



Commercial Construction and Fit-Out Specialists

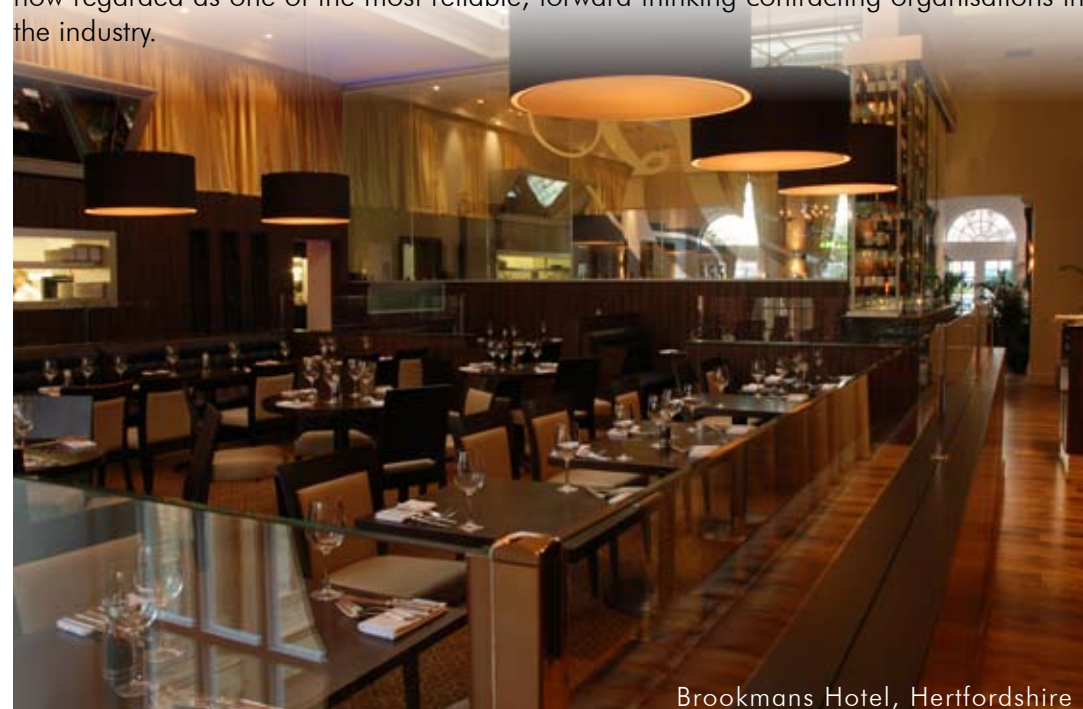
Kribensis Leisure Contracts (KLC) is a UK based construction and fitting out company operating principally in the licensed leisure and hospitality industries. With 10 years' experience and an impressive portfolio of exclusive projects, we are specialists in the construction of leisure related projects.



Kribensis Leisure Contracts Limited (KLC) is a UK based construction and fitting out company operating principally within the licensed leisure and hospitality industries. We offer professional, individually tailored solutions to customers wishing to invest in the development or refurbishment of commercial premises both nationally and internationally.

With 10 years' experience and an impressive track record, we specialise in the delivery of high quality leisure related projects such as pubs, restaurants, clubs, hotels, entertainment venues, retail outlets and health spas. Often working under stringent phased 24hour contract programmes within trading environments, our team strives to design and or build beautifully engineered, functional, and cost effective interior and exterior spaces, whether the project requires a new-build, shell fit-out or refurbishment solution.

We have worked for many of the U.K's most successful independent and multiple venue operators, often implementing schemes designed by the leisure and retail industry's leading architects and designers and, from comments made by them, we believe we are now regarded as one of the most reliable, forward thinking contracting organisations in the industry.



Brookmans Hotel, Hertfordshire

"KLC have worked for us on three recent restaurant projects. Two of these were particularly difficult sites in central London. KLC completed all three projects to a high standard. We were particularly impressed with the pro-active involvement and dedication of the company's directors and the manner in which the client's instructions were attended to promptly and without any fuss. I have no hesitation in recommending them."

Jonathan Pennington, MD, Pennington Robson

"Kribensis make it all happen and make a great team. They are straightforward, competent and good value for money. Our partnership with Kribensis has been an important part of our continued success as one of the U.K's biggest venues bringing in over 8,000 people every term time week."

Andy Parsons, G. Manager, Loughborough S.U

Client List:

Punch Pub co.
Enterprise Inns plc
Greene King plc
Luminar Leisure plc
Ministry of Sound
Esporta Health Clubs
Jommalsaysia Limited
Davy's Winebars
Loughborough University

Architects and Designers we have worked with:

Bignell Shacklady Ewing
Architects Design Partnership
Panton Sargent
Pennington Robson
Heron Design
Paul Daly Design Studios
Core Design
GMP Design Associates

Utilising the expertise of our Directors, a Chartered Engineer and a Chartered Designer, the scope of work undertaken by KLC ranges from bar and restaurant fit outs to the re-construction of listed buildings. We are advocates of employing alternative building materials (e.g. polystyrene insulated structural walls) where appropriate and have, over a number of years undertaken or managed the installation of modular buildings for end users as diverse as nursery schools or supermarkets.

We are passionate about our clients and business partners. We believe in developing strong working relationships with designers, architects and clients, consulting with them at every stage to ensure that we fully understand their vision and objectives, and are able to bring their plans to fruition. Our extensive design support and project management expertise means that we can provide assistance on all aspects of the build process, from construction methods to specialist features. With a focus on value engineering, we operate stringent and regularly monitored sourcing and procurement practices, ensuring all building products, suppliers and sub-contractors are vetted to ensure the best possible value for the client.

At KLC we are committed to providing a comprehensive, professional, clientfriendly design and contracting service, employing a pro-active approach to achieve maximum project value. A significant proportion of our work is secured under negotiated terms, with safety management forming an intricate part of our business philosophy. KLC operate a robust Company Health and Safety Management System (SMS). Compliance with this SMS is continuously monitored and is central to the company's operation.

The family run business has developed significant expertise in the delivery of visually stunning, well finished and cost effective commercial spaces and we believe that we can offer an unrivalled depth of design and construction experience in the licensed leisure development market sector. We run the business with an honest "can do" mindset, we say exactly what we are able to do and we do exactly what we said we were going to do, nothing more, nothing less. Client satisfaction is everything to us and we strive to provide a pro-active approach throughout the project's life to achieve maximum value for our customer. Put simply, our aim is to manage every project such that the entire team is working towards each other's success.



Jom Makan, London



Queens Head, Buckinghamshire

Case Study: Stilton Cheese Hotel, Peterborough

This 18 week £450k scheme, running over the summer of 2007 proved to be one of the most technically demanding and interesting projects yet undertaken by KLC.

The scheme, designed by Heron Design and project managed by W Hiles Partnership on behalf of Enterprise Inns plc, involved the partial demolition and reconstruction of a listed barn and its subsequent conversion to a boutique hotel. The works undertaken at the site, in close co-operation with the local Heritage Officer, included:

- . Extensive and complex temporary works
- . Underpinning and slab construction
- . Structural repairs
- . Removal and reconstruction of the roof structure and coverings
- . Strengthening and repair of ancient brickwork
- . Sympathetic reconstruction of existing buttresses
- . Installation of mains services
- . Installation of SUDS drainage system
- . Interior fit-out
- . Landscaping
- . Car park reconstruction



Pre-construction

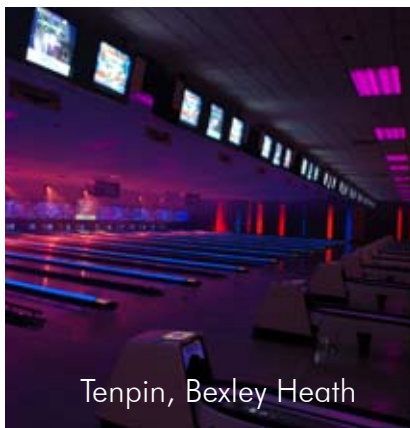


Post construction





Ministry of Sound, Harrogate



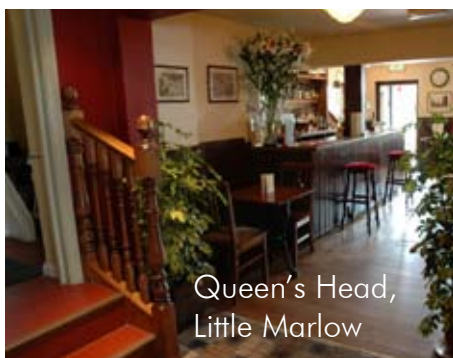
Tenpin, Bexley Heath



Stilton Cheese Hotel



Brookmans Park Hotel



Queen's Head,
Little Marlow



Rileys, Chester

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MAIN CONTRACTS

LEISURE
ENTERTAINMENT

HOTELS

RESTAURANTS

BARS

TRADITIONAL PUBS

STUDENT UNIONS

RETAIL

NIGHTCLUBS

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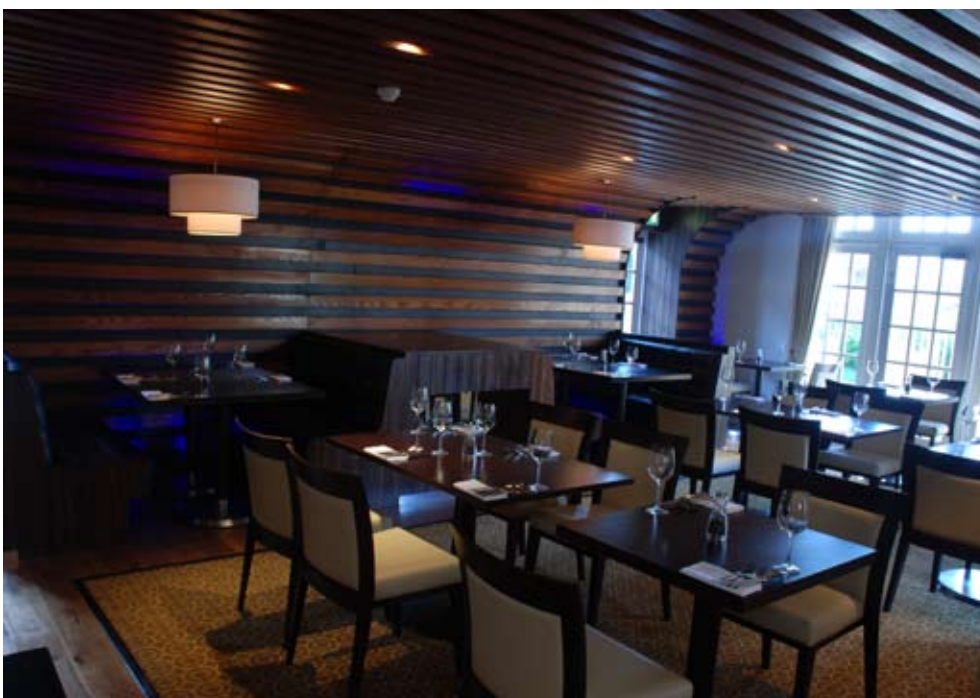
Health and Safety



KLC is committed to delivering high standards of Health and Safety on all of its projects and ensuring that both the workers employed on our construction projects and others effected by our work are kept safe and healthy is amongst our highest priorities.

KLC operate a robust Company Health and Safety Management System (SMS) and compliance with this SMS is central to the company's operation. The newly established web based version of the SMS allows all Site Managers, Supervisors, Key Suppliers and Operatives easy electronic access to both an information database and extensive procedural advice to enable site operations to be undertaken in a safe manner. By improving individual skills and managing a programme of ongoing health and safety training KLC promote a culture of continuous health and safety improvement. KLC are committed to not just keeping their staff safe but changing individual's attitudes and behaviour toward safety. We are currently implementing a behavioural safety training programme throughout all tiers of the company and offering similar advice to our key suppliers.

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Brookmans Park Hotel

Refurbishment of hotel, bar
and restaurant.

Client : Brookmans Park
Hotel Limited.

Designer / Architect :
GMP Design.

Project Manager :
W Hiles Partnership

Approximate Value:
£550k

Duration: 12 weeks.

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Jom Makan
Pall Mall

Conversion of an
existing Crown Estates
building into a high
quality Malaysian restaurant

Client : Jom-Malaysian
(UK Ltd)

Designer / Architect :
Pennington Robson

Project Manager :
W Hiles Partnership

Approximate Value:
£800k

Duration: 10 weeks

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Davy's at Woolgate, London

Refurbishment of bar,
restaurant and corporate
boardroom in a Davy's
branded winebar

Client : Davy's

Designer and Project
manager:
Pennington Robson

Approximate Value :
£580k

Duration : 11 weeks

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Rileys Chester



Fit out of basement shell unit to form new snooker & American pool area.

Client : Rileys Limited

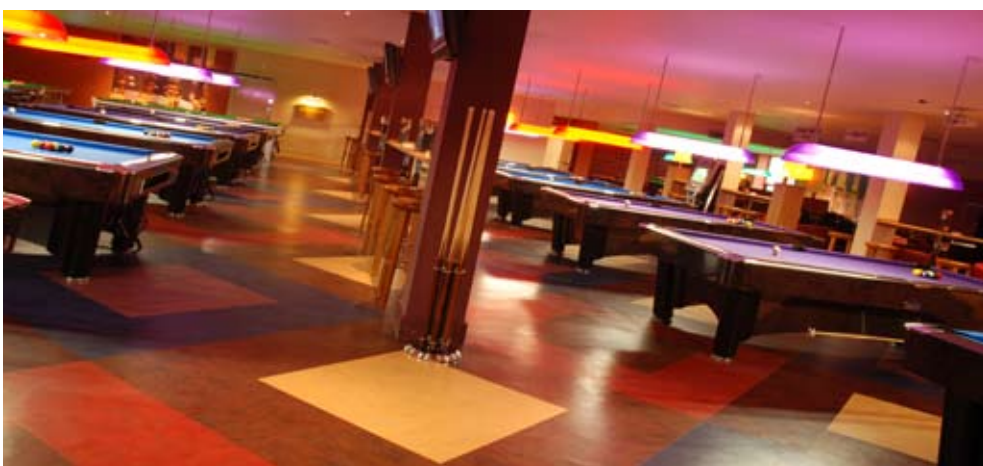
Designer/ Architect :
Bignell Shacklady Ewing



Project Manager :
Fletcher McNeill

Approximate Value :
£350k

Duration : 8 weeks



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Stilton Cheese Hotel

Partial demolition and reconstruction of a listed barn to a boutique hotel.

Client : Enterprise Inns Plc

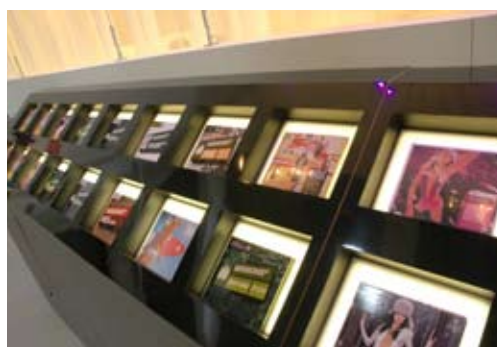
Designer / Architect :
Heron Design

Project Manager :
W Hiles Partnership

Approximate Value:
£450k

Duration: 16 weeks

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Ministry of Sound
Retail

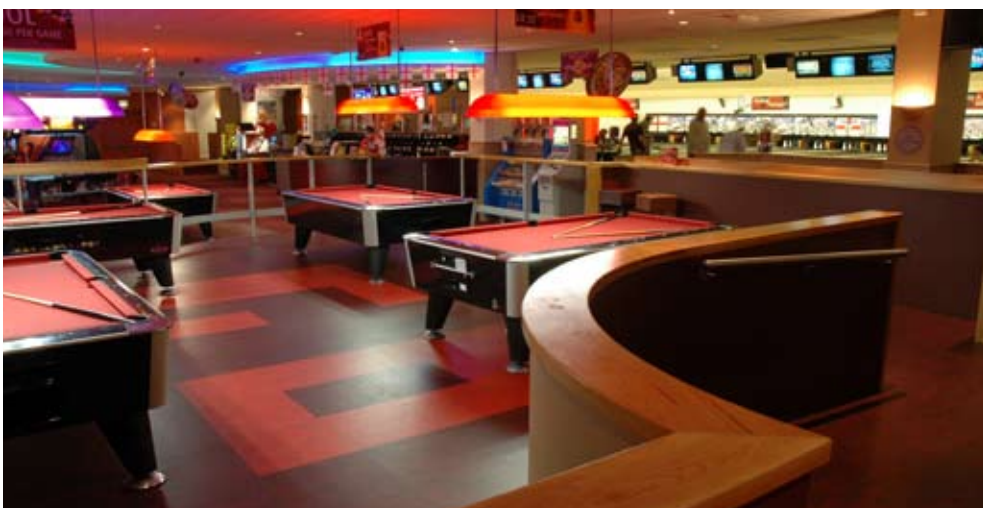
Creation of Ministry of Sound
Retail facility

Client : MOS

Project Manager :
GMP Design

Duration : 2 weeks

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Tenpin, Bexley Heath

Refurbishment of an existing megabowl complex to facilitate its rebranding to a tenpin. Unit continued to trade throughout contract period

Client : Tenpin Limited

Architect :
Bignell Shacklady Ewing

Project Manager :
W Hiles Partnership

Approximate Value :
£450k

Duration : 10 weeks

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Cafe Nino
Tunbridge Wells

One of the nationwide roll
outs
of the coffee shop/cafe
franchise

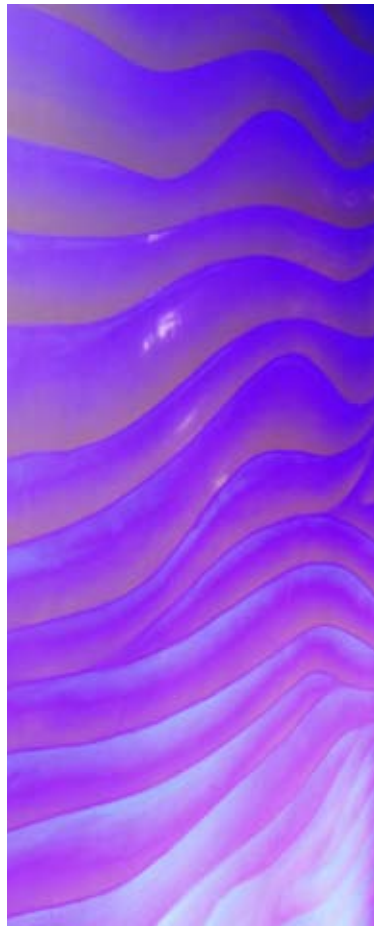
Client : Shaun Napier / Cafe
Nino

Architect : Panton Sargent

Approximate Value :
£100k

Duration : 6 weeks

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CoCo Club

Interior refurbishment of
alpine night club

Client : Harvey Sinclair

Designer:
GMP Design International
in collaboration with
Helen Sinclair

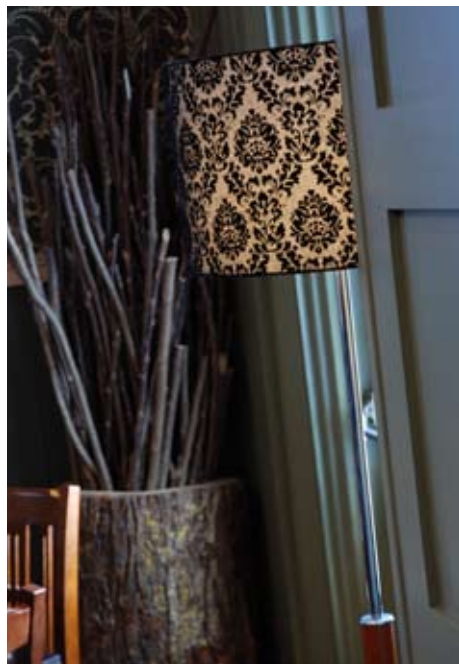
Project Manager :
Poli Construction (CH)

Approximate Value:
£150k

Duration: 4 weeks



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The Bear Hotel

Refurbishment of Bear Hotel,
Esher, Surrey

Client : Young's Brewery,
London

Designer / Architect :
GMP Design.

Approximate Value: £30K

Duration: 1 Week

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Dulais Rock

Refurbishment of bar and restaurant, construction of hotel extension

Client : Punch Taverns

Designer / Architect :
Design Management
Partnership

Project Manager :
Design Management
Partnership

Approximate Value :
£400k

Duration : 12 weeks

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Ministry of Sound
VIP London

Creation of VIP bar within the
famous London club

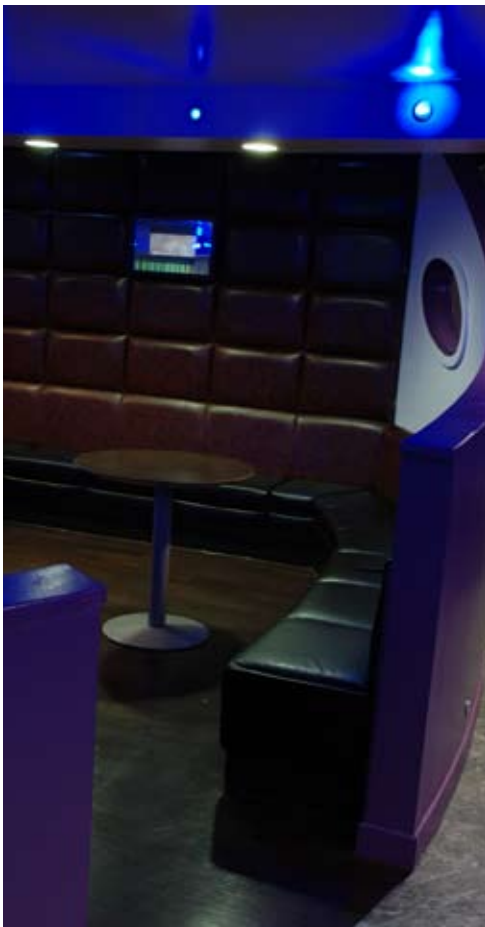
Client : Mlnistry of Sound

Project Manager :
GMP Design

Approximate Value:
£180k

Duration : 6 weeks

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Room1 ,
Loughborough University

Interior refurbishment of a multi-functional space. Day-time student union venue transforms into a night-time dance arena incorporating intelligent L.E.D colour changing technology and innovative windows of the world display feature.

Client :
Loughborough University

Designer :
GMP Design Associates

Project Manager :
Kribensis Leisure Contracts

Approximate Value : 250k

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Oaks Deli, Hertfordshire

Fit-out of small delicatessen

Client : Brookmans Park
Hotel Limited.

Designer / Architect :
GMP Design.

Project Manager :
Kribensis Leisure Contracts

Approximate Value:
£18k

Duration: 2 weeks.



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Esporta,
Peterborough

One of several project
we undertook for Esporta
Healthclubs, creating a
health and beauty salon
within an existing club

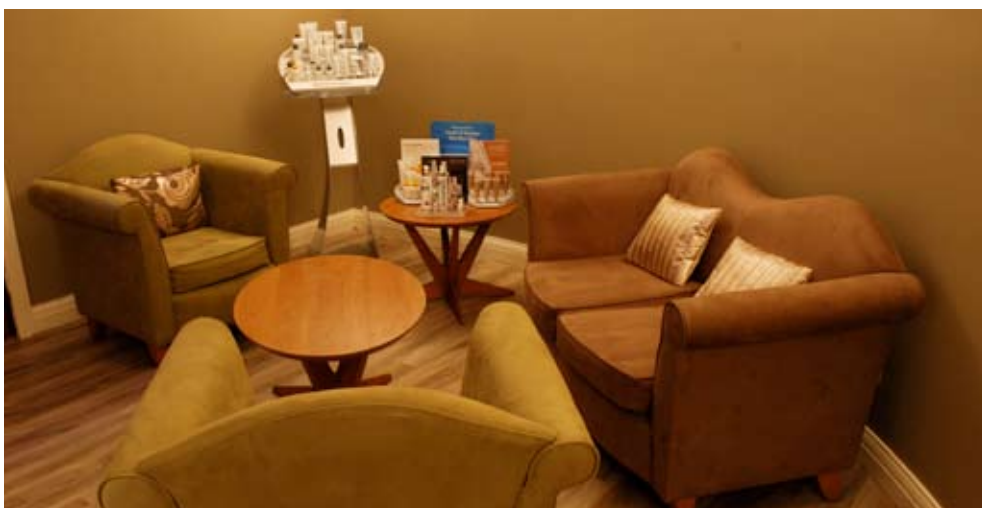
Client : Esporta Healthclubs

Project Manager :
Kribensis Leisure Contracts

Approximate Value:
£35k

Duration: 1.5 weeks

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Esporta,
Coventry

One of several project
we undertook for Esporta
Healthclubs, creating a
health and beauty salon
within an existing club

Client : Esporta Healthclubs

Project Manager :
Kribensis Leisure Contracts

Approximate Value:
£35k

Duration: 1.5 weeks.

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K booth



Rotating DJ booth



Core booth



Jade Jagger booth



Gold leaf VIP W.Cs



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Vendome
Mayfair

Transformation of
basement club Pangea
into a stylish VIP
venue in Mayfair

Client : Hinckley Leisure

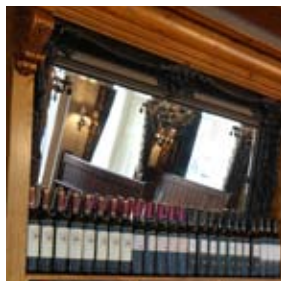
Designer / Architect :
Paul Daly

Project Manager :
W Hiles Partnership

Approximate Value:
undisclosed

Duration: 11 weeks

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The Stingy Nettle

Internal & external
refurbishment of an
existing public house

Client : Young's Brewery

Designer / Architect :
GMP Design

Project Manager :
GMP Design

Approximate Value:
£120k

Duration: 4 weeks

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TEL: +44 (0) 1889 576358



Architectural and Design Support

- New build, renovation and refurbishment
- Budget estimation
- Project programming
- Free realistic computer visualisation
- Trained, competent and certified work force
- Network of trusted specialist sub contractors



Project Management



Highly Skilled Contractors

- Strict adherence to health and safety regulations
- High quality flexible construction
- Value engineering
- Rapid delivery
- Comprehensive consultation
- Overseas procurement



Construction



Brookmans Hotel, Hertfordshire

PRINCIPAL CONTRACTOR



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Towers Business Park
Rugeley
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