

S Voase Builders Ltd

Established in 1991, S Voase Builders Ltd is a well respected and progressive construction company that offers quality in construction throughout Yorkshire and Lincolnshire.

The Company, set up by Stephen Voase, was initially called S Voase Building and Joinery Services, but soon grew to become a partnership incorporating Victoria Voase. Just seven years after being established, the Company became a Private Limited Company, S Voase Builders Ltd with Stephen as the Director, and Victoria as the Company Secretary.

The Company now has three Directors, Stephen Voase who oversees the running of all contracts and is the driving force behind the Company, Ian Gibbins MRICS who joined the Company in 2008 and is responsible for managing the estimating team and working closely with Stephen on contracts, and Victoria Voase who manages the financial aspects of the Company. All are supported by the Health & Safety Manager Ruth Stanley LL.B (Hons), CMIOSH, MIIRSM, FRSPH and an excellent team of people. With a prestigious client list that includes a number of local authorities, healthcare trusts, police forces, housing associations, universities, colleges, schools, blue chip companies and private companies, S Voase Builders provides an experienced team of skilled employees from start to finish on every contract.

Quality workmanship and listening to a client's requirements, together with a 'hands on' approach to projects has been key to the success achieved. Stephen and

Victoria both believe in investment in people and in the Company, the majority of the S Voase Builders team are individuals who have been employed by the Company for many years. Stephen himself left school at 16 to become a CITB joinery apprentice and achieved his City & Guilds Advanced Joinery, with Distinction and won first prize in Hull Guild of Building Craft Competition, he then progressed into a quantity surveyor role with a local company and studied to achieve his HNC Building Studies with 13 Distinctions and one Merit. Further to Stephen's experience as an apprentice, the Company has always supported CITB apprenticeships in bricklaying and joinery, some of the Company's key employees started out on apprenticeships with the Company. Victoria spoke about the importance the Company places on staff training. She said: "Commitment to training and employee needs is vital. Over the years we have always employed apprentices, but also supported people through ONC and HNC construction courses and NVQs, together with various Health & Safety courses such as SMSTS, first aid, PASMA etc, not forgetting administrative employees who are kept up to date with IT training and current legislation, even Stephen went back to studying last year and completed his NEBOSH in Construction with a Distinction." The Company employs 31 staff members, made up of seven office based, and 24 on various sites. All site employees hold CSCS cards, are CRB checked to work in schools and are checked by Humberside Police to enable them to work in secure areas of

police buildings and on police premises. S Voase Builders is CHAS, Safe Contractor and ConstructionLine accredited. The Company is also a member of Hull Building Safety Group and the Humber Training Group, and Ian Gibbins is also a committee member of the Humber Construction Excellence club.

The Company has had a sustained growth, ensuring its progression within the construction industry, providing employees, clients, subcontractors and suppliers with confidence and reassurance that they are working together with a progressive and well established organisation.

S Voase Builders has a continuous expansion plan with minimal risk factor to maintain a steady and sustainable growth. The Company has progressed due to its leadership and commitment to investment, and its portfolio of clients includes Humberside Police, East Riding of Yorkshire Council, Hull City Council, North Lincolnshire Council and North East Lincolnshire Council, Associated British Ports, the University of Hull, Cranswick PLC, Humber Mental Health, Humberside Fire & Rescue, together with many local schools, private limited companies and private individuals.

This progressive company is experienced in new build contracts, refurbishments and maintenance works, and as well as the extensive portfolio mentioned, S Voase Builders has developed excellent business rapports with many local schools. Thanks to Stephen's expertise, many of these schools have offered repeat business to S Voase →

Northcott Special School



Managing Director Stephen Voase (right) pictured with Site Manager Andy Morley





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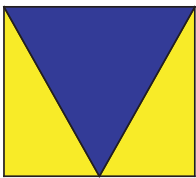


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Stephen Voase and Andy Morley welcome students to The Friary renovation in Beverley



The Friary as it once was

Builders because of the excellent service always provided. This proven track record with many schools has resulted in the Company gaining informal partnering agreements with those that the Company repeatedly work with. S Voase Builders' method of winning contracts is always thorough, procured through all methods from verbal to formal.

Since 1995, S Voase Builders has also worked to develop relationships within local special schools, whereby the importance of working closely with staff members and understanding the importance of working in a secure occupied area in order to maintain the security of the school is of essential importance. Many of the employees who work for Voase Builders have been with the Company for many years, which is extremely helpful as head teachers, caretakers and staff are familiar with S Voase employees. S Voase Builders' success has resulted in the Company becoming the recommended installers of Armitage Venesta Washroom Systems, having had considerable experience of refurbishing many cloakroom and toilet facilities.

Over the years, the Company has fitted hundreds of such systems into local schools, the University of Hull, new builds such as the Village Hotel in Hull and the Peter Barratt Garden Centre, and most recently in a number of community toilet refurbishments for East Riding of Yorkshire Council. Due to their experience, S Voase Builders can assist the client with design concepts and practical advice on the usability of the design.

The Company's reputation was further enhanced at the end of 2009 after being awarded a framework agreement with four regional councils as a YORbuild Main Contractor. This was the result of a year long evaluation of the Company, submitting hundreds of detailed references, carrying

out example tenders, health and safety evaluations and various presentations. The scale of this achievement is evident due to the fact that only five local companies were successful in this procedure.

Since becoming YORbuild Main Contractors, the Company has successfully tendered for various contracts under the scheme. A project that has just been completed by S Voase Builders is the renovation of The Beverley Friary in Beverley for East Riding of Yorkshire Council, a project that was overseen by the Beverley Friary Preservation Trust as parts of the building are medieval, with some areas of it dating from the 13th and 14th Century. The Friary has benefited from a £270,000 overhaul, converting it into a modern, well equipped youth hostel, with S Voase Builders working hard to ensure the preservation of the historic architecture. The project attracted much local publicity and the Company invited students studying construction at East Riding College to visit the site at various stages of the project to see the fascinating renovation work progressing.

Stephen Voase said: "The Friary was an impressive project to be a part of and we were thrilled to be able to complete it ahead of schedule for our client, particularly as it is always difficult working in buildings so old."

Other recent YORbuild projects include: the building of affordable homes for East Riding of Yorkshire Council at sites in Barmby on the March and Swinemoor in Beverley. The whole idea behind affordable homes is to build properties which are economic for people to live in, with very little outgoing costs on things such as utilities. As a result, the properties are built to a very high specification, including photovoltaic tiles, rainwater harvesting features and extremely high specification insulation.

Refurbishments and extensions of

Pocklington and Hornsea Fire Stations, together with alterations and refurbishments to Withernsea, Preston and Patrington Fire Stations are all carried out through YORbuild and East Riding Council for the client Humberside Fire Brigade. An extension took place at Withernsea Primary School, with key features being the maximum use of natural light, non-slip flooring and a new sheltered entrance for parents and children, free flow for playtimes, an enhanced outdoor provision and a secure safe environment for all.

Refurbishment and extension to North Ferriby Library provided new public and staff facilities within the building, while work at Goole Leisure Centre involved the refurbishment of their Tone Zone. Bacon Garth Primary School provided new mezzanine office accommodation, and remodelling of various public conveniences has also been undertaken. All of these schemes were for East Riding of Yorkshire Council.

As well as acting as Main Contractors on YORbuild contracts, the Company also produces Employment Skills Plans and Wrap waste reports for projects over £100,000 for the client, thus ensuring that S Voase Builders and their sub-contractors are progressive in their training of people within the industry and take their social responsibilities seriously, together with ensuring as a Company they are as responsible as possible for recycling waste materials. The Company also pays 0.2% of YORbuild contract values back into the YORbuild 4 Good Charity fund, which is an initiative that has been set up for contractors to give something back in value or resources to the local community. Based in purpose built offices in Hull, totalling 5,500sq ft with undercover warehousing, S Voase Builders mainly carry out work with a contract value ranging →

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anywhere between £100 and £1M. However, there are exceptions, with the Company carrying out projects in the past that are in the region of £2.5M.

The new offices are a great example of the Company's willingness to invest and to improve all aspects of the working environment. Other examples include their willingness to ensure vehicles are maintained, that all computer hardware and software is consistently updated, they host their own web space for subcontractors to access large tender documentation for projects; and they have just recently invested in a new estimating software package. S Voase Builders are pleased to be busy at a time when some within the construction industry are experiencing difficulties, Ian Gibbins commented: "Everyone within the Company works hard and doesn't take things for granted, winning a tender is just the first step, then we try to go that extra mile for the client."

The Company is currently carrying out several contracts, five of which are for the client Cranswick Country Foods Plc, some of which are being carried out in a very short period of time to meet the client's programme. They comprise of building a lift shaft and managing the sub-contract works for that project; carrying out groundworks to an extension to the packaging factory; constructing a dolav wash building; refurbishing and altering a butchery project and building a transformer building, TX4, approximately 120sq m and five-metre storey height. The TX4 building is constructed of brick and block and has been built within three weeks for the client, which has involved S Voase Builders employees working seven-day weeks and long hours to get the building erected in time. The Company is working on these projects in conjunction with architectural designer Ian Trundle of Trundle Design.

Other contracts also being carried out are the refurbishment of Hessle Police Station in various areas, comprising of updating electrics and renovation of building finishes for Humberside Police. Numerous other projects have been carried out for Hull City Council, alongside consultants NPS, which are predominately social service buildings and school building refurbishments and alterations. Newington Primary refurbishment of three sets of toilets with roofing works to follow is ongoing,

as is the full refurbishment of the NHS Anlaby Clinic Health Centre and works renovating a public house in the local village of Walkington.

The Company has also just completed four lots of toilet refurbishments and enabling works for adjacent buildings for the University of Hull; and projects with Humber Mental Health comprising of three major refurbishments of buildings which are high security. The Company's experience of working within occupied buildings was essential for the successful completion of the Humber Mental Health works. S Voase Builders' continued success is a result of sustained growth throughout all the years of trading and this year, a turnover of over £4M plus is expected, which is quite an achievement.

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