The MIZEN Group

Profiles in Property Development

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MIZEN

BUILDING EXCELLENCE

We don't build houses, we build **homes**

Our History

The business was founded by our Chairman, Bernard Jos. Tansey KCSG, KHS, MEngSc, BE, CEng, MICE, FIEI, FIoD in 1986 and brings together the very significant experiences of group staff and stakeholders in Construction, Design, Project Finance & Management. The aggregated experience of principals and serving management is accumulated at 600 years.

Core Services being rendered by Group Private Companies to our Clients include:

A. Straight forward Construction Contracts or alternatively Design and Build Contracts to an Architect's Outline Design - **Mizen Build Limited**
B. An acquisition, Design and Build and/or Finance Package – **Mizen Properties Limited (and other Group Cos.)**

Other Public Companies include:
St Mark Homes PLC – Finance and Risk Investment in the Open-Market Housing Sector.

All companies operate from St. Margaret's with shared Directors and Shareholders. Non-executive Directors are drawn from the leadership in this industry and in banking.

Our Credentials

The Directors like to think that the stakeholders in the Group (Investors, sector partners, clients, customers & tenants) have come to value our technical and management know-how free of the uncertainty that can arise from a risk of failure in what is certainly a complex industry.

The Mizen Group is well structured with strong financial resources and it benefits from long established relationships with **Royal Bank of Scotland PLC, Barclays Bank PLC, Clydesdale Bank, Handelsbanken, Aldermore Bank, Shawbrook Bank, Secure Trust Bank PLC and Bank of Ireland PLC.**

The Group provides a full range of property development and construction capabilities which include:

- Land acquisition and Planning services (Greenfield and Brownfield)
- Project Design and Build packages (£1m – £30m)
- Urban mixed-use regeneration
- Specialist / Bespoke commercial and medical fit out packages
- Property Consultancy

Mizen has been nominated for many awards including **LABC Building Excellence Awards** (Park Tavern, Tottenham, 2012) for the Best Major Housing Development; **Green Apple Award** (Summer 2010) for the built environment (Ave Maria Hall / St. Winifride's Hospice, Wales); **2degrees Champions Award** (Runner-Up, 2014) for sustainable development (Kingston Road, New Malden) and **LABC Awards 2015** (Finalist) for Best Social or Affordable New Housing Development (Kingston Road & Caro Place, New Malden).

The Group is:

- Fully accredited with BM Trada under the Construction Quality Assurance programme (ISO 9001:2015).
- A member of the **CITB** and of the **Considerate Contractors Scheme** initiative.
- Operates policies with respect to **Fair Construction Contracts, Racial Equality, Health & Safety** and **CDM Compliance.**
- Is registered with Structural Warranty providers **NHBC, BLP** and **Checkmate.**
- Carries a comprehensive range of insurances including Public Liability, Employers Liability and Contractors All Risks.

All completed projects are a tribute to the respective Development Teams led by our Construction and Commercial Directors, Design Managers, Surveyors and Site Managers, who in turn lead the selected Sub-Contract Teams… all in a search for cooperative excellence in what we do.

We like to think that our customers **(Clients and Tenants)** have come to value our Technical and Management know-how free of the uncertainty that can arise from a risk of failure in a complex industry.

Mizen is registered with the **NHBC (No. 64507) – Rating Category A1 (Top of the Range)** and with other warranty providers, e.g. **Checkmate.**

Mizen is accredited under the **Construction Quality Assurance programme (ISO 9001; 2015).** Mizen is also a member of the **CITB** and the **Considerate Contractor's Scheme** initiative. Clearly, **'Total Quality Management'** is the focus of the principals and all our colleagues.

Mizen is insured with the AXA Group and carries the usual range of construction indemnities viz. **EL, PL & CA Risk.**

Mizen Group bankers include **RBS/NWB (a 30-year relationship); Barclays; Clydesdale**; **Handelsbanken; Secure Trust; Shawbrook Bank and Bank of Ireland; Standard…** to any of which an enquiry may be directed.

Mizen Group Cos are the holders of current CIS 6 Tax Clearance Certificates and we do of course operate policies with respect to:

- Fair Construction Contracts; Racial Equality; Health & Safety; CDM Compliance

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

A selection of our recent developments

A prospectus of **UK** projects on which **Mizen Group Cos** are or have been engaged as Primary Developer on a Land Acquisition, Design & Build and Finance basis or as Design & Building Contractor only, include inter alia:

Adastra House, Finchley, London, N3

A development of 34 apartments over ground floor offices and basement car park

A selection of our recent developments

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Sovereign Place, Sutton, London, SM1

A development of 1, 2 and 3 bedroom apartments, secure on-site parking and ground floor retail.

A selection of our recent developments

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BUILDING EXCELLENCE

Oakley Court, Murray Grove, London, N1

A development of 72 Residential apartments over an underground basement car park.

A selection of our recent developments

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Devon Wharf, London, E14

New build development of 11 storey building consisting of 73 x 1,2 & 3 bed apartments

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

Friars Walk, Aylesford, Kent

A Development of 37 x 4 Bed Houses and 18 x 2 Bedroom Apartments

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

Gwynne Road, Battersea, London, SW11

Modern 14 storey development consisting of 34 apartments over basement, ground and first floor offices

A selection of our recent developments

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BUILDING EXCELLENCE

Park Grove, Acton, London, W3

Development of a new build, 6 storey 51 apartment development over basement car parking

A selection of our recent developments

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Kingston Road, New Malden, KT3

40 x 1, 2 & 3 Bed apartments in 4/5 Storey block, 10 x 3 & 4 Bed Houses all over a 56-car basement
An LABC award project

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

London Road, Hounslow, TW3

34 apartments in a single 4-storey block

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

Falcon Road, Battersea, SW11

A development of 24 apartments over a major medi-centre and basement carpark.

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

Avenue Park, Tulse Hill, SE27

A development of 104 apartments in six storeys with 100,000 sq.ft NHS/Retail and 84 basement car spaces

A selection of our recent developments

Rosebank Way, Acton, W13

Buildings up to 4 stories, providing 37 houses, apartments and B1 Offices.

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

Commercial Road, London, E1

A development of 46 residential apartments over 5,500 sq.ft Retail space.

A selection of our recent developments

MIZEN
BUILDING EXCELLENCE

St Luke's Square, Canning Town, London E16

162 flats + c50, 000sq. ft in a mixed use residential/office project,
nine stories high with basement car park (134 cars).
Office space subsequently converted to make 220 Flats in all.

Our recent developments (A Selection)

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St Margaret's Waterside, TW7

21 apartments, 12,000 sq.ft Offices; basement car park; four stories high adjacent to the Marina. The building is highly engineered in order to limit the impact on the twin 3.6m dia. Thames Water Tunnels beneath the site.

Our recent developments (A Selection)

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Sungate House, Cocks Crescent KT3 4TA

40 x 1,2 & 3 bedroom apartments over a 53 car basement on a decontaminated site.
An LABC Award Project

Our recent developments

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Clyde Street, London, SE8

A development of 80 x 1 & 2 Bedroom apartments.

Internal finishes

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BUILDING EXCELLENCE

Internal finishes

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Current developments

1. 2A – 2B Twyford Avenue, Muswell Hill, London, N2 9NJ
2. 144 – 156 Uxbridge Road, Hanwell, London, W7 3TB
3. Pieris place Bulphan, Brentwood road, Bulphan, Upminster, RM14 3TL
4. Valley House, Gallions Road, Charlton, SE7
5. Wynnman Place, The Crescent, Wimbledon Park, SW19 8DR
6. Jamaica Road, Bermondsey, London, SE1
7. Heron House, 109-115 Wembley Hill Road, London, HA9 8EN
8. 342 – 346 High Street, Sutton, SM1 1PR

Current developments

2A – 2B Twyford Avenue, Muswell Hill & Granville Road, Finchley, London

Twin sites providing 12 x 3 bedroom houses with off-street parking spaces.
The Twyford Collection is a stunning, boutique development of 12 x 3 Bedroom Homes in the heart of Fortis Green and Finchley. These outstanding homes boasts its own entrance and offers 1200 + sq ft of well-appointed accommodation comprising an entrance hallway, bespoke handle-less kitchen with Bosch appliances opening to a reception room, principal All houses will have allocated off street parking, it's a short walk to the Underground station and served by a variety of bus routes. There is also an exceptional range of amenities available, with the centres of both Muswell Hill and Finchley nearby together with a selection of outstanding schools.

Current developments

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144 – 156 Uxbridge Road, Hanwell, London, W7 3TB

Redevelopment of the site to provide a six storey building with one basement level fronting onto Uxbridge Road comprismising of 1x retail unit on the ground floor (A1 Use Class)(525sqm), and apartments over & adjacent and associated storage, cycle parking, Located in West London, Lock Place is a fantastic brand new development that puts London lifestyle right on your doorstep without compromising green open spaces. This stunning urban oasis is surrounded by sanctuaries of green such as the beautiful Syon Park Gardens, Osterley Park & Canals allowing you to relax but with the buzz of the West End just a short journey away (via Crossrail at Hanwell Station some 0.3 miles distant. Lock Place is a fantastic collection of 7 exclusive three bedroom family homes and 35 luxury 1 – 2 bedroom apartments finished to a luxury standard and benefitting from private balconies and terraces.

Current developments

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Pieris place Bulphan, Brentwood road, Bulphan, Upminster, RM14 3TL

Residential development to provide 19 5-bedroom executive style detached homes in a private gated development with outside space and private parking, yet only 30 minutes away from Fenchurch Street Station in the City of London via West Horndon Station. (5 minutes away)

Perfectly positioned to enjoy the tranquillity of this setting surrounded by countryside. On entering the hallway you will find an impressive staircase and engineered wood flooring. There is also a downstairs cloakroom and under stairs storage cupboard. Off the hallway is a spacious sitting room with feature fireplace and double doors through to a separate dining room. The impressive family / dining / kitchen area is perfect for entertaining with bi-fold doors leading to the rear garden.

On the first floor there are five double bedrooms. The master suite has a walk-in dressing room and large en-suite with bath, walk-in shower and twin sinks. Bedrooms two and three offer en-suite facilities too. Externally you will find an integral garage, electric doors and remote control handset which is accessed via your own driveway. The front of the property is landscaped and the rear laid to lawn with a large patio area.

Current developments

Valley House, Gallions Road, Charlton, SE7

Mizen are pleased to be working in partnership with Peabody Housing Association to develop 73 apartments (and ground floor commercial space) within a fully new-build six storey building. The units comprise of 7 affordable rent homes, 54 shared ownership homes 12 social rent homes.
The new building will accommodate a diverse community enriching the experiences of all.

Current developments

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Wynnman Place, The Crescent, Wimbledon Park, SW19 8DR

Situated on a piece of history in The Crescent, Wynnman Place will see the creation of eleven contemporary apartments and seven stunning family homes. Located mere metres from the lush Wimbledon Park and public transport links, Wynnman Place will bring modern living to one of London's oldest suburbs.

Featuring seven custom designed houses, The Residences are designed to be your forever home. Spacious and bright with elegant finishes, each build speaks of master craftsmanship that is perfect for family living. In addition eleven minimalistic dwellings are designed with sustainability at their heart. Each apartment features the best in smart home technology, from home automation, lighting design and smartphone controlled utilities.

Current developments

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Jamaica Road, Bermondsey, London, SE1

Jamaica Road is an exciting new development in the increasingly sought-after area of Bermondsey. The development is made up of 1 & 2 bedroom apartments as well as 2 x 3 bedroom houses, all within an iconic building 'inspired by form, colour and modern architecture'.

The development is less than 5 minutes away from Bermondsey tube station, and close to the high street featuring a host of a Michelin recommended restaurants and bars, art galleries and boutiques. Equally, London Bridge is 15 minutes away while the Thames' riverside is just 4 minutes walk.

Current developments

Heron House, 109-115 Wembley Hill Road,
London, HA9 8EN

Located on Wembley Hill Road, Heron House involves the demolition of the existing 1960s office building to provide, in partnership with PA Housing a mix of 1, 2 & 3 bedrooms homes (with all 40 apartments featuring a private balcony or terrace) over ground floor office space together with a basement for car parking and secured bicycle storage.

Current developments

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342 – 346 High Street, Sutton, SM1 1PR

Demolition of the existing public house and the erection of a 6 storey mixed use development with commercial floor space at ground floor level (flexible A1/A2/A3 use), 30 residential dwellings on the upper floors and car and cycle parking in the basement. Erection of extensions to the rear of our development at 324-340 High Street (Sovereign House) to facilitate the consolidation of the ground floor units in a single Class A1 11,000 – 12,000 sq.ft retail unit.

Senior management

Bernard Jos. Tansey

EXECUTIVE CHAIRMAN

KCSG, KHS,MEngSc, BE, CEng, FIEI, MICE, F.Inst.D

Bernard's accomplishments as University Lecturer, Consulting Engineer and in the Public Service, Construction, Property Development and in the Third World are widely valued. He was Knighted (KCSG) by Pope St. John Paul II in 2002 for services pro Ecclesia et Homines; and later (KHS) in 2015.

Barry Tansey

CHIEF EXECUTIVE

B.Comm, M.Acc, FCA

A chartered accountant, Barry joined Mizen from Grant Thornton LLP, one of the World's leading practices, in 1996 as Finance Director and was appointed as Group CEO in 2004. He is responsible for formulating and driving business strategy and development across the Group.

Senior management

Alan Tansey

LAND AND MARKETING DIRECTOR

MA (Econ)

Alan joined Mizen in 2004 having previously spent 10 years in insurance (Irish Life) and in international banking sectors (Bankers Trust & Deutsche Bank) in Dublin's IFSC. He leads the land acquisition, estate management and sales functions for the Group.

Richard F. Reynolds

OPERATIONS & CONSTRUCTION DIRECTOR

With a track record that has included circa 11 years with Charles Church (to Director Designate level), 18 years with The Roxylight Group & Saxon Developments (to Corporate Director level) and his early years as a Civil Engineer with Tarmac and Henry Boot, Richard is one of our most experienced construction professionals. He leads the Construction, Technical and Commercial teams.

Senior management

Chris Brownhill

COMMERCIAL DIRECTOR

B.Sc (Building & Construction)

Responsible for the Commercial Function, Chris is responsible for leading the estimating, procurement, commercial and contract management at Mizen Group. Chris has been working in the construction sector for over 30 years and possesses a vast array of experience having worked in senior roles with Charles Church, Alandale, Saxon and most recently at DE Group.

Jillian Page

CUSTOMER SERVICES DIRECTOR

With a track record that now accumulates to 23 years in Customer Care positions, Jillian joined the Mizen Group in 2004, after successes at Barratt and Gladedale. Jillian leads the Customer Service and Care teams and has recently accepted the invitation to join the corporate board in recognition of her signal contribution to the ongoing success of the business.

Our Approach

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Ours is a Flat Management structure with executive Directors having the front-line responsibility for our expanding client base and for our individual Customers and Partners.

We can offer a full range of Development/Construction options, bringing together leading independent professional Architecture, Engineering, Town Planning and Legal Practices to match **our own in-house project management and construction capability** in a **'one-stop-shop'** concept, all to suit the varied needs of our Clients including the preparation of development feasibility studies **at our own risk and without obligation.**

We have also in the past, been able to identify and to finance the provision of development sites for public clients. In this way we have been happy to assist in the provision of development capital to bridge the period between site identification and acquisition and the availability of independent project funding.

Our Approach

The Mizen Group has been developing sites since **1986,** mostly in the South East of England with a proven track record and efficient technique.

1. SITE SELECTION

Recognised, trained and skilled 24-hour around the clock off and onshore land sourcing function, focused and targeted desktop analysis of all potential sites in London and surrounding counties using our analytical approach and experience. We have access to a vast network of property professionals, public and private sector developers and political and lobbying groups to ensure the highest possible return on investment (ROI) is achieved.

2. SITE VALIDATION

Within our internal site selection process we will execute a detailed appraisal and due diligence with our Construction and Commercial arm fully involved. Where required we bring in our Panel of external consultants and supply chain including Environmental, Infrastructure, Planning constraints, Land Policy, pre-conveyance legal study and other searches that we deem appropriate.

3. SITE PURCHASE

All sites are visited by members of our in-house Design & Construction teams prior to purchase. Purchase can be by way of an attended exchange or via a detailed conveyancing. Immediately following exchange we embark on resolving legal, S106 matters and funding with a view to the earliest possible start on site.

4. CONSTRUCTION

We have a multidisciplined in-house team of project managers, construction planners, site managers and trade; supported by an offshore function of technicians, engineers and support. The team delivers efficiencies through our programmed management system to ensure delivery is met on schedule along with site procurement, technical and design input.

5. SALES

Our Sales Team starts marketing activity on our developments as soon as we purchase our sites. Regular input into design, research and competition. We want the greatest market exposure and being ahead of the local competition is at the forefront of our strategy. Our aim is to sell off-plan which is why we formulate our detailed strategy as soon as exchange of contracts takes place on the site. We strive to sell all units prior to the completion of our development, ensuring cashflow and reducing market risk.

Sustainability

As part or our ongoing compliance with current Planning obligations we have **incorporated numerous sustainable solutions into our building designs** to comply with ECO Homes, the London Plan, and the Code for Sustainable Homes.

Our initial approach is to design a well insulated building, constructed to good standards of air tightness, utilizing energy efficient appliances, as well as incorporating on site renewable technology where required.

Examples of sustainable technology incorporated into our projects:

- Modern methods of construction with panelized walling
- Wood pellet biomass boiler installation
- Rainwater harvesting & SUDS Designs
- Brown “recycled” & Green “sedum” roof coverings
- Integration of energy efficient combination boilers & heat pumps into individual dwellings
- Sustainable source of materials in accordance with the code for sustainable homes

Our Partners

Mizen is administratively well structured with strong financial resources. This, together with its technical competence and commercial acumen, makes it well suited to support the demands of an expanding and discerning Client base, alongside the demands of our own in-house developed and funded investment projects, and it includes **(in the public forum):**

- Amicus Horizon (Optivo)
- Bexley Borough Council
- Bridgettine Order (O.Ss. S)
- Circle Housing
- Clarion Housing Group
- CDS Co-Operative Housing Society
- Diocese of Westminster (Individual Parishes)
- English Churches Housing Group
- Family Health Service Authority
- Hyde Housing Group
- London and Quadrant/Tower Homes Ltd
- L&Q Group
- Missionary Community of St. Paul (MCSPA)
- Newlon Housing Trust
- Notting Hill Genesis HG
- Optivo
- Orbit Housing Association
- Order of the Home of the Mother, (HM)
- Peabody Trust (Family Mosaic)
- Richmond Housing Partnership
- Riverside Housing Association
- Royal National Institute for the Deaf
- Southern Housing Group
- Spiritan Order (C.S.Sp.)
- Thames Valley Housing Association
- Wandle Housing Association
- Wealden/Leegate Housing Association

Where we are

To obtain further information on Mizen, please check our website **www.mizen.co.uk** and feel free to contact us on the below and we will be happy to assist with your enquiry.

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