

Shared vision.
Better together



Shared Business Services

CASE STUDY

Creating Extra Capacity at Leeds City College

Leeds City College is one of the largest further education institutions in the country, with more than 20,000 students. It is one of the biggest providers of apprenticeships regionally.

To support the growing demand for T-Level courses, the college needed a purpose-built teaching facility building to provide high-quality teaching space for 300 Sports and Exercise Science and Applied Science students at their Park Lane Campus.

Luminate Education Group appointed McAvoy via a further competition on the NHS Shared Business Services (NHS SBS) Modular Buildings 2 Framework Agreement to deliver the project.



Working with McAvoy has been an engaging experience for both staff and students, they were professional throughout and consistently easy to communicate with.



Andy Shaw

Campus Operations Manager
Leeds City College



www.sbs.nhs.uk

THE CHALLENGE

Park Lane is the original home of Leeds City College

Due to challenging ground conditions and historical data indicating coal seams beneath the site, continuous flight auger (CFA) pile foundations were used to ensure structural integrity. Portions of the façade incorporate traditional brickwork, blending modern modular construction with contextual materials.

The project was shaped by significant spatial constraints, as the site was tightly bound by existing buildings and governed by third party wall agreements. Both above and below ground, careful coordination was essential. McAvoy worked closely with neighbouring property owners to resolve planning considerations, manage shared boundaries, and ensure that all stakeholders were aligned with the programme.

Despite these constraints, McAvoy maintained strong relationships with surrounding businesses and residents throughout the process. The city centre location required planned road closures and strict adherence to narrow construction windows, which placed pressure on the timeline. Through proactive communication and detailed logistical planning, McAvoy delivered the building within the required programme while keeping disruption to a minimum.

Through proactive coordination and offsite precision, McAvoy maintained programme certainty while ensuring safety and minimal disruption.



THE SOLUTION

Leeds City College selected a modular solution to minimise disruption to its live campus and address the limitations of a restricted site.

The approach ensured faster delivery, reduced onsite activity, and guaranteed that the facility would be ready for the next academic intake. The new building now offers high-quality teaching space for **300 Sports and Exercise Science and Applied Science students**.

Over the course of the programme, McAvoy manufactured 43 modules at their Lisburn manufacturing facility which were installed in just five days, before completing external works and internal fit out. From installation to completion, the project took just **19 weeks** – a testament to the power of modern modular delivery.

The 1,380m² teaching block accommodates:

- Specialist science laboratories
- A fully equipped gym and recovery rooms
- Modern classrooms and breakout spaces
- Staff offices and welfare facilities

Modules were delivered to site 70% complete, incorporating mechanical and electrical services, internal partitioning, sanitaryware, and finishes.





THE SOLUTION

The Leeds City College project was one of McAvoy's first to fully implement Breadcrumb – a platform which provides detailed data of RAMs reviews, training compliance, and controlled site access.

By digitising site safety management, Breadcrumb allowed McAvoy to review Risk Assessments and Method Statements (RAMs) before work began. Automated inductions, training checks and access controls further enhanced safety, efficiency and auditability, with all approved RAMs seamlessly synced to Procore for complete project visibility.

Together with Procore, this digital integration significantly strengthened project oversight, improved safety performance, and streamlined overall site management.

Aligned with McAvoy's commitment to sustainable construction, the building targets a BREEAM Excellent rating and incorporates several energy-efficient features:

- **Photovoltaic panels** covering 80% of the roof space (200m²).
- **Air-source heat pumps** for efficient heating and cooling.
- Retention of existing trees and recycling of construction waste including timber and metal

THE RESULT

McAvoy worked closely with Leeds City College to deliver meaningful engagement throughout and completed the project a week ahead of schedule and on budget.

- Factory and site visits allowed staff and students to see first-hand how their new building was being manufactured and assembled.
- Students also participated in a hands-on model-building activity and a VR walkthrough of the new facility.
- McAvoy prioritised the use of local subcontractors and apprentices, supporting employment and skills development within the region.

The new Park Lane Campus facility stands as another strong example of how modern methods of construction can be used to deliver sustainable, future-ready education spaces, combining digital innovation, design quality and community value.

The bespoke three-storey facility demonstrates how McAvoy's expertise can deliver high-performing buildings with precision, efficiency, and minimal disruption to a live educational environment.

“

It's been especially rewarding to see our students involved throughout the project, gaining valuable insight during the process.”

Darren Warren

Group Vice Principal for Development
Luminate Education Group

“

There was unison and great group work between the workers, they were all so nice and welcoming.”

Student

Leeds City College

To find out more about McAvoy, visit, www.mcavoygroup.com. To learn about NHS SBS's framework agreement, contact sbs.hello@nhs.net