

Winvic hands over 375 apartments in Edgbaston to Patrizia

2 years ago



[Winvic Construction Ltd](#) has reached practical completion of [Corkfield](#) in Edgbaston. The build-to-rent (BTR) project for client [PATRIZIA](#) included the construction and fit out of the [Arcadis](#)-designed 189 one-bedroom, 169 two-bedroom and 17 three-bedroom apartments and the creation of 20,000 sq ft of commercial space across five units.

Furthermore, Winvic has exceeded the social value targets specified in the scheme's Section 106 agreement by Birmingham City Council (BCC) due its collaborative approach and experience in delivering long-lasting community benefits. Last month, Winvic's project and social value teams were commended for their extensive community engagement efforts with a [Considerate Constructors Scheme Leading Lights Award](#).

Winvic began constructing the 375-apartment project in February 2021 and topped out the first roof in December of the same year. It comprises four concrete-framed stair and lift cores, with blocks reaching to five, six, seven, eight, 13 and 18 storeys. An undercroft car park and cycle storage for 340 vehicles and 200 bikes, with 40 EV charging points has been constructed and residents can enjoy a variety of shared amenity spaces. These include a 3,000 sq ft, eighth floor rooftop terrace offering a unique view of the cricket at Edgbaston stadium and city skyline, a large outdoor TV/film screen and entertainment room, a flexible wellness studio and co-working lounge. A one-acre landscaped podium garden deck with pergola and seating includes a small artificial grass area and dog watering station for residents' pet dog comfort breaks, while the resident canines can also spend time in a pooch-pods while their owners' work.

Lighting installation and landscaping works, with circa almost 3,000 trees and shrubs, have also been undertaken by Winvic and 14,000 sq ft of retail space has been constructed. The design for the scheme,

led by Arcadis, includes design details such as brickwork banding and detailing, perforated cladding at ground floor with a cricket wicket pattern, and slot curtain wall details to articulate the massing.

Winvic created an Employment and Skills plan and worked closely with BCC's Employment Access Team (EAT) to attend jobs fairs, promote vacancies and match unemployed adults who live within BCC's boundary to roles, in collaboration with supply chain partners. The opportunities spanned the four new entrant employment categories of Job Starts, Apprentices, Graduates and Work Placements and 4,773 weeks of employment were delivered to adults who live within BCC's boundary who were previously unemployed. 407 Birmingham residents have been employed, one local man with a relevant degree became a Winvic Assistant Site Manager, and 7 apprentices and 7 work placement students from the Birmingham Administrative Area have worked on the Corkfield site.

Winvic inspired the next generation of industry professionals by working with education providers. Winvic took part in a STEM Day with 120 students from City Academy, welcomed Birmingham City University engineering students to the site and adapted their school visit offering during the pandemic to virtual insight sessions over Google Classrooms. The local community has also been supported through the provision of food, clothing and volunteered time to SIFA Fireside and St Basil's. A pergola outdoor kitchen and outdoor events area has also been refurbished at Martineau Gardens, a local therapeutic community garden and charity.

Mark Jones, Winvic's Director of Multi-room, commented: "It's the first time that we have worked with PATRIZIA and our aligned vision has made it a positive experience throughout. It's been a successful partnership and I hope we can build on this relationship even further with future projects. I'd like to also thank the whole Winvic team for working hard at every step and driving this project to practical completion safely and I'm proud that we have exceeded the social value targets on the scheme. From the commercial aspects to operations to social value, our collaborative approach facilitates success. Corkfield is a high-quality build-to-rent scheme, which I have no doubt that residents will enjoy."

Richard Scutt, Director, Real Estate Development at PATRIZIA, added: "Birmingham has exceptionally strong demand for high quality Build-to-Rent accommodation and Corkfield introduces essential new homes that are ideally suited to the local market. We are very pleased to deliver our landmark scheme in close collaboration with Winvic and officially welcome our first residents to their new homes in the heart of one of Birmingham's most vibrant and well-established locations in Edgbaston. Winvic nurtures its team and has a fantastic people and team culture, which is reflected in the successful delivery of the Corkfield project."

Alongside delivery of PATRIZIA's scheme, Winvic also undertook improvement works for Warwickshire County Cricket Club (WCCC) at the adjacent Edgbaston Stadium. The project included the demolition of a derelict building, Section 278 works at Edgbaston Road and Pershore Road, the construction of a 56,500 sq ft entrance plaza, reconfiguration of the existing car park and the creation 229 new car parking spaces. These works were completed to a tight timeline ahead of the Birmingham 2022 `1 Commonwealth Games, as Edgbaston Stadium was a venue for the Games' cricket matches.)8765