Assuring a sustainable future

NORTH EAST ENGLAND
Welcome to Robertson

We’re one of the largest family-owned construction, infrastructure and support services businesses in the UK, and we apply the same principles to every aspect of our business today that we did over fifty years ago when Bill Robertson set up his joinery firm in Elgin.

Over the years our sustainable growth has enabled us to invest in our business, the future of people and communities, and to deliver on major projects, housing schemes and facilities management for customers nationally.

Our scale gives us the ability to accept big challenges, and build deep, mutually beneficial partner relationships. At the same time we think locally, working with stakeholders and the supply chain to deliver services and infrastructure that will stand the test of time.

Ultimately, everything we do is about making progress safely towards a sustainable future for our people, communities and our business.

It’s the Robertson Way.
Robertson in
THE NORTH EAST

Robertson has a strong presence in the North East and takes great pride in delivering projects throughout the region.

We work with national and regional organisations from the private and public sector including:

- Cleveland Property Investments Ltd
- Gilltown Ltd
- North Tyneside Council
- Northumbria University
- Premier Inn Hotels Limited
- Royal Grammar School (RGS)
- Teesside University
- Union Property Developments Ltd

Case studies

- **Spanish City, Whitley Bay**
- **INNSIDE by Melià, Newcastle**
- **Premier Inn Spanish City, Whitley Bay**
- **Smith’s Dock Smokehouses, North Shields**
- **TeesAMP business park, Teesside**
- **Kepier Court student accommodation, Durham**
- **Chester-le-Street Community Hospital, Chester-le-Street**
- **Haven Court District Hospital, South Shields**
- **Teesside University, Middlesbrough**
- **Royal Grammar School, Newcastle**
Robertson Construction

Robertson North East has a well-established presence in the region and works with customers in the education, healthcare, energy, food and drink, commercial, retail and hospitality sectors. We have completed outstanding construction projects and community benefits initiatives in Newcastle City and across Northumberland, Cumbria and Teesside, from small specialist works to major social infrastructure. We also provide traditional design and build projects, including specialist trades such as M&E services and renewable technologies.

In 2016/17 we completed over 1,000 student bedrooms across the region. In 2018, as well as undertaking the £11m refurbishment of the iconic Spanish City in Whitley Bay, Robertson also worked on 80 apartments at a former shipyard at Smith’s Dock. Most recently we have been appointed to build the new four-star 161-bedroom INNSIDE Hotel, which will be operated by Melia Hotels & Resorts Group, one of the largest hospitality companies in the world.

Robertson Homes

Robertson Homes designs and builds stylish, spacious homes with innovative layouts, creating the perfect base for modern living. Focused on the executive end of the market, our award-winning family homes are offered in prime locations close to excellent schooling and commuting routes.

A build quality that is second to none, and an uncompromising attention to detail, form the foundations of our housebuilding business. Our teams combine traditional skills with modern materials to make homes that are thoughtfully designed, solidly built, beautifully finished and – most importantly – a joy to live in. This proves a winning formula as we have received multiple awards including the most prestigious Housebuilder of the Year in 2017 and 2019 at the Scottish Home Awards.

Our new developments are increasing our presence in the North East of England. With practical features, innovative design and stylish finishes, our luxury homes sit comfortably in their surroundings, complementing and enhancing the area.
Robertson Timber Engineering

Robertson Timber Engineering designs, manufactures and erects precision-engineered timber for hotel chains, national housebuilders and construction firms right across the UK. With over 30 years of experience in timber frame and precision offsite manufacturing, our innovative products and systems provide cost and time-savings as well as environmental benefits to customers and end users. Structural timber is the fastest-growing construction method in the UK and all Robertson houses are built in timber frame, which can speed up build by 30%.

The production factory in Seaham in County Durham employs over 40 people and manufactures large panels, roof and floor cassettes, structural kits and full timber kits. In addition, a design support and an erection service is offered for all our Customers, developing strong relationships to ensure successful results. We have worked on a number of projects with supply chain partners from the North East including the Premier Inn next to Spanish City.

Robertson Facilities Management

Robertson Facilities Management has grown from its public-sector roots to include a variety of commercial contracts in the private sector. We have developed a broad range of predominantly self-delivered FM services, which we now provide to more than 55,000 building users cared for by a team of over 1,500 talented employees.

Our services include mechanical, electrical and building fabric maintenance, grounds maintenance, energy management, security, cleaning, whole-life costing and space utilisation. These are available as individual service lines, as bundled services or as Total Facilities Management.
Communities
LEAVING A LASTING LEGACY

We work closely with local communities, giving them a voice and working in a transparent way that builds trust and real relationships.

We’re passionate about having a positive effect on communities. Whether it’s delivering much-needed infrastructure, investing locally in talent and skills, or working with our customers, suppliers and partners to support the local and national economy, we take pride in transforming places knowing there is a greater purpose to what we do.

We understand that quality of life in any community is closely linked to taking pride in places and buildings. That’s why we work on projects that mean a lot to people, such as schools and nurseries - creating learning opportunities along the way and making sure we do it sustainably.

Because we are a family business with strong roots in its own community, it’s important to us that we leave a positive lasting legacy everywhere we work for communities to flourish in the future.

2018–2019

29,425 People benefited from 408 activities bespoke to local needs and stakeholders

- 22 CCS National Site Awards received
- 40.4 Average CCS score versus 36.15 industry average
- 128 Employability and community group activities with 911 people
- 135 Early years and Primary school activities with 8,182 pupils
- 76 College/university activities with 1,469 students
- 164 Secondary school activities with 16,350 pupils
- 300 Completed work placements

North East England
Spanish City
WHITLEY BAY, NORTH TYNESIDE

CUSTOMER: North Tyneside Council

Spanish City, a Grade II listed building in Whitley Bay is a building like no other. First opened in 1910, facing the seafront, it became known for its distinctive dome which stood 75ft high. This iconic landmark was a popular visitor attraction before falling into disrepair and eventually closing in the 1990s.

We completed a restoration for North Tyneside Council, delivering a new leisure hub which opened in 2018.

A highly-skilled construction team was used to renovate and create new spaces, while preserving and recreating many distinctive features, such as returning the dome’s appearance to its former glory.

The buildings success is second to none and has achieved awards from RIBA, RICS, LABC and many others.
“The new Spanish City looks absolutely wonderful. I can’t speak highly enough of Robertson. There was a lot of disbelief in the area about the restoration – because the building had been neglected for so long, people thought it would never happen. They have been wonderful with the residents and our staff.”

Norma Redfearn CBE, Elected Mayor, North Tyneside
INNSIDE by Meliã
NEWCASTLE

CUSTOMER: Union Property Developments Ltd

We have an extensive portfolio of hospitality projects in the UK with both major brands and independent hotels.

In July 2018, we were appointed as main contractor for the design and build of a new hotel on a site that is owned by Union Property Developments Limited. The project, designed by architects FaulknerBrowns, will see a £17.8 million, seven-storey hotel with 161 bedrooms and a whole host of facilities including: restaurant/bar, fitness centre, meeting spaces, parking and landscaping, which will bring life back into the area on the Newcastle river front.

The four-star continental hotel will be operated by Melià Hotels, one of the largest hospitality brands in the world, who will be employing 80 people.
Robertson was pivotal in restoring the iconic Spanish City dome in Whitley Bay to its former splendour. As well as this, Robertson worked alongside conservation officers from North Tyneside Council and the Tyne and Wear Joint Conservation Team so that the new Premier Inn Hotel was sympathetic to the historic adjacent buildings.

The hotel forms part of the council’s Seafront Master Plan to reinvigorate the coastline between St Mary’s Island and Cullercoats Bay. The regeneration work will bring more visitors and businesses to Whitley Bay and its coastline, as well as increasing confidence in the borough among businesses as somewhere they can prosper.

Designed by Ayrshire-based architects LMA, the 68-bedroom hotel also houses a 190-cover Beefeater restaurant and bar. The building has been designed and constructed to achieve a BREEAM ‘Very Good’ rating.
We delivered 80 apartments at Smith’s Dock Smokehouses in North Shields, a joint venture for our customers’ Places for People and Urban Splash who are creating a new coastal neighbourhood of contemporary living.

Dating back to 1851, Smith’s Dock was a former shipyard which closed its doors over 30 years ago. The Smith’s Dock development is a mixture of housing and leisure for today’s modern lifestyles helping to transform the former shipyard site.

The two new build apartment blocks, designed by SimpsonHaugh, have been created on the river providing fantastic views. The one-, two- and three-bedroom apartments and duplexes have all be finished with concrete living area ceilings and industrial exposed electrical fittings, ensuring the most up-to-date trends for modern living.

This project was a team effort as Robertson Engineering Services provided the mechanical and electrical installation. Services comprised district gas fired heating, domestic hot and cold-water services, sprinklers, fire alarm, access control, TV/ broadband capability and electrical domestic supply to each property.

The customers also specified a traditional electrical installation, so that the apartments would be flexible to use in the future. Energy efficient LED lighting was provided for the apartments and the common circulation areas.

“The buildings are another brilliant addition to the community we’re creating at Smith’s Dock and a demonstration of our commitment to bringing the site’s overall masterplan to life - something which will ultimately bring a variety of new and exciting space including a green public space, homes, workspace, as well as a retail and leisure offering.”

Nigel Brewer, Project Director at Places for People
Robertson has been appointed to construct the new TeesAMP business park, delivering “long-term prosperity to the region for generations to come.”

The project – comprising a 34-acre site with associated infrastructure and services – will address a national shortage of high-quality buildings for the advanced manufacturing sector and could bring up to 1,000 jobs to the area.

The customer, Cleveland Property Investments, are working with Middlesbrough Council and Tees Valley Combined Authority (TVCA) to bring the park to life.

Teesside firms have been hired to take the project from blueprint to reality – and more are being sought. Stockton contractor Nationwide Structures will deliver a steel fabrication contract worth £1.3m, using as much local steel as possible. British Steel will supply almost all 750 tonnes needed to build the scheme.

“We always seek to use as local a supply base as possible on our projects. Given the strong steel heritage of the Tees Valley, it was particularly important that we were able to commission a local steel fabricator.”

Garry Hope, Managing Director of Robertson North East
We constructed a student accommodation development in suburban Durham that provides 214 bed spaces through four new buildings, plus the conversion and refurbishment of the historic Kepier House.

Kepier Court is a carefully considered student accommodation scheme that uses redundant brownfield land, while remaining sensitive to Kepier House and the surrounding suburban and historic context.

Although Kepier House is not listed, the development site was located within the Durham City Conservation Area and our sensitive approach resulted in its retention. Construction work also took into account the residential location with detailed programming and a restriction on noisy equipment to minimise disruption.

The building was at one time used as a prison, and the residences were branded as ‘The Clink’ when completed.

In addition to relatively low-density accommodation blocks with an appropriate suburban scale, the scheme includes approximately 2,500m² of amenity space, which integrates existing trees and planting with new hard and soft landscaped areas.

The focal point of the scheme is a central courtyard garden area in front of Kepier House. The proposals maximised the retention of most of the existing mature trees on the site.

Robertson North East England constructed the development, with Robertson Engineering Services providing M&E.
Haven Court District Hospital
SOUTH SHIELDS

CUSTOMER: South Tyneside NHS Foundation Trust on behalf of South Tyneside Council

Haven Court is a care hub built in the grounds of South Tyneside District Hospital. It has been designed to integrate a range of services including residential, day and respite care, as well as rehabilitation, particularly for older people with dementia. The emphasis is on helping patients to live as independently as possible, with a rehabilitation and therapeutic service on offer to help them return to their own homes when the time is right.

We constructed the building to a design that would bring a variety of care services together into a single hub, while our Engineering Services delivered the M&E design to accommodate the special requirements of elderly users.

The interior is designed using colour schemes that help people find their way around, and also includes various elements that support independent living and general wellbeing. Hard landscaping works included internal courtyards that provide a safe and calm area to relax and recover.

- No major plant was situated near the bedrooms so future maintenance would not affect patients.
- Underfloor heating with local control provides a comfortable environment in each room. This required coordination of various elements including damp-proof membrane, floor insulation and dry lining.
- All bedrooms have en-suite facilities consisting of walk-in shower, toilet and wash hand basin.
- The heating and hot water for the entire building is provided from a central plant room, which can be monitored and controlled to suit the needs of the end users.
- Dimmable corridor lighting is set to provide gentle, 10% illumination at night.

robertson.co.uk
We have successfully extended our FM contract with Teesside University.

We continue to provide hard and soft facilities management services for the university covering five sites: The Forge on the Darlington Campus, Central Halls in Middlesbrough, Fusion Hive in Stockton, Saltersgill Sports Ground and National Horizons Centre in Darlington.

The Forge is a training and consultancy centre for businesses and entrepreneurs. Our employees at the site provide grounds maintenance and soft FM services including cleaning, catering, security and caretaking and oversee the delivery of security, waste management, sanitary services, cash collection, pest control and window cleaning.

Our team at Central Halls provide 24/7 security, concierge and cleaning services. The university wanted to improve the student experience, and the standard of accommodation plays a very important role in this.

Fusion Hive provides a hub of innovation for ambitious technology companies. Our reception supervisor provides front-of-house, finance and hospitality services, and fosters a sense of community amongst the many small businesses tenanted. We also provide grounds maintenance.

Saltersgill pavilion provides sports facilities for students. We provide grounds maintenance, caretaking and security.

National Horizons Centre, a new building to the Teesside portfolio, provides biosciences business, a designated research centre and a designated research centre.

While the university required a contractor who could deliver high-quality services, our partnership is built on the solid foundations of shared values, and firmly cemented by our common goal – to provide the best possible outcomes for the tenants and building users.
PFM AWARDS 2019 FINALIST

Categories:
Partners in Corporate - Integrated FM Services
Partners in Corporate Social Responsibility

“The input of Robertson into the effective daily management of Fusion Hive coupled with Teesside University’s expertise has played a key role in the building performing beyond expectations within its first year of operation.”

Matthew Kirk, Strategic Business Relationship Officer, Stockton Borough Council
Chester-le-Street Community Hospital

**CHESTER-LE-STREET**

**CUSTOMER:** County Durham and Darlington Acute Hospitals NHS Trust

Chester-le-Street Community Hospital is a busy 44-bed facility providing inpatient, outpatient and day hospital services. Robertson Capital Projects provided investment while Robertson North East carried out the design and build. Operational from 2003, this has been a flagship project for partnership working and customer relationships ever since it was completed.

The success of this project relies on a high degree of communication and operational interfaces between the doctors’ surgeries and facilities on site. The on-site FM team manages, coordinates and delivers total FM, lifecycle, minor works and energy management services. These services radiate from our on-site FM hub, from which all aspects of the site can be controlled. One of our key areas of design innovation was the development of the ‘clean and dirty routes’ to and from this bustling FM hub, and the on-site team uses a BEMS system to proactively manage energy consumption.

In all, we have saved the Trust around £100k per year on a contract that has 16 years left to run: a whole-life benefit of £2m.

“Our people here, from the youngest to the oldest, treat the hospital as something they want to be part of.”

*Mark Nelson, Project Manager*
We delivered a new building to Royal Grammar School Newcastle, one of the top private schools in the country, to support the students and teachers in their learning environment.

The new building includes an exciting state-of-the-art library, new lecture room, seminar rooms, IT hub and care centre encompassing pastoral and medical services for students - plus additional teaching space (including laboratories, effectively extending the Science and Technology Centre).

In addition to this, the building incorporates an ‘Agora’ gathering place for students to come together to exchange ideas and thoughts on their studies.