



**Single  
Source**  
systems provider

**western**  
building systems

COMPANY PROFILE

# ABOUT US

Western is a leading construction firm delivering a diverse range of new build projects throughout the UK and Ireland.

Our purpose built manufacturing facilities and specialist expertise enables us to deliver high quality, innovative construction projects within strict timeframes and budgets.

We are based outside Coalisland, in Co. Tyrone, well located less than 5 minutes from the M1 Motorway, 45 minutes from Belfast and just under 2 hours from Dublin.

The company is situated on a 12 acre site, with 3 specially constructed Modular Building Factories. These factories and the various manufacturing divisions provide Western Building Systems with 133,032ft<sup>2</sup> of manufacturing space on our factory floor. There is a further 46,995ft<sup>2</sup> of storage space available.



Furthermore, if required the company also have use of a further 5 acre site and storage facilities at a site on the Washingbay Road, Coalisland.

Western Building Systems as a Design & Build Contractor are unique from our competitors in that we are in control of all major supply chain elements required for the education sector. Lead-in times are greatly reduced and we always get priority from each division.

To avoid long lead in times Western Building Systems, manufacture the following critical elements in house:

- External and internal prefabricated wall systems
- Aluminium / PVC doors & windows
- Specialist furniture & joinery
- Internal doors and door sets

We have gained considerable experience as a lead Design & Build contractor, where as a Principal Contractor we are responsible for the entire contract including design, procurement, off-site construction, civils & ground works, on-site completion, testing, commissioning and final handover.

Our experience as Principal Contractor in delivering high value Design & Build projects has enabled us to become familiar and competent with current design & build forms of contract including JCT and NEC.

Through investment and continuous Research & Development of Westerns products and expertise the company have become somewhat of a 'One Stop Shop' for the

construction industry, continually increasing the benefits of our systems for customers and client base while reducing lead times across the industry.

Our facility enables the customer to have a virtual tour of the building and associated products at various production stages on the factory floor.

The benefit of these critical manufacturing bases eliminates long lead in times from external suppliers and with internal control mechanisms, ensures better supply chain performance in terms of quality and programme.





# Western Building Systems

## UK & Ireland Geographical Project Locations



Western is a leading construction firm delivering a diverse range of rapid/hybrid build projects throughout the UK and Ireland. Our purpose built manufacturing facilities and specialist expertise enables us to deliver high quality, innovative construction projects within strict timeframes and budgets.

### Northern Ireland

Locations worked in include:

- Belfast
- Derry
- Tyrone
- Armagh
- Antrim
- Down
- Fermanagh

### Scotland

Locations worked in include:

- Edinburgh
- Glasgow
- Aberdeen
- Dundee
- Shetland Island

### Yorkshire and the Midlands

Locations worked in include:

- York
- Leeds
- Nottingham
- Birmingham
- Mansfield

### Northern England

Locations worked in include:

- Manchester
- Newcastle
- Blackpool
- Hartlepool

### London

Boroughs including:

- Barking and Dagenham
- Waltham Forest
- Barnet
- Camden
- Brent

### South East England

Locations worked in include:

- Bracknell
- Colchester
- Didcot
- Southampton

### South West England

Locations worked in include:

- Plymouth
- Torquay
- Bristol
- Isle of Wight

### Wales

Locations worked in include:

- Cardiff
- Swansea
- Anglesey

### Republic of Ireland

Locations worked in include:

- Donegal
- Glaway
- Meath
- Kildare
- Laois
- Dublin
- Wexford
- Cork

### Key:

- - Western Building Systems Headquarters
- - Locations Western Building Systems have worked in within the UK and Ireland

# OUR RESOURCES



**western**  
building systems

# SO WHY WESTERN?

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**Strong Balance Sheet**



**£40  
million**

**Turnover**



**170**

**Employees**



**Private business  
accessibility**



**Proven UK wide supply  
chain**



**Capability across the  
UK & IRELAND**



**Good People to do  
business with**



# IN-HOUSE RESOURCES

Western Building Systems are the only single entity specialist modular building manufacturer who has off-site manufacturing facilities for manufacturing all sub-assemblies including:

- Aluminium windows
- External SIP Wall panels
- Internal Wall Panels
- Internal door sets
- Fitted Specialist Furniture

These off-site manufacturing facilities are immensely beneficial in terms of managing the supply chain for the construction and meet the programme requirements of all our Modular Projects we undertake.

This in-house control has led to greatly reduced lead-in times, with Western Building Systems always gets first priority from each division. This ensures that the procurement and off-site manufacturing process meets all the dates as set out in the master programme for on-site construction activities.



# FACTORY PRODUCTION CAPACITY

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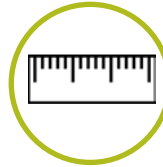


**30  
MODULES**

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**Weekly Capacity**

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**12  
ACRES**

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**Size Of Site**

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**3  
FACTORIES**

---

**No. Of Factories**

---



**133,032  
FT<sub>2</sub>**

---

**Factory Floor Space**

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**300 WINDOWS**

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**Windows Per Week**

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**100  
DOOR SETS**

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**Door Sets Per Week**

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# PRODUCTION CAPACITY

# TIMBER FRAME PANEL DIVISION

Western have made significant investment in their Timber Frame Assembly capability investing significantly in upgrade our capabilities in 2016 with the purchase of the MOBI One Combined Timber Frame Assembly Station.

We have a dedicated Timber Frame Assembly team who have developed a great deal of experience over the last 20 years.

Our Timber Frame Panel Division manufactures panels using the following process. Once the plans are reviewed and assessed by the Design Manager and the Division Manager the following process is followed:

- Timber Cutting
- Assembly of Frames
- Fitting of Sheeting
- Fitting of Breathable Paper and Lifting Straps
- Damp Course
- Quality Control

On completion, and before delivery to the site, the panels will be subject to storage, packaging





# SPECIALIST FURNITURE DIVISION

Western Building Systems have a well established Specialist Furniture Division which provides a range of services necessary for a full turn-key finish.

This service includes, internal door-sets, stair cases, door lining, skirting and internal screens.

This allows Western more control over the overall construction programme and reduces greatly lead in times for these specialist items





# WINDOW AND DOOR DIVISION

The ability to call on our Window and Door Division is invaluable to Western as a means of controlling our production programme and costs.

Western have the production capability to supply Aluminium and uPVC windows for installation on projects across Western's business interests.

This Division is able to provide up to 200 windows per week to Western. All the windows are fully certified and provide us with a full guarantee and back up service if required.

The benefits of our Window and Door Division include:

- Flexibility to offer various systems for a wide range of sectors
- All systems are BFRC 'A' Rated approved
- Controlled documented Quality System as a means of ensuring that all the uPVC and Aluminium windows and doors manufactured
- Products are built to the highest standards with quality materials to deliver superior performance



# FITTED FURNITURE DIVISION

Our Fitted Furniture Division assist greatly with the internal fit out of our modular buildings.

Western can offer a range of bespoke furniture for contract or residential use. Our team manufacture products from reception desks, bedroom furniture, IPS panels and kitchens.

They have the capability to produce 3D images of room finishes and offer clients a choice on their fitted furniture needs.

Our team can manufacture and fit all furniture to deliver a full turn key service for customers.





# ENSURING QUALITY

At Western we recognise our responsibility to deliver the highest quality product to our clients. In order to manage the quality performance of our business, the company has implemented an Integrated Management System, (IMS), to meet the requirements of ISO9001: 2008.

## Quality Control

Our Quality Assurance System assists in providing a first rate service to our customers, by ensuring the potential for error is minimised. Quality is managed in line with our integrated management system. The focus of which minimises the potential for error and aims for zero defects.

Quality is viewed by Western as a process rather than an end goal. Our aim is to ensure work is completed 'right first time, every time' to the required quality standards. Quality Inspections of all aspects of our projects are a key component of Western Management policy and procedures.

## Exceeding Expectations

Western is committed to the provision and delivery of products, which not only meet, but also exceed customer expectations. We recognise that good quality design and

manufacture enables better deployment of finance, time and environmental resources. All divisions within the company work within a quality system and all employees are aware and understand the procedures relative to their area of work. It is mandatory that all sub-contractors employed by our company comply with all aspects and requirements of our Quality Management System.





**CERTIFICATE OF REGISTRATION**

This is to certify that

**Western Building Systems Ltd**  
11 Mountjoy Road  
Coalisland  
Co Tyrone  
Northern Ireland  
BT71 5DQ

has been audited and found to meet the requirements of standard  
**ISO 9001:2015 Quality Management System**

**Scope of certification**  
The construction of modular and timber framed building only. The manufacture of PVC and aluminum doors and windows.

  
**Karen Prendergast**  
Divisional Director - Certification  
BM TRADA

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Children House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4BS, UK  
Registered Office: 10 Lower Grosvenor Place, London, United Kingdom, SW1W 0EN Reg No. 1137436

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The use of the UKAS accreditation mark indicates accreditation in respect of those activities covered by the accreditation certification number 012. For further information on bctrada activities covered by UKAS accreditation please go to: <http://www.ukas.com/search-accredited-organisations>

Certificate number: 8111

Issue number: 2019-01

Certificate start date: 14 October 2019

Certificate expiry date: 13 October 2022

Date of initial certification: 28 January 2011

# HEALTH & SAFETY

Western is fully committed to the highest standards of health and safety across its operations. This encompasses all employees, subcontractors, customers and the general public. In order to manage the quality performance of our business, the company has implemented an Integrated Management System, (IMS), to meet the requirements of OHSAS 18001.

## Health and Safety Policy

Our Health and Safety Management System meets the standards of OHSAS 1800:2007 and is externally audited on a regular basis.

Our Health and Safety Policy outlines the following commitments:

- Provide adequate resources to maintain safety.
- Carry out risk assessments on all projects.
- Provide and maintain systems of work, which are safe and without risk to health.
- Establish arrangements for the use, handling, storage and transport of articles and substances provided for use at work which are safe and without risk to health.
- Provide employees and representatives with such information, instruction, train-

ing and supervision as is necessary to secure their safety and health at work and that of others who may be affected by their actions.

- Carry out health surveillances.
- Ensure that all machinery, plant and equipment are maintained in a safe condition.
- Make adequate provision and arrangements for welfare facilities on all our sites.
- Keep all places of work safe and ensure that access and egress are safe and without risk.
- Monitor safety performance to maintain agreed standards.



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Northern Ireland  
BT71 5DQ

has been audited and found to meet the requirements of standard  
(BS) OHSAS 18001:2007 Occupational Health and Safety Management System

### Scope of certification

The construction of modular and timber framed building only. The manufacture of PVC and aluminum doors and windows.

Certificate number: 483

Issue number: 2019-01

Certificate start date: 24 October 2019

Certificate expiry date: 11 March 2021

Date of initial certification: 28 January 2011

Previous certificate expiry: 13 October 2019

Date of last recertification audit: 2 August 2019

**Karen Prendergast**  
Divisional Director - Certification  
BM TRADA

Issuing Office: Warrington Testing and Certification Limited c/o BM TRADA Children House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4SD, UK  
Registered Office: 10 Lower Grosvenor Place, London, United Kingdom, SW1W 0EN Reg No: 11371436

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# ENVIRONMENTAL MANAGEMENT

Our aim is to protect the environment in all of our operations as far as reasonably possible. Operating ISO14001:2004 Environmental Management System that reflects best practice in the industry.

**Environmental Management**  
Western is committed to achieving environmental excellence in all of our business practices and operations. Western is committed to achieving environmental excellence in all of our business practices and operations. We focus on how we can limit the effect of our work practices, products, processes, services, and waste materials on the environment. This commitment to the environment is adopted at all levels from senior management to the factory floor. We review our practices on a regular basis to ensure the highest standards.

**Environmental Process** We are committed to:

- Minimising waste by evaluating our operations and ensuring they are as efficient as possible.
- Actively promote recycling, both internally and amongst our subcontractors and

suppliers.

- Source products which have as little impact on the environment as is practicable.
- Meet or exceed all the environmental legislation that relates to the company.
- Keep up to date with changes in legislation and best practice.
- Monitor and continually strive to improve our environment policy and procedures.
- Provide information to our employees on environmental issues.
- Encourage subcontractors to promote environmental issues.





**CERTIFICATE OF REGISTRATION**

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Northern Ireland  
BT71 5DQ

has been audited and found to meet the requirements of standard  
ISO 14001:2015 Environmental Management System

**Scope of certification**  
The construction of modular and timber framed building only. The manufacture of PVC and aluminum doors and windows.

  
**Karen Prendergast**  
Divisional Director - Certification  
BM TRADA

certificate number: 2727  
use number: 2019-01  
certificate start date: 24 October 2019  
certificate expiry date: 13 October 2022  
date of initial certification: 14 September 2016  
previous certificate expiry: 13 October 2019  
date of last recertification audit: 2 August 2019

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Chiltern House, Stacking Lane, High Wycombe, Buckinghamshire, HP14 4AD, UK  
Registered Office: 10 Lower Grosvenor Place, London, United Kingdom, Central Square, No. 1127-1130  
This certificate remains the property of BM TRADA. This certificate and all copies or reproductions of the certificate shall be returned to BM TRADA or destroyed if requested. Further clarification regarding the scope of this certificate and verification of the certificate is available through BM TRADA or at the above address or at [qa@bctrada.com](mailto:qa@bctrada.com) or [www.bctrada.com/certified-companies/ukcas-accrreditate](http://www.bctrada.com/certified-companies/ukcas-accrreditate)  
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## PREVIOUS PROJECTS



**western**  
building systems



# WHITECITY MEANWHILE PROJECT



## DETAILS

CLIENT	IC THINKSPACE & BLENHEIM
LOCATION	WHITECITY, LONDON
VALUE	£31,000,000

## OVERVIEW

Westerns modular solution fitted perfectly with the clients ethos. Western worked closely with the client in developing both the brief and the detailed building design to reflect end user concerns, both functional and environmental.

The client was engaged throughout the process and the result has been extremely well received as a result. The design was chosen by the client in a design build competition on the basis of its quality.

The use of modularity ensured that parts were produced in a factory to agreed schedules and guaranteed quality. The use of modular approach also ensured that the project was pre-engineered to reduce life cycle cost.





# GARTH HILL



## DETAILS

CLIENT	BRACKNELL FOREST COUNCIL
LOCATION	BRACKNELL, BERKSHIRE
VALUE	£7,045,000

## OVERVIEW

This project involved the manufacture, delivery and installation of a new Post 16 educational facility for Garth Hill College in Bracknell.

The project consists of a standalone building constructed using a combination of off-site modular construction to form teaching classrooms around a traditionally constructed atrium at the heart of the building.

The stunning 3 storey building consisted of ICT rooms, Design Technology suites, Science Laboratories and general teaching areas and can cater for up to 350 students.

The works carried out included all external works, landscaping and alterations to existing school car-park.





# UoL OFFICES



## DETAILS

CLIENT	UNIVERSITY OF LEEDS
LOCATION	LEEDS, YORKSHIRE
VALUE	£2,300,000

## OVERVIEW

The University of Leeds employed Western Building Systems to complete the design and build of a two storey office space on their campus to house the Facilities Directorate for the University.

A two storey modular steel frame design was used for this project, with 48 modules constructed on site at our Coalisland base and transported to the site at the University campus.

Western were responsible for the entire project including groundworks, the installation and commissioning of M&E, and the internal fit-out of the facilities building.

The bespoke finish to the building includes a red brick and cedar cladding to the exterior of the building, a stunning, unique finish.





# SCALE SPACE



## DETAILS

CLIENT	IMPERIAL COLLEGE
LOCATION	LONDON
VALUE	£19,000,000.00

## OVERVIEW

Scale Space White City is unique in every way. Located on Imperial College London's White City campus, in the heart of West London's new innovation district, the new Scale Space modular building offers over 200,000 sq. ft of tailor-made space for high-growth businesses.

Scale Space is the UK's first community created specifically to help innovative businesses accelerate growth. The new modular built concept is more than a typical workspace, it's a community brought together developed by Western Building Systems and the UK's leading venture builder, Blenheim Chalcot, as well as Imperial College London.





# DULEEK



## DETAILS

CLIENT	RESPOND HOUSING
LOCATION	DULEEK, CO. MEATH
VALUE	€12,000,000.00

## OVERVIEW

Situated in the town centre of Duleek, the new development consisted in the development of 50 turnkey dwelling houses comprising of 6 no. three bedroom terrace houses, 30 no. three bedroom semi-detached houses, 2 no. three bedroom detached and 12 apartments.

Tailored for families, these homes built to the highest standard and achieving a BER A2-A3 rating.





# BALLYMUN



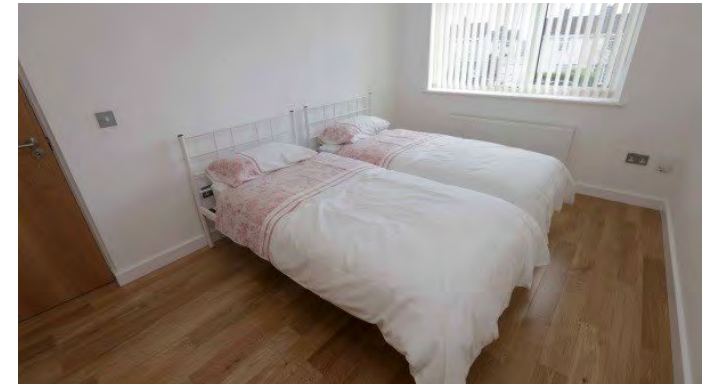
## DETAILS

CLIENT	DUBLIN CITY COUNCIL
LOCATION	BALLYMUN, DUBLIN
VALUE	€ 4,115,000

## OVERVIEW

Western Building Systems were contracted by Dublin City Council with the ambitious task of building 22 Rapid Delivery Housing Units to help ease the emergency housing crisis that had seen families living in B&Bs and hotel rooms.

The family homes were designed to meet the needs of family units, providing stability and comfort for the families for duration of their stays. Each of the 3 bedroom homes was built to accommodate 5 people, and was built to a high specification and in accordance with all the relevant planning and building regulations.





# UoE TEACHING CENTRE

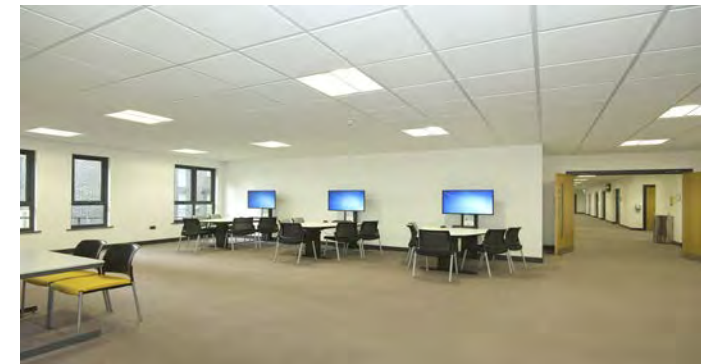


## DETAILS

CLIENT	UNIVERSITY OF ESSEX
LOCATION	COLCHESTER, ESSEX
VALUE	£2,900,000

## OVERVIEW

This project a Design and Build construction of a 3 storey modular Teaching Centre for the University of Essex in Colchester. This project, worth £2.9 million saw the construction of new teaching facilities on the campus of the University. The building which is approximately 2000m<sup>2</sup> contains 20 classrooms, fully fitted WCs on each of the three floors, leisure facilities and circulation space for the students. Western completed the groundworks at the site as well as supplying all internal fixtures and fittings which were manufactured in-house by Western.



## RUTHERFORD APPLETON LAB



### DETAILS

CLIENT	SCIENCE AND TECHNOLOGY FACILITIES COUNCIL
LOCATION	DIDCOT, OXFORDSHIRE
VALUE	£3,385,000

### OVERVIEW

Western provided fully serviced, designed and constructed 'turn key' projects for the Laboratory including obtaining all the statutory permissions for two 30 section three storey buildings. The buildings included offices, toilets, meeting rooms and associated facilities.

The site is located within the existing Rutherford Appleton Laboratory Campus and all buildings of the laboratory remained in occupation and fully operational throughout the construction period so it was imperative we took and the all necessary measures to avoid disturbance to the day to day running of the research facility.





# UNIVERSITY HOSPITAL LIMERICK



## DETAILS

CLIENT	HEALTH SERVICE EXECUTIVE
LOCATION	LIMERICK
VALUE	€15,800,000

## OVERVIEW

A new 60-bed medical block at University Hospital Limerick. The new block comprises four storeys, with three inpatient wards of 20 ensuite rooms over a basement level.

The new ward block provides modern, single-room inpatient accommodation. As well as an improved experience for patients in terms of comfort, privacy and dignity; it will better allow staff to isolate patients and improve infection prevention and control capabilities.

Western also delivered a 14 bed, two storey modular unit as part of the contract and a new Modular Covid Testing Facility



## BEAUMONT APU



### DETAILS

CLIENT: HEALTH SERVICE EXECUTIVE  
LOCATION: DUBLIN 9  
VALUE: £9,465,000

### OVERVIEW

Construction of a two storey structure to provide an Acute Psychiatric inpatient facility along with a Psychiatry of Old Age inpatient facility at ground floor level, with additional shell-only accommodation at first floor for future fit-out of healthcare based services for the use of Beaumont Hospital.

The building consists of 44 acute psychiatric bed wards, patient & non-patient areas. This is a 7000m<sup>2</sup> building which is positioned in the existing carpark of the existing hospital.





## CREAMERY CORNER



### DETAILS

CLIENT: KATABOL CONSTRUCTION  
LOCATION: Co. TYRONE  
VALUE: £1,360,000

### OVERVIEW

Western Building Systems were provided with an exemplar design for this development which was subject of strict planning conditions in this rural area. We developed our construction designs using our vast experience of off-site construction and rapid build construction techniques to provide a completed development. 100% of the project was undertaken by WBS. The houses were constructed using a structural steel frame and external block cavity walls. As Lead Design & Build Contractor, Western Building Systems were responsible for all design elements, site development works, mechanical & electrical installations. The work was completed in an accelerated construction period by utilising off-site construction methods.



# OUR LADY OF LOURDES



## DETAILS

CLIENT: HEALTH SERVICE EXECUTIVE  
LOCATION: DROGHEDA  
VALUE: € 9,200,000

## OVERVIEW

Western Building Systems were contracted by Our Lady of Lourdes Hospital in Drogheda to provide them with a new Acute Psychiatric Unit. The building provided a new 37 bed adult inpatient unit and an 8 bed inpatient Psychiatry of Old Age unit. Also provided along with the required reception, support, therapy, and staff accommodation, were the access works to the existing public car park and associated site works at the Unit to allow for ease of access for patients. The building provides mental health care in its acute, old age and high observation units on the ground floor, with offices, consulting rooms and ancillary staff facilities located on The first floor.







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