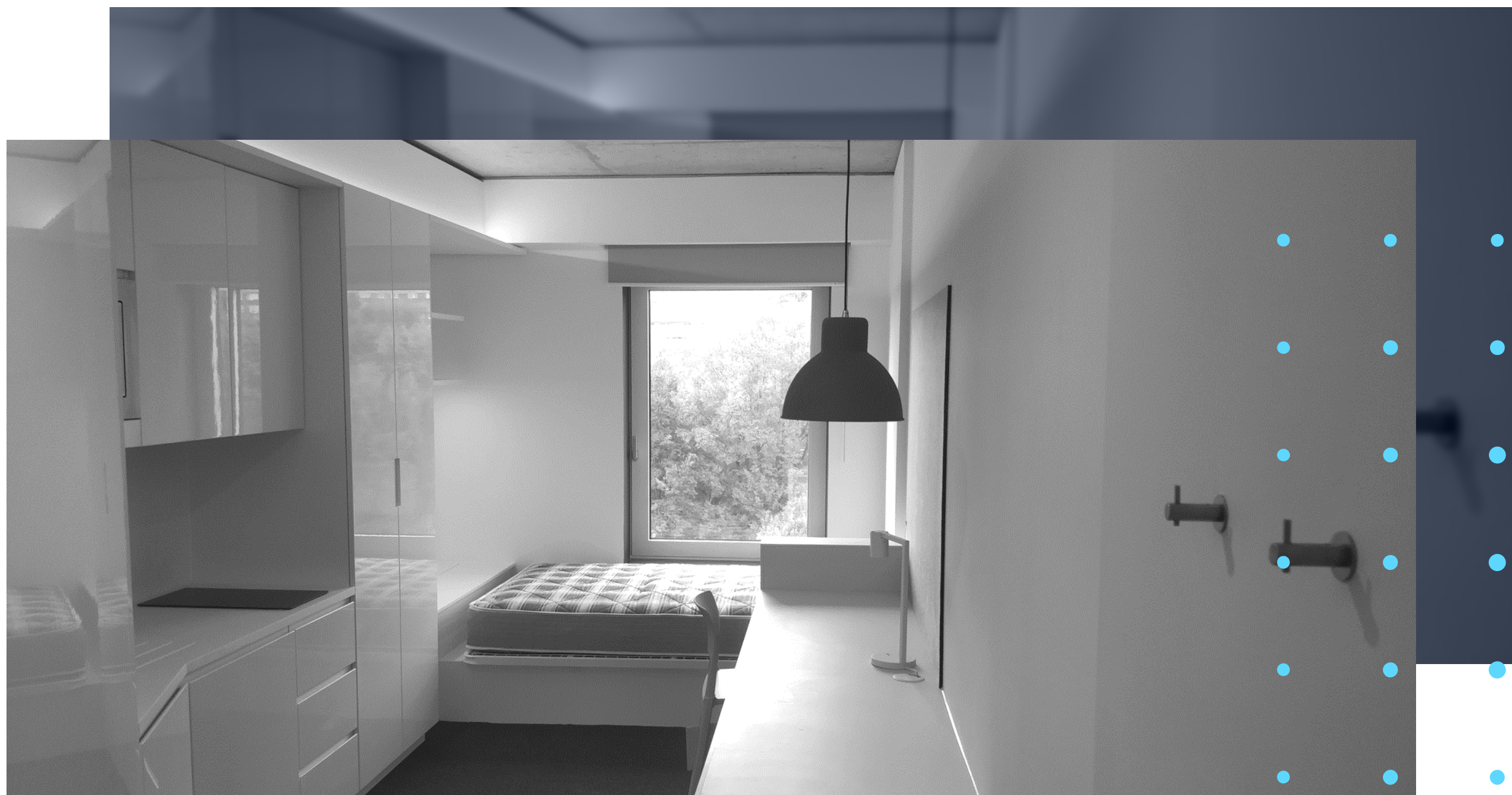
Transformed external areas into vibrant, modern and inviting outdoor spaces where students can congregate safely in the city center of Liverpool.

Implementation of a robust COVID secure work system.



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: Homes For Students
Value: £450K
Programme: 16 Weeks

CAMBRIDGE REFURBISHMENT



Client's Requirements

To refresh and renew 242 rooms and 40 kitchens

Carried out joint surveys with the client to identify requirements for renewal. As well as undertaking of surveys to determine compliance with Local Authority Space Standards for 40 nr HMO (242 nr bedrooms) located around Cambridge city centre.

The scope of works included, internal and external maintenance and refurbishment ranging from roof repairs to damp proofing, kitchen and ensuite bathroom refurbishment as well as remodelling and conversion of properties to ensure compliance with space standards.

Working with the client to prepare specifications for solid and cost-effective solutions addressing a wide range of variables including condition, age, aesthetic and a number of common defects.

Developing a robust waste management plan to cater for the re-use and recycling of all removed fixture and fittings.

Transformed external areas into vibrant, modern and inviting outdoor spaces.

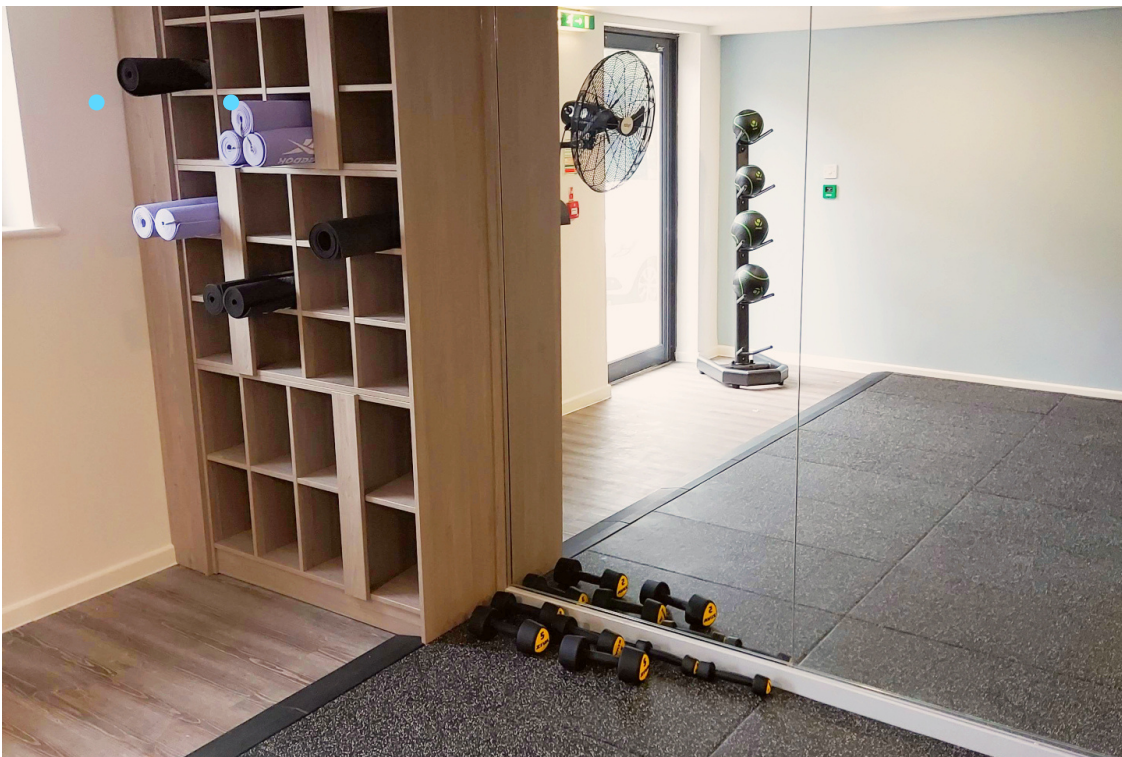
Implementation of a robust COVID secure work system.

Client: Student Roost

Value: £2.2M

Programme: 31 Weeks

CENTRAL PLACE, SHEFFIELD, PHASE 1&2



Client's Requirements

To refresh 636 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 as well as designing and creating multiple functional courtyard 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, totalling a refurbishment of 636 ensuite rooms .

Client: Ocasa Homes
Value: Undisclosed
Programme: 10 Weeks

EGAN COURT, LIVERPOOL



Client's Requirements

To design, remodel and refurbish existing 2 bedroom apartments.

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. Therefore satisfying the clients lif cycle analysis criteria.

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'.

Apartments were re-configured to provide 3 / 4 bedrooms, all incorporating ensuite facilities and a shared kitchen. With thoughtful use of space, the available floor area was utilised to its full potential, providing modern, stylish and desirable accommodation.

Client: Student Roost
Value: £250K
Programme: 8 Weeks

MARY PAGE, SHEFFIELD



Client's Requirements

To refresh and renew 61 rooms, 34 communal kitchens and 34 shared bathrooms

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. Therefore satisfying the clients lif cycle analysis criteria.

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

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'.



GLASGOW KITCHENS

Client: Student Roost
Value: £1.7M
Programme: 36 Weeks



Client's Requirements

Rolling Programme Renewal of 126 Kitchens & MVHR Units

Secured via competitive tender.

Phase 1 works comprised the renewal of 36 nr kitchens including installation of new Mechanical Heat Recovery and Ventilation units plus ductwork.

Associated works involved renewal of all ceiling, wall and floor finishes, re-configuration of partition walls, as well and the supply and installation of new dining furniture.

All installations were completed whilst flats remained in occupation, with 9 kitchens being completed every 9 working dates.

Successful completion of Phase 1 on time and within budget led to negotiation of a second phase consisting of a further 90 nr kitchens over a 30 week rolling programme, again undertaken whilst all students remain in occupation.





Client: UPP
Value: £650K
Programme: 6 Weeks

NOTTINGHAM REFURBISHMENT



Client's Requirements

Refurbishment and reconfiguration 3 year framework

Rooms Group were appointed under a 3 year framework agreement, commencing in June 2021 to deliver UPP's summer works programme at two of their Nottingham sites.

Works included the refurbishment and reconfiguration of 69 ensuite shower rooms, plus refurbishment of 18 communal bathrooms, replacement of 10 kitchens as well as redecoration of 180 bedrooms plus renewal of floor finishes to 96 bedrooms and communal areas.

All works were delivered in full accordance with the client's time, cost and quality requirements.

