

## Case Study:

How Kensite Supports HolmPatrick Developments with Reliable Welfare That Works

**Project Location:** St Helens, Merseyside

**Client:** HolmPatrick, their client - Jigsaw Homes

**Scope:** Two-year residential development with warehouse extension

**Kensite Deliverables:** Modern flat-sided welfare cabins, 2+1 toilet facilities, canteen, office space, secure storage, weekly waste and water management, responsive on-site service

### Building partnerships that support progress

With a reputation for delivering quality homes across the North West, HolmPatrick Developments and their client, Jigsaw Homes, understand that a well-organised, well-maintained welfare setup isn't just a box-ticking exercise – it's fundamental to productivity, safety and morale on site. That's where Kensite comes in.

On their current major residential development – a two-year programme delivering a mix of 2, 3 and 4-bedroom homes alongside a large warehouse extension, we supplied and installed a complete modern welfare compound that represented a significant step up from previous site provisions.

Construction Manager Ged Farrington at HolmPatrick said: "The lads love the cabins – they're modern, bright, and fit for purpose. The set-up is a huge step up from what we had before, and Kensite's team have provided a full package solution that just works."

### Designed for modern sites, built to perform

This is a live, complex build requiring facilities that don't just meet compliance standards – they reflect HolmPatrick's commitment to quality.

Welfare matters for teams working on site daily, providing essential space to meet, rest, and manage site activities effectively.

The previous traditional cabins were dated and no longer suited the needs of a modern construction workforce. The challenge was clear for us: deliver welfare that matches the quality of the homes being built.

Our solution included:

- **Modern flat-sided cabins with windows** – creating light, comfortable working environments
- **2+1 toilet facilities** – meeting the needs of the site workforce
- Dedicated canteen and office space – ensuring operational efficiency
- **Secure storage solutions** – protecting tools and materials
- **Weekly waste and water management** – keeping facilities maintained without disruption
- **Flexible provision for evolving needs** – including future drying/drawing room requirements

### Real-world impact: Welfare that makes a difference

From day one, the upgrade to Kensite's modern welfare units created immediate benefits. Bright, well-laid-out spaces provided comfortable environments for meetings and breaks, while reliable weekly servicing ensured smooth day-to-day operations.

The difference between dated, dark traditional cabins and modern, window-fitted units isn't just aesthetic, it's about creating an environment where people want to work.

"The cabins are modern, bright, and the team appreciate having proper facilities. When you're on a two-year programme, that matters. Kensite understood what we needed and delivered it."

As the project progresses through its phases, Kensite remains responsive to emerging requirements. When the site team identified a need for additional split-use spaces like a drying/drawing room, we were able to adapt and plan delivery as the build evolves.

### A welfare partner for the long term

At Kensite, we don't just drop cabins and disappear. We stay involved throughout the project lifecycle, checking in with site teams, responding to feedback, and making sure the facilities continue to meet needs as the job develops. Pictures in this case study show our Strategic Partnerships Manager, Nick Arnold, on one of three visits in the first two weeks of the welfare and storage units landing. Why? Because construction companies expect it. Social Housing clients expect it and we are happy to deliver it.

For a two-year programme like this, that ongoing relationship matters. Sites change, requirements evolve, and having a welfare partner who understands construction means solutions get delivered without disrupting progress.

"You need a welfare company that gets construction. Kensite do. The setup works, the servicing is reliable, and when we need something adjusted or added, they make it happen. That's the service you want on a long programme."

#### Why HolmPatrick chose Kensite

- **Modern, fit-for-purpose units** – bright cabins with windows, not dated portacabins
- **Complete welfare package** – offices, canteen, toilets, storage all coordinated
- **Reliable servicing** – weekly waste and water management without disruption
- **Responsive support** – adapting to changing site requirements throughout the programme
- **Partnership approach** – ongoing communication and problem-solving
- **Quality that matches the build** – facilities that reflect the standards of the homes being delivered

#### Welfare that supports quality construction

Kensite continues to grow through trusted partnerships with house builders and contractors across the North West who value modern facilities backed by responsive service.

We're proud to support HolmPatrick's team with the welfare infrastructure they need to deliver quality homes and the ongoing service they value throughout a demanding two-year programme.

"The difference with Kensite is straightforward – modern cabins, reliable service, and a team that stays involved. When you're building homes, you need welfare you can rely on. That's what we've got."

Nick Arnold, Strategic Partnerships Manager at Kensite, said:

"Working with quality house builders like HolmPatrick is what we're all about at Kensite. They're delivering excellent homes, and our job is to ensure their site teams have the modern, reliable welfare facilities that match that quality. This isn't about just supplying cabins – it's about supporting construction teams throughout long programmes with facilities they're proud to use and service they can depend on. That's how lasting partnerships are built."

#### About the Glassworks

Kensite's products are sat on a piece of local history and significance . . .

#### The Pilkington Glass Works, St Helens - A Site of National Industrial Significance

The site where new affordable homes are now being built carries extraordinary industrial heritage, having been home to Pilkington Glass – a company founded in 1826 as the St Helens Crown Glass Company.

What began as a partnership between the Pilkington and Greenall families grew to become the largest employer in St Helens, transforming this northwest town into a global centre of glass manufacturing excellence.

The company was always at the forefront of technology, and in 1959 they revolutionised glass production when they invented the float glass process – a technique pioneered at their St Helens production site that gives glass uniform thickness and a very flat surface. This innovation became the world standard for high-quality flat glass manufacture, with float glass recognised as one of the hundred most important inventions of the twentieth century.

For nearly two centuries, the Pilkington name was synonymous with St Helens itself, with generations of local families building their livelihoods on this historic site. The transformation of this former industrial landmark into new homes represents a significant moment in the town's evolution – honouring the site's manufacturing heritage while creating the next chapter in St Helens' story.

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