



noviniti



fully funded development solutions



Funding Solutions Tailored To The Public Sector



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Welcome

noviniti is an innovative, solutions-driven developer working in partnership with public and private sector organisations, including leading blue-chip companies. Our mission is simple: to deliver high-quality building solutions that combine architectural impact with exceptional functionality—supported by tailored financing models.

We work closely with our clients to understand their needs and develop facilities that transform their estates. Our collaborative approach ensures best-value outcomes, both architecturally and financially.

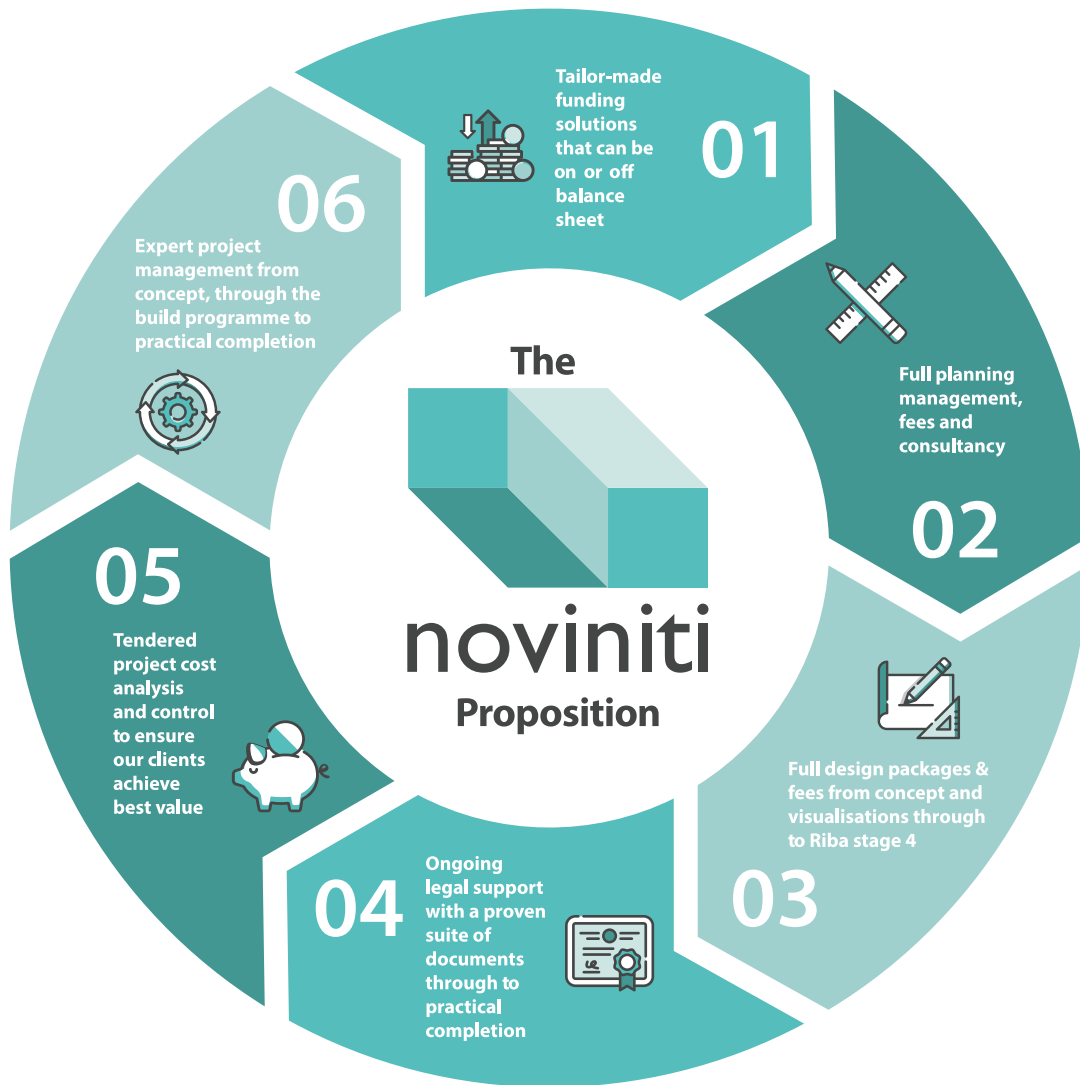
noviniti manages every aspect of development, from design and planning to legal work and contracting. We are committed to pioneering new technologies and creating innovative funding models to deliver complex real-estate projects with the ability to keep projects off balance sheet.

We believe our developments should be environmentally responsible, commercially sustainable, energy-efficient, and designed to positively impact both the people who use them and the communities in which they are built.

Our Vision

Our name and reputation stands with the very best in our field. Over the last 10 years, we have earned trust through transparency, integrity, professionalism, and deep industry knowledge. Our vision is to bring this legacy of experience to every client partnership and every development, creating outcomes that reflect our enduring commitment to excellence.





Our Values

Our values are rooted in respect, openness, honesty, transparency, integrity, and responsible citizenship. With strong governance at our core, **noviniti** approaches every client development with a deep sense of stewardship and accountability. We embrace a culture of continuous improvement, driven by the belief that true excellence lies in doing things right and in doing the right thing.

Solutions

noviniti, together with our funding partners, will provide the necessary capital to fully fund the project, from conception through to completion. We will deliver turn-key solutions that are not only cost neutral but in addition generate a secure annual income stream and/or a one-off capital receipt for our public sector partners whilst keeping the project off balance sheet.



Main Entrance & Retail

noviniti develops solutions to enhance and extend main entrances at hospitals that incorporate upgraded reception lobbies and a range of complimentary retail offers, the latter generating sufficient rental income to fully finance the project funding requirement at no cost to the NHS Trust. This secured income stream often provides a residual amount which can be used to either finance the funding for additional hospital accommodation (including Trust admin facilities), capital contributions or as secure annual income.



Car Parking

noviniti has extensive experience of working with our clients to design, fund and build a range of parking solutions including multi-storey car parks, decked and surface parking. We work with our clients to design the optimum solutions based on their unique requirements resulting in solutions that are modern, bright, functional and easy to navigate. We deliver turn-key, off balance sheet car parks that are not only cost neutral but, in addition, generate a secure annual income stream for our public sector partners.



Clinical Accommodation

It is well documented that the NHS estate in general is challenged in the provision of adequate clinical accommodation. **noviniti** provides a range of tailored funding solutions which enables delivery of bespoke permanent or temporary wards, specialist ITU-HDU units, critical care units, general consulting and triage rooms. Working with our delivery partners, **noviniti** has the ability to implement highly complex specialist developments to full HTM / HBN specifications. Our developments extend beyond the NHS and include the new Veterinary School at Keele University.



Specialist Facilities

It is well documented that the NHS estate in general is challenged in the provision of adequate clinical accommodation. **noviniti** provides a range of tailored funding solutions which enables delivery of bespoke clinical accommodation which ensures the lease liability remains off balance sheet. Working with our delivery partners and managed service operators, **noviniti** has the ability to implement highly complex specialist developments to full HTM / HBN specifications.

More Than Just A Building

noviniti's overriding objective is to work with our clients to fully understand what is important to them. A new main entrance, intensive care unit, key worker accommodation or multi-storey car park may be the initial reasons for engaging with **noviniti**, but it is often the unseen reasons that drive the need for change.

Working in partnership with our clients ensures that not only are our developments affordable, sustainable, modern, practical spaces but they also support the NHS Trust's goal of improving staff welfare. Through on-going dialogue and project meetings, we become trusted advisors, developing solutions to ensure they are right for the Trust both now and in the future.

Our clients tell us that our partnership;

- Provides an important service to staff, patients and visitors
- Helps with staff recruitment and retention
- Creates a safe and calm space to work and relax
- Improves the patient experience, whether this be through better parking facilities, great retail offers or an improved welcome centre
- Delivers a bespoke, often multi-disciplined solution for each site through on-going dialogue



Supporting A Greener NHS

novniti's overriding objective is to embrace modern methods of construction and utilise the latest technology and equipment to support the NHS Trust's net zero strategy.

We believe that our developments should be ecologically friendly, commercially sustainable, energy efficient and each should have a positive impact upon the people who use them and the environment in which they are built.

Using modern methods of construction allows **novniti** to provide its clients with a blended mix of off-site precision construction methodologies combined with traditional forms of on-site construction. This approach can significantly reduce the project delivery time (up to 40%), it can reduce disruption to existing business operations and offers real design flexibility. Our approach drives the adoption of sustainable forms of construction that have quality at their heart.

Our infrastructure developments allow us to modernise the solutions on site, creating the opportunity to support an organisation's CSR strategy. From installing solar arrays on the roof of new buildings or the upper level of a car park to EV charging points, LED lighting and more efficient heating and cooling installations, our projects are designed to be as energy efficient as possible.



Our Partners

Retail

noviniti works with a number of trusted partners that are respected within the industry to deliver the on-site retail services as part of our portfolio. With a diverse range of high street brands (including Costa Coffee, M&S Food and WHSmith) we can ensure each solution is tailored to the specific site thereby maximising revenue and ensuring a long-term sustainable solution and secure income stream.

All our partners have a proven track record of delivering an outstanding retail experience within their field including Hospitals, Universities and the High Street.

Customers will benefit from the innovative solutions our partners can provide including new technology to improve speed of service within Costa Coffee and the new frictionless store offer using Just Walk Out technology. This new technology supports the NHS in implementing the National Standards for Food and Drink.

Great retail facilities within a hospital not only provide a valuable service to staff, patients and visitors throughout the day, but they have also been proven to help with the recruitment and retention of staff within the NHS.





Our Partners

Car Parking

noviniti has built strong relationships with both car park manufacturers as well as operators, allowing our clients to choose to self-manage or outsource. Whether a client wishes to create a surface car park or a large multi-storey car park, we can ensure these will be built with minimum disruption to the site.

Each car park is designed recognising the uniqueness of each site and built to incorporate integrated stair and lift cores, EV charge points, cycle hubs or other features required by the client. Modern manufacturing methods ensure that maintenance is minimised, reducing lifecycle costs and new access and exit systems minimise queue times and maximise revenue. Our carparking solutions integrate ANPR, cash and cashless options and control systems that can be integrated into Trust HR policies.

Funding Development

Royal Derby Hospital

University Hospitals of Derby and Burton NHS Foundation Trust recognised the need to improve the patient and visitor experience at Royal Derby Hospital with a new multi-storey car park (MSCP). The Trust also required the MSCP to be off balance sheet with no capital contribution from the Trust.



It has been a great pleasure for noviniti to work with University Hospitals of Derby and Burton NHS Foundation Trust and Willmott Dixon to deliver the new 874-space multi-storey car park at Royal Derby Hospital. This is a significant project for the Trust and will support them in improving the patient and visitor experience at the hospital with a greatly improved on-site parking provision. We would like to thank all involved in the delivery of this exceptional project.

Jonathan Houlston
CEO at noviniti,



The first phase of the project was to create a park and ride facility with a temporary car park and bus shuttle service which was operational for the duration of the build project. Construction of the new 5-storey 874-space patient and visitor MSCP began in October 2024. The new facility has created 500 additional parking spaces which will significantly improve the parking experience at Royal Derby Hospital. Included within the parking complex are 69 accessible bays and infrastructure for 20 electric vehicles. In line with The Trust and **noviniti's** commitment to reducing the environmental impact of development, a solar array has been installed on top level of the MSCP which will also reduce the running costs of the car park.

The MSCP opened in November 2025 and will help resolve the parking congestion on site and significantly improve the experience for everyone visiting Royal Derby Hospital.

We are very pleased to be able to open the new car park, which we know will make visiting our hospital easier for all, now and in the future, addressing the long-standing challenge of increased demand on NHS services and a limited parking provision. We are grateful to our communities for providing their feedback as part of this project, and also to everyone who has utilised the park and ride service during construction, allowing us to safely build the new car park without impacting on people's ability to access care in our hospital or visit their loved ones on site.

Andrew Selby

Director of Estates & Facilities,



Funding Development

Queen Alexandra Hospital

noviniti is delighted to be continuing our partnership with Portsmouth Hospitals University NHS Trust (PHU) with the development of both the Main and North Entrances at Queen Alexandra Hospital.

The first phase of the project creating a 10,010ft² 2-storey extension to the Main Entrance of the Hospital opened in May 2024. Staff patients and visitors now enter the hospital through a new bright and welcoming foyer and, with Compass Group UK & Ireland's retail sector, One Retail, have access to the additional retail facilities on site including a M&S Food and StockShop clothing and accessories store. This exceptional development also incorporates a new Lecture Theatre on the first floor designed with 254 seats that are fully retractable, allowing the area to be transformed into an open-plan meeting room or split into 2 separate areas via an automatic partition wall.

The second phase of the project opened in June 2025 and included a re-development of the North Entrance with a 2-storey extension. Included in the project are new reception facilities and a Costa Coffee to cater for staff, patients and visitors in the vicinity of the hospital, with the first floor created for Trust use.

Developing the entrances to QA Hospital has been in the pipeline for a number of years and it's great that both of these areas are once again open to all. Thank you to our visitors, patients and staff for their patience whilst work took place to improve and enhance these areas.

Mark Orchard

Chief Financial Officer and Deputy Chief Executive at Portsmouth Hospitals University NHS Trust

Today marks a significant milestone in the delivery of improved services for staff, patients and visitors to Queen Alexandra Hospital. We are proud to have partnered Portsmouth Hospitals University NHS Trust and One Retail to deliver this magnificent new facility which will be greatly appreciated by all.

Jonathan Houlston

Chief Executive Officer at noviniti



Funding Development

Princess Royal Hospital

noviniti is delighted to have partnered with The Shrewsbury and Telford Hospitals NHS Trust to create the 'new 18,766ft² two-storey Main Entrance and Admin Facility at the front of The Princess Royal Hospital, Telford. The front entrance development will transform the 'front door' of the hospital improving patient access and staff welfare.



We are delighted to be working with our retail and hospitality partners to increase the facilities that we are able to offer our patients, visitors and staff. They will complement the offering we already have in place enabling us to improve the experience of those using the hospital, and make a positive impact through the social enterprise. Thank you to patients and colleagues for their ongoing patience and understanding during the building works as we continue to invest in improving care for all our communities.

Louise Barnett

Chief Executive of The Shrewsbury and Telford Hospital NHS Trust

In addition to the Admin Facility, the staff, patient and visitor experience has greatly improved with the new suite of retail stores. The introduction of a Costa Coffee provides a perfect place for customers to relax and the frictionless store, utilising Amazon's Just Walk Out technology, gives access to food and beverages 24/7. The Princess Royal Hospital was the first NHS Trust in the world to adopt this concept.

The doors to the improved pathway into the hospital opened in November 2023.





We are delighted that the doors to the new two-storey Main Entrance and Admin Hub at the Princess Royal Hospital are now open. Our partnership with The Shrewsbury and Telford Hospital NHS Trust and One Retail has greatly improved the staff, patients and visitors' experience with a Costa Coffee and frictionless convenience store. This innovative shopping experience is a first within healthcare and I'm sure we will see this solution being adopted within other NHS Trusts.

Marc Hastings
Executive Chairmann of noviniti

Funding Development

Basildon University Hospital

Mid and South Essex NHS Foundation Trust recognised that the main entrance to Basildon University Hospital wasn't reflective of the level of patient care provided by the hospital and wanted to give staff, patients and visitors a more welcoming and modern pathway into the hospital. The Trust also required additional administration offices incorporated within the scheme resulting in the design of a two-storey new main entrance facility at the front of the hospital funded and built by **noviniti**. The project was delivered off balance sheet with no capital contribution from the Trust.



In October 2022, the doors to the new 13,498ft² main entrance facility opened. Staff, patients and visitors now enter the hospital through a large, bright foyer with a new reception area and a retail concourse offering a suite of leading high street brands including Costa Coffee, M&S Food, WHSmith with an on-site Post Office and Stock Shop. These retail units provide customers with a perfect blend of food, beverage and convenience items throughout the day.

The new facility also offers:

- A new restaurant for staff and visitors, with a dedicated seating area
- A new bereavement and Patient Advice and Liaison Service suite
- A refurbished multi-faith room
- New Trust administration space on the first floor
- A Hub space for Mid and South Essex Hospitals Charity

In addition the site benefits from a landscaped pathway to the hospital entrance and a redesigned road layout that will improve traffic flow across the site.





The old front entrance has been here since 1972 and was in vital need of change to bring us into the 21st century. We still have some decorative work to finish but this is an important milestone in the project which will complete this autumn, and a lot of hard work and effort has gone into getting us here.

The new two-storey building creates a safer, more accessible, welcoming and modern main entrance that will meet the needs of our patients, staff and the local community for many years to come.

Jonathan Dunk

Chief Commercial Officer,
Mid and South Essex NHS Foundation Trust



Working with the Trust, **noviniti** designed and funded a new 541-space multi-storey car park built on the site of the existing North Entrance car park. The MSCP encompasses ground floor plus three additional decks and, crucially for the Trust, provides an emergency escape route from the new ward block adjacent to the car park via a link bridge. The new MSCP development was kept off balance sheet and opened in August 2022.

The new car park features:

- 541 parking spaces, including 31 disabled bays
- Eight fast electric vehicle chargers and a further 30 spaces future-proofed for EV installation as demand grows
- Cladding panels on the façade used to match the design of the existing hospital buildings, whilst ensuring the highest fire performance standards are maintained
- A link bridge to the new ward block which provides an emergency escape route from the upper-level ward
- One-way vehicle routes and automatic number plate recognition (ANPR) ticketing to improve traffic flow

This is a fantastic new development which will help improve the experience of those visiting our hospital site.

Mark Orchard

Chief Financial Officer
at Portsmouth Hospitals
University NHS Trust

Funding Development

Queen Alexandra Hospital

Portsmouth Hospitals University NHS Trust recognised that the existing campus at Queen Alexandra Hospital was under-provisioned with regards to patient and visitor parking on-site. The creation of a new multi-storey car park (MSCP) was seen as a key project to prevent congestion and further improve facilities for people driving to the hospital.



Funding Development

Keele Veterinary School

noviniti was delighted to have worked in partnership with Harper and Keele University to fund and develop an exceptional new Veterinary School on the Keele campus. This 56,725ft² building was built over a construction period of 69 weeks with the project delivered on time and to a budget of £19m. The doors opened in September 2021 to welcome students for the start of the new academic year.

"This landmark building on the Keele campus marks another major milestone in the development of our Vet School; it's wonderful to see this fantastic facility now being occupied by our veterinary students and staff."

Professor Jonathan Wastling

Pro Vice Chancellor and Executive Dean
for the Faculty of Natural Sciences





The new facility provides a modern, light and welcoming atrium with spacious breakout areas to work and relax for both staff and students. Part of the building incorporates teaching facilities, a clinical skills centre and a Veterinary School hub. Students are taught in the 114-seated lecture theatre with state-of-the-art audio/visual and conferencing facilities as well as the wet and dry labs which have camera links for live tutorials.

The project included the external landscaping and supporting roadway and parking infrastructure. The car park also has a number of EV charging points for use of staff, students and visitors to Keele University.

Our staff and students are delighted to be in this wonderful new building and there is a real buzz of excitement. The collaboration spaces are already being extensively used just as envisaged at the outset of the project which is really pleasing. There is a feeling of space and calm in these areas, and it brings staff and students together. Our open day took place recently and allowed us to showcase the amazing facilities to the next generation of vets. It's key to helping us attract the brightest and best students to the Vet School.

Professor Matt Jones

Head of the Harper and Keele Veterinary School



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