



One of the Midlands most  
**adaptable and experienced**  
**construction companies**

[olivetigroup.co.uk](http://olivetigroup.co.uk)

# About Oliveti Group

Founded 31 years ago by Gian Oliveti, Oliveti Group is now one of the Midlands' leading construction companies.

We are a main contractor built on the family values of friendship, loyalty, and trust. We work across many sectors, including health, disability, education, commercial, government, retail, and industrial. We bring vast experience, attention to detail, and an unwavering commitment to quality to every project.

## The Directors

*Below left to right*

**Gian Oliveti**  
Founder and Managing Director

**Gareth Smith**  
Director

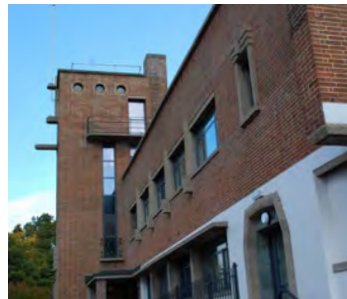
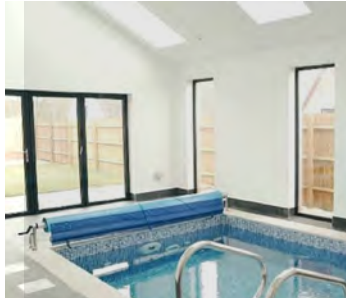
**Wayne Armsden**  
Director



## ESG

With a focus on social value, Oliveti Group actively invests in developing its people through an in-house training centre. Many team members who joined as young apprentices have since progressed to managerial roles, reflecting Oliveti's dedication to nurturing talent and supporting career growth.

We regularly review all our practices and processes to ensure we are working as sustainably as possible.



# Our divisions

Oliveti Group operates through three distinct yet complementary divisions:

## Oliveti Construction

Specialising in high-quality residential and commercial refurbishments, Oliveti's Construction division delivers exceptional results through specialised building solutions, blending craftsmanship with innovation to meet diverse client needs.

## Oliveti Manufacturing

Equipped with an in-house manufacturing workshop, our Manufacturing division produces tailored solutions, from general and specialist joinery to bespoke cabinetry, reception desks, sensory pods, and washroom systems. Every product is crafted to elevate spaces and meet the highest standards, serving environments of all types.

## Oliveti Accessibility

Dedicated to improving accessibility and quality of life, our Accessibility division designs, builds, adapts, and refurbishes homes to meet the needs of people with disabilities. We're proud to create spaces that foster independence and enhance daily living.



# Castle Rock School & Sixth Form refurbishment

## Project brief

Refurbish the Castle Rock School and Sixth Form, including significant improvements to the Sixth Form and Alternative Provision Unit and temporary works to a classroom and school office.

## Planning

The project had to be managed in two phases within a live school environment. This required careful planning and segmentation of work areas. By isolating parts of the school, we ensured a safe environment for construction workers, staff, and pupils.

## Construction

Operating in a live environment requires a robust health and safety strategy to mitigate risks to students and staff. We coordinated with school management to create a phased schedule, which was planned around their timetables. This allowed certain areas to remain operational while work progressed in others without affecting the school's daily activities. Safety protocols included temporary barriers and signage to redirect foot traffic.

## Outcome

The upgraded facilities have improved the functional areas of Castle Rock School and Sixth Form, creating a comfortable, safe, and conducive environment for both staff and students. This project showcases Oliveti Group's capacity to deliver comprehensive refurbishment services in live settings.



Client  
**YMD Boon (architects)**  
on behalf of the Lionheart Trust



Value  
**£1.5 million**

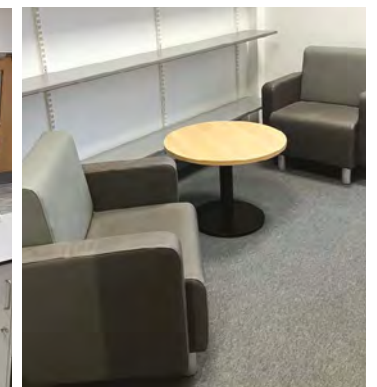
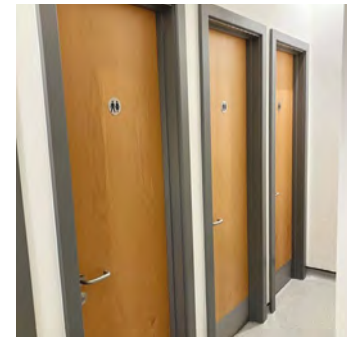


Duration  
**15 months**



Completion  
**12 April 2023**

A comfortable,  
safe, and conducive  
environment for  
both staff and  
students



# Holly House children's home



Client  
**Leicester City Council**



Value of Enabling works **£50,000**  
Main Contract **£943,000**



Duration  
**13 months**



Completion  
**December 2023**

## Project brief

To convert two 1930s semi-detached houses into one fully modernised detached children's home, with a professional kitchen and a roof-mounted solar array.

## Planning

A high standard of design was achieved by retaining the original front façade and expanding the building with a single-storey rear addition and a two-storey extension to the side. These new sections complement the existing structure while featuring larger glazed areas, creating a bright, open, and spacious feel in the living spaces. Patio doors further enhance the connection between the interior and outdoor recreational areas, blending indoor and outdoor environments seamlessly.

## Construction

The site director and project manager oversaw all aspects of the construction, including the management of specialist contractors retained for work as varied as decorating and solar panel installation. Progress meetings included monitoring costs to keep the project on budget and on time. Successful problem-solving during construction included unexpected structural work to the rear of the property and a bespoke drainage system for the rear garden.

## Outcome

In accordance with our Social Value Charter, all stakeholders actively embraced and utilised (design) principles, and locally sourced labour and materials from sustainable/recycled sources to reduce carbon footprint/ minimise environmental impact. The site was delivered on schedule and to budget to the satisfaction of our client and end users.



# Luxury garage & apartment

## Project brief

To deliver a luxurious, eye-catching garage to house a supercar collection. Above the garage, the client requested a one bedroom apartment offering views over the open countryside. This space would feature a kitchen, bathroom, and private balcony, making it ideal for entertaining guests or relaxing.

## Design & planning

Our in-house team worked closely with the client to develop detailed architectural and interior plans, then secured the necessary permissions.

## Construction & manufacturing

Our in-house manufacturing plant produced all structural and custom elements for the garage, allowing us to ensure top-tier quality control and precision. The entire garage was manufactured under one roof, which streamlined the process and minimised lead times, enabling us to meet the project's strict timeline.

A luxurious,  
eye-catching  
garage to  
house a supercar  
collection



Client  
Private



Value  
£350,000



Duration  
5 months



Completion  
August 2023

## Key features

### Garage

- Floor-to-ceiling glass walls
- Underfloor heating
- Luxurious tiled floor
- Bespoke lighting design

### Apartment

- One-bedroom layout with open-plan kitchen and living area
- Bathroom with premium fixtures
- Private balcony

# East Midlands Airport (EMA) Castle Rock toilets

## Project brief

Strip out and modernise the male, female, and disabled WC facilities at the Castle Rock Restaurant at East Midlands Airport. The goal was to enhance customer experience, and if successful, this scheme would serve as a model for future restroom upgrades.

## Planning

EMA provided the initial design concept. Once on-site, we developed the specifications in accordance with client input, adjusting the project scope as agreed. To minimise disruption, we installed hoarding and signage to notify patrons and redirect them to alternative facilities. The work was planned for winter when air traffic volumes are lower.

## Construction

Being an airside project, our team had to ensure strict security protocols didn't impact the programme. We coordinated daily with EMA's project manager and the engineering team to ensure all activities aligned with airport operations. Efficient site management limited the work's environmental impact and carbon footprint, and a waste management plan ensured responsible handling of construction materials.

## Outcomes

We delivered an enhanced passenger experience to schedule, with a small cost overrun due to additional requests from the client. EMA was delighted with the outcome, and we have an enhanced understanding of working within airport environments.



Client  
**Manchester  
Airport Group**



Value  
**£201,720**



Duration  
**4 months**



Completion  
**February 2024**





# Archie's house

## Project brief

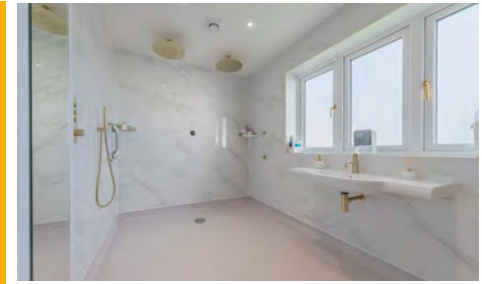
To adapt a family home to support the needs of a boy, Archie Armsden, with Duchenne Muscular Dystrophy, a progressive disease that weakens the muscles over time. Archie's world was shrinking. Simple tasks like going to the bathroom or moving between floors were becoming monumental challenges. Wayne and Sam watched their son struggle and knew something had to change.

## Planning

Wayne Armsden is the Projects Director at Oliveti Group, so this was a very personal project. The family's emotional wellbeing was of central importance to the way this project was planned and implemented. The journey wasn't easy. The family faced scepticism about what they could achieve in the space they had available, the challenge of maintaining some normality whilst their home was in disarray during renovations, and moments of doubt about whether they were making the right choices. They needed to feel they had control, so Archie and his brother Mason were as involved in making decisions as Wayne and Sam.

## Key features

- A wheelchair lift
- New wet room
- New kitchen with raised cupboards and easy-open doors
- Level access throughout
- Wider doorways
- Modified the placement of lights switches and sockets to an accessible position for all



## Construction

Disruption to family life was unavoidable, but progress was rapid, with trades working simultaneously on different parts of the project installing a lift, wet room, widening doorways, and creating level thresholds. Coping without a kitchen during lift installation and fitting of the new kitchen was a big challenge, but as this was anticipated, the family successfully planned around it.

## Outcome

The adaptation of Archie's home has empowered both him and his family, creating a fully inclusive environment where Archie can thrive despite the challenges of Duchenne syndrome. The adaptations have not only enhanced Archie's independence but also transformed the way his family lives, offering greater freedom, comfort, and peace of mind in their daily routines.



Client  
**Wayne and Sam Armsden**



Value  
**£200,000**



Duration  
**9 months**



Completion  
**June 2024**



# Marsden Lane, Leicester pedestrian & cycle ramp

## Project brief

This complex timber walkway project had to enable pedestrians and cyclists to exit the cycle path near Marsden Lane, Leicester at a higher elevation and descend smoothly to the level of the existing footpath below. It was designed to provide a safe, accessible route for pedestrians and cyclists, enhancing connectivity and usability for the surrounding community.

## Planning

A specialised designer was appointed during pre-construction to finalise the initial design concept. Once on-site, the design evolved in response to site-specific issues, and we worked closely with Leicester City Council to adjust and approve each modification.

## Construction

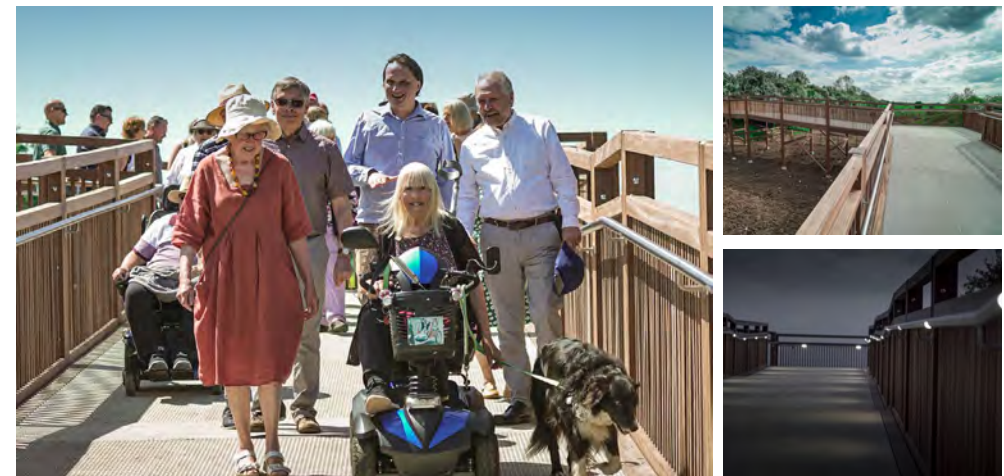
The ramp's components were manufactured in the main Oliveti workshop and transported to the site for assembly. The project was executed in a single phase and carefully planned to accommodate necessary design changes while maintaining progress. Continuous communication with Leicester City Council allowed the team to implement adjustments swiftly.

## Outcome

The Marsden Lane Pedestrian and Cycle Ramp was completed on schedule, marking a significant milestone for the community. This project not only met all timeline and quality targets but also transformed accessibility in the area, creating a safe, beautifully designed pathway for pedestrians and cyclists alike.

The local community's excitement and anticipation were palpable throughout the project, as many had previously been unable to visit the area due to its inaccessibility. For some, the moment they were able to use the ramp – especially those in wheelchairs – was deeply emotional. Witnessing their joy and gratitude underscored the life-changing impact of this initiative, making it a source of immense pride for everyone involved.

A safe,  
aesthetically  
pleasing route for  
pedestrians and  
cyclists



Client  
**Leicester City Council**



Duration  
**7 months**



Value  
**£509,320**



Completion  
**June 2021**

# What people say about Oliveti Group

“Oliveti are great at delivering fast paced projects in challenging, live environments but the thing I like most is their ability to know their ‘sweet spot’ and what their specialism is. This really helps with contractor selection, a crucial part of keeping our consultancy clients happy.”

Brook Smith, RLB

“In my role as one of the Contract officers for EBS I work closely with Oliveti and other main contractors. The dedication shown by Oliveti and its people is testament to the core values of a company that has established itself as one of the market leaders in Facilities Management / Major Capital projects.”

Andrew Brown, Leicester City Council

“Oliveti Construction have been an integral part of Manchester Airport Group’s Small Medium Framework since July 2017. They have worked with us on a variety of projects in which they have consistently delivered high quality projects, on time and within budget.”

Manchester Airport Group

“Oliveti have been on the framework for Leicestershire Police since 2014. They have always provided a top-class service from quick responses to emergency callouts, to the larger tendered projects like the refurbishment of one of our gyms. Wayne and his team of contractors are friendly and helpful and offer expert advice when needed, we have built up a very good working relationship with them.”

Leicestershire Police

“From a clients perspective Oliveti Construction have always shown a very high level of professionalisms across all projects. They have been managed effectively to ensure a high standard is maintained with little disruption and inconvenience caused to our tenants.”

James Rhodes, Leicester City Council

“Oliveti undertook a project for a disabled little boy and his mother with huge care and consideration for the family and were also mindful of the other complexities that surround the matter. The work was done diligently and finished to an excellent standard, on budget and on time, right first time.”

PLG Consultants



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