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OLLI GROUP

THE COMPLETE CONTRACTOR



CONSTRUCTION



REFURBISHMENT



PLANNED & REACTIVE
MAINTENANCE



ROOFING

BUILDING RELATIONSHIPS • DELIVERING QUALITY • KEEPING BUILDINGS WORKING



Family-run since 1997



Public & private sector



London & UK

Hollington & Sons Builders Ltd T/A Olli Construction
REGISTERED OFFICE 445 North Woolwich Road, London, E16 2DA
COMPANY REG 3370671 VAT REG 718 5832 13



One contractor. Long-term support.

Olli Group is a family-run construction business established in 1997.

We deliver building, refurbishment and maintenance services across public and private sectors, with directly employed core trades and an operational base in East London.



24/7/365
Emergency support



4 hour
emergency response target



All trades
One maintenance partner



Trusted
experienced and fully compliant workforce



Planned maintenance that prevents problems

Our Planned Preventative Maintenance service is designed to keep buildings in good condition, reduce avoidable call-outs and give clients tighter control of annual maintenance budgets. We tailor the schedule to the estate and document repairs as we go.

- ✓ Planned fixed-rate maintenance schedules tailored to the building portfolio.
- ✓ Multi-trade visits: plumbers, electricians, carpenters and builders through one point of contact.
- ✓ Free surveys plus identification of recurring maintenance "blackspots".
- ✓ Support with fire, electrical and health & safety compliance requirements.
- ✓ Keyholder and out-of-hours attendance options for alarms and emergencies.



One point of contact.
Less admin.
Better outcomes.



Reactive when you need us

Not every problem can be planned. Olli Group combines preventative maintenance with a 24-hour emergency call-out service, 365 days a year.



24/7/365
coverage



Fast
response



Experienced
engineers

PLAN AHEAD WHEN YOU CAN. RESPOND FAST WHEN YOU CANNOT.



Roofing: a core Olli strength

Olli Roofing supports new roofs, reroofing, repairs and emergency leak response. The team works across slate, tile, liquid, asphalt, felt, metal and green-roof systems, as well as specialist sheet, panel and cladding solutions.



Roof repairs & emergency response

Fast investigation and repair of leaks, storm damage, missing tiles and failed details.



Reroofing & refurbishment

Practical solutions for ageing roofs, including overlay options where the existing substrate is suitable.



Specialist systems

Liquid membranes, built-up felt, asphalt, metal, EPDM/rubber, fibreglass, sheeting, panels, gutters and downpipes.



New roofs

Roofing delivery integrated with Olli construction and new-build capability.



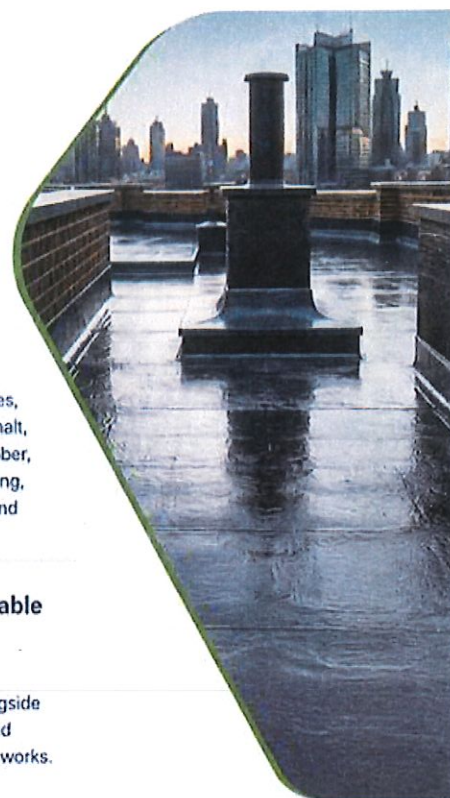
Planned roof care

Roof and gutter inspections can form part of planned maintenance to identify defects before they become emergencies.



One accountable contractor

Roofing can be coordinated alongside building, M&E and internal remedial works.



ProFlex[®] liquid waterproofing

Olli has developed a specialist capability around the ProFlex cold-applied polyurethane waterproofing system. The supplied technical data gives ProFlex a strong refurbishment proposition, particularly on complex roofs where seamless detailing and movement accommodation matter.



>700%

Elongation at break



>4 MPa

Direct bond strength



20 years*

Labour & materials warranty



-40 to +80°C

Operating range

- ✓ Seamless, cold-applied waterproofing around outlets, penetrations and upstands.
- ✓ Application routes for correctly prepared bituminous membranes, concrete, timber, metal and selected PVC/TPO/EPDM substrates.
- ✓ Reinforced system options and strong published crack-bridging performance.
- ✓ Qualifying complete roofs can follow a 20-year labour and materials warranty route, subject to approved installation, activation, inspection and maintenance requirements.

* Subject to approved installation, activation, inspection and maintenance requirements.



PASSIVE FIRE PROTECTION

SPECIALIST PROTECTION. PROVEN PERFORMANCE.

Olli Group delivers high-quality passive fire protection solutions that protect lives, preserve property and ensure buildings perform as intended in the event of a fire.

We work across residential, commercial, education, healthcare and mixed-use buildings, providing compliant solutions that maintain compartmentation and meet the highest standards.

THE VALUE WE DELIVER

- ✓ Protect lives and property
- ✓ Maintain compartmentation
- ✓ Ensure regulatory compliance
- ✓ Support building safety obligations
- ✓ Deliver long-term performance and peace of mind



LIFE SAFETY

Reduce the spread of fire and smoke, providing critical time for safe evacuation.



COMPLIANCE

Work to current legislation, standards and best-practice industry guidance.



EXPERTISE

Specialist operatives with extensive experience, training and system knowledge.



QUALITY ASSURED

Third-party tested systems and robust quality control for reliable performance.



MINIMAL DISRUPTION

Careful planning and phased delivery to minimise disruption to occupants.



ACCOUNTABILITY

End-to-end delivery with clear communication and full documentation at every stage.

OUR PASSIVE FIRE PROTECTION SERVICES



FIRE-STOPPING TO PENETRATIONS

Tested systems for cables, pipes and mixed services through walls, floors and compartment boundaries, maintaining fire resistance.



FIRE DOOR SOLUTIONS

Supply, installation and upgrading of fire doors, frames and ironmongery with intumescent seals and compliant installation to maintain performance.



SHAFTS, RISERS & CUPBOARDS

Remedial works to shafts, risers and service cupboards to restore fire resistance and integrity, including access panels and enclosures.



WALL & FLOOR SYSTEMS

Installation of fire-resisting boards, linings and sealants to walls and floors to maintain compartmentation.



EXTERNAL FIRE PROTECTION

Facade and building envelope fire-stopping, cavity barriers and perimeter sealing to maintain external compartmentation and limit fire spread.



LINEAR JOINT & GAP SEALING

Fire-resistant sealants and mastics to linear gaps and joints in walls, floors and façades to maintain the required fire performance.



MAKING GOOD & REDECORATION

Full reinstatement of finishes, including decoration, for a clean, professional and consistent result.



INSPECTION & DOCUMENTATION

Detailed inspections, certification and records for complete compliance and traceability.



WHY CHOOSE OLLI GROUP?

- ✓ Specialist passive fire protection contractor with proven track record
- ✓ FIRAS, BM TRADA, Certifire and Warringtonfire system expertise
- ✓ Skilled, directly employed operatives and long-standing supply chain
- ✓ Rigorous quality assurance and third-party inspected installations
- ✓ Health & safety and resident welfare at the heart of our approach
- ✓ Comprehensive aftercare and ongoing support

OUR PROVEN PROCESS



1. SURVEY & ASSESS

Detailed surveys and opening-up to identify compartmentation breaches and required works.



2. PLAN & DESIGN

Select the correct tested systems and develop a clear scope and delivery programme.



3. INSTALL & TEST

Skilled installation using tested systems and in-line quality checks to ensure performance.



4. INSPECT & CERTIFY

Third-party inspection, certification and documentation for full compliance and assurance.



5. AFTERCARE

Ongoing support, advice and maintenance to protect performance for the long term.



**COMPARTMENTATION THAT PERFORMS.
PROTECTION YOU CAN RELY ON.**

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SOCIAL VALUE & APPRENTICESHIPS

**BUILDING BETTER PLACES. CREATING OPPORTUNITIES.
STRENGTHENING COMMUNITIES.**

At Olli Group, Social Value is at the heart of what we do.

We believe every project is an opportunity to improve lives, create opportunities and leave a positive legacy. Through apprenticeships, education, employability support, community investment and environmental initiatives, we deliver benefits that go far beyond the build.

OUR COMMITMENT

- ✓ Create opportunities for local people
- ✓ Invest in future talent and skills
- ✓ Strengthen communities
- ✓ Drive environmental responsibility
- ✓ Deliver measurable, lasting impact

OUR SOCIAL VALUE PILLARS



PEOPLE

Investing in Future Talent

- Work experience
- Training
- Careers events
- Employment
- Mentoring
- Interviews
- Digital skills



COMMUNITIES

Creating Stronger Communities

- Community projects
- Volunteering
- Resident engagement
- Partnerships
- Local SMEs
- Supply chain support



ENVIRONMENT

Building Sustainable Places

- Recycling
- Waste reduction
- Carbon
- Local procurement
- Biodiversity
- Circular economy

THE OLLI LEGACY MODEL

1



PLAN



2



ENGAGE



3



EMPLOY



4



DELIVER



5



MEASURE



6



REPORT



7



LEAVE A LEGACY

Social Value is embedded across every stage of our projects – from planning and engagement through to delivery, measurement and leaving a lasting legacy in the communities where we work.

INVESTING IN PEOPLE

Creating Opportunities • Developing Skills • Building Careers

Olli Group seeks opportunities to introduce local people to careers within the built environment through practical engagement, mentoring and work-based learning.

WHAT WE DELIVER

- Work experience placements
- Careers presentations
- Mentoring
- CV workshops
- Interview preparation
- School engagement
- Construction awareness
- Digital employability support

OUR COMMITMENTS

- Offer structured work experience
- Support apprenticeships where opportunities arise
- Deliver mentoring
- Promote local employment
- Support interview preparation
- Introduce young people to construction careers
- Encourage underrepresented groups
- Work with education providers



SOCIAL VALUE IN ACTION

Examples recorded in the prospectus include practical community improvements, work experience, careers support, wellbeing activity, arts and inclusion, charity support and environmental initiatives.

LONDON BOROUGH OF NEWHAM

- Community litter picking initiatives
- Environmental improvement projects
- Structured work experience placements
- Careers support for local students



POPLAR HARCA

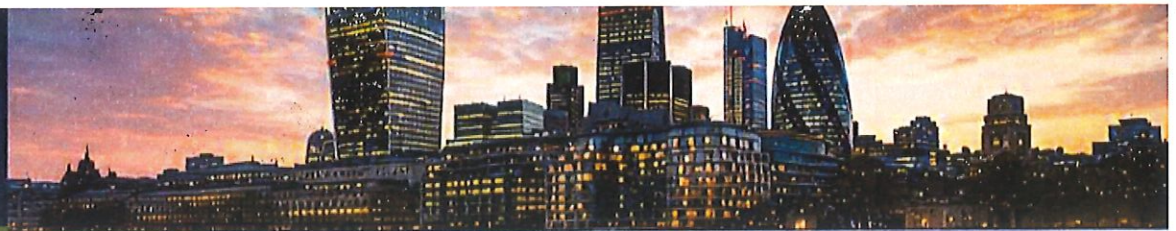
- Eid Community Catering Support
- Lincoln Estate Improvements
- Flower Bed Refurbishment
- Green Space Signage



OTHER RECORDED ACTIVITY

The prospectus also records participation in the Poplar HARCA 10 Towers Challenge, arts and inclusion projects, the Mogadishu 2030 exhibition, Heritage support, and environmental sustainability initiatives.





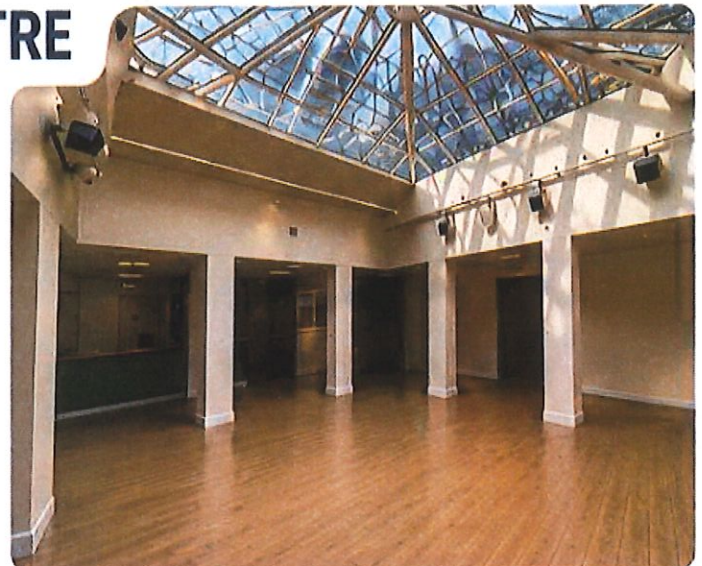
BECKTON COMMUNITY CENTRE

DELIVERING A LASTING COMMUNITY LEGACY THROUGH PARTNERSHIP & COLLABORATION

Olli Group was proud to deliver the refurbishment of Beckton Community Centre in partnership with Newham Council.

This project was about more than improving a building – it was about creating a welcoming, safe and accessible space where local people can connect, learn and thrive.

By working closely with the Council, local organisations and the community, we ensured the centre continues to be at the heart of Beckton for years to come.



PROJECT HIGHLIGHTS

- ✓ **Building Refurbishment**
Complete refurbishment to improve the centre's facilities, functionality and comfort.
- ✓ **Community Focused**
Delivered with the needs of local residents and community groups at the heart of every decision.
- ✓ **Partnership Working**
Delivered in close partnership with Newham Council to achieve shared goals.
- ✓ **Sustainable Approach**
Upgrades to improve energy efficiency and reduce environmental impact.
- ✓ **Local Impact**
A renewed community hub that supports education, activities, events and social inclusion.

KEY OUTCOMES

- ✓ Enhanced facilities for the local community
- ✓ Improved accessibility and functionality
- ✓ A safe, welcoming space for all users
- ✓ Stronger community engagement and use
- ✓ A lasting legacy for Beckton and beyond

“Beckton Community Centre is now a modern, welcoming space that our community can be proud of. We're grateful for Olli Group's professionalism, collaboration and commitment to delivering real value for local people.”

– Newham Council

SOCIAL VALUE DELIVERED

- COMMUNITY BENEFIT**
Delivered a high-quality community facility that brings people together and supports local activities.
- LOCAL EMPLOYMENT**
Opportunities created for local people through employment and subcontracting.
- SKILLS & TRAINING**
Training and development opportunities provided to support skills growth in the local area.
- ENVIRONMENTAL RESPONSIBILITY**
Sustainable materials and energy efficiency measures to reduce environmental impact.

OUR APPROACH

- 1. PLAN**
Understand community needs and project objectives.
- 2. ENGAGE**
Work with stakeholders, local groups and the Council.
- 3. DELIVER**
Manage and deliver high-quality works safely and efficiently.
- 4. MEASURE**
Track outcomes and ensure social value targets are achieved.
- 5. REPORT**
Provide transparent reporting on delivery and impact.
- 6. LEAVE A LEGACY**
Hand over a facility that creates lasting benefits for the community.

EXPERIENCED DELIVERY
Decades of experience delivering public sector projects.

MINIMAL DISRUPTION
Careful planning and consideration for communities.

SAFE & RESPONSIBLE
Committed to safety, quality and compliance.

SUSTAINABLE OUTCOMES
Better buildings for people and the planet.

“Olli Group delivered an outstanding refurbishment of Beckton Community Centre. The team were professional, reliable and worked closely with us and the community to deliver a fantastic facility we can all be proud of.”
– Newham Council

ONSITE MANUFACTURING WORKSHOP

QUALITY JOINERY. BUILT ON SITE. DELIVERED WITH PRIDE.

At Olli Group, our onsite manufacturing workshop gives us complete control over quality, programme and cost.

We manufacture a wide range of joinery products, including doorsets, frames, architraves, skirtings, cupboards and bespoke joinery items, all to the highest standards.

By producing joinery on site, we reduce lead times, minimise waste, support local employment and ensure every product is built to last.



QUALITY ASSURED

Every product is manufactured to our exacting standards by our skilled joiners, ensuring consistent quality and a perfect fit every time.



PROGRAMME CONTROL

Onsite manufacturing reduces lead times and allows us to adapt quickly to changes on site, keeping projects moving forward.



COST EFFICIENT

Producing joinery on site reduces transport costs, minimises waste and improves value without compromising on quality.

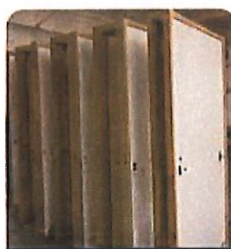


SUSTAINABLE APPROACH

We use responsibly sourced materials, reduce waste and support the local economy through local employment.

WHAT WE MANUFACTURE

- ✓ Doorsets (FD30, FD60 & bespoke)
- ✓ Door frames and linings
- ✓ Architraves and skirtings
- ✓ Cupboards and joinery units
- ✓ Bespoke joinery solutions
- ✓ Repairs and matching items
- ✓ Fire door upgrades and modifications



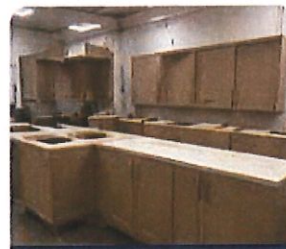
DOORSETS



FRAMES & LININGS



ARCHITRAVES & SKIRTINGS



BESPOKE JOINERY

BENEFITS TO OUR CLIENTS

- ✓ High quality, durable products
- ✓ Faster turnaround and greater flexibility
- ✓ Reduced waste and environmental impact
- ✓ Better value and cost certainty
- ✓ Full traceability and compliance
- ✓ Supporting local jobs and skills

OUR WORKSHOP CAPABILITIES



SKILLED TEAM
Experienced joiners and carpenters delivering quality craftsmanship.



MODERN EQUIPMENT
Industry leading machinery for precision and efficiency.



ON SITE FACILITY
Fully equipped workshop based locally for maximum control.



SAFETY FOCUSED
Working to the highest health, safety and quality standards.



SUSTAINABLE MATERIALS
We source responsibly and minimise waste.



Our onsite workshop is a key part of how we deliver high quality, sustainable and value for money solutions for our clients and the communities we work in.



**BUILDING BETTER PLACES.
CREATING OPPORTUNITIES.
STRENGTHENING COMMUNITIES.**



Delivering construction excellence whilst lasting social value for our clients, residents and communities.

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OUR WORK:

A LANDMARK TOWN HALL RETROFIT

£1.5m per annum MTC

Olli Group are the appointed Principal Building Contractor for Tower Hamlets Town Hall, delivering a £1.5m per annum Major Works Maintenance Contract.

We provide a comprehensive planned and responsive maintenance service to the Council's principal civic building, ensuring it remains safe, compliant, efficient and fit for purpose for the community.



THE CHALLENGE

The Town Hall is a grade II listed, heavily used civic building with complex fabric, ageing M&E systems and high public use. The Council required a trusted partner to provide ongoing maintenance and minor works, with minimal disruption to services and building users.



OUR APPROACH

We deliver a proactive and responsive MTC service covering all building elements, combining planned maintenance with reactive call-outs and minor works.

- Planned preventive and statutory maintenance
- Responsive repairs and minor works
- Compliance management and certification
- Fabric, M&E and building systems expertise
- Clear reporting and budget management
- Dedicated contract management and helpdesk



THE RESULTS

Through proactive maintenance and fast response, we help the Council protect this important asset, reduce risk and control lifecycle costs.

- Safe, compliant and well-maintained building
- Minimised disruption to staff and public
- Efficient delivery within annual MTC value
- Reliable partner and responsive service
- Strong relationship with the Council



KEY MTC FACTS



£1.5m

Per annum MTC value



Ongoing

Long-term maintenance contract



Planned & Responsive

Proactive maintenance with fast response



Principal Contractor

Single point of accountability for the Council



Heritage Asset

Maintaining a grade II listed civic building

A TRUSTED PARTNER FOR PUBLIC SECTOR CLIENTS



EXPERIENCED DELIVERY

Proven track record in complex public sector buildings



MINIMAL DISRUPTION

Works planned around building use and Council operations



SAFE & COMPLIANT

Committed to safety, compliance and statutory obligations



BEST VALUE OUTCOMES

Protecting assets and controlling costs long term



PROACTIVE MAINTENANCE
Planned works that prevent issues



FAST RESPONSE
Quick action to minimise disruption



COST CONTROL
Effective management of the annual budget



LONG-TERM PARTNERSHIP
Building trust and delivering value



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WHY CLIENTS CHOOSE OLLI GROUP

Clients choose Olli Group because we deliver what matters: quality workmanship, reliable service and long-term value.

We combine technical expertise with a proactive, people-focused approach that keeps buildings safe, compliant and performing at their best.



25+

YEARS' EXPERIENCE

Family-run since 1997 with a strong track record



100%

SAFETY FOCUSED

Committed to the highest standards of safety and compliance



PUBLIC & PRIVATE SECTOR

PROVEN DELIVERY

Experience across housing, commercial and public estates



24/7/365

RESPONSE

Always here when you need us



QUALITY YOU CAN RELY ON

We take pride in our workmanship and attention to detail. Every project is delivered to the highest standards, using quality materials and proven methodologies.



ONE CONTRACTOR. COMPLETE SOLUTION.

From construction and refurbishment to planned and reactive maintenance and roofing, we provide a single, accountable service for all your building needs.



SAFETY, COMPLIANCE & PEACE OF MIND

Safety and compliance are at the core of everything we do. Our systems, accreditations and training ensure we protect people, property and your reputation.



PROGRAMME & COST CERTAINTY

We plan thoroughly, communicate clearly and control costs tightly to deliver projects on time and on budget with minimal disruption.



SUSTAINABLE & FUTURE-FOCUSED

We help clients improve energy efficiency, reduce carbon and future-proof their buildings through smarter solutions and responsible construction.



PEOPLE WHO CARE

Our team is approachable, professional and passionate about what we do. We build strong relationships and go the extra mile for our clients.

OUR COMMITMENT TO YOU



RELIABLE & RESPONSIVE

We act quickly, communicate proactively and deliver solutions that keep your buildings running smoothly.



TRANSPARENT & ACCOUNTABLE

Clear reporting, honest advice and full visibility at every stage.



VALUE & LONG-TERM PARTNERSHIP

Effective cost management and a focus on long-term value, not just short-term fixes.



INNOVATIVE & SOLUTION-FOCUSED

We use smart thinking and the latest technology to overcome challenges and improve outcomes.



SUSTAINABLE FUTURES

Committed to reducing carbon, improving efficiency and supporting healthier communities.

TRUSTED, ACCREDITED & COMMITTED TO EXCELLENCE



ISO 9001
Quality Management



ISO 14001
Environmental Management



ISO 45001
Health & Safety Management



CHAS
Accredited Contractor



Constructionline
Gold Member
Pre-qualified supplier for public and private sector projects



SSIP
Safety Schemes in Procurement (SSIP) Accredited



bmtrada
Quality, Environmental Health & Safety Management



FIRAS
Competent to install fire door and associated ironmongery



CERTIFIRE
Third party certification for fire doors and compartmentation products



SAFETY FIRST
Protecting people, places and our communities.



SUSTAINABLE
By design and by delivery.



DELIVERING QUALITY
Right first time, every time.



INNOVATIVE THINKING
Smart solutions that add value.



BUILDING RELATIONSHIPS
Long term partnerships based on trust.



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