



It is incredible that 10 months have already flown past since the Management Buy Out and we re-branded as Make One Group.

Since then we have worked through 2 National Lockdowns and adapted to 7 Revisions of the CLC COVID Working Guidelines, and still managed to increase production every month. Brexit seems to have been overshadowed by the impact of COVID, however there have been Brexit related issues to overcome this year and that's exactly what the Make One team did. Whether it is COVID, Brexit, or any of the "normal" unexpected challenges the Make One team have always found a solution or they Make One.

We have also achieved Practical Completion at Lansdowne Crescent and Old Church Street, and secured a negotiated contract at Station Road in Sidcup, and a traditional contract at Orion House in Ilford.

Our project at KOKO in Camden is making excellent progress and the internal finishes are looking exceptional. The new build phase should be complete in the coming weeks and the entire project will complete soon after February. It is a privilege to be involved in such a unique landmark project and we will be making every opportunity to show our customers the completed project in 2022.

We have seen an influx of tenders over the last 3 months, partly due to the whole team creating an increased awareness of the Make One Group, and also due to the huge increase in market confidence. We are so excited about the opportunities being brought to us and the prospects for 2022 and beyond.

Make One Developments was formed earlier this year and we have acquired our first site, which is a former care home in Essex. We have Planning Consent to convert to 5 flats, however we are exploring the possibility of a full demolition and construction of 4 houses. We are also hoping to conclude negotiations to deliver land & build 23 flats in Paddock Wood, Kent.

It is not long before all Restrictions are lifted and we will be making full use of the rooftop terrace at our Royal Exchange office this summer. We are really looking forward to our first summer social together as Make One on 21st July.

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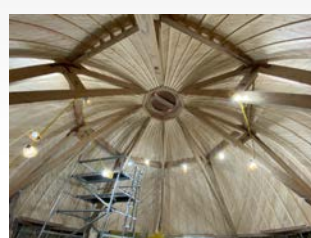
IN THE SPOTLIGHT

The Dome, KOKO

The challenge here is to replicate the look and feel of the original dome - built in 1900 - whilst incorporating contemporary standards.

To achieve this, we have been careful to use the aged dried oak as the original, as well as traditional construction methods and timber joints, but we have also incorporated modern insulation and ventilation details to enable the internal space to be utilised as a VIP whisky bar- as well as a decorative internal skin of sarking board to maintain the original look from the inside.

The external part of the dome is currently being clad in copper, which is due to complete shortly. Following this, a timber cupola will be installed above the dome to complete the feature as faithfully as possible. We can't wait to strike the scaffold and reveal the gleaming copper dome for the first time.



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