

Gen²

SMARTER PROPERTY

Helping you build a better future

I have been the Chief Operating Officer at Gen² since May 2019 leading the newly appointed Senior Management Team. My background has been both within the private and public sector, particularly within education.

To many, what we do is “construction” and “building”. That may be “what” we do, but we want to tell you “why” we do it. We encourage our partners and stakeholders to look beyond the “what”. We are passionate about providing a safe haven for children; a place that’s warm, with a meal and state of the art facilities. More often than we would wish to admit, children are not always fortunate enough to get that at home. Gen² provides the foundations for children and young adults across London and the South East that give them the very best start in life, regardless of the type of home they travel to school from.

Our significant experience within this sector has led to us supporting blue light services, social services, social housing, healthcare and other key frontline services. In doing so, we work closely with our partners in the Boroughs and Districts to ensure the best possible delivery of property services so that the public sector can focus on *their* service delivery.

We have experience in delivering long-term capital strategies utilising land assets to meet capital development requirements to significantly regenerate and provide transformational improvement to front line service provision.

We, at Gen², aim to work in collaboration with our supply chain, partners and stakeholders to drive down costs while ensuring we are providing the best possible facilities to the local communities that we serve.



Hayley Porter-Aslet

Fellow of the Chartered Institute of Management Accountants
Chartered Global Management Accountant

Gen² is a property and project management consultancy with a focus on public sector clients in London and the South East. We offer the drive and commercial awareness of a private sector company, with the ethics and soul of the public sector.

We offer a vibrant and diverse foundation of experienced in-house surveyors, project managers and cost management specialists, experienced in both the public and private sector, as well as providing services to manage your property operations with our facilities management and maintenance services. Our wealth of expertise and experience coupled with a range of managed services to support your needs makes us an ideal and trusted advisor.

Our aim at Gen² is to establish long-term collaborative relationships between clients, professionals and contractors to ensure a successful delivery for all services we provide. Our culture of partnership means that clients will always feel supported and valued.

Whether you need to create new capacity with capital programmes, improve the performance of an existing estate, or need help with your workplace safety and wellbeing, we have the professional expertise as well as robust, cost-effective and efficient methods you need for your projects to be delivered successfully and to a high standard.



Capital Programmes

Programme & Project Management • Employer's Agent • Funding Bids



Strategic Asset Management

Investment Analysis • Planning & Regeneration • Asset Management Strategy & Planning
Corporate Landlord • Portfolio Management



Our Programme and Project Management team can help:

- Achieve competitive value for money procurement
- Develop frameworks
- Implement public-private partnerships or private finance initiatives
- Develop structures that allow private sector bidders to access local and international funds
- Make sure projects are delivered on time and within budget

How we can support your business:

- Fund additional necessary infrastructure investment, being aware of the need to control public sector borrowing
- Accelerate the delivery of public sector and infrastructure services
- Create a strategy for involving the private sector in delivering public services
- Transfer appropriate risk to the private sector and improve innovation and economic efficiency
- Shape project policy



How we can support your business:

- Property reviews to align operational property portfolio with future service requirements
- Revenue budget savings
- Increased space, suitability and flexibility
- Minimised total occupancy costs
- Efficient property utilisation
- Release of capital from the disposal of underperforming assets, whilst protecting revenue by reinvesting proceeds to create better performing returns
- Creation and development of re-generation opportunities



Estate Management

Estate Management • Valuation • Landlord & Tenant • Acquisition & Disposals

Property Portfolio Management

We can develop and implement a bespoke strategy to fit your requirements, through preparing business plans, implementing value enhancing initiatives, portfolio reviews and surveys to identify innovative solutions for your portfolio.



Our one-stop-shop service maximises property life cycle opportunities and integrates estates planning with facilities management services to focus on maintaining excellent service provision, whilst also reducing costs.

How we can support your business:

- Income generation and optimized investment performance, to support further transformation and growth
- Transformation of the property estate to meet rapidly changing business objectives
- Cost reductions and savings
- Better service improvements or redesigns
- Leases expertly managed, across all portfolios
- Strategic future planning – advice on legislative changes to help plan for associated expenditure implications

Expert

Our knowledge and experience enables us to manage your estate in a commercial way and deliver for your stakeholders



Facilities Management

Waste Management • Total Facilities Management • Statutory Compliance
Catering & Cleaning Consultancy

Total Facilities Management

We manage the delivery of all revenue expenditure of facilities management. This ensures fixed costs deliver the required services, variable costs present value for money and that capital maintenance expenditure is carefully controlled – dovetailing into the Asset Strategy and whole property portfolio.

Statutory Compliance

We develop Health, Safety and Compliance strategy and implementation plans across public sector estates to ensure clients' statutory compliance obligations are met.

- Asbestos
- Water Hygiene
- Accessibility
- Emergency Lighting testing
- Portable Appliance testing
- Fire Risk assessments
- Fire Fighting Equipment testing
- Fire Alarms testing
- Gas Services testing



Catering

Working collaboratively with schools, colleges and universities; we form effective partnering relationships with you and your outsourced suppliers to reduce catering costs, deliver a better user experience and help you to meet your compliance obligations.

- Catering Reviews
- Food Hygiene Compliance
- Kitchen & Servery Audits
- Menu Design
- Contract Monitoring
- Staff Training
- Tender Management
- Kitchen Design

How we can support your business:

- Cost effectiveness – outsourcing FM cuts down on the time spent on overseeing the running of the facility and is cost-effective in the long-term
- Flexibility - outsourcing FM allows flexibility to meet public sector requirements

Turner Contemporary Margate, Kent Community Value: £15.6 million

Our team helped to create one of the largest and most important new spaces for art outside London that is now acting as a catalyst for the regeneration of Margate.

Brief

To create a gallery to commemorate the artist JMW Turner's association with Margate to be built on the site of the guest house where he used to stay.

To deliver a building with architectural merit that is fit for purpose for the showcasing of contemporary and historical art.

To generate a sense of local pride by providing a high profile, quality gallery and a building of national and international significance.

Scope

This spectacular, purpose-built gallery celebrates Margate's association with the English painter JMW Turner and is constructed on the site of his favourite guesthouse. The gallery is establishing the town as a visitor destination in Kent and the South of England.

Working as project manager for our client and its partners, we managed the appointment of the design team; David Chipperfield architects and a number of specialist consultants.

Result

The finished building has a strong sculptural presence on the site. Raised on a plinth to protect against flooding, it is formed by six identical volumes with mono-pitched roofs that provide north light into all the upper level galleries. Visitors enjoy panoramic views out to sea as well as the opportunity to view the town and the bay from the cafe and entrance area.

As of February 2020, the silhouette of Turner Contemporary can now be found on the new polymer £20 note which commemorates JMW Turner. Gen²'s collaboration with this re-generational gallery has drawn in more than £70million into the Kent economy coupled with more than 3 million visits in the past 9 years and exhibits high-esteemed globally renowned artists.

“Turner Contemporary is a landmark in our work to regenerate and revitalise Margate. The project has been a great example of collaboration and we hope it will demonstrate how the arts and culture can stimulate regeneration” – Chief Executive of South East England Development Agency”



Case Studies



Case Studies



Trinity School 2FE Sevenoaks, Kent Education Value: £9 million

Gen² were commissioned to deliver a two-form entry (2FE) secondary expansion to Trinity School in Sevenoaks. This would take the school to a six-form entry by September 2019. Phase 2 of the project covered the main works, which delivered a three-storey new build extension to the current site.

From the outset, there were tight deadlines. The handover was required by the end of August 2019, ready for the 19-20 academic year, allowing approximately only 6 months of works before handover and completion.

To further accommodate the increased influx of students, there was also a need of an activity studio, drama studio, art studio, changing facilities, seminar room and 12 standard classrooms. The Modular Solution that accommodated this was installed within 7 days, complete with 62 units via a 300-tonne crane deposited in the school car park.

28th August 2019 saw partial handover of the new build extension which allowed sufficient accommodation of the increased students to the school to occupy the first and second floor of the new building. Practical completion of all works was met by 2nd October 2019, concluding, all in all, a 31-week construction programme.

Trinity School Chapel Sevenoaks, Kent Education Value: £350,000

Gen² have been appointed to provide Project Management, Employer's Agent and Quantity Surveying services for the Design and Construction of a New Chapel above Reception at the school's entrance, creating a religious space capable of accommodating Communion, prayer groups, workshops and community placements. Practical completion is expected to be met by September 2020.



Southborough Hub Southborough, Kent Value: £10 million

Gen² provided Project Management, Quantity Surveying and Employer's Agent services on behalf of our client, working in collaboration with Tunbridge Wells Borough Council and Southborough Town Council to develop a mixed-use community hub. This included a library, town council offices, community hall, a retail unit, a medical centre, welfare facilities and a new town square.

The scheme totalled £10 million. The construction was delivered through JCT Design & Build. Gen² was responsible for all project management and contract duties in relation to the building contract, development agreement and funding agreements.

Ashford Borough Council Redevelopment Ashford, Kent Local Authority

Gen² advised Ashford Borough Council on the delivery of a town centre redevelopment scheme aimed at revitalising a changing town centre to ensure transformational change that is long term and sustainable. The scheme has involved extensive amount of stakeholder engagement and, over time it will result in start-up workspace of some 20,000 sq ft which will be utilised by local businesses, principally in the creative sector.

Gen² undertook the market and viability assessments, a critical evaluation and a recommendation on delivery route, which achieved full Cabinet approval in April 2019. Gen² have since led the procurement of the professional team though an OJEU compliant route. A detailed planning application is now being worked up, with a start on site date estimated to be June 2021 and practical completion June 2023.

Chilmington Green Primary School Ashford, Kent Education

Value: £6.8 million

Gen² were commissioned to deliver the development of a new two-form entry (2FE) primary school in Ashford's largest development to date; Chilmington Green Estate and will be one of four schools serving the 5,750-home development.

The 2FE development will become part of The Stour Academy Trust and will cater for 420 mainstream pupils, 26 nursery places and a Specialist Resource Provision (SRP) for up to 14 pupils with Autistic Spectrum Disorder (ASD). The development also includes on-site parking for staff and visitors, complete with hard-surface external play areas, sports fields and an ecology zone.



Case Studies



"The Stour Academy Trust uses Gen² as a trusted partner for our property services. Currently we are working on three exciting new school projects over 19-21 valued in excess of £10m. Working alongside Gen² as a Project Management consultancy is always a pleasure - they understand how schools work and want to achieve the best outcomes in terms of an exciting yet practical teaching environment for pupils to learn in. The team at Gen² are highly skilled, professional and always approachable."

**Tommy Cullen, Chief Operating Officer,
The Stour Academy Trust**



Finberry Primary School Phase 1 & 2 Ashford, Kent Education

Value: £9 million

Commissioned by our largest client, Gen² Property has played a key role in the development of Finberry Primary School, a transformation of the school split into two phases. In 2017, Gen² developed the 1-form entry primary school into a school with a 2-form entry infrastructure, facilitating the capacity to accommodate 210 pupils, a hall and external spaces. As of 2020, Gen² is presently carrying out Phase 2 of the project; the delivery of the 2FE school. This transformation will allow for the accommodation of a total of 420 pupils through the newly constructed 14 classrooms, a nursery area to accommodate 26 infants, and a Special Educational Needs (SEN) provision area.



Finberry Primary School is integrated within Finberry's new community development; a newly constructed community estate comprised of 1,180 homes and retail units, restaurants and sports facilities. Gen²'s delivery of this new 2FE school will be one of the most considerable additions to this new village and is expected to be completed by August 2020.

Finberry Primary School is a school under The Stour Academy Trust, serving to be another opportunity for Gen² to have been in partnership with the Trust, and another school in which Gen² has facilitated.

Senior Management Team



Helen Bonneville

MRICS - Asset Director

Helen is a Chartered Surveyor by profession with 14 years' of Strategic Asset Strategy and Development Consultancy experience. Helen is passionate about regeneration and has experience of helping clients overcome the challenges that authorities are faced with to create opportunities to deliver economic and social value for their estates.

Helen's experience covers advising on viability, delivery models, risk and reward, governance and developer procurement and writing business cases for officer level and cabinet approvals.

Jo Taylor

MRICS, MAPM - Head of Capital Projects Delivery

On behalf of our largest client, Jo runs their Planned Maintenance, Emergency Maintenance, Schools Access Initiative, Modernisation of Assets and Basic Need for School Expansion programme – all worth over £100m annually. She has developed processes and the culture of reporting to our clients, as well as forecasting the annual building spend on all Project programmes.

Jo has been with Gen² since May 2016 as a Project Manager, progressing to a Programme Manager and now heading up the department.

Roger Taylor

CGMA, ACMA - Finance Business Partner

Roger has over 20 years' of senior management experience in financial and contract management in the Civil Service and public sector across a range of industries including IT, Infrastructure, Facilities Management, Estates Management, Adult Social Care and Social Housing.

For over 30 years', Roger led the financial element of the development of the first new social housing in North East Derbyshire; a development of 130 bungalows, and as a result has continued to support social and affordable housing development through his role as a private consultant working with the Not for Profit and Voluntary Sector.

Dan Deed

MRICS - Head of Facilities Management

Dan's profession has centred around being a Chartered Quantity Surveyor and he has extensive experience in Facilities Management, Project Management, Quantity Surveying, Employer's Agent and Contract Administration across multiple sectors in South East Kent. Dan's notable achievements have included providing project and cost management services to the EKCG Folkestone College development, as well as providing strategic management involving the utilisation of existing assets to support education and residential development to the Turner Schools development. Dan has also successfully managed Capex and Opex budgets and programmes of work across the EMEA market, inclusive of 16 countries with approximately a budget of \$10 million during a previous role as a long-term business and operations analyst role with a leading, global pharmaceutical company.

Solution-focused

We're interested in the end result. We innovate to find better solutions to the challenges you face





Key Staff



Paul Wood

Head of Estates

Paul (MRICS) is a Chartered Surveyor with over 15 years' post qualified experience covering UK and European commercial property assets. Paul's focus is primarily on Portfolio and Property/Asset Management of retail, office and logistics assets and has worked for several client-side organisations and consultancies.

Paul's previous experience includes the portfolio and asset management of a large European property fund, providing commercial property management advice to clients across the UK as well as providing Landlord & Tenant advice to landlords and occupiers across all asset cases.



Ryan Giles

Senior Procurement Manager

Ryan (MSc) leads the Procurement and Frameworks team and has 10 years' of experience within the construction and property sector. He has a wealth of experience in subcontract and main contract procurement.

Recently, he led the procurement of a £230m London airport extension. Prior to that he has worked on a variety of major projects in London and the South East, notably the new Cancer Centre at Guy's hospital and a high-rise residential scheme in Canary Wharf.



Zelda Kaitano

Senior Quantity Surveyor

Zelda (MRICS) has a varied background in commercial, retail, education and residential sectors. In previous roles, Zelda has managed all aspects of project cost management, leading on projects of various fit outs from feasibility to final certification, managing multiple contracts on-site, successful funding negotiations with local councils, clients and developers.

Notable achievements include the delivery of a fit-out project to create the world's largest ladies' accessories hall.



Ben Sherreard

Programme Manager

Ben manages one of our clients' Basic Need Programme of School Expansions, worth over £100m annually. In addition, he provides programme management and support for high-profile projects that have political and community focus. Ben's skills stem from a career of political and community engagement for large scale mixed-use and renewable energy schemes to assist the team. Ben's drive to a successful and smooth project is stakeholder engagement and ensuring communication is effective between the projects team and wider clients.

Ethical

We're public sector insiders, so everyday issues such as compliance, governance and transparency are 'business as usual'



Key Staff



Emily Stapley

Senior Project Manager

Emily (MCIOB, MAPM) has a diverse and successful history in Project Management, including the delivery of Minor Works refurbishments to complex 2FE new build schemes.

Emily prides herself on her experience with Primary and Secondary school operations, including Special Educational Needs and nursery provisions. She has valuable skills in risk management, cost management, contract management, as well as construction and procurement methods.



Jo Masterman

Mid Kent Area FM Manager

Jo is a highly experienced FM professional with an extensive background in construction, building conservation and hard/soft services in both national and global organisations in a range of sectors. Jo is NEOSH qualified with a vast knowledge of Health & Safety law. She has proven experience in Business Continuity Planning and Disaster Recovery within critical public-sector customer-facing business.



Margaret Odeleye

East Kent Area FM Manager

Margaret has a proven record of mobilising and managing high profile, multi-million-pound FM traditional and PFI contracts in sectors including government, education, healthcare and the private sector. Margaret has strong negotiation and commercial skills and excels at improving contract financial performance, mitigating risk, driving process and procurement efficiencies and aligning delivery to contractual service-level agreements and regulatory compliance.



Steve Hamilton

Compliance Manager

Steve (MWMSoc) has over 30 years' experience of managing and maintaining residential and commercial properties. Through these years, Steve has gained experience in surveying roles for private sector firms as well as local authorities, understanding how these organisations function and their requirements.

Steve is accomplished in all areas in connection with Housing Maintenance, Decent Homes, Asbestos and Legionella management, along with compliance of boiler servicing and gas carcus testing, fixed wiring tests, fire and lifts.

Sustainable

We think about the long-term issues for your property, your stakeholders and the environment

Gen²

SMARTER PROPERTY

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Gen² Property Ltd - 2020

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