

A photograph of a brick building with a sign that reads "STP CONSTRUCTION". The sign is dark with "STP" in large, bold, light-colored letters and "CONSTRUCTION" in smaller, light-colored letters below it. The building has a gabled roof and several windows. The image is overlaid with a dark green tint and a thin green border.

# STP

CONSTRUCTION

Skilled. Trusted. Professional.

COMPANY PROFILE

## OVER 20 YEARS OF QUALITY CONSTRUCTION ACROSS THE UK

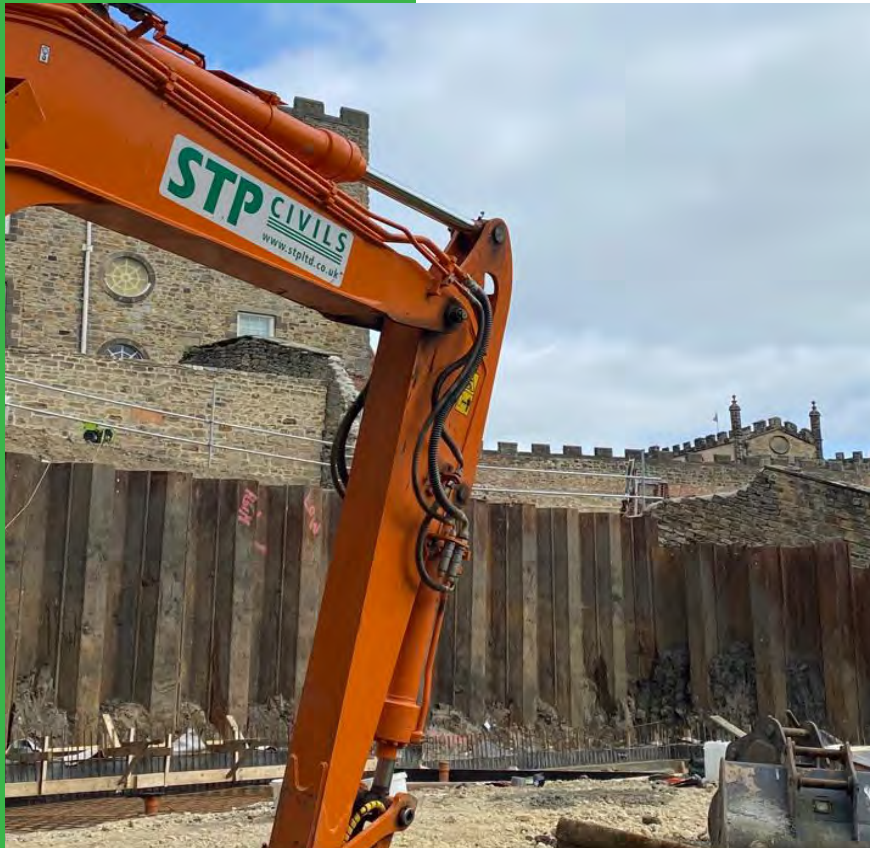


- Introduction
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## INTRODUCTION



STP is a building and civil engineering contractor operating throughout the UK from offices in Tyne & Wear and Yorkshire. Established in 2003, the team have achieved an excellent delivery portfolio across various work streams and sectors which has gained the business the reputation of being one of the industry's most respected building and civil engineering contractors.

We believe that our refreshing philosophy of 'clients for life' has driven our quality service offering from project inception through to handover and beyond and has ultimately been rewarded with numerous repeat orders.

The directors of STP adopt a 'hands on' approach leading the delivery teams by example ensuring client satisfaction is central to everything we do.

Our mission is to respond quickly to the needs of our customers, sustain a profitable growth and to exceed expectations at all times.

We aim to work in partnership with our clients to add real value by seeking out the best value through our robust and proven supply chain and through life cycle considerations of all building components.

STP currently employs over 60 people including directly employed tradespersons, backed by an experienced, highly-skilled and professional administration and management team.

## INTRODUCTION

# DIVISIONS OF STP CONSTRUCTION



MAJOR  
PROJECTS



CIVIL  
ENGINEERING



SMALL  
WORKS



OUR DIVISIONS

## OUR DIVISIONS MAJOR WORKS



Our Major Works Division is headed by Ian Cowling (Operations Director) and Tony Day (Senior Contracts Manager), undertaking works with a value range of £250,000 to £10m.

Works undertaken by this division generally consist of new build, larger extensions, refurbishment, fit out and remodelling projects. We have particular experience of undertaking works in live, occupied and operational environments. We also operate large scale restoration projects of listed buildings and heritage attractions.

Our talented and experienced team bring over 50 years delivery expertise to any project, underpinned by exceptional organisational and communication skills and commitment to quality.

**With the ability to work nationally, we work with various sectors including:**

- Commercial premises and office space
- Industrial storage units
- Healthcare and pharmaceutical
- Education and student accommodation
- Retail and hospitality
- Hotel new build and refurbishment
- Automotive and transport

**OUR DIVISIONS**



## OUR DIVISIONS CIVIL ENGINEERING



Auckland Castle 2023

Our Civil Engineering Division is led by Ian Cowling (Operations Director), undertaking works with a value range of up to £5m.

Our team offers exceptional experience having worked on a number of large civil engineering projects. We provide a full range of groundworks, drainage and highway packages delivered by our highly skilled directly employed team. We also have the benefit of owning and operating our own fleet of plant and equipment ensuring that we have adequate resources when required.

### Typical categories of works include:

- Groundwork packages
- Housing estate infrastructure
- Drainage including stormwater retention
- Reinforced concrete structures
- Commercial/Industrial foundations
- Major industrial plant / machinery bases
- Roads, pavements and car parks

## OUR DIVISIONS SMALL WORKS



Our Small Works Division is managed by Gary Smith, Contracts Manager. Undertaking works with a value range of £50,000 to £250,000, the division is supported by a team of highly skilled, directly employed tradespeople.

The works undertaken by this division typically include refurbishments, reconfigurations, extensions, DDA works and fire risk assessment improvements.

### Sectors using our small works services include:

- **Health Sector** - NHS Hospitals, GP Surgeries
- **Education** - Schools, Colleges, Academies, Nurseries, Student Accommodation
- **Religious** - Day Centres, Chapels, Churches
- **Residential** - Private New Build, Public Social Housing, Military
- **High Street** - Retail Shop Units, Banks, Building Societies

# FINANCIAL STANDING



STP has an excellent financial track record as a result of the team’s expertise, dedication and commitment to cash flow management.

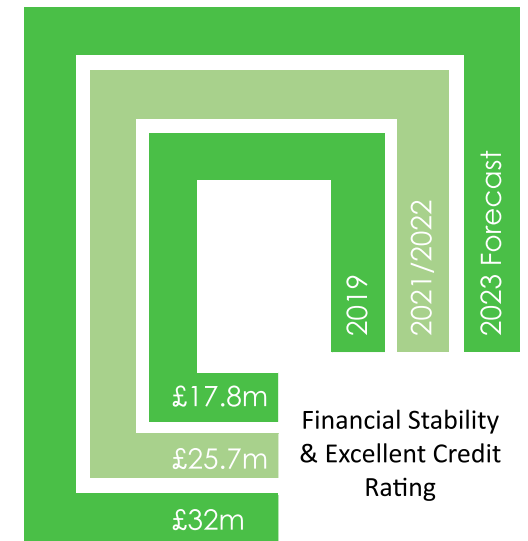
This approach has resulted in continued, significant but sustained growth. Our growth has been built around a sound and secure financial standing, enabling continued reinvestment back into our people at infrastructure.

We are dedicated to delivering ongoing training and development to all our workforce designed to maintain and enhance skills and expertise with a view to maintain our position as a market leading construction business.

## Insurances

- Product Liability Insurance  
£10m indemnity level
- Public Liability Insurance  
£10m indemnity level
- Employers Liability Insurance  
£10m indemnity level
- Contract works £6m limit of indemnity and Professional Indemnity at £5m limit

We are able to provide increased cover to suit clients and project risk needs on an individual basis.





# ACCREDITATIONS

We are committed to quality, safety and to the delivery of our environmental responsibilities as demonstrated by our accreditations and registrations.



ACCREDITATIONS

## MEET THE MANAGEMENT TEAM



**IAN COWLING**  
Construction Director

Ian commenced his career as a trainee site engineer with Balfour Beatty in 1979.

He has 40 years construction experience in works ranging from heavy civil engineering to high quality office fit outs. Ian co-founded STP in 2003 where he holds the post of Construction Director.



**JOHN SMAILES**  
Financial/Commercial  
Director

John is a Chartered Surveyor with extensive experience in both professional practice and contracting backgrounds.

John is one of the founding partners of STP and operates as the Financial Director for the company, overseeing all tendering processes and company finances.



**TONY DAY**  
Senior Contracts Manager

Tony has over 30 years experience within the construction industry, rising through the ranks from site based joiner to Contracts Manager.

Tony has worked for several major national and international organisations and has gained a number of industry recognised qualifications.

Tony joined STP in 2015 as Contracts Manager.



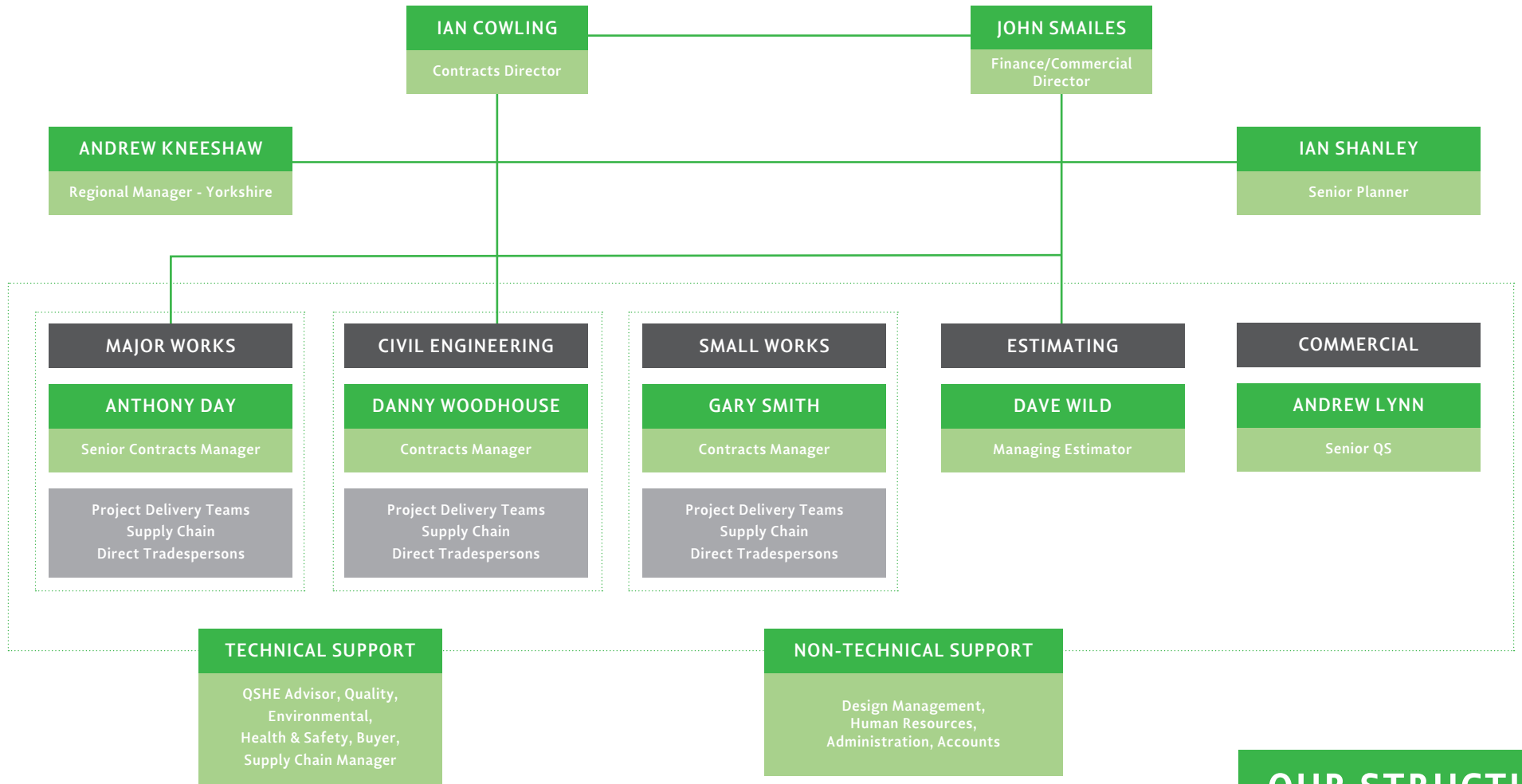
**ANDREW KNEESHAW**  
Regional Manager

Andrew joined STP in early 2020 following 20 years as Commercial Director of a medium sized contractor working predominantly in the leisure / retail sector.

Andrew's focus is to use his contacts and experience to develop our operating area into Yorkshire and to build a sustainable team from our Wetherby office to manage the workload.



# OUR STRUCTURE



# OUR STRUCTURE

## OUR PROJECTS



STP has an enviable portfolio of projects across all sectors. The quality of our work and the dedication of our teams is rewarded with repeat orders from our clients, which now accounts for a large proportion of our projects.

By adopting our proven management systems we are able to achieve quality in build, challenge the programme and meet budgets.

We adopt a robust soft landings approach to closing out projects leading to a successful handover with a target of zero defects.

We work in collaboration with our clients, architects and wider design team members, specialist consultants and our supply chain to deliver the results for which we are renowned.

OUR PROJECTS



## EIGHTH AVENUE EAST AND WEST, TEAM VALLEY



**Client Name:** UK Land Estates

**Value:** £6.4m

**Duration of project:** 28 weeks per unit

**Architect:** FaulknerBrowns Architects

**Engineer:** Portland Consulting Engineers

We were appointed by UK Land Estates to construct two high-spec industrial units in the heart of the Team Valley trading estate.

These units are comprised of office accommodation, with a full-height glazed reception and mezzanine area, 30 onsite car parking spaces and a separate secure service yard.

The units have the ability to operate at zero carbon emissions thanks to the in-built solar arrays and highly-efficient heating and lighting systems installed by us.



Completed 2023

# MATERIALS INNOVATION CENTRE, MIDDLESBROUGH

**Client Name:** TWI Limited

**Value:** £1.9m

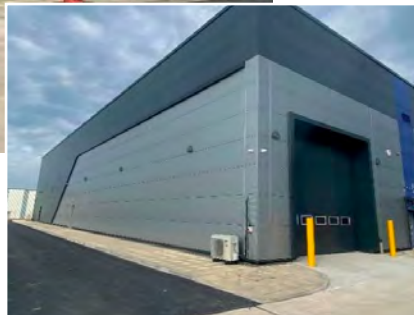
**Duration of project:** 38 Weeks

**Architect:** Logic Architecture

**Engineer:** Portland Consulting Engineers

We were contracted to construct a new 1200m<sup>2</sup> (GIFA) Materials Innovation Centre at Teesside Manufacturing Park in Middlesbrough.

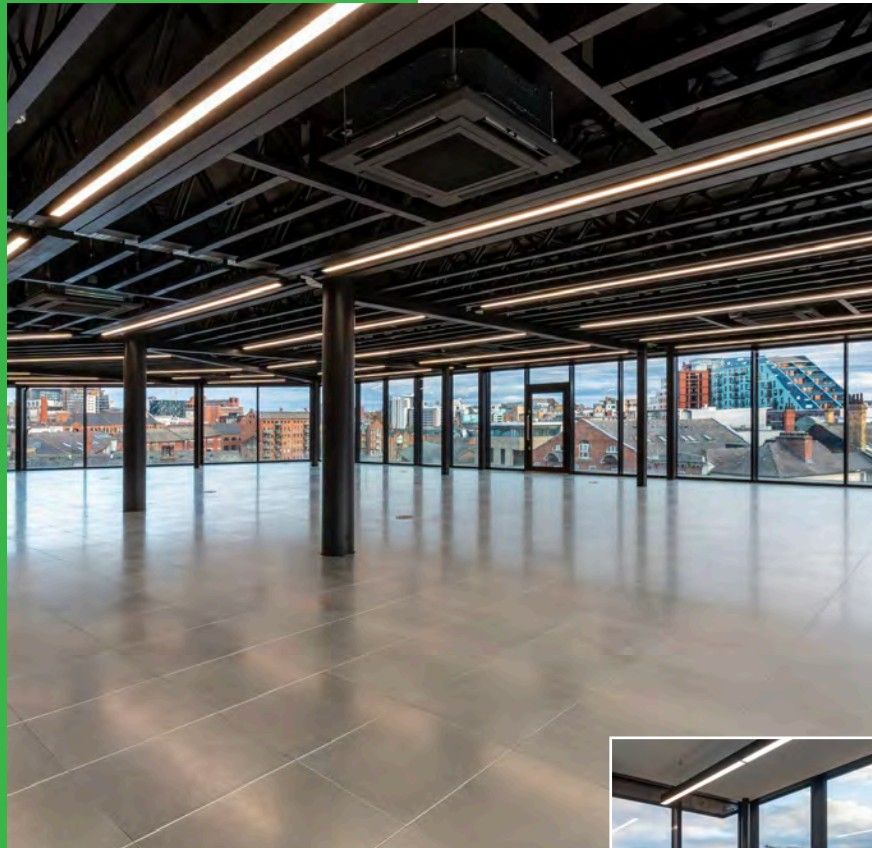
The new metal research centre allows our client to provide specialist R&D facilities, equipment and laboratory space to businesses operating in multiple sectors across the region.



Completed 2023



# ONE SOVEREIGN QUAY, LEEDS



Completed 2022

**Client Name:** Westmoreland Investments Limited

**Value:** £3.3m

**Duration of project:** 48 Weeks

**Architect:** DLG Architects

**Engineer:** JMS Engineers

Our team were involved in the extensive refurbishment of the iconic, One Sovereign Quay development.

We were responsible for the rooftop extension, internal alterations and external restoration of the building, transforming the structure into contemporary Cat A offices.

The building is now comprised of Grade A office space over 6 floors, providing modern facilities and first-class amenities for businesses.

A highlight of this project was installing an eco-friendly 'living roof' to the building in order to encourage wildlife to the local area and improve air quality.



## PRE-DELIVERY INSPECTION UNIT, CONSETT



**Client Name:** Erwin Hymer Group

**Value:** £2.3m

**Duration of project:** 28 Weeks

**Architect:** Building Design Northern

**Engineer:** Building Design Northern

Our team was contracted for the construction of a new Pre-Delivery Inspection (PDI) unit in Consett.

The new unit functions as an essential production base for the company's industry-renowned motorhome build, as well as a new Factory Service Centre and testing facility.

The new facility was built to support the business's continued growth, ensuring consistently high product quality and increasing production capacity to meet customer demand.

Our team managed the project start to finish, creating a functional, contemporary and tailor-made production unit for the recreational manufacturer.

Completed 2022





# MORPETH RAILWAY STATION, MORPETH, NORTHUMBERLAND



**Client Name:** Greater Morpeth Development Trust

**Value:** £1.87m

**Duration of project:** 62 Weeks

**Architect:** Vextrix Management

**Engineer:** Patrick Parson

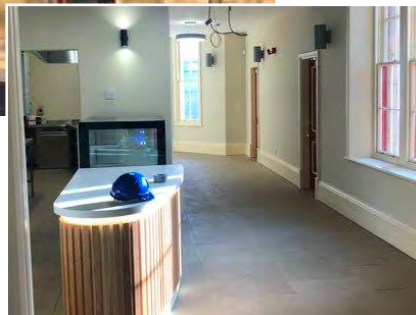
The refurbishment of Morpeth Railway Station provided new office accommodation, canteen facilities and a new ticket office to the Grade II listed building, all whilst retaining some of its original features.

The works allowed the Greater Morpeth Development Trust to reopen the historic entrance portico to provide a bespoke enterprise centre and accommodation for up to 7 small businesses.

David Lodge, Chief Executive of the Greater Morpeth Development Trust said:

“Morpeth Railway Station is the gateway not just to the town but, for many visitors, to Northumberland. The redevelopment will bring aesthetic as well as economic benefits through the provision of quality business accommodation in a unique setting.”

Completed 2020



# EAST PARADE, LEEDS



**Client Name:** Schroder Real Estate

**Value:** £6.20m

**Duration of project:** 63 weeks

**Architect:** Elliott Architects

**Engineer:** Roscoe

The works consisted of the substantial restructure of the seventh and eighth floor levels of a occupied building in the heart of Leeds City Centre.

Our team provided new Cat A Office accommodation, installing a dedicated air conditioning system and a strip-out, formation and installation of three new passenger lifts.

Three floors of the building remained occupied and fully operational during the works, with our team working night shifts and weekends to ensure that businesses based in the building faced little to no interruptions.

Completed 2020





# EARL GREY HOUSE, NEWCASTLE UPON TYNE

RICS Awards  
**2019**  
Winners

**Client Name:** MHBC & Schroder

**Value:** £3m

**Duration of project:** Over 2-year programme

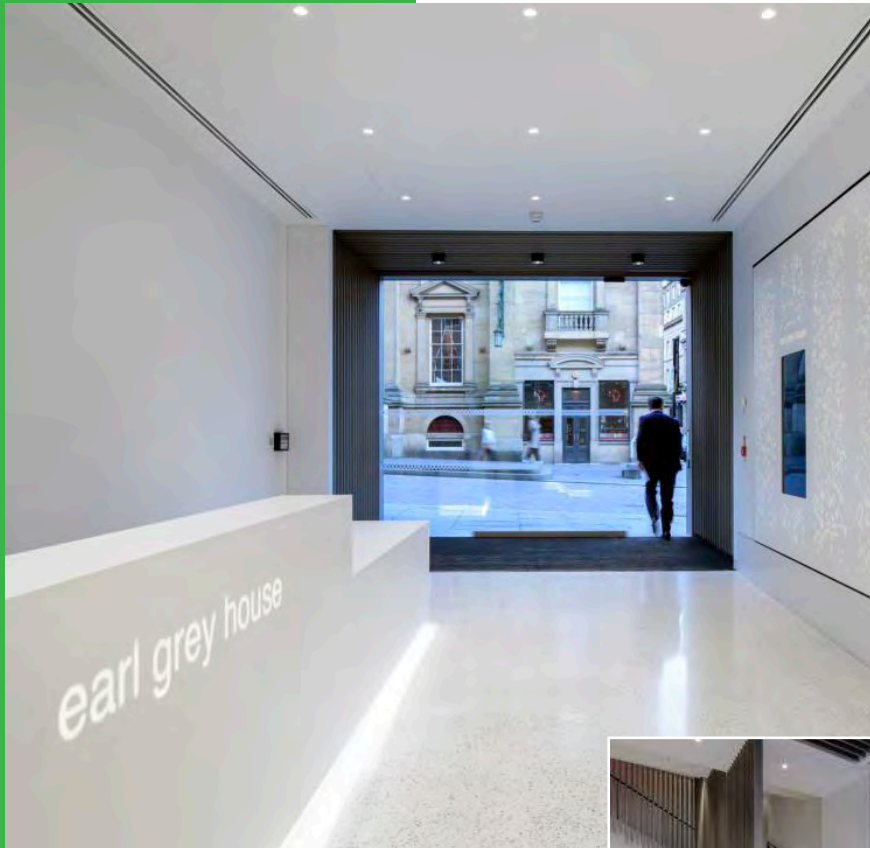
**Architect:** MHBC

This prestigious project involved the refurbishment of 3 floors and the reception area of a famous listed Georgian building on Grey Street in Newcastle Upon Tyne.

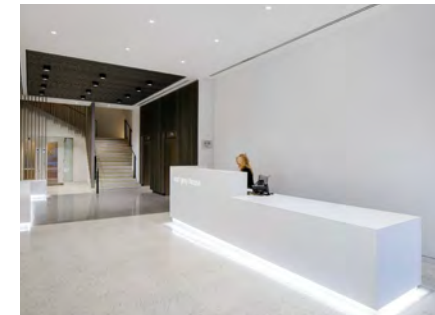
We installed new street frontage and completed a fit out of the building's reception area. This project was challenging for our team, as we had to take on both planning and heritage issues.

Both the design and our work has been acknowledged by Newcastle Council planning and conservation officers as being of exceptional quality.

The project went on to receive 2nd place in the Regional RIC Awards, which is a testament to the expertise and commitment of our team.



Completed 2019





## NEW ARRIVA BUS DEPOT, TUNBRIDGE WELLS

**Client Name:** Aviva Northern/Southern Partnership

**Value:** £3.2m

**Duration of project:** 25 weeks

With very little design at the time of work commencing, we undertook the project to convert two industrial buildings into the new headquarters for Arriva Southern.

We worked closely with project engineers to strip out the internal works, as well as undertaking extensive modifications to the steel frame. The new depot now serves as the area's main bus depot.



Completed 2019



## BUILDING SOCIETY NEW & EXISTING BRANCH REFURBISHMENT PROGRAMME, NEWCASTLE UPON TYNE

**Client Name:** Newcastle Building Society  
**Value:** £150-£250k average brand refurbishment  
**Duration of project:** Ongoing, 6-8 weeks average  
**Architect:** Silverstone

The Newcastle Building Society programme consists of existing branch refurbishment or comprehensive fit outs of new locations in response to the Building Society's branch relocation.

The works typically consist of stripping out the old security counters and converting them to an open plan environment, installing new offices, interview rooms, toilets, walls, ceilings and floor finishes to reflect the corporate image and standard of the Building Society.

Our team have delivered works to multiple branches across the North East, including Newcastle, Gateshead, Durham and Darlington. During this project, we typically worked a night shift so that the branches faced as little disruption as possible.



Ongoing

## SUPERMARKET ROLL OUT PROGRAMME NORTH EAST OF ENGLAND AND SCOTLAND



Ongoing

**Client Name:** Aldi

**Value:** £900k-1.5m

**Duration of project:** Ongoing

**Architect:** Summers Inman/Edge/Projekt

We are providing a variety of new build, extensions and refurbishments for Aldi across the North East of England and Scotland.

Our team have so far completed groundwork and civil engineering packages for 19 new build stores as well as six extensions.

We have also undertaken external works in live environments for Aldi, including paving and civil works to car parks.

All works in live store environments see the team working closely with the stores and public to ensure trading continues and a quality shopper experience is maintained in a safe environment.



# THE TYNEMOUTH CASTLE INN, NORTH SHIELDS



Completed 2023

**Client Name:** The Inn Collection Group

**Value:** £11m

**Duration of project:** 52 weeks

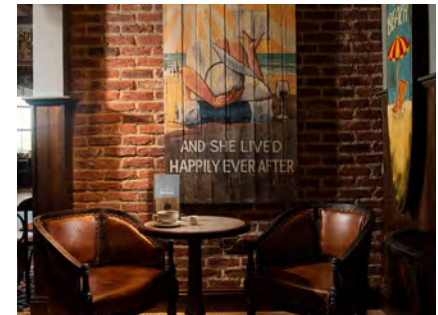
**Architect:** Design North

We were delighted to be involved in the extension and refurbishment of The Tynemouth Castle Inn (previously known as Park Hotel).

The venue, which is over 80 years old and stands in a prominent position on the coast, reopened in November 2023 after extensive redevelopment under the Inn Collection Group.

STP were involved in the new build of a two-story wing containing 20 bedrooms. We also completed extensive internal alterations and a turnkey fit-out to form bar areas and 72 bedrooms. The hotel was complete with new mechanical, electrical and lift installations.

The extension also included a bolt-on fish and chip shop and an ice cream parlour.



## THE RIPON INN, NORTH YORKSHIRE



Completed 2023

**Client Name:** The Inn Collection Group

**Value:** £8m

**Duration of project:** 50 weeks

**Architect:** Design North

Another project for The Inn Collection Group, we were involved in the multi-million-pound refurbishment of the former Ripon Spa Hotel.

External works involved complete re-roofing, specialist cleaning and repairs to stone & render finishes, new windows and external doors, and the formation of new lobby and rear patio areas.

Internal refurbishment involved extensive structural works to form the new space and the addition of 18 rooms to the former ballroom area. All existing rooms were fully upgraded to meet fire/acoustic specifications.

We completed a full turnkey fit-out to form two bar areas and 57 bedrooms. The project was complete with new mechanical, electrical and lift installations.

## OVER 20 YEARS OF QUALITY CONSTRUCTION ACROSS THE UK



- Proven delivery track record
- Repeat order clients
- Highly qualified and experience team
- Director hands-on involvement
- Financially strong with excellent credit ratings
- Earned accreditations & registrations
- Customer focused delivery
- Open & collaborative approach

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WHY STP?





# STP

CONSTRUCTION

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