

# COMPANY NEWSLETTER

**R1construction**  
new build | refurbishment

EDITION  
APRIL - SEPTEMBER 2025



**Abi Bebb celebrates  
10 years with  
R1 Construction!**



We are delighted to share  
Abi is celebrating her  
10th anniversary with R1  
Construction!

ON PAGE 11

## NEW COMMERCIAL DIRECTOR: JOSH COLEMAN

Josh brings a wealth of industry knowledge and commercial expertise, underpinned by over a decade of experience in the construction sector. His deep understanding of the complexities involved in commercial delivery will be invaluable to R1 Construction's leadership team as the company continues to expand its operations.



Throughout his career, Josh has successfully led the commercial delivery of a diverse portfolio of construction projects, ranging from large-scale developments to bespoke schemes. His consistent focus on value, collaboration, and long-term outcomes aligns perfectly with R1 Construction's commitment to excellence.

In his new role, Josh will oversee the company's commercial operations, working closely with project and delivery teams to ensure robust financial control, strategic planning, and efficient contract management. His insights and expertise will support R1 Construction's continued stability and growth while enhancing the strengths of the existing senior leadership team.

We are excited to welcome Josh to R1 Construction and look forward to the significant contributions he will make as we continue to advance the business.

[R1-construction.com](http://R1-construction.com)

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## Work Underway on £2.5m Regeneration Scheme Delivering New Homes in Dawley

A £2.5m regeneration project led by Housing Plus Group, in partnership with developer R1 Construction, is set to transform a small estate in Telford with the delivery of 16 high-quality, energy-efficient bungalows for social rent. The scheme will replace five outdated bungalows at The Ley in Dawley that are no longer fit for purpose due to significant structural issues.

Designed with affordability, sustainability, and community well-being at its core, the new development includes a mix of 10 one-bedroom and 6 two-bedroom bungalows. The project has been carefully planned to meet a range of housing needs, and one of the properties will be purpose-built for a local family with specialist accessibility requirements.

The regeneration of The Ley reflects Housing Plus Group's long-term vision to provide homes that are not only affordable but also built to modern standards of energy efficiency and comfort. The new homes will be constructed using innovative building methods that support the group's ambitions for more sustainable development and reduced carbon impact.

Wayne Gethings, Group Chief Executive of Housing Plus Group, said: "This regeneration project at The Ley represents much more than replacing ageing properties. It's about creating a place people are proud to call home. Our commitment to delivering high-quality, energy efficient homes is matched by our ambition to create a thriving and sustainable community. This development will contribute to our ambition to deliver nearly 1,000 homes each year."

The development is being delivered in collaboration with The Wrekin Housing Group, whose ongoing investment in the area supports the creation of strong, resilient neighbourhoods.

Martin James, Development and Regeneration Manager with Housing Plus Group said: "The Ley is a scheme which has been long in the making and is another excellent example of partners coming together to create positive outcomes for local people. We're proud to be working alongside R1 Construction to deliver high-quality homes that respond directly to the need for affordable, energy-efficient housing in our communities. This development will make a real difference by providing much-needed homes where they are needed most."

Stephen Corbett, Development Director with R1 Construction said:

"We are proud to collaborate with Housing Plus on this development, creating high-quality, accessible homes designed to enhance the lives of elderly residents. This partnership reflects our shared commitment to delivering comfortable, energy-efficient, and thoughtfully designed bungalows that provide security and independence. By working together, we are ensuring these homes meet the highest standards, fostering a safe and welcoming community for individuals within Dawley."

"Demolition of the existing buildings is now underway, with construction due to begin immediately. We look forward to seeing the positive impact this regeneration project will have on future residents. Once complete in Spring 2026, these new homes will serve the community for generations to come."







# R1 Sports Day

We recently swapped steel-toe boots for trainers for the first-ever R1 Sports Day, and what a brilliant day it was!

The atmosphere was full of energy, with everyone getting involved in one way or another. Whether racing to the finish line, cheering from the sidelines, or keeping track of the scores, it was a great reminder of how valuable it is to step away from work, enjoy the fresh air, and connect with colleagues in a fun and informal setting.

A big congratulations to the Blue Team, who were the winning team at the end of the day!

A huge thank you to Molly, for championing the idea and bringing it to life and to every one who took part, helped plan or cheered from the sidelines to make it such a fantastic day all round!





## Shropshire Chamber Summer BBQ 2025 R1 Become Corporate friends with SACFT

Andrew, Josh and Ed joined fellow members aboard the beautiful Sabrina Boat for this year's Chamber Summer BBQ and what a fantastic evening it was!



As part of our ongoing commitment to the MOD & the Armed Forces Covenant, we are delighted to announce that we have become a Corporate Friend of the Shropshire Army Cadet Force Trust.

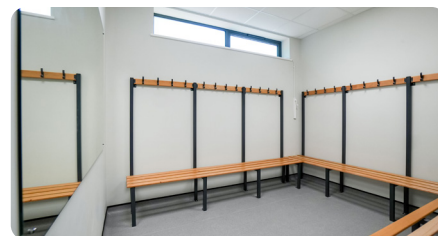


## Project Completion: Castle Donington Gym



We're pleased to announce the successful handover of the new Castle Donington College Gym.

Delivered for our valued client, YMD Boon, this exciting project is set to transform the college's facilities. The scheme involved the demolition of a disused and dilapidated gym, paving the way for a brand-new, facility. Now complete, the modern gym will not only enhance the campus environment but also provide a fantastic resource for students and the wider community alike.





## Greenfields Nursery Donation!



We were delighted to be contacted by Greenfields Nursery in Shrewsbury for support with their outdoor play area renovation. We collected surplus materials and hand-delivered them to help bring their vision to life. During the visit, Libby, Oliver, and Ed had the pleasure of meeting some of the children and are excited to return soon to see how the nursery has transformed the space using the donated materials.

## New Project Commencing Hadnall Primary School!



We're delighted to announce our upcoming project at Hadnall Primary School. This exciting development involves an extension to the existing school and is scheduled to commence next month.

## New Quantity Surveyor: Dan Dyke

We're delighted to welcome Dan to R1 as a Quantity Surveyor.



Daniel Dyke has worked on a wide variety of new build and refurbishment projects across the private, residential, commercial, and education sectors. This experience has given him a strong understanding of managing costs, supporting projects through every stage, and ensuring value for clients.

With a keen eye for detail and a proactive approach, Dan is passionate about delivering high-quality results and building strong working relationships across project teams.

We're excited to see the expertise and fresh perspective he'll bring to R1, and we're looking forward to working with him on the exciting projects ahead.

## Ben turns 18!

We'd like to wish a very Happy 18th Birthday to our groundworks apprentice, Ben!

To mark the occasion, we visited him on site at Webb Crescent where he's currently based to deliver a birthday gift from the team, along with a cake to share with the site team. Enjoy your day, Ben!



## Continuing the Conversation: Coffee, Cake & Connection

We recently held our second Coffee, Cake & Conversation session at our office and one of our sites.

This idea came from a brainstorming session last year, where we explored new ways to support wellbeing and strengthen connections across our team. Each quarter, four randomly selected members from both our site team and office teams come together for a relaxed catch-up over coffee and cake.

The aim is simple: to create a friendly, informal space where people feel comfortable talking about mental health and wellbeing. By bringing different people together, we're encouraging stronger connections, open conversation, and a more supportive workplace culture.





# Successful handover of the first phase of a two-part project at Barking & Dagenham.



## HEALTH & SAFETY WITH ROSE ML PEREIRA



Safety: Serious Business... but Always Worth a Smile

Firstly, a huge congratulations to all our sites for the brilliant efforts you've been making to raise the bar on safety. The recent CCS scoring speaks for itself and it's no accident (pun very much intended). The improvements are clear to see: better segregation between pedestrians and site, and cleaner, fresher welfare facilities that would make even the pickiest inspector smile.

It's heartening to see that safety isn't just about preventing accidents, it's also about those little daily details that make life better for everyone. A clean, tidy toilet says a lot about a site... and even more about how much we value the people working there. As one HSE inspector once told me: "You can tell how much a company values its workforce by how it looks after its toilets." Wise words indeed.

Pedestrian and plant segregation has also been a big win. Let's face it, it's much easier when dumper drivers don't have to play "spot the worker hiding behind the wheelbarrow" or worse, "swerve the bricklayer on a bacon-roll dash." That said, vigilance is everything. Pedestrians always come first but remember, a quick 'thumbs up' check before entering the telehandler or excavator zone can be the difference between safe teamwork and tragedy.

So, thank you all for proving that safety and common sense can go hand in hand... and occasionally even look good!

And finally, on a serious note: enforcing safety is never the easy option, but it is always the right one. Construction is a high-risk industry, and your continued strength and commitment truly make the difference in keeping every one of us safe, so thank you!

We are pleased to announce the successful handover of the first phase of a two-part project currently underway at Barking & Dagenham College.

The Science Laboratory in Block A has undergone a full internal refurbishment and structural works, and is now equipped with specialist furniture, fume cupboards, a Microlift, and Konetic pods, creating a modern, high-performance environment for science education.

Ben Tomkinson, Managing Director of R1 Construction, said: "We're proud to be partnering with Barking & Dagenham College and Academy Estate Consultants on this forward thinking project. The newly completed Science Laboratory is a fantastic addition to the college's facilities, providing an inspiring learning environment that will benefit students for years to come.

"This project is a great example of what can be achieved through strong collaboration and a shared commitment to educational excellence. We're pleased to have already commenced the second phase, an Electric Vehicle (EV) Workshop, which will further enhance the college's technical and vocational training provision, helping to equip learners with the skills required for the future of the automotive industry."





## A brilliant afternoon at Longnor C of E Primary School!

We were delighted to be invited to take part in the school's careers event, where we delivered an interactive activity session introducing the children to R1 and the world of construction.

Across several sessions with pupils aged 4–11, we talked about who we are, what we do, and challenged the children to build their own structures using marshmallows and spaghetti!

The creativity, teamwork and enthusiasm shown by every group was fantastic. It was a fun, hands-on way to get them thinking about problem solving, design and perhaps even inspired a future career in construction.

The feedback from staff was incredibly positive, and as we couldn't pick an overall winner (they were all brilliant!), everyone received a small prize for taking part.

A big well done to Tom, Dan and Jim for attending and taking the session!







## Webb Crescent Handover

We have officially handed over the final plots at Webb Crescent in Dawley to our client, Housing Plus Group.

A significant milestone for R1 Construction, this is our first full housing development. The regeneration project involved the careful demolition of two blocks of flats and garages to make way for much needed affordable housing, in line with Housing Plus Group's vision to deliver high-quality, energy efficient homes.

Now complete, the exciting new development offers a mix of 18 family houses, apartments, and bungalows all available for social rent helping to meet the growing demand for housing in the area.

Take a look at the photos showcasing the new homes ready for handover.







## Molly Harvey joins the Business Development Team!

We're delighted to announce that Molly has joined the Business Development team as a Business Development Manager. Having previously worked as a Project Lead within our Live Team, Molly brings valuable project experience, and a strong understanding of client needs to her new role.

She will be working alongside the team to support the growth of R1 across our key sectors: education, defence, residential, clinical and care, leisure, and commercial. Together, they will focus on developing new opportunities, strengthening client relationships, and continuing to build on R1's reputation for delivering quality and value in every project.

We're excited to see Molly bring her energy and insight to the Business Development team as we continue to grow and expand our reach.

## Shropshire Army Cadet Trust Inaugural Trust Dinner

We were delighted to attend this year's Inaugural Trust Dinner, proudly hosted by the Shropshire Army Cadet Force Trust.

An evening to remember, held in a beautiful venue and accompanied by exceptional food and warm camaraderie, the dinner was a heartfelt occasion dedicated to thanking those who so generously support the Trust, and in turn, support the Shropshire Army Cadet Force and their incredible cadets.

We're proud to stand alongside others who are helping create meaningful opportunities and experiences for young people in our community. A huge thank you to all involved for the opportunity to attend and for a truly inspiring evening.



## We're on site beginning works at Wigston Block B!



Following approval from the Planning Authority and the Department for Education (DfE), works are now underway on site at Wigston College in Leicestershire. R1 Construction has commenced a soft strip out of the existing Block B, with demolition scheduled to begin shortly.

The project will see the replacement of the disused two-storey building, which has stood vacant for a decade due to major structural defects, with a modern, purpose-built single-storey facility. The new building will provide six classrooms, group rooms, an ICT suite, and ancillary spaces, creating an enhanced learning environment for students.

The £2.26 million project is funded through a successful Condition Improvement Fund (CIF) bid following detailed condition surveys, structural investigations, and feasibility studies that demonstrated the need for a full replacement.





# Telford College Revisit Webb Crescent



Between November 2024 and March 2025, 18 students from Telford College took part in a structured industry placement programme, each spending two full days on site. The initiative provided valuable first-hand experience and practical insights into the construction process, allowing students to apply their classroom learning in a live project environment. Guided by experienced professionals, the placement gave them a real-world understanding of how a construction site operates day to day.

With the placement programme now finished, it was a pleasure to invite Telford College back to see the projects progress and reflect on how the students' experiences on site contributed to their learning journey.

## HEALTH & SAFETY WITH ROSE ML PEREIRA



**One Team, One Vision: Building Safely, Building Better!**

In the construction world, success is a team effort. Whether you're managing costs, building structures, or safeguarding lives, each department plays a vital role in shaping a thriving, sustainable business and at the heart of it all is one shared priority: people.

True progress happens when commercial, construction, and safety teams collaborate with mutual respect and a common goal. It's not about competing priorities, it's about aligning our strengths. Commercial teams drive value, construction brings vision to life, and safety ensures we protect what matters most: our people, our communities, and our future.

When safety is embedded into every stage, from planning to handover, it empowers rather than restricts. It helps teams make informed decisions, avoid costly setbacks, and create environments where everyone can do their best work confidently. It transforms the question from "can we afford to be safe?" to "how can we afford not to be?"

Safety is not just a department. It's a mindset that belongs to all of us. It's the conversation we have before the work starts. It's the care we show each other on site. And it's the culture we build together, one where every voice matters, every role is respected, and every person goes home safe, every day.

When departments unite around shared values of trust, communication, and care, we don't just build projects, we build legacy. A legacy of excellence, of wellbeing, and of doing things the right way.

So let's keep championing safety—not as a box to tick, but as a cornerstone of who we are. Because when we put people first, success naturally follows. Together, we're not just building better. We're building safer, stronger, and smarter for everyone.

## New Projects at Albrighton Primary School & Stourport High School

We're pleased to share updates on two exciting education projects now underway for the new academic year.

At The Stourport High School & Vlth Form College in Stourport-on-Severn, we're working with Sheppard Building & Project Consultancy to refurbish the middle block, library, and reception /office areas. The works include internal strip-out, reconfiguration, M&E upgrades, and full fit-out to enhance the layout, functionality, and overall environment for staff and students. Completion is planned ahead of September.

Meanwhile, at Albrighton School, we're delivering a transformative scheme for Property Services Group (PSG). This includes major internal alterations to create purpose-built SEND support spaces and a complete reconfiguration of nursery facilities. From September, the school will welcome 7–8 children with SEND needs, growing to 16 places, supported by specialist teaching environments. Works also include a new toddlers' classroom, reorganisation of existing spaces, and new toilet facilities.

Both projects reflect our commitment to creating high-quality, functional, and inspiring learning environments, and we look forward to sharing progress over the summer.



ABI BEBB IS CELEBRATING

# 10 YEARS



## WITH R1 CONSTRUCTION

Abi's passion, dedication, and hard work have been invaluable to our journey.

Thank you for all you've brought to the team. We're excited to mark this milestone while looking forward to many more achievements together!





## Dawley High Street Progress!

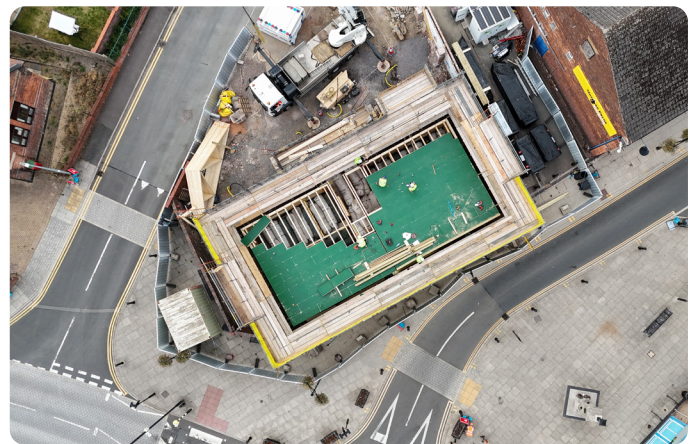
We're pleased to be on site and making excellent progress at our project on Dawley High Street.

Works began with the safe removal of asbestos, carried out in full compliance with current regulations, followed by the controlled demolition of the former council offices. Once the site was cleared, groundworks commenced, including the removal of an existing cellar, which records show was once a meat store for the building's original occupiers, before installing the new foundations.

The foundations were then prepared with Spantherm insulated flooring units, a gas membrane for protection against ground gases, and a screed layer.

A crane was on site for five days to complete the installation of the SIPs, and we're now progressing well towards achieving first fix on the apartments.

Brickwork has now been completed in readiness for the installation of structural insulated panels later this month.





## Structural Timber Awards

We were thrilled to be named finalists for Education Project of the Year at the Structural Timber Awards 2025 for our Wigston Science Centre project, delivered for client YMD Boon. While we didn't take home the award, it was an incredible experience to be recognised among the industry's best and to celebrate innovation in timber construction. An inspiring evening and a proud moment for our team. We look forward to continuing to deliver stand-out projects in the year ahead!



## Residents move into new £3.3 million development

Residents have moved into a new £3.3 million social housing development in Dawley, Telford, following the completion of a regeneration project by R1 for Housing Plus Group. Martin James, Development and Regeneration Manager at Housing Plus Group, said: "We've replaced old buildings with modern homes that people can be proud to live in, while supporting jobs and apprenticeships during construction." Development Director, Stephen Corbett, added: "Quality, affordable housing is at the heart of every thriving community. This project not only strengthens the neighbourhood but also creates opportunities for local students and apprentices, leaving a lasting social value legacy."



## Stourport High School Project Complete



We're pleased to share a snippet of images from our recently completed project at The Stourport High School & VIth Form College in Stourport-on-Severn, delivered for our client Sheppard Building & Project Consultancy.

The project focused on improving the middle block, library, and reception/office areas, with each space undergoing internal strip-out, reconfiguration, M&E upgrades, and a full fit-out. These works have enhanced the layout, functionality, and overall environment of the school, creating a better experience for both staff and students.





## Considerate Constructors



## Works Commenced At The Ley



We recently had two visits from the Considerate Constructors Scheme at The Ley and Dawley High Street in Telford, and we're delighted to share that we achieved excellent ratings on both occasions. The assessments focused on how sites are managed across key areas, including safety, respect for the community, care for the environment, and valuing our workforce. Securing such a high score is a fantastic reflection of the hard work and commitment shown by everyone involved. A huge thank you to our team for consistently maintaining such high standards. This recognition is entirely down to your efforts.

We're pleased to confirm that construction works have commenced at The Ley in Telford. The first phase, commencing on Site A, has seen the full demolition of five obsolete bungalows that had reached the end of their structural life due to significant integrity issues. Enabling works have been completed and groundworks are now progressing, with sub-structure preparation well advanced. Timber frames and scaffolding are scheduled for delivery and erection by the end of the month, ensuring a seamless transition into the superstructure phase.

## R1 Awarded Defence Employer Recognition Scheme Silver Award!



We're proud to share that R1 was among the 36 regional employers recognised at the National Memorial Arboretum, Staffordshire, with the prestigious Defence Employer Recognition Scheme (ERS) Silver Award.

Presented on behalf of the Ministry of Defence and hosted by the West Midland Reserve Forces & Cadets Association (WM RFCA), the award celebrates organisations that demonstrate exceptional support for the Armed Forces community, including Reservists, Cadets and Cadet Force Adult Volunteers, veterans and military families.

This recognition reflects our ongoing commitment to creating a welcoming and supportive environment for those who have served or are currently serving. We recognise the unique skills and experience the Armed Forces community brings to our workforce and are proud to champion their contributions.



## Works Underway At Riverside



Exciting developments are underway in Ironbridge as plans progress to transform a redundant garage court into two new, energy-efficient bungalows. The demolition of the old garage structures will make way for the construction of two modern 2-bedroom homes, designed with energy efficiency in mind. The new bungalows will be built using Structural Insulated Panels (SIPs), an innovative building structure renowned for its strength and excellent thermal performance. These homes will feature efficient heating and insulation, as well as solar panels, further reducing energy consumption for future residents.

Ben Tomkinson, Managing Director at R1 Construction, commented: "We are excited to begin this important project. The demolition of the redundant garage court will pave the way for the construction of two modern, energy-efficient bungalows, which will enhance the local area. These homes will provide high-quality living spaces, designed to minimise energy consumption, contributing to a more sustainable and cost effective environment for the community and presents a fantastic opportunity to meet the growing demand for energy-efficient homes."

Martin James, Development & Regeneration Manager at Housing Plus Group added: "At Housing Plus Group, we are committed to making the best use of land to meet the evolving needs of our communities. This project in Ironbridge is a perfect example of how we can regenerate underused spaces to deliver high-quality, affordable, energy-efficient homes. These new bungalows will not only provide much-needed housing but also reflect our ambition to create places people are proud to call home."

Work on the site is scheduled to begin this summer, with the development providing much-needed, energy-efficient homes for the local community.

### Recent Sites of the Month!

#### April - Webb Crescent

Webb Crescent is nearing handover, with valuable lessons learned to help R1 grow. We're proud to have helped deliver new homes soon to welcome Housing Plus clients.

#### May - Lymehurst

Lymehurst is progressing well with floors cast, partitions up, and first fix underway. The site is tidy, and the team is positive and professional.

#### June- Barking & Dagenham

Despite early challenges, the groundworks are complete, the structure is up, and internal works are moving quickly. This is shaping up to be one of our best projects for AEC, with the college delighted by the progress.

#### July - Stourport High School

It's been a busy site with a tight lead-in, but the team has risen to the challenge. Their hard work and teamwork have driven impressive progress, and the project is on track for successful delivery.

#### August - Hadnall Primary School

Jordan and his team delivered outstanding work, going above and beyond for the client. The site was handed over with minimal snags, reflecting their professionalism and commitment to excellence.

#### September - Lymehurst

Seb and his team have handled numerous challenges with a positive attitude and strong work ethic. With internal works underway, the site is clean, organised, and all paperwork in place, showing their commitment to quality.

### Recent Employees of the month!



#### April - Ben Mulholland

0.5 Day Annual Leave



#### May - Seb Yapp

0.5 Annual Leave



#### June- Jim Francis

£100 One 4 All Voucher



#### July - Lee Benton

£50 One 4 All Voucher



#### August - Wayne Martayn

£100 One 4 All Voucher



#### September - Holly Morris

£100 One 4 All Voucher