

volumec

When perfection  
becomes obsession,  
extraordinary things arise

Commercial and Residential Fit-out partners

volumec.ae  Volumec letsbuild@volumec.ae





● BACKGROUND

# Commercial and residential Fit-out partners shaping inspired interiors across the UAE

At Volumec, we are driven by a single belief: where perfection becomes obsession, exceptional things arise. This philosophy is more than an ideal; it is our promise, commitment, and a guarantee to transform your commercial or residential space with uncompromised quality, delivered on time and to budget

Whether it is your home, your place of work or the school where your children learn, our passion is to transform your space beyond the expected, crafting an unparalleled quality in every detail.

Our dedication to excellence intrinsically weaves in a deep responsibility for the future. By championing Environmental, Social, and Governance (ESG) principles, we meticulously source sustainable materials and design spaces that enhance well-being, ensuring your vision is realised not only as a masterpiece of design but as a benchmark for a conscious, sustainable experience.



Their ability to engage effectively with a range of stakeholders, consultants, and contractors makes them a trusted delivery partner, and they approach every scheme with the same high level of dedication, regardless of scale or location. Their track record, collaborative ethos, and construction expertise make them a valuable asset to any project team.

Simon Reid  
Managing Director, Lungfish Architects



● BUILT ON PEOPLE

# The people delivering the vision

## Our Team

Our leadership team has years of experience in successful delivery across commercial and domestic markets. Working with our clients on Office Fit-outs; Residential renovations; Healthcare facilities; School builds, refurbishments and fit-outs to Single living accommodation for students and the armed forces.

We are an organisation built on people, with a clear vision of how to deliver quality through each phase of the project, ultimately providing an end product to be proud of. We understand the importance of building long term relationships through consistent delivery, clear communication, and honesty at all times.

We're dependable delivery partners known for consistent high performance and a culture where safety and quality come first.



**Simon Rawson**  
CEO

Simon is an experienced CEO and construction leader who brings energy, vision and a deep rooted passion for the industry to his role.

His understanding of how projects are built, delivered and experienced by clients and end users ensures delivery is underpinned by technical precision, consistency and strong client relationships.



**Rebecca Coleman**  
Finance Director

A highly-experienced Finance Director known for her pragmatic and hands on leadership style, Rebecca brings clarity and confidence to financial management.

An enthusiastic and warm presence, her approach builds trust at every level, from board investors through to operational delivery teams.



**Richard Croton**  
Commercial Director

An accomplished commercial leader with a wealth of experience in senior roles in the UAE, Qatar and the UK.

Having lived and worked in the Middle East for many years, his international perspective and calm, pragmatic approach ensures Volumec projects are delivered with certainty and value for clients.





**Daniel Pearce**  
Pre-construction Director

An accomplished pre-construction professional with significant experience in the Middle East - recently managing the opening of new medical centres in Dubai.

Working closely with clients, Daniel ensures design, programme and cost are all aligned to ensure successful project delivery.



**James Foord**  
Business Manager

James has more than 25 years' business development experience in the GCC real estate market – including instantly recognisable projects: masterplan for Obhur Creek in Jeddah, project management for \$11bn Riyadh Sub-centre, tenant review team for Mall of the Emirates and themeing, wayfinding and signage for Mall of Arabia, Dubai.



**Simon Beeston**  
Non-executive Director Building Services

A hands on leader, with decades of operational delivery experience Simon combines his position as Managing Director with his role as Building Services strategist - working closely with clients and project teams to ensure that M&E systems are designed, coordinated and delivered to the highest standards.



**Jim Harding**  
Non-executive Director

With 25 years of global experience in real estate, construction and investment Jim supports the leadership team with strategic insight, pragmatic advice and international perspective.

His expertise in data centres, construction and high-value real estate plays an important role in shaping the direction of Volumec in the UAE and beyond.



We have built a team with the experience and the passion required to achieve excellence consistently. We pride ourselves on clear, open, honest and consistent communication.

Ultimately our goal is simple, we want to build buildings that we are proud of and create lasting partnerships along the way.

**Simon Rawson**  
CEO, Volumec

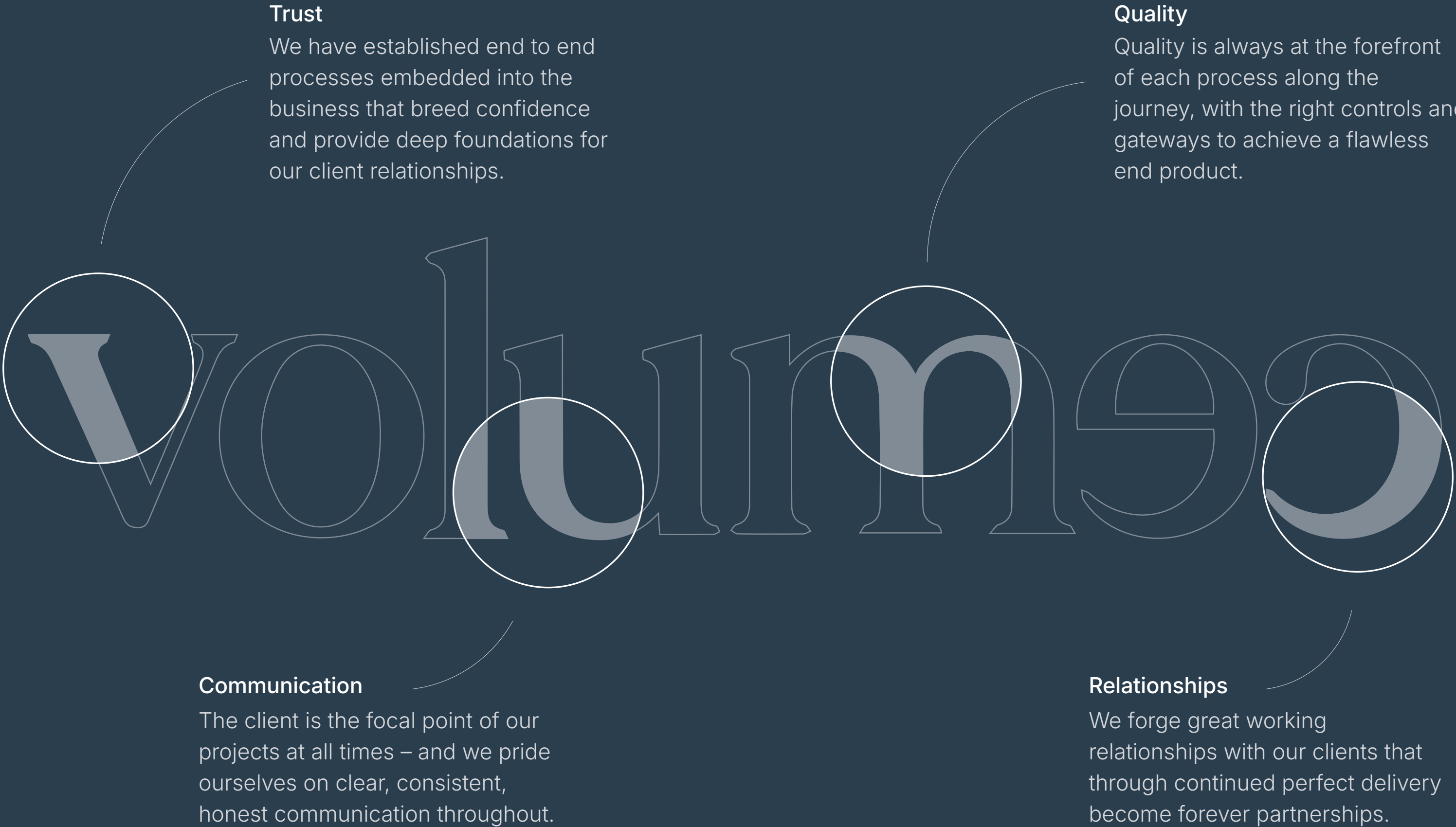
● VALUES

# The principles that define us

## A shared culture of excellence

Our team is filled with passion, experience, ambition and energy but we are truly united under the belief it's not just what we build that matters, but the way we work.

Every decision we make is tested against these principles, and we are proud to stand behind this approach - accountable to ourselves, our partners and our clients.





● OUR EXPERTISE

# Instilling confidence in our clients

## Pre–construction

The key to successful projects, we prepare a solid foundation for the project to be delivered from.

We ensure we fully understand the client’s brief from a design, technical compliance and commercial perspective, and what the end user is expecting, listening and using their experience to add value to the project.

## Operational Delivery

Safe, compliant, sustainable and timely delivery – the KPIs that we use to drive operational performance. We know embedding the client and end user into the operational delivery is key to allowing timely questions to be asked and decisions to be made, without adding unwanted costs or delays to the project

Utilising our experience in MMC, industrialised construction and off–site manufacturing, our construction sites operate differently, bringing the best of our off–site knowledge to our on–site activities.

## Aftercare

This is where already well established relationships can become forever partnerships. The most valuable lessons come from understanding and learning following the completion of the project. These lessons and experiences create huge added value to future projects delivered together, achieving true continuous improvement.

We support the end user with training, ensuring the demands of the buildings’ servicing needs are met and handover is achieved smoothly.



Simon and his team have proven to be not only highly capable but also extremely collaborative. They bring a deep understanding of construction processes and buildability, which has been invaluable during both the design and delivery stages of projects.

Simon Reid  
Managing Director, Lungfish Architects







Engaging, collaborative and innovative with us through design development and implementation of projects across the country, Volumec are quick to engage and build relationships with stakeholders, which ensures that communications are direct and constructive.

Amelia Bridges  
Assistant Head, SLA Programmatic Approach, DIO

Commercial Office Interiors

From initial appointment to final handover our attention to detail never wavers, we focus on creating environments that not only meet but exceed expectations. Our rigorous quality assurance processes ensure every element throughout the project is delivered with precision.

We excel in delivering projects in occupied environments with minimal disruption, ensuring business continuity and safety. Daily briefings and weekly lookaheads are key to maintaining minimal disruption.

Our work enhances our customers' buildings and the environments within, increasing their value and transforming them into more functional, inspiring spaces. We work with specialist designers on space planning, acoustics and lighting to specialist finishes & features to ensure we bring concept visions to life.







Working with Simon Rawson has been a masterclass in project delivery. In the complex landscape of Dubai's construction sector, Simon's approach will be the benchmark for client success

Craig Battye  
Operations Director, Mace

## Villa Refurbishment & Renovation

We are here to support our customers on small remodelling works such as Kitchen & Bathroom upgrades to full renovations which include Energy efficient M&E solutions, Smart home technology and enjoying new ways in which to enjoy the home through layout alterations.

We appreciate and understand the importance of meeting both cost and programme and the unnecessary stress that can be caused by either slipping. Budget, programme & quality are at the forefront as we enter the design stage.

As the design is being developed and our clients aspirations met, we will be working in parallel to ensure the project is fully costed and specified items can be procured within the allotted timeframes. This ensures that prior to any work starting our clients have the comfort of knowing we are on track to deliver their dreams on time and to budget, allowing them to enjoy the journey.





Having worked with Simon and his team consistently for the last decade, the passion and commitment to a customer comes first approach is evident. People are the lifeblood of his business and the enthusiasm and approach he leads with is clear in the people who deliver for him.

James Woods  
Operations Director, Kier Construction

Education Fit-out & Refurbishment

Flexible learning environments & adaptable spaces are essential for educational institutions. We build these versatile spaces to support diverse teaching methods, technology integration, and ultimately to increase student engagement. We understand that every school is as unique as its students, and that’s why our educational fit out services are tailored to meet your specific needs.

We understand the importance of achieving standards set out within Building Bulletin’s. Acoustics, Lighting, Air quality are equally as important as the space planning itself. We will be on hand every step of the way to ensure the right standards are met for each individual space, along with ensuring that systems are integrated smoothly, and the right level of training is provided to manage, monitor and maintain.

Whether you want to find out more about our services, or are ready to discuss your upcoming project, our team is here, ready to provide support.





## Healthcare Facilities

We blend clinical requirements with a premium patient experience to deliver exceptional outcomes. We understand the importance of ensuring facilities meet DHA requirements, from specific room sizes and finishes to infection control, to patient clinical journey and complex power requirements. We'll be with you from DHA initial approval through to getting your facility Sheryan Licence.

Our supply chain understands the clinical finishes to pass infection control standards and our quality standards ensure that once the project is handed over there are no defects for us to come back and rectify, impacting your operations.

With experience of delivering refurbishments in live environments through to working on greenfield projects our stakeholder management plan includes everybody from clinical staff through to your Facilities Management plan ensuring a seamless handover between build and operations.



Our timelines were tight and we had many specialist suppliers to integrate in to the healthcare facility but the whole project was smooth from start to finish.

Amanda Gravitis  
CEO, Smart Salem





# Committed to a sustainable future

## Energy Efficiency

Our designs prioritise long-term energy efficiency, integrating smart LED lighting systems, high-performance insulation, and modern climate control solutions to minimise the operational carbon footprint of the spaces we deliver.

## Eco Friendly

We champion eco-friendly practices by meticulously sourcing sustainable materials, from FSC-certified timber to low-VOC (Volatile Organic Compound) finishes, ensuring a healthier environment for occupants and the planet.

## Reduction and recycling

We are dedicated to waste reduction and recycling, implementing rigorous on-site segregation to divert the vast majority of materials from landfill and embracing circular economy principles to give resources a second life.



The Volumec team have maintained a positive, professional and pro-active client focus, which has led to the successful handover of the first project at Kendrew, with the remaining two projects to follow in the near future.

Keith Hobden  
Senior Director, Arcadis







In the complex landscape of Dubai's construction sector, Volumec's approach will be the benchmark for client success.

Craig Battye  
Operations Director, Mace







Their technical knowledge, coupled with a clear commitment to quality and programme, has ensured the smooth delivery of complex schemes in challenging contexts.

Simon Reid  
Managing Director, Lungfish Architects







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Amelia Bridges  
Assistant Head, SLA Programmatic Approach, DIO





Designing spaces,  
building dreams together.



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