



Developing with pride  
**Making places  
that matter**

Sir Robert  
**McALPINE**  
Capital Ventures







# Welcome to Sir Robert M<sup>c</sup>Alpine Capital Ventures

We are a developer and operator with over 25 years experience and have completed over 50 major projects

---

Our hospitals provide more than **2,000 beds** to patients.

---

We have developed homes for **800 families and individuals** who choose to rent, 600 students and 3,500 military personnel.

---

More than **20,000 pupils** attend the 39 schools we have delivered.

---

Every year, more than **25 million motorists** use the 200km of trunk roads and motorway we have built and operate.

---

We have invested over **£200m of equity** in our projects.

---

We have raised in excess of **£2.5bn of funding** for individual projects and partnerships

---

We will continue to fund and **support over 10 community projects** that make a difference to the people and places we are creating and managing.

---

## Contents

<b>Our approach</b>	<b>4-5</b>
<b>Our values</b>	<b>6-7</b>
<b>Our development principles</b>	<b>8-9</b>
<b>Key achievements</b>	<b>10-11</b>
<b>Our capabilities</b>	<b>12-13</b>
<b>Our team</b>	<b>14-15</b>
<b>Key projects</b>	<b>16-19</b>
<b>Sectors</b>	<b>20</b>

# Our approach

## Entrepreneurial thinking

We identify, secure and deliver opportunities that align with our creativity, flexibility and innovative approaches to optimising outcomes.

## Considered execution

An open-minded ethos enables us to select projects and partnerships that align with our development principles and identify value regardless of development type, location or use.



Springfield University Hospital – connecting the NHS Estate to its neighbourhood





**“We are entrepreneurial developers and placemakers who create long-term value for people, places and projects”**

## **Our projects are defined by**

### **Comprehensive placemaking**

Innovation and imagination in planning, design and management to connect people to places that communities value.

### **Value creation**

Experience and expertise in identifying, buying, and optimising a site’s potential to create investment returns and positive human outcomes.

### **Responsible thinking**

Care and consideration for the places where we work, the people we work with and development that minimises harm to our planet.

### **Long-term commitments**

Ability and attitude to create management and operational platforms that make places work and stay connected to their users’ needs and expectations.

## Our values

### Meaningful values

Our business is run on the guiding principles of honesty, integrity, passion and innovation. These values run deep in our culture influencing decision-making but allowing us the freedom to build an extensive development portfolio in creative and imaginative ways.

### Enhanced capability

As an integral part of the Group, we have robust financial backing, connections to engineering innovation and specialist teams. This enables us to take on the challenging, develop at scale, respond quickly and grow our portfolio in imaginative and creative ways.



**“We work flexibly, take on the challenging and bring imagination to every place we make”**





Showing our support for Suited for Success in Birmingham





Environments for a wide spectrum of learning at City of Glasgow College





**“Our development principles are human focussed and deliver responsible outcomes, for people, places and projects”**

## **Our development principles**

- Always focus on human outcomes  
*We think in experiences*
- Respect heritage, understand culture, connect to community  
*We have a relentless attitude to quality*
- Create simple solutions in complex situations  
*We approach challenges with creativity*
- Prepared to take calculated risks  
*We are financial innovators*
- Deliver social value as part of profit and returns  
*We make places that generate a positive contribution*
- Protect resources, and minimise environmental harm  
*We make sustainable a key to everything we do*



# 25 years of achievements and key moments

1997-2022

**1997**

**The A19 DBFO commences operations**

Work starts on a national strategic 125km route in the North East.

**1999**

**Completion of the new works on the A74(M)**

Establishing a fast 90km connection from Millbank to Carlisle.

**1999**

**Dawlish Community Hospital opens**

Delivering the first PFI hospital in the UK.

**2000**

**Croydon Tramlink carries first passengers**

Establishing the Capital's first modern tramway system.

**2001**

**Wishaw General Hospital receives first patients**

A 634-bed general hospital was taken from outline design to completion in 34 months.

**2003**

**Fife Schools Scotland ready for pupils**

Two secondary schools and one primary school were delivered and the project won an OECD Award.

**2005**

**Dudley Hospital modernised, and two new community hospitals delivered**

Creating over 1,000 new beds and enhancing healthcare across the region

**2006**

**Doncaster Transport Interchange opens for passengers**

Enabling 600,000 bus journeys per annum.

**2007**

**A new school network in Gateshead is created**

A ground-breaking PPP for seven new schools.

**2007**

**Exceptional growth in education and care for Newcastle**

The partnership, established in 2007 has delivered 21 different schools, a respite care home and a refurbished sports centre.

**2008**

**Completion of the new Colchester Garrison**

Providing enhanced living and working accommodation for 3,500 military personnel and 700 civilian staff.

**1997**

**2008**



**2009**

**Redcar Primary Care Hospital accepts first patients**

Delivering a 32-bed hospital with expanded community services under one roof.

**2009**

**New PPP schools' welcome students in Dundee**

Meeting growing educational needs with two new secondary and six new primary schools.

**2010**

**Construction starts at King Edward VII Memorial Hospital Bermuda**

Achieved preferred bidder to financial close in just 64 days to provide a state-of-the-art hospital for The Island.

**2013**

**Construction starts at Glasgow City College**

A new education landmark for the City and a home for 40,000 students and 1,200 staff.

**2015**

**SRMCV acquire Raglan St site in Coventry**

Developing the scheme for Coventry University, we set out a vision for a PBSA project which served as a catalyst to regenerate this inner city area.

**2018**

**Egham's first town centre student scheme gets go-ahead**

Increasing access to purpose-built accommodation by 48% in the area.

**2018**

**Gore Street – our first investment in the Build to Rent sector (BTR)**

Establishing an anchor to the broader regeneration of Salford's Chapel Street area.

**2019**

**Swan House – growth in our BTR portfolio**

Planning permission gained for 380 apartments in Manchester's Northern Quarter

**2019**

**We are appointed as Master Developer and work begins at Springfield Hospital – a milestone in changing perceptions of mental health.**

Delivering a vision dedicated to innovation in treatment and care for up 20,000 patients per annum.

**2020**

**Hockley Mills BTR scheme ready to go**

Contracts exchanged with Legal and General to develop 395 apartments.

**2021**

**Staycity – Apart Hotel opens**

Creating 224-room aparthotel at the heart of Manchester's New Cross regeneration area.

**2022**

**Charles Street Hotel Manchester open**

A £47 million development 17 storeys, 278-bedroom hotel.

**2009**

**2022**



# Our capabilities

From homes to hospitals, learning places to working places, road networks to transport interchanges, care homes to hotels we design, deliver, manage and maintain places that reflect the evolving needs of the people who use them.

## We are

- Design managers
- Project managers
- Development managers
- Construction managers
- Procurement and resource managers
- Asset and facilities managers

## We can deliver

- Equity investment
- Finance & funding solutions
- Master planning
- The development business case
- Placemaking strategy
- Stakeholder management
- Community liaison

## We can ensure

- Sustainability and carbon efficiency
- Short and long-term social value creation
- Collaborative partnership working







Creating learning environments for pupils across the North East



# Our team

Our team recognises the vital role of everyone in making a development come to life. We'd love you to meet them all but say hello to our senior leadership team and project leads for now.

## Senior leadership team



### Olivia McAlpine

Joined in September 2019

**Industry perspective:**

“Our opportunity is to create a built environment to enhance today’s society whilst future-proofing for generations to come. If we focus on this balance, we can create real sustainable legacies.”

**Proudest career moment:**

“Becoming only one of three developers awarded a place on all lots within the Pagabo Developer Led Framework.”



### Robert Wotherspoon

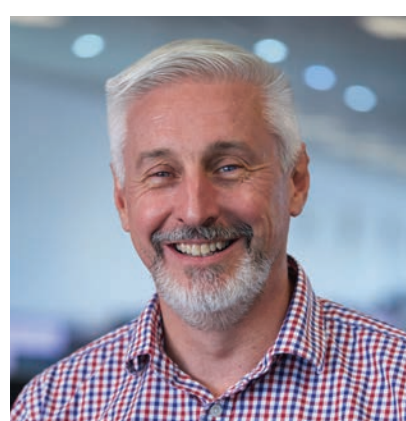
Joined in December 1996

**Industry perspective:**

“We always seek to collectively raise the bar and challenge every standard. If we focus on embedding quality in every aspect of development, we can manage whole life costs and deliver the sustainability we aim to achieve.”

**Proudest career moment:**

“Delivering the first PPP in Bermuda. We embraced a different culture, adapted and created a hospital making a real difference.”



### David Honeyman

Joined in October 2007

**Industry perspective:**

“Almost every aspect of development and placemaking is reliant on relationships. These will be the most effective when we share objectives and pull together to create a trust that builds value.”

**Proudest career moment:**

“Everytime the team celebrates a success or does something they are proud of is a proud moment for me.”

**“Our team have been together for a long time, and it shows. We have unique chemistry built on the belief that the project outcome is more significant than any individual”**



## David Hosken

**Project Director** | Joined in October 2007

**Industry perspective:** “The industry has a responsibility to adapt the way we work and the legacy we leave.”

**Proudest career moment:** “Handing over 4 schools in Newcastle in one day after our team’s dedicated work over 3 years.”



## John Parnell

**Project Development Director** | Joined in June 2000

**Industry perspective:** “After people themselves, the built environment is the most critical part of society’s fabric. We have a huge responsibility and opportunity to get it right now to protect future generations.”

**Proudest career moment:** “Delivering The Cycle Works which transformed an old garage in a run-down inner-city location in Coventry into a vibrant student accommodation village.”



## Chris Lane

**Development Management Director** | Joined in September 1994

**Industry perspective:** “Many amazing places exist because of opportunities created by developers. However, we must be responsible for creating and evolving efficiently and sustainably.”

**Proudest career moment:** “Developing a forensic lessons learned exercise on pre-contract process that is shaping our ongoing project approach.”

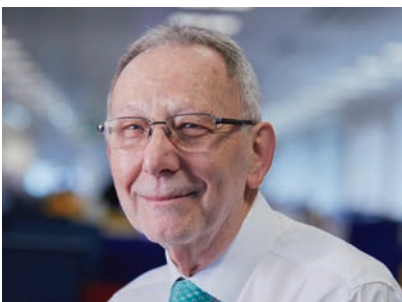


## Harriet Gladwell-Philips

**Project Manager/Special Purpose Vehicle Manager** | Joined in February 2009

**Industry perspective:** “Places are fundamental to life experiences and wellbeing. The industry takes its opportunity to create cohesive environments that support living, learning and working communities.”

**Proudest career moment:** “Achieving Financial Close on our Springfield project, which involved working with multiple parties and at least six sets of lawyers!”



## Alan Austwick

**Design Lead** | Joined in February 2009

**Industry perspective:** “Being a developer is about far more than just creating a building, place or space. Every environment should delight the eye and contribute positively to its environment and people’s lives.”

**Proudest career moment:** “Having two of our completed schemes on the final short list for the Stirling Prize.”



## Developing with insight



### A learning landmark

#### Riverside and City Campuses, City of Glasgow College

**Place descriptor:** A twin site college together with purpose-built halls of residence.

**Project structure:** PPP for the design, build, finance and long-term maintenance of new facilities. Let under the Scottish Government's NPD model. The concession company is a Joint Venture led by Sir Robert M<sup>c</sup>Alpine Capital Ventures with Sir Robert M<sup>c</sup>Alpine as the main contractor.

**Our role:** PPP Investor and Development Manager leading the project through the bidding, delivery and operational phases.

#### A place made for learning – an exemplar of development with experience at its heart.

Glasgow has a rich history of innovation in education. But to this progressive City, the drive to continually improve created a vision for a new connected campus, a city landmark and exemplar of modern education.

Through a project culture of consultation and collaboration, we interpreted the needs of location, staff and students with award-winning innovations that contribute to every aspect of the 'place' experience. This platform of understanding underpins a long-term



partnership with the College and a shared sense of pride with the city. The Campuses infrastructure, buildings and facilities are designed to work together to connect campus lifestyle with accessible, inspiring learning spaces that relate to their surroundings.

Having met all aspects of the Scottish Executive's Six Qualities of place, the new buildings are home to 40,000 Students and 1,200 staff. A proven catalyst for broader regeneration, they occupy a special place in the Cityscape and actively build Glasgow's reputation.

## Developing with integrity



## An authentic destination

### Hockley Mills, The Jewellery Quarter, Birmingham

**Place descriptor:** A key mixed used development of 395 one, two and three-bedroom apartments, a new railway station entrance, 116 car parking spaces and 28,000 sq. ft of flexible commercial space for retail, leisure and offices.

**Project structure:** A Sir Robert M<sup>c</sup>Alpine Capital Ventures project forward funded by Legal & General's BTR fund with Sir Robert M<sup>c</sup>Alpine as the main contractor.

**Our role:** Developer and Development Manager leading the financing and ensuring the successful delivery.

### A destination made for people – a space with authenticity at its core.

The Jewellery Quarter is described as a national treasure. Indeed, the city treasures its unique structures, history and vibrant community. Integrating a new destination into this environment requires empathy, creativity and authenticity.

By listening to communities, we defined a placemaking approach that embeds new buildings that reference local industrial heritage and re-establish an architectural style.



By reinterpreting the space for living, working and leisure and providing a gateway to transport links, the site will be an attractive lifestyle proposition.

The scheme will complete in 2023 and contribute significantly to Birmingham's rising demand for quality, professionally managed rental homes. And critically, preserve the heritage and sense of ownership of The Jewellery Quarter by the City.



## Developing with determination



### A mental health milestone

#### Springfield University Hospital (SUH) Redevelopment, London

**Place descriptor:** The NHS Trust's Estate Modernisation Programme, including new state-of-the-art inpatient and outpatient mental healthcare facilities, 839 new homes, a 32-acre public park, care home, infrastructure improvements and land for a new school.

**Project structure:** A joint venture led by Sir Robert M<sup>c</sup>Alpine Capital Ventures with Sir Robert M<sup>c</sup>Alpine as the main contractor.

**Our role:** Master Developer and Development Manager leading the coordination of all elements of delivery and the ongoing disposal of land sales to maximise value.

#### A place made for care – a focus on development with positive human outcomes.

Springfield has been a mental health hospital since 1840. However, new challenges require a new generation of facilities. Springfield will be dedicated to supporting the delivery of high quality, innovative care – a milestone in changing perceptions of mental health.

The site is complex, with access challenges, dependencies on land sales, and repurposing of buildings and land while maintaining services.



We work hand-in-hand with the Trust, a partnership built on values of innovation, determination and patience.

Together, we are delivering a mixed-use master plan. This puts staff and patient well-being first, enables state-of-the-art care and connects the hospital to its surroundings and community - not hidden from view. It is the essence of development with positive human outcomes.

## Developing with pride



### A best practice road network

#### A19 Dishforth-Tyne Tunnel Trunk Road Improvement Scheme.

**Place descriptor:** A key element of infrastructure and road improvements in the North East, the project is a 30-year concession to improve and construct over 120km of strategic dual carriageways, including refurbishing bridges and viaducts. The contract extends to routine operations and both major and routine network maintenance.

**Project structure:** DBFO to design, build, finance and operate. Let under the Governments' PFI initiative.

**Our role:** PFI Concession owner managing all aspects of the project.

#### A network made to last- a commitment to a long-term partnership

The A19 is critical to the North East's economy - an artery for goods, people and national connections. Making it ready for the next 100 years while keeping traffic moving freely every day needs meticulous planning, innovation and robust construction.

We never underestimate the importance of our work and drive collaboration, rigour, quality and safety in every aspect of the project, from construction to



operations. Whether strengthening bridges, designing new structures, installing emergency phones or helping motorists, best practice underpins our actions.

We have responsibility for every metre of the 120KM network. We take care for each of the 90,000 cars using the roads every day and pride ourselves in the innovations and actions that help support the North East's economy and communities.



# Sectors

We deliver the building blocks of our society and are proud of working in partnership with the public and private sector.

## Private sector

- Student accommodation
- Build to Rent
- Hotels
- Care homes

## Public sector

- Healthcare
- Education
- Transport
- Housing

## Contact us

T: +44 (0) 333 566 1958

[srmcv@srm.com](mailto:srmcv@srm.com)

[srm.com/capitalventures](http://srm.com/capitalventures)







**Developing with pride**  
**Making places that matter**

**Sir Robert**  
**McALPINE**  

---

**Capital Ventures**