

COMPANY NEWSLETTER

R1construction
new build | refurbishment

EDITION
OCTOBER 2025 - MARCH 2026

Another excellent
Residential
project complete!



Riverside in Ironbridge
has been successfully
handed over to Housing
Plus Group.

MORE INFORMATION
ON PAGE 11



INTRODUCING R1 TRAITORS

Inspired by the hit BBC series, R1 has launched its very own edition of The Traitors and things in the office have never been more mischievously dramatic.



Over the next few weeks, during the run up to Christmas, R1 will take part in a full game of treachery, teamwork, and tactical thinking: Shields to win, challenges to complete, safe and HR approved "murders" unfolding in the shadows, and round tables filled with suspicion, strategy, and unexpected betrayals as everyone watches, questions, and second guesses every move.

It's all part of a fun team-building experience designed to bring the team together, spark teamwork, and end the year with something memorable while also temporarily turning everyone against each other in the most entertaining way possible!

Remember, trust no one, suspect everyone... and stay tuned, the drama has only just begun.

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R1 Construction Announces New SIPs Project at Tile Cross Academy in Birmingham.

R1 is delighted to share that work has now begun on a brand new SIPs building at Tile Cross Academy in Birmingham. This project is being delivered for client, Ridge and Partners LLP, with a total value of £1.4 million.

The new unit will create a dedicated, fully accessible learning environment designed to support students with special educational needs. Built using off-site prefabrication, the project allows for a quicker and more efficient construction process with minimal disruption to the school's daily operations.

Alongside the SIP structure, the works include upgrades to the existing drainage system, comprehensive mechanical and electrical installations covering heating, lighting, ventilation and data connectivity, as well as the construction of retaining walls and both hard and soft landscaping.



R1 Construction Announces New Affordable Housing Development in Uttoxeter.



R1 Construction is pleased to announce the start of a new development delivering two high-quality, affordable bungalows in Uttoxeter.

The scheme includes full external works and the demolition of outdated garages, making way for modern, energy-efficient homes built with low-carbon materials and sustainable methods to help reduce environmental impact and lower energy costs for residents.

Construction is due to begin imminently, with completion expected by May 2026.

Stephen Corbett, said: "We're proud to deliver homes that not only meet the needs of local families but also contribute to a greener, more sustainable future. The Lightfoot Road project also reflects R1's ongoing commitment to providing accessible, sustainable housing solutions for the local community. Each bungalow will be built to the latest standards, ensuring comfort, safety, sustainability, and working in partnership with Trent and Dove to bring this project to life, supporting their mission to increase the availability of affordable homes in the region."



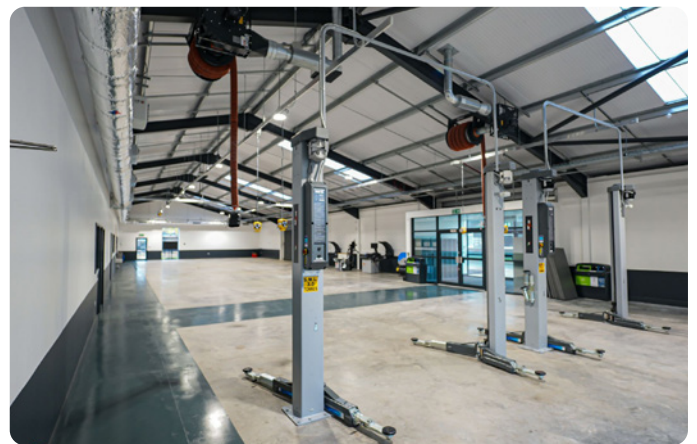
Electric Vehicle Training Centre is complete.

The new Electric Vehicle Training Centre at Barking & Dagenham College is complete!

R1 Construction were proud to construct this forward-thinking facility, which forms part of the college's commitment to developing green skills and preparing students for the future of transport and sustainability.

This exciting project involved building a new workshop with a structural steel frame, along with practical teaching classrooms, a full MEP installation, and external works to complete the development. The new spaces have been designed to create a modern, hands-on learning environment where students can gain real experience in electric vehicle technology and engineering.

It has been a pleasure working with the team at Barking & Dagenham College and all project partners to bring this vision to life. Seeing the new facility open and ready to welcome learners marks a fantastic achievement for everyone involved.



Ongoing & Completed Projects

Over the past six months, we have maintained strong momentum across our project portfolio, with several schemes reaching key milestones and a number of new projects commencing on site.

Successful completions included the handover of the Barking & Dagenham College EV Workshop and the refurbishment for the MOD. At Riverside, Ironbridge, works progressed rapidly towards completion, while at Dawley High Street the project was successfully handed over following the completion of major construction activities.

Significant progress has been made at Wigston, where the project has advanced from demolition and groundworks through to the completion of the SIPS installation, roofing works, floor construction and preparations for internal fit-out.

Across our live sites, works continue to progress at Tile Cross, MOD, Newton House and our care sector projects in Wales, with major milestones including foundation works, demolition activities, enabling works, piling operations and structural construction. Despite challenges presented by weather, live environments and complex site conditions, our teams have continued to adapt and maintain progress.

We have also welcomed several new projects into delivery, including a care sector project in Mid-Wales and Bowbrook, further strengthening our workload as we continue to build momentum across the business.



Successful Completion of Biggleswade Academy



R1 are delighted to announce the successful completion and handover of our recent project at Biggleswade Academy for Academy Estate Consultants, delivering enhanced external areas that are safer, more functional, and welcoming for all users. The works included:

- New tarmac footpath and concrete edging, replacing the existing surface and block paving areas
- Installation of new fencing and gates to support safeguarding by safely separating and enclosing play and pedestrian zones
- A brand-new barrel vaulted canopy with a durable PVC roof covering
- Full preparation and installation of new Sovereign play equipment within the upgraded play area
- New soft pour and rubber mulch surfacing to provide a safe and durable play surface
- Resurfacing of the playground with new tarmac and improved drainage connected to a new soakaway system
- New steel-framed polycarbonate roof canopy providing a bright and weather-protected space
- Refurbishment and replacement of existing and new pencil fencing and gates

A great team effort to deliver external improvements that will be enjoyed for years to come. We're delighted to announce the successful completion and handover of our recent project at Biggleswade Academy for Academy Estate Consultants, delivering enhanced external areas that are safer, more functional, and welcoming for all users.

Works underway at Riverside



We're excited to share that works have officially commenced on our latest development in Ironbridge, transforming a redundant garage court into two new energy-efficient bungalows. With the demolition phase now complete, our site team is making great progress with the groundworks.

The new bungalows being constructed for our client, Housing Plus Group, will utilise Structural Insulated Panels (SIPs), a modern, high-performance building system renowned for its strength, sustainability, and exceptional thermal efficiency. Each home will feature efficient heating and insulation systems, along with solar panels to help reduce energy consumption for future residents.

HEALTH & SAFETY WITH ROSE ML PEREIRA



As I write this, it's hard not to reflect on just how far we've come together. When I first joined, we were already a great team with strong ambition. Today, R1 has grown exponentially, stronger in capability, systems, and most importantly, culture. It has been a genuine privilege to stand alongside you all on that journey.

Together, under the guidance of our directors, both long-standing and new, you have built something real, something resilient and something genuinely exceptional. From strengthening our safety culture and striving for Zero Harm, to delivering excellence across our projects and progressing towards ISO 9001, 14001 and 45001 — none of this has been easy but you have stepped up, every time. That speaks volumes about the people in this business.

My sincere thanks to Ben and Andy for your leadership, integrity and unwavering commitment to doing things the right way. Even where financial constraints required patience and a longer path, you never compromised and that has shaped the strength of this business today. Kath, your support and belief in me has meant more than I can properly express. And to all of you, especially our site manager, looking after you, supporting you, and making sure you go home safe has always been my pleasure and has never just been a role to me. Your commitment to safety, to each other, and to protecting the company and its reputation is something you should be incredibly proud of.

Whilst I'm leaving for a new venture, I do so with genuine appreciation for all of you and gratitude for being part of such a special company, fully confident you will continue to raise the standard. Best of luck for the future R1!



The Scaffolding is Down!

We're excited to share the latest progress from our Dawley development, where the scaffolding has now come down to reveal four one-bedroom apartments.

This scheme uses (SIPs), a modern, factory engineered building system designed to deliver energy-efficient, sustainable homes that meet the needs of today and the future.

Part of a wider regeneration programme in Dawley, the development replaces the former, disused council offices with new homes that bring fresh life to the area and contribute positively to the local community.



Dawley High Street Complete!

We're pleased to announce the official completion and handover of Dawley High Street to Housing Plus Group.

These four one bedroom apartments, constructed using the SIPs method, replace a disused office block, revitalising the space and providing much needed housing for the local community.



Farewell 2025!

Key Projects

Transformed a dilapidated building into new gym facilities at Castle Donington College

In Ironbridge, we are delivering two energy efficient bungalows, due for completion early next year

Following the successful completion of Wigston Academy Science Centre, we returned to the neighbouring college to replace a building closed due to major structural defects with a modern, purpose-built facility

For Property Services Group, we delivered three projects, including the refurbishment of Ptarmigan House in Shrewsbury and education projects at Hadnall and Albrighton Primary Schools

Delivered two education projects at Barking and Dagenham College, including a science laboratory refurbishment and a steel frame EV training centre

Successfully handed over R1's first housing development at Webb Crescent, delivering 18 new homes. This led directly into The Ley, where we are transforming five outdated bungalows into 16 new homes for Housing Plus Group

Continued strong progress converting a former care home in Shrewsbury into 14 residential apartments, due for completion in 2026

During the summer holidays, we delivered refurbishment works at Stourport High School, improving the middle block, library, reception and office areas

Redeveloped the former Wrekin Group offices on Dawley High Street into four one-bedroom apartments, now in the final phase and due for handover in the new year

Milestones

Finalists for Education Project of the Year at the Structural Timber Awards

Awarded the Defence Employer Recognition Scheme Silver Award by WM RFCA

Filled and donated 15 boxes for the Samaritan's Operation Christmas Child initiative

Continued left sleeve shirt sponsorship with Shrewsbury Town Football Club

People, Partnerships and Community

Continued our partnership with Telford College, providing work experience to a further 16 students at The Ley project

Launched Coffee, Cake & Conversation as a new wellbeing initiative
R1 Sports Day brought the team together for a successful team building event

Celebrated 10 year employee anniversaries for Seb and Abi

Continued engaging with schools to promote careers in construction

New Beginnings

Works commenced earlier this month at Tile Cross to deliver a £1.4 million SIPs unit

In January, we will commence works on two new affordable homes in Uttoxeter as well as an exciting new care sector project in Wales.

Kicking the year off with a bang, we will also announce two residential projects in Crewe and Gaydon.

None of this would be possible without our incredible team, trusted clients and valued partners. Thank you for your continued support. Here is to even bigger achievements in 2026!



Planning permission granted for the new classroom development at Wigston Academy in Leicestershire.

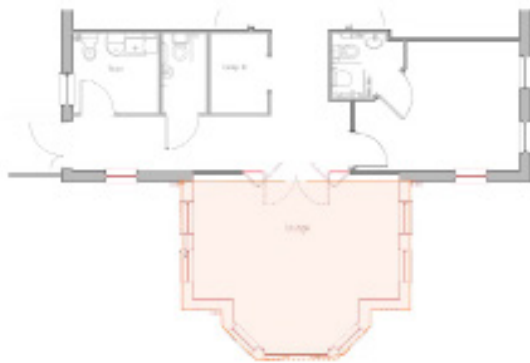
Planning permission has been granted for the new classroom development at Wigston Academy in Leicestershire for Wigston Academies Trust.

The project will involve the demolition of the existing 1990s single-storey classroom building, which will be replaced with a modern teaching facility providing new classroom spaces, unisex toilets, storage areas and staff welfare facilities. YMD Boon successfully secured Condition Improvement Fund (CIF) funding for the project in the 2025/26 round and has been appointed to deliver Architectural Services, Project Management, Contract Administration and Principal Designer duties.



R1 Construction have been appointed as the Contractor for the scheme, continuing a strong and successful collaboration with Wigston Academies Trust. This follows the completion of the award shortlisted specialist science building at Wigston Academy and the ongoing works at Wigston College. Construction is scheduled to begin in early summer for the new classroom building and we look forward to seeing this project progress.

R1 Construction Commences £1.5 Million Care Sector Project in North Wales.



Work has officially commenced on a £1.5 million care sector development in North Wales, marking a significant investment in the enhancement and futureproofing of the existing care facility.

The project will deliver a series of carefully planned demolitions and new-build extensions, designed to improve resident comfort, accessibility, and the overall operational efficiency of the building.

The scope of works includes the demolition of the existing dayroom block, which will be replaced with a new accommodation wing providing eight modern bedrooms, each with en-suite shower facilities. An existing bay window at the end of the current dayroom will also be removed to allow for the creation of a new two-storey day space and balcony.

In addition, two outdated linkways will be demolished and replaced with a new two-storey link extension, providing improved facilities including a laundry and salon. The project also includes the construction of a new linking building and corridor, complete with a walkway connecting to the high-level garden.

External works will see the creation of enhanced front garden areas, along with the installation of associated retaining structures, further improving the environment for residents and visitors.





A huge congratulations to everyone in the R1 team, you've all been fantastic throughout 2025. Special congratulations to the following individuals for winning awards in the categories below:

Rising Star Award

Libby Mckendrick

Manager of the Year

Stephen Carter

Project of the Year

Webb Crescent

Outstanding Achievement Award 2025

Jamie Swancott

Learning Moment of the Year

Ben Mulholland

Staff Member of the Year

Dan Sherratt

Outstanding Health & Safety Award

Seb Yapp





New energy efficient homes completed in Ironbridge following successful regeneration of former garage court.

A once disused garage court in Ironbridge has now been completely transformed, with construction finished on two high-quality, energy efficient bungalows delivered by R1 Construction in partnership with Housing Plus Group.

The project has replaced the outdated garages with two modern two-bedroom affordable homes designed to support sustainable, low-cost living. Built using Structural Insulated Panels (SIPs), the properties offer excellent thermal performance, efficient heating systems and integrated solar panels, helping to minimise energy use for future residents. While highly energy efficient, the new bungalows have also been designed with the character of Ironbridge in mind, ensuring they complement the surrounding streetscape and fit the character of the local area.

Ben Tomkinson, Managing Director at R1 Construction, said: "We are delighted to see the successful completion of this project. Transforming a disused garage court into two high-quality, energy efficient bungalows has been a rewarding opportunity to support sustainable, affordable housing within the area.

"The team has worked incredibly hard to deliver homes built to modern standards, with a strong focus on reducing energy consumption for future residents. It has been a pleasure to work in partnership with Housing Plus Group."

Josh Coleman, Commercial Director at R1 Construction, added: "This has been a really rewarding scheme to deliver. Working in a location like Ironbridge means we have to strike the right balance between modern construction and sensitivity to the local setting, and I think the team has achieved that well. Making effective use of a small, disused site to create affordable homes that both perform efficiently and complement the character of the area is something we're particularly proud of. It's great to see the finished bungalows ready for residents."

Martin James, Development & Regeneration Manager at Housing Plus Group, concluded: "This scheme is a great example of what thoughtful regeneration can achieve. By transforming a long-disused garage court into much-needed affordable homes, we've been able to bring a neglected space back into positive use and strengthen the fabric of the local neighbourhood.

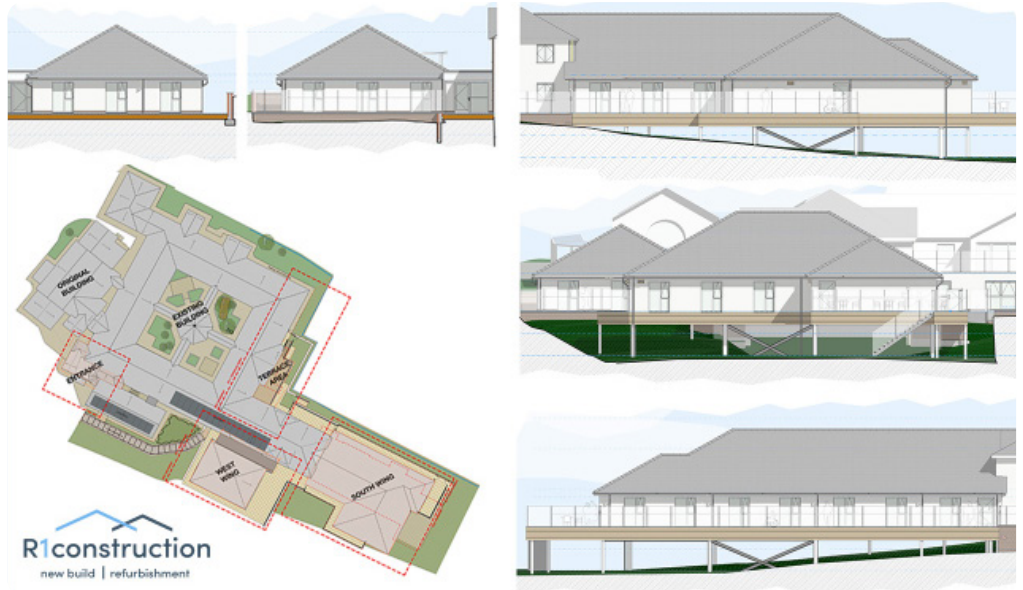
"Our focus has been on creating high-quality, energy-efficient homes that will serve residents well into the future, while enhancing the character and vibrancy of the area. Working with R1 Construction has enabled us to deliver a project that not only meets local housing needs but also contributes to the ongoing mission to create places people are proud to call home."



New Project Secured: North Wales Care Home

R1 Construction is delighted to announce the successful award of a £3.6 million care-sector contract in North Wales, further strengthening our presence within the healthcare and residential care sector.

The project involves the demolition of an existing rear wing, followed by the construction of a new 25-bed en-suite dementia and nursing unit formed with a steel frame and traditional external envelope. Works will also include a new reception entrance extension and canopy, internal refurbishment, reconfiguration and external landscaping and terrace works.



R1 Construction is proud to be playing a key role in delivering modern, high-quality facilities that support the delivery of exceptional care, and we look forward to commencing works on site.

New Project Secured: Gresty Road, Crewe



R1 Construction is delighted to have been appointed by Aspire Housing to deliver 10 new homes on Gresty Road in Crewe.

The development will comprise 9 three-bedroom houses and 1 accessible two-bedroom bungalow, all built to a high standard.

A SWEET SEND OFF FOR DAYLEE!

Our team gathered to celebrate a meaningful milestone for our wonderful colleague, Daylee, as she headed off on maternity leave and marked her last day with us for a little while.



We surprised her with a lovely baby shower in the office, filled with laughter, homemade treats, and heartfelt moments. It was a beautiful way to recognise all she's brought to the team and to send her off with love as she prepares for this exciting new chapter.

Daylee, we'll miss your positivity and presence in the office while you're away, but we couldn't be happier for you. Wishing you a smooth, joyful journey ahead as you welcome your little one.

Supporting the next generation!



R1 Construction is proud to sponsor the away kit for the Meresiders Mighties Under 7s team in Shrewsbury!

The lads have been off to an incredible start this season, showing great teamwork, energy, and sportsmanship (and giving their opposition a real challenge!)

We're thrilled to support such a passionate group of young players and can't wait to see how the rest of their season unfolds. - Mon The Swans!

The SIPs installation is complete at Wigston College!



Good progress continues on our Wigston project, with several key milestones recently achieved.

The SIPs installation has now been completed, and roofers are currently on site installing the vapour control layer, insulation and roof coverings. Floor DPM and insulation are also complete, with floor screed installation taking place at the end of the week.

All service trenches and ducts are now finished, clearing the way for the next phase of works. Internal works are due to commence from next week as the project moves forward.

Welcoming New Talent to the R1 Construction Team

We're delighted to welcome three new members to the R1 Construction team: Debbie, Construction Buyer; Jack, Quantity Surveyor; and George, Site Manager.

Debbie joins us as our new Construction Buyer, bringing over nine years of hands-on construction experience. With a strong background in materials procurement, supplier relationship management and budget control, she has worked across a wide range of projects ensuring the right materials are on site at the right time. Having experience on both the site and office side of construction, Debbie brings valuable insight into keeping projects running smoothly and on programme.

Jack joins the team as a Quantity Surveyor, bringing strong commercial awareness and a detail focused approach to cost management. With experience supporting projects from initial estimates through to final accounts, Jack is known for his analytical mindset, collaborative approach and commitment to delivering value, making him a great addition to our commercial team.

George joins R1 as a Site Manager with excellent site leadership experience and a passion for delivering projects safely, efficiently and to a high standard. He is skilled in coordinating teams, managing day-to-day site operations and fostering a positive working culture, with a proactive approach that keeps projects progressing smoothly.

We're excited to have Debbie, Jack and George on board and look forward to the expertise and fresh perspectives they'll bring to R1 as we continue to grow and deliver exciting projects.



Routes 2 careers



We concluded National Apprenticeship Week on a high with a fantastic afternoon at the Routes2Careers event at Shrewsbury College.

It was great to meet so many enthusiastic young people keen to learn more about their future options within the construction industry.

The team had some excellent conversations about what a modern career in construction really looks like, highlighting that there is no single route into the sector.

The Telford Skills Show



Our team recently attended the Telford Skills Show at The International Centre, and the atmosphere was fantastic. Dan and Thomas spent the day speaking with attendees about starting a career in construction and the wide range of opportunities available at R1.

From current job vacancies to T-levels, apprenticeships, and what working on site is really like, there were plenty of great conversations with people keen to explore their future in the industry.

Fundraising Fun for Comic Relief

We had a great day raising funds for Comic Relief and bringing everyone together for a brilliant cause.

Thanks to the generosity of our subcontractors, suppliers and colleagues, we were able to offer an excellent range of prizes, including tools, hampers, vouchers and experiences.

A huge thank you to everyone who donated prizes, bought tickets and supported the day.

Together, we raised an impressive £367 for Comic Relief. It's always great to come together as a team, have a bit of fun and support such an important cause.



The Traitors REVEALED



To wrap up an excellent month of The Traitors, R1 hosted the grand finale on the last day, featuring two exciting activities before revealing the winner.

In The Banshees, the group split into two teams in separate locations. Players shared numbered sounds, one team described each sound while the other matched it to the correct number. In The Jigsaw, cryptic riddles led players to hidden jigsaw pieces across R1, which they had to find and assemble together. The final part took everyone outdoors for the big reveal. Dan, Jim, Jord, and Tom chose green to end the game. Jord and Tom revealed they were the traitors, meaning they won the game!

A huge thank you to the entire R1 team for throwing themselves into the game and making it such a brilliant team-building experience. It may have caused a few temporary trust issues, but it is one we will be laughing about well into the new year.

Project Update: The Ley



Major milestones at The Ley in Telford. The first plots on Site A are now approaching handover, while construction has officially started on the final two homes within the development.

The scheme will deliver 16 high-quality, energy-efficient bungalows for social rent, providing a balanced mix of ten one-bedroom and six two-bedroom homes.

Operation Christmas Child & Shrewsbury Foodbank

Before the Christmas closure, the R1 Construction team came together to support Shrewsbury Food Bank and Operation Christmas Child. The team collected and delivered donations, helping individuals and families who may be facing particularly challenging times. As part of this effort, R1 donated 15 shoeboxes filled with toys, school supplies, hygiene items, and little surprises for children who might otherwise receive nothing this festive season. A huge thank you to everyone who generously contributed to these important causes.

A huge thank you to the R1 team, who took the time to shop and pack each box with care. Your generosity helps bring joy and a smile to children across the world at a time when it's needed most.



Recent Sites of the Month!

October - MOD SITE

Well done to the team for successfully delivering this project to a high standard. A fantastic achievement that reflects the team's hard work, attention to detail, and professionalism.

November - Barking & Dagenham

Congratulations to the team on the successful handover of the Barking & Dagenham College EV Workshop. A great achievement delivered through strong teamwork, coordination, and attention to detail.

December - Riverside

The Riverside project made a strong start, with SIPs installation, boarding, and scaffolding all completed. The site also achieved positive Considerate Constructors Scheme scores during its January visit.

January - Care Sector Project

The project has made a good start under the leadership of the Site Manager and the wider delivery team. Despite the challenges of a live environment, progress has been smooth and the client is pleased with the project.

February - Wigston College

Wigston earned Site of the Month for February after overcoming a challenging start. With the SIPs installation complete, progress has accelerated and the team is driving the project forward with real momentum.

March - Dawley High Street

High Street has been awarded Site of the Month for March following a successful handover, with no defects reported to date. A great achievement and testament to the team's high standards and attention to detail.

Recent Employees of the month!

October - Allen Mills



For his consistent hard work and dedication. He regularly takes on complex projects independently and delivers them to a high standard. A real asset to the team.

November - Dan Dyke



Dan has quickly become a valued member of the team. His positive attitude, strong work ethic, and willingness to get stuck in have made a real impact since joining R1

December - Abi Bebb



Abi is recognised for her outstanding contribution in December, helping deliver successful staff events while also improving the quality of our tender submissions and future opportunities.

January - Molly Harvey



Molly has made a fantastic start as Business Development Manager, building strong client relationships and creating exciting new opportunities for the business.

February - Jack Wylde



A reliable and dedicated team member, he consistently supports colleagues and contributes to supply chain growth through the onboarding of new suppliers.

March - Debbie Bradbury-Walker



Debbie has quickly become a valued member of staff. Her positive attitude, willingness to help and support of the finance team, particularly around month end, have made a real difference.