

COMPANY NEWSLETTER 2025

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western

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Season's Greetings and a Happy New Year!

Welcome to our latest company newsletter! It's been a year of hard work for our entire team and our supplier base.

We have continued to deliver a wide range of high quality education and health projects across UK and Ireland. However, it's also been encouraging to see a growing complement of commercial jobs too.

Alongside the completion of dozens of offsite projects we have invested heavily in new plant and equipment that will make us more efficient going in the future. We've welcomed international visitors keen to share and explore best practice, secured places in some major Frameworks, and we've even been privileged to win some top awards.

May I wish you and your families a happy Christmas and a prosperous New Year as you put your feet up and enjoy a well earned rest.

Rory McGuigan, MD

Top News

- Our Projects
- Factory Investments
- New Homes
- Award Winners
- ESG Commitments



Over £7M of work won in education sector

Since early 2025, we've secured 14 education projects worth over £7.5m, with 13 of them in Northern Ireland. These wins affirm our strong reputation and the Education Authority's trust in our ability to deliver.

Key schemes: Markethill PS, St Marks High School, St Patrick's PS (Donaghmore & Primate Dixon, Coalisland), Craigavon Senior High, Termoncanice PS, Sandleford, St Patrick's College (Banbridge), Carryduff Play Centre, St Joseph's PS (Belfast), and Hans Price Academy (England).

Great news on Framework inclusion

Western has been appointed to its sixth major UK Framework in recent months.

We have secured a place on the £1bn NHS Commercial Solutions Framework for the procurement of temporary and permanent modular and prefabricated units for the public sector in England.

The latest success follows inclusion in the LHC Modular Building (MB3) Framework, from which a range of Permanent Modular, Healthcare, Temporary Hire and Refurbished buildings will be procured.

We look forward to working with these clients to deliver innovative, state-of-the-art solutions that enhance public sector facilities and outcomes.

Commercial projects



As well as our ongoing pipeline of projects in the health and education sectors, we have been successful in winning a number of important commercial jobs that help diversify our range of work. These include:

- JCT Design and Build Contract at Cranbook, Devon for East Devon District Council.
- Staff welfare facilities accommodation for Irish Rail at its Kildare Station measuring circa 176 sqm.
- Modular building for Linwoods in Armagh.

We are also pleased to have handed over a number of projects in the commercial sector this year. This includes a Net Zero community centre in Drumsurn and modular office accommodation for Siemens Healthineers in Dublin.

Healthcare Projects in 2025



Willowbrook CDC, Corby



Watford General Hospital



Maidstone and Tunbridge CDC



Endoscopy SNEE, Colchester



Mental Health Unit, Carrickfergus



Slough CDC, Upton Hospital



£1m investment in the future

We invested £1m in a new automated timber panel line, as part of our multi-million-pound programme for innovation, efficiency, and sustainability in construction.

Developed with Modular Building Automation and JJ Smith, it boosts output, precision, safety, and energy-efficient systems.

This supports faster timelines, carbon goals, and demand for greener builds toward UK/Irish Net Zero targets.

Cois Farraige Update

We are delighted to announce the launch of Phase 2.2 of our prestigious Cois Farraige development in Dundalk. Following the success of Phases 1 and 2.1, we are proud to continue delivering high-quality homes in this exceptional coastal location.



All homes sold at Annagh View

All six homes in this exclusive Coalisland development found new owners this year, thanks to its ideal location, high quality turnkey finish, and welcoming community feel.





Double Award Wins: AIB and Healthcare Design

We were proud to win one of the top prizes at this year's AIB Business Eye Awards which took place at the ICC, Belfast.

With more than 650 guests and hundreds of entries, the AIB Business Eye Awards are amongst the most high profile of their kind in the north.

As an added bonus, our work on Stoke Mandeville Hospital's Waddesdon Wing won Best Acute Design at the 2025 Healthcare Design Awards in London, delivering cutting-edge patient care.

A big well done to everyone for making these recognitions possible.



Western welcomes international delegations on R&D mission

Western welcomed delegations from Australia and The Netherlands who wanted to share ideas and explore best global practice in offsite modular construction.

They were especially interested in our new timber panel production line.

The acquisition is the latest in an ongoing multi-million pound programme to enhance innovation, operational efficiency and sustainability in construction.



Employees from H&M Machines with Declan McCloskey. The aim of this visit was to learn about global best practice in modular construction.

ESG Commitments in Motion

Western's ESG commitments focus on building responsibly, supporting people, and operating with integrity across every project. We prioritise reducing our environmental impact on sites, investing in the wellbeing and safety of our workforce, and engaging positively with local communities. Strong governance, ethical practices, and transparency underpin these efforts, ensuring ESG considerations are embedded in our decision-making and long-term strategy.



We hosted another successful Macmillan Coffee Morning, raising funds for a great cause. A special mention to our star baker Sarah Harrison.



We were delighted to support our community by donating towards new playground equipment at one of our local school projects.



At our live construction sites in 2025, we continued to promote sustainability by creating environments where nature can thrive.



This year, we focused on building safety and readiness as members of our team completed their First Aid training.



We also invested in hybrid vehicles to reduce our carbon footprint and support sustainable operations across our sites.



We were proud to sponsor our signs at local football clubs, helping to strengthen our connection with the communities where we work and live.