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THE MCGOFF GROUP  
**TOGETHER**  
WE ARE **STRONGER**

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# THE MCGOFF GROUP

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## A MESSAGE FROM OUR GROUP DIRECTORS

*James, Dave, Chris & Declan McGoff*

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We are a family-owned Group who believe that our people are our single most important asset. We are committed to providing the highest standards of service and have a talented team in place at our Head Office, operational sites and care settings.

*Our Values; Excellence, Innovation, Kindness and Passion are a big part of what makes our Group so successful. We value an inclusive workplace that drives growth, success, performance and creativity. We are looking for talented people who embrace these values.*

There is a sense of camaraderie here; a feeling of belonging. Our family atmosphere is at the core of our culture. The variety of opportunities on offer within the Group are as diverse as the people that work here.

We have stayed true to our humble beginnings and believe people continue to choose the McGoff Group because of our unique businesses and true family culture. We look forward to you becoming part of our evolving story.

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**TOGETHER WE ARE STRONGER**

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## THE MCGOFF GROUP COMPANY STRUCTURE

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### ACQUIRE

#### VILLAFONT

COMMUNITY BASED DEVELOPER

### DESIGN & BUILD

#### McGOFF CONSTRUCTION

MULTI AWARD WINNING  
PRINCIPAL CONTRACTOR

#### DOWNTOWN MANCHESTER

LANDMARK 374 UNIT  
APARTMENT SCHEME

#### PANACEA BUILDING SYSTEMS

INNOVATIVE LIGHTWEIGHT STEEL  
FRAME SOLUTION

### OPERATE

#### nc newcare®

NEW GENERATION CARE OPERATOR

#### BACK TO THE GARDEN CHILD CARE

CHILDREN'S DAY CARE OPERATOR

#### DOWNTOWN ASSET MANAGEMENT

RESIDENT-CENTRIC COMPREHENSIVE  
PROPERTY MANAGEMENT

#### M41

FIT-FOR-PURPOSE  
FOOD HALL CONCEPT

### MAINTAIN

#### McGOFF GROUP FACILITIES SERVICES

REACTIVE, PLANNED & PREVENTATIVE  
MAINTENANCE SERVICES



Photo top left

*On-site team for our multi-award winning Principal Contractor McGoff Construction.*

Photo bottom left

*'New Generation' residential care at Grosvenor Manor, a care home operated by New Care Homes*

Main Photo

*Downtown Manchester, the McGoff Group's flagship 374 unit apartment scheme in the banks of the River Irwell*



## ABOUT THE MCGOFF GROUP

*In 1973 Jim and Ethna McGoff launched the trusted, regional contractor known as McGoff & Byrne. 48 years on, McGoff Construction sits at the heart of a £130m domain of like-minded businesses collaboratively forming the McGoff Group. A seamless ability to acquire, design, build, operate and maintain across targeted healthcare, residential and commercial sectors has provided the platform for the Group to cement itself as the favoured choice for Clients, funders, JV partners & supply chain partners alike. The Group is driven by family values, innovation, construction excellence and operational expertise. In an ever-changing, challenging environment the McGoff name signifies quality, agility and above all an unbreakable force that is well equipped to sustain the business for future generations to come.*





## THE MCGOFF GROUP TIMELINE

1965



- Jim McGoff and Tom Byrne formed a carpentry and joinery partnership undertaking residential schemes in and around Greater Manchester.

1975



- The company's first head office was established in Sale, Greater Manchester and later moved to a larger site, allowing our joiners shop facility to be moved to the same site. Prior to this date the office was run by Ethna McGoff from the back bedroom.

2000



- Villafont Homes, a luxury developer is launched.

2009



- New Ca in Urmsto providing in the bo

1972



- McGoff and Byrne was registered with the NHBC to undertake their first residential development, a pair of semi-detached houses in Ashton in Makerfield, Lancashire.

1989



- Sons James and Declan McGoff joined the family business having completed their University Construction courses.

2005



- The company moved to Altrinch offices, Jim and Ethna McGoff retired. Board of Directors was established James, Dave, Declan and Chris Mc





are opened its first care home  
on, the first luxury care home  
y both Dementia and Nursing care  
rough.

## 2017



- M&B commenced work on the world famous CBeebies Hotel at Alton Towers and the Castle Hotel at Legoland Windsor.
- Mc&B rebranded as McGoff Construction.

## 2019



- Downtown, the Group's 374 unit Luxury apartment scheme is completed.
- New business Downtown Asset Management is formed.
- McGoff Construction awarded Sunday Times top 100 small businesses to work for.

## 2014



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ed. A new  
d including  
Goff.

- McGoff Group Facilities Services is established, providing a seamless aftercare service for completed projects and gains traction with its own client base.
- M&B completes its first international project for Nandos at Qatar international Air Force Base.
- M&B secure largest project to date, £15m Butlin's Minehead.

## 2018



- Panacea Building Systems is established, providing light weight steel frame solutions to the Group's developments.
- The first Back to the Garden day nursery opens its doors in Broadheath.
- McGoff Construction commence work at the infamous Bear Grylls Adventure at Birmingham's NEC.
- Admission of Emma James as first non-family female board member.

## 2020



- McGoff Group Facilities Services becomes FIRAS accredited.
- Newcare Bramhall opened 12 weeks ahead of programme and was handed over to Stockport NHS to ease the pressure on hospital beds in response to the Covid-19 Pandemic.



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## THE MCGOFF GROUP ACQUIRE

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Our site acquisition strategy is centred around servicing specific local authority requirements including affordable housing, place making, care, education and community engagement. As an environmentally conscious business, we focus on brownfield regeneration and breathing life into dilapidated buildings.

We have forged lasting relationships with a number of NHS trusts, liaising with them to understand the care needs in their respective communities. We also hold a place on a number of developer-led frameworks, working closely with various public sector bodies across the UK.

Our developments create legacy employment opportunities in many sectors including building management, care, education, leisure and retail.





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## THE MCGOFF GROUP DESIGN

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Our dedicated in-house design and pre-construction team work closely with a select list of expert consultants to deliver the award-winning design of 'fit for the future' environments in both function and form. Our buildings are precisely designed around exacting operational requirements derived from the outset.

By the incorporation of the latest technologies we ensure that the built environments we create are as efficient, economical and comfortable as possible from a staffing and energy usage perspective.

A huge focus is placed on thoughtfully designed public realm and external spaces for the enjoyment and wellbeing of residents, employees and visitors.



**Photo top left**

*On-site team for McGoff Group  
Facilities Services*

**Photo bottom left**

*Panacea Building Systems on-site  
team installing a lightweight steel  
frame at Bramhall Manor Care Home*

**Main Photo**

*Barchester Mortain Place Care Home  
in Eastbourne, recently completed by  
McGoff Construction*




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## THE MCGOFF GROUP **BUILD**

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Established in 1973, **McGoff Construction** is the sole build vehicle for our Group operating businesses, working seamlessly with our dedicated Facilities management team within McGoff Group Facilities Services (MGFS). McGoff Construction deliver new build and turnkey care and residential schemes for a select number of valued Clients across the UK.

We have embraced self-delivery across a number of specialist trade packages via our in-house subcontract entities known as Panacea Building Systems and MGFS, proffering greater control over productivity, quality and safety in the delivery of our services. Through the incorporation of modern methods of construction, we have vastly lessened the impact of our services on the environment through waste reduction. As a proud Investor's in People Gold accredited business a key item on our agenda is enticing youth into our industry through robust and bespoke training programmes, supporting our employees with the continuation of the studies with fantastic results in attainment.

**Panacea Building Systems** deliver an offsite, lightweight steel frame solution for a number of key Clients in the Healthcare and Residential sectors. Established in 2018 in partnership with the McGoff Group, the Panacea team harness extensive experience in this specialist arena.

Through innovation and collaboration, the steel frame solution utilised by Panacea facilitates an accelerated project delivery programme in comparison to traditional construction methods, emphasising this solution as the preferred method for purpose built care homes, hotels and residential units alike.

Panacea place engineering at the heart of building design and fully embrace 3d modelling. By collaborating with our consultants we utilise BIM to fully design out the building structure including M&E, fire penetrations and all finishes, prior to any works starting on site.






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## THE MCGOFF GROUP OPERATE

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At **Back to the Garden Childcare** our vision is to provide a childcare community in which we support young children to become competent, confident and caring learners and communicators, healthy in mind, body and spirit, secure in their sense of belonging and in the knowledge that they make a valued contribution to our community and wider society. Our highly successful first setting; Back to The Garden Broadheath opened its doors in 2018 with the much anticipated second setting now under construction in Lymm.

**New Care** was established in 2009 and currently operate 8 care homes across the UK, with a further 3 now under construction. From the initial concept and design of the building, through to construction, recruitment and care delivery, New Care carefully considers every last detail of each care facility that it creates and the high level of service that it is able to offer. The health, well-being and happiness of our residents is always our number one priority.

Providing a home-from-home experience in surroundings that provide the highest levels of comfort, our care homes are a safe environment that offer a warm welcome whilst our dedicated team provide professional, person-centred, friendly and compassionate care. Our care philosophy is "To build and operate homes that celebrate the wonder of people and provides a quality of care that is delightful."

Our dedicated **Downtown Asset Management** team provide a comprehensive Property Letting, Property Management, Block Management and Furniture Solutions service; protecting the interests of landlords through the attentive care of their assets in every regard. We ensure buildings remain compliant and safe whilst harnessing a resident centric approach to property management.





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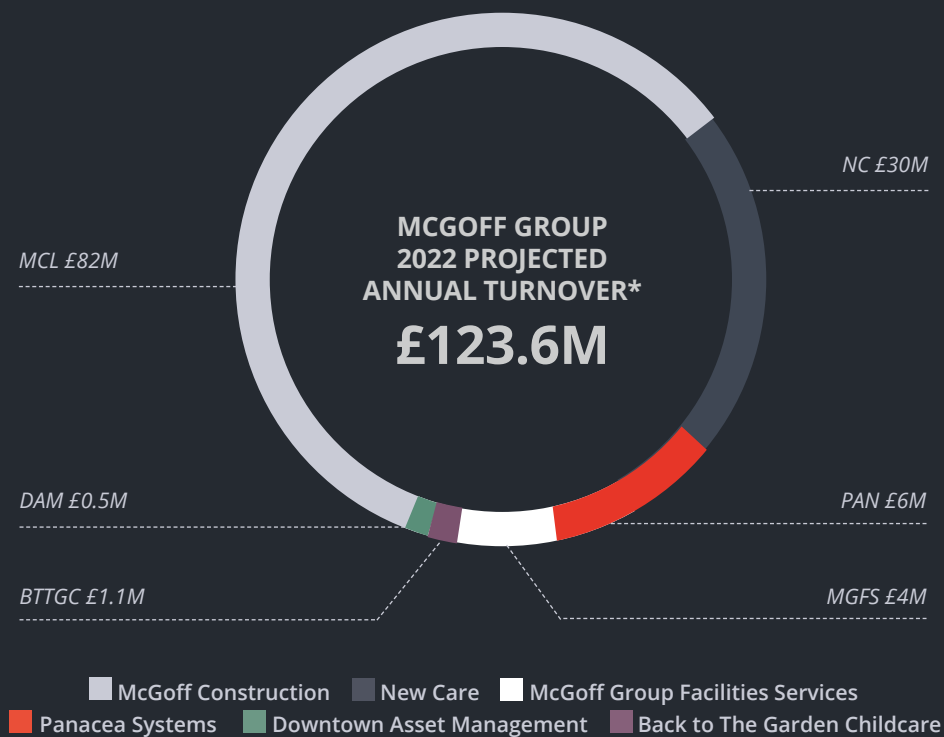
## THE McGOFF GROUP MAINTAIN

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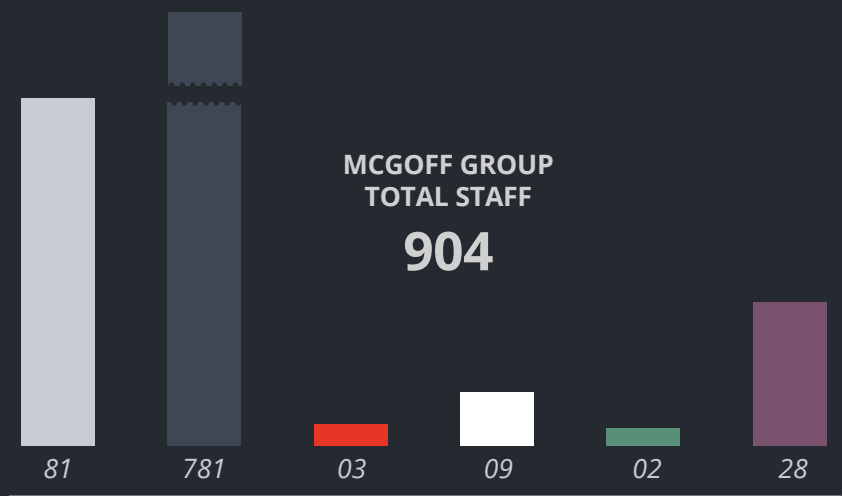
**McGoff Group Facilities Services (MGFS)** provide a dedicated reactive maintenance and planned, preventative maintenance service through a combination of locally based multi-skilled maintenance engineers; static maintenance staff and carefully selected locally-based specialist subcontractors. Our 24-hour helpdesk enables us to respond to emergency calls within 3 hours, with bespoke service level agreements in place for each valued Client.

MGFS also undertake specialist passive fire protection works under our FIRAS accreditation to ensure our and our Clients' buildings are both compliant and safe. The business also has the valuable capability to undertake specialist trade packages including joinery, electrical & mechanical packages.

THE MCGOFF GROUP IN NUMBERS



\* Based on Group revenue projections for the financial year-ended 31st March 2022



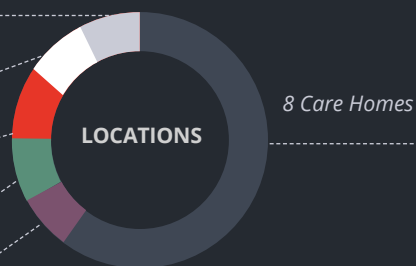
1 Head Office, 26 site locations

1 Head Office, nationwide

1 Head Office

1 Location

1 Location





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# THE MCGOFF GROUP

## VISION & MISSION

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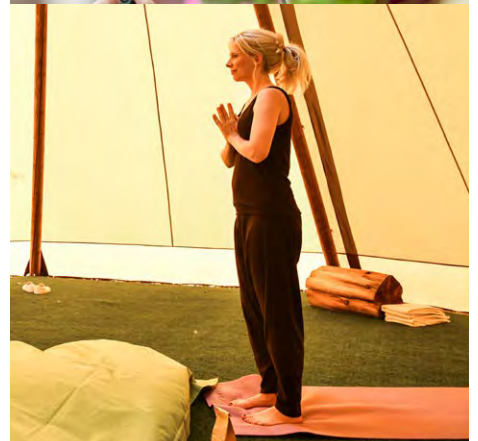
### VISION

Our vision as a Group is to create a wholly sustainable approach to the built environment. By harnessing the unique combination of both construction and operational expertise we have cemented ourselves as a key player in this ever-changing market, well equipped to sustain our position for future generations to come.

### MISSION

Our mission is to be the favoured choice for prospective employees, Clients, funders, JV & supply chain partners alike. Delivering our services safely, sustainably and to the highest standards through a totally aligned approach.

We aim to deliver this mission whilst maintaining our celebrated family culture and excellent working environment.



# OUR VALUES

## EXCELLENCE

We have high standards. We execute on the details. We take pride in our work and champion a mind-set of excellence that takes pride in knowing that we're making a real difference by working together. We lead by example, we set measurable and actionable goals and continuously learn, iterate and improve.



## INNOVATION

We always strive for excellence and are unconstrained by the way things have always been done. We creatively approach every task and obstacle to find original solutions. We are committed to adoption and delivery of new innovations that drive continual improvement of how we do things.



## KINDNESS

In a competitive landscape full of talented people, empathy and kindness go a long way. McGoff Group have built a culture where inclusion and respect are a defining part of our identity. We are committed to cultivating and preserving a culture of inclusion and connectedness.

## PASSION

We take pride in our work and bring our A-game to all interactions. We encourage rigorous discourse and never settle for anything but the best.



## SUCCESS

Our employees are our most important asset. We're committed to reinvesting our success back into our workforce and giving recognition where it's due.



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## WORKING FOR ALL

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### FOR ALL OUR STAFF

We believe our people are our single most important asset. We strive to recruit the best people for each and every position and are dedicated to the ongoing development of all our employees. Newcomers are no exception, whether you join us as a Project Manager, General Nurse, Chef or Mobile Engineer – we'll help you grow through opportunities and challenges that push your skills and offer more responsibility.



### FOR OUR CLIENTS

We work hard to continually strengthen relationships with our diverse Client and partner base to support their evolving needs, as well as the needs of the various customers they serve. We are extremely proud of the loyal and diverse client base that we have forged across the Group.



### FOR OUR SUPPLY CHAIN

We operate a fully integrated, long established supply chain consisting of a select network of valued suppliers, subcontractors and consultants. Our robust supply chain processes ensure we provide safe and quality services and end products for our Clients driven by our mission to operate sustainability whilst embracing innovation.



### FOR OUR INVESTORS

Our unique business model ensures we focus on delivering attractive financial returns to investors and shareholders. We focus on building long term relationships with our investor base, and actively encourage direct engagement with the principles of the business to create a culture of openness and transparency.

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## BUILDING YOUR CAREER

*Your journey with the McGoff Group*

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**“ McGoff Group is an entrepreneurial adventure. On joining a McGoff Group business, you will quickly discover what is important to us and the attributes we value.**

**Our positive working environment is founded on Integrity, Quality, Innovation and Respect and we strive to do things better through continuous improvement.**

*Emma James, Director of Support Services and Business Operations*



*A Career with us offers more than just a job...*



## LEARNING & DEVELOPMENT

We want all our employees to reach their potential which we support through tailored learning opportunities which offer professional qualifications and a variety of development opportunities including skills based training, technical training and coaching.

## DIVERSITY & INCLUSION

We believe that everyone stands to benefit when we embrace and value the diversity of thoughts, ideas and ways of working that people from different backgrounds, experiences and identities bring. It helps our employees to grow and learn, enables them to realise their potential, improves decision-making, boosts engagement and innovation, and enables us to better meet the needs of our diverse customer base.

## TEAM SPIRIT

Our management teams embody our company principles and can-do attitude. We roll up our sleeves and work alongside our team to get the job done. This is what we call team spirit and it drives our business forward daily. Our teams are focused on delivering our vision and making things better for our Clients and colleagues.

## BENEFITS

Our businesses offer an attractive salary with tailored benefits packages and are proud to be a living wage employer. We are committed to paying competitive salaries with the added benefits of the things we know are important to people, workplace health management features in all McGoff Group businesses alongside enhanced annual leave and retirement provisions.

McGOFF CONSTRUCTION

McGOFF GROUP FACILITIES SERVICES



## PANACEA BUILDING SYSTEMS

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## BACK TO THE GARDEN CHILDCARE

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SENCo provision



Giving Voice  
Bronze

## NEW CARE

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Top 20 Care Award  
carehome.co.uk

Knight Frank Luxury  
Care Home winners

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# THE MCGOFF GROUP **TOGETHER** WE ARE **STRONGER**

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If you are interested in a career within the McGoff Group please contact our Human Resources department by email at **recruitment@mcgoffgroup.com** or by telephone on **0161 927 2940**. Please check our social media feed via LinkedIn for latest vacancies across the Group.

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