

Capability Statement

When perfection becomes obsession,
extraordinary things arise.



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Specialist Fit-out Contractors
trusted for end-to-end delivery of
exceptional interiors

Our story

Founded in the UK by a management team with more than 15 years of experience working together, we bring a flexible, open, and client-centric approach to every project.

Our resident Dubai team offers deep regional insight, with more than 60 years of combined project experience across the Middle East.



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

Simon Rawson
CEO, Volumec

Our team in Dubai

+ 5M^{sq.ft}

Transformed since 2020

+ 500M^{AED}

Of delivered contract value

+ 60^{years}

Experience across The Middle East

Certification



Volumec UK is a BSI Certified business.

A highly capable and extremely collaborative team

We provide:

- | | | | |
|---|--|--|---|
| ✓ End-to-end Fit-out solutions
Commercial and Project management for D&B and traditionally executed projects | ✓ Authority Approvals
In-house management of permits, approvals, and government authority compliance | ✓ Construction Management
Hands-on site management, health & safety and quality control aligned with ISO standards | ✓ Structured Aftercare & Handover
Including end-user training and attentive long-term proactive support of occupant needs |
| ✓ Design & Planning
Design coordination, value engineering, programme development, proactive risk management and cost certainty | ✓ Technical Excellence
Bespoke joinery and building services, planning and integration expertise | ✓ Sustainability & Energy Efficiency
Adherence to developing government directives, understanding and achieving client goals | |



F&B Fit-out
Currently on site at Jumeirah Road, January 2026



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

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.





F&B Fit-out
Currently on site at Jumeirah Road, January 2026



The commitment to quality is ingrained in their process.
It’s not just about the final aesthetic; it’s about the integrity of
the asset, from material selection to the skill of the workforce.

Keith Hobden
Operations Director, Arcadis

● APPROACH

Our commitment to quality goes much further than the final aesthetic

You can expect:

- | | |
|---|--|
| <p>✔ Strategic Leadership
Defining a culture of transparency, certainty and disciplined decision making to maintain goal alignment</p> | <p>✔ Culture of Excellence
From driving safety, quality and accountability on-site to clear reporting and transparent communication</p> |
| <p>✔ Collaborative Nature
Removing barriers to progress, driving collaboration between design, cost and construction teams</p> | <p>✔ Strengthened Relationships
Adopting lessons learned and pursuing continuous improvement</p> |

Pre-Construction & Planning

Thoughtfully planned from the outset, we ensure projects are well-defined, priced, risk-managed, and set up for successful delivery. Decisions made at this stage have the greatest influence on success and our strong leadership and strategic input makes a measurable difference.

We coordinate design development, value engineer solutions, develop realistic programmes, and manage the supply chain to maintain cost certainty. All permits, approvals, and regulatory requirements are managed in-house, ensuring clients remain informed, compliant, and confident throughout.

- ✔ **Setting clear strategic direction**
Challenging assumptions around scope, cost, and programme. Enforcing disciplined, timely decision-making
- ✔ **Driving collaboration**
Between design, cost, and construction teams to keep commercial, operational, and financial objectives aligned
- ✔ **Removing barriers to progress**
With a structured approach, and by establishing clear, transparent communication as the foundation of the project

Construction Phase

Once a project enters construction, the focus shifts to execution, control, and performance. While many decisions are already set, strong leadership during this phase remains critical to protecting programme, margin, quality, and client trust.

Our delivery is defined by attention to detail, robust quality control, and clear accountability. Structured, regular communication ensures progress, programme, and quality are closely monitored at every stage.

- ✔ **Leading a culture of safety and quality**
Enabling project teams to perform at their best whilst protecting both the commercial outcome and reputation of the project
- ✔ **Maintaining disciplined reporting**
To promote ongoing alignment between delivery, commercial, and client objectives
- ✔ **Upholding accountability**
With transparent decision-making to strengthen relationships with clients, consultants, and key stakeholders

Aftercare & Handover

The aftercare period is where our performance is validated and early-life issues are resolved. While often underestimated, this stage plays a critical role in shaping the lasting impression of the project.

Our structured aftercare process combines training, regular check-ins, and rapid response to emerging needs with performance reviews and lessons learned. An approach geared towards ensuring long-term client satisfaction, trust and establishing a foundation for repeat business.

- ✔ **Validate high standards**
Ensuring delivered performance meets or exceeds agreed outcomes
- ✔ **Providing ongoing support**
Strengthening client relationships through proactive management of emerging client needs
- ✔ **Pursue continuous improvement**
Using client and collaborator feedback to drive continuous improvement and repeat work



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

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.

Craig Battye
Operations Director, Mace

In a market where material costs and lead times are forecast to rise as much as 5% per annum, we are focused on supply chain strategies that protect client investment.



Having worked with Simon and his team consistently for the last decade, the passion and commitment to a customer comes first approach is evident.

James Woods
Operations Director, Kier Construction

Managing Building Services

Mechanical, Electrical, Plumbing, and specialist systems such as Fire & Life Safety, AV, and IT can account for up to 50% of a Fit-out budget and are often critical to the success of all other trades.

We work with a limited group of three trusted MEP partners, selected for their proven regional track record, in-house design capability, and deep understanding of local authority approvals.

Limiting this group ensures we remain a key client, which enables consistent standards, and supports long-term collaboration and product standardisation.

Managing Materials Lead Times

Dubai's reliance on imported finishes makes lead-time management critical. Many premium materials – such as natural stone, bespoke lighting, and specialist acoustic systems which can carry lead times of 12–16 weeks.

Where appropriate, we advocate for advance procurement during the concept design stage, allowing long-lead items to be secured early and programme risk reduced. We also prioritise local suppliers who carry stock of frequently specified materials and have the flexibility to respond quickly when required.

Joinery

In-house joinery is planned for late 2026. Until then, we partner with a small, carefully selected group of local manufacturers, chosen for quality, design expertise, cost competitiveness, and the ability to commit to programme lead times. This approach allows us to control quality while minimising risk during the early stages of the business.

Licences, Authorities & Approvals

Our supply chain is selected based on proven experience across Dubai's key jurisdictions, including Dubai Municipality, DDA, DIFC and JAFZA, each with distinct fire, MEP, and regulatory requirements.

We ensure all MEP and fire-safety subcontractors are Dubai Civil Defence (DCD) approved, reducing reliance on third-party sign-off consultants and avoiding unnecessary cost or delay. The approvals process is managed in-house, giving us direct control, faster response times, and providing clients with confidence that compliance is tightly managed.

Digital & Sustainable Maturity

As Dubai authorities move toward increased BIM adoption, we work with supply chain partners capable of providing digital assets, including 3D models and BIM-ready data. For larger projects, this reduces approval risk and avoids delays associated with manual submissions.

Sustainability compliance is also embedded into our supplier selection. With growing emphasis on green building standards such as Al Sa'fat, we work only with suppliers able to provide relevant EPDs and sustainability documentation, recognising that failure to meet these requirements can impact project certification and completion.

● TEAM

Executive Leadership Team



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.

 [Connect with Simon →](#)



Mark Crump
General Manager

Mark has substantial leadership and team development experience gained over 15 years in Dubai; delivering sumptuous hospitality projects such as Sushisamba and the AURA Skypool lounge, as well as landmark commercial and residential projects at EMAAR Headquarters and MAF’s Serenity Mansions.

This experience allows him to challenge assumptions, add clarity to scope development and establish robust risk mitigation strategies – vital to the pre-construction period.

 [Connect with Mark →](#)

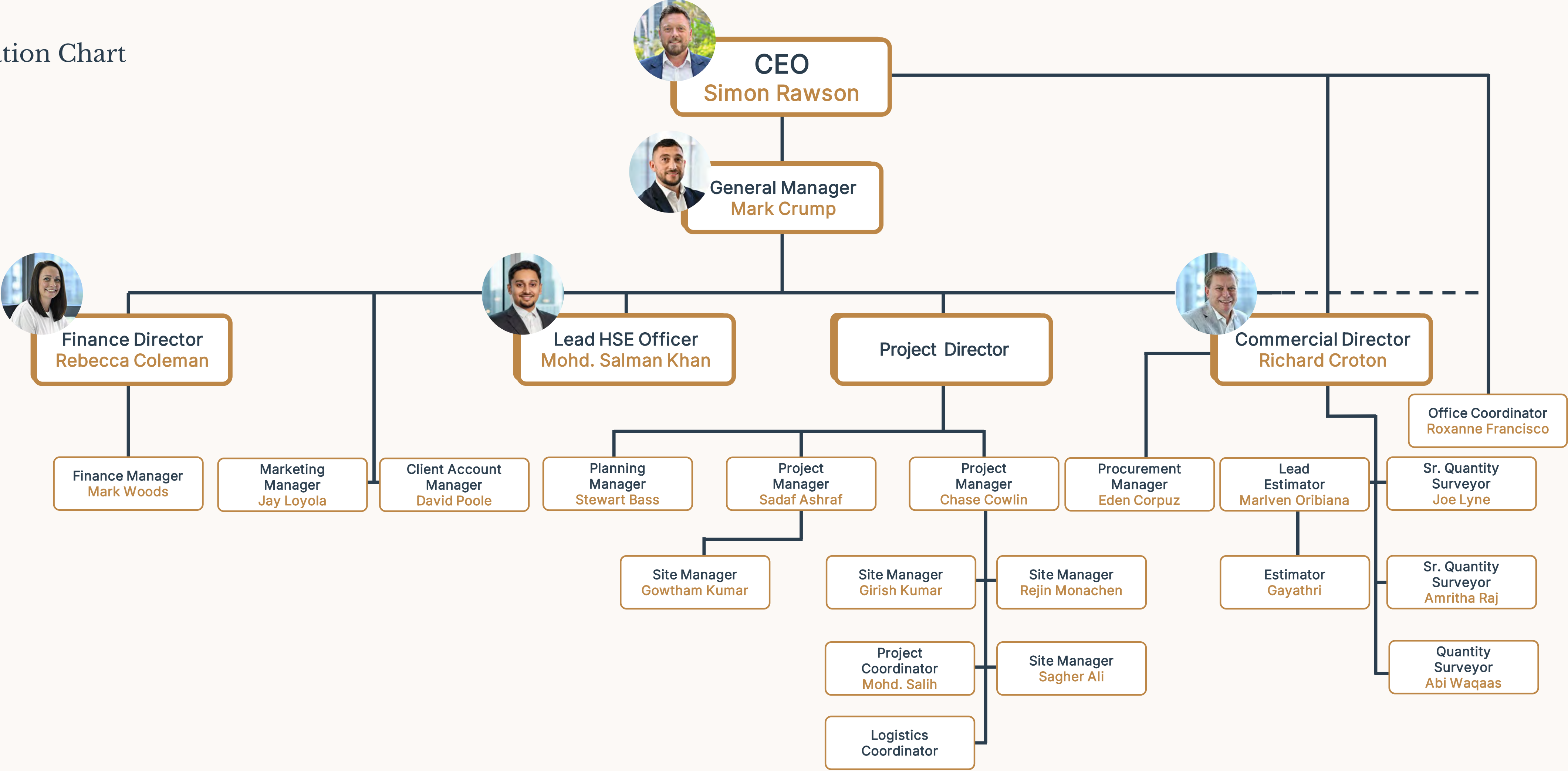


Richard Croton
Commercial Director

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.

 [Connect with Richard →](#)

Organisation Chart



• CLIENTS

Clients Our Team Has Delivered For



● PROJECTS

Our On-going Projects

92

● PROJECTS

On-going Projects

Project description: Wellness F&B

Location: Jumeirah, Dubai

Ground floor & first floor total area: 8,000 sq.ft.

Client: Alkalime Restaurant



● PROJECTS

On-going Projects

Project description: Offices & Dining Area

Location: Jumeirah Lakes Towers, Dubai

Phase 1 & phase 2 total area: 3,200 sq.ft.

Client: Privilee



● PROJECTS

On-going Projects

Project description: Commercial Tower

Location: Dubai Media City, UAE

Lobby, BOH, 27 Typical Floors, Facade & Landscaping
total area: 55,000 sq.ft.

Client: Sweid & Sweid



On-going Projects

Project description: F&B

Location: Bay Square, Dubai, UAE

Full fit-out, MEP & Facade, total area: 8,700 sq.ft.

Client: Rozy Hospitality



● PROJECTS

On-going Projects

Project description: F&B

Location: DIFC Dubai, UAE

Full fit-out & MEP, total area: 2,100 sq.ft

Client: Focus Hospitality Consulting



● TRACK RECORD

F&B Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



Aura, Skypool
Dubai, UAE



Sushisamba
Dubai, UAE



● TRACK RECORD

F&B Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



Jones The Grocer
Dubai, UAE



Motorino
Dubai, UAE



● TRACK RECORD

F&B Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



Deira City Center, Food Central
Dubai, UAE



Phoenicia Restaurant
Dubai, UAE



● TRACK RECORD

F&B Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



British Pub JA Resort
Dubai, UAE



Sushi 99 Dubai Mall
Dubai, UAE



● TRACK RECORD

F&B Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



CÉ LA VI Restaurant
Dubai, UAE



Tatal Restaurant
Dubai, UAE



● TRACK RECORD

Commercial Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



Dubai Mall Management Office
Dubai, UAE



Emaar HQ Office
Dubai, UAE



● TRACK RECORD

Commercial Projects Delivered By Our Team



Committed to delivering extraordinary spaces.

Volumec Interiors



Jellyfish Office
Dubai, UAE



Office Square Aldar HQ
Abu Dhabi, UAE



Insurance Policy



Arabia

INSURANCE

16-Jan-2026

<u>CONTRACTORS ALL RISKS</u> <u>INSURANCE QUOTATION</u>											
Quotation Ref	: Q/2026/233										
Policy Form	: Contractor's All Risks Standard Wording and Endorsements of Arabia Insurance Company										
Insured Name	: PRINCIPAL NAME TBA AS PRINCIPAL &/or VOLUME C BUILDING CONTRACTING AS CONTRACTOR &/OR THEIR SUBCONTRACTORS &/OR THEIR CONSULTANTS FOR THEIR RESPECTIVE RIGHTS & INTERESTS										
Scope of Works	: Fit out Works (Including Ceiling work, Flooring Work, MEP work, Partition Work, Joinery work)										
Project Location	: Various Location in UAE (Onshore)										
Geographical Limit	: United Arab Emirates										
Law & Jurisdiction	: United Arab Emirates										
Period of Insurance	: 12 Months from the date to be advised										
Sum Insured	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Section I – Material Damage</th> <th style="width: 40%;">Sum Insured</th> </tr> </thead> <tbody> <tr> <td>Maximum Value of One Contract</td> <td style="text-align: right;">AED 5,000,000</td> </tr> <tr> <td>Total Sum Insured – Section I</td> <td style="text-align: right;">AED 5,000,000</td> </tr> <tr> <td>Section II – Third Party Liability – any one occurrence and in the aggregate</td> <td></td> </tr> <tr> <td>Combined Bodily Injury & Property Damage</td> <td style="text-align: right;">AED 5,000,000</td> </tr> </tbody> </table>	Section I – Material Damage	Sum Insured	Maximum Value of One Contract	AED 5,000,000	Total Sum Insured – Section I	AED 5,000,000	Section II – Third Party Liability – any one occurrence and in the aggregate		Combined Bodily Injury & Property Damage	AED 5,000,000
Section I – Material Damage	Sum Insured										
Maximum Value of One Contract	AED 5,000,000										
Total Sum Insured – Section I	AED 5,000,000										
Section II – Third Party Liability – any one occurrence and in the aggregate											
Combined Bodily Injury & Property Damage	AED 5,000,000										
Deductible (each and every loss)	Section I – Material Damage 10% of claim subject to a minimum of AED. 25,000/- on each and every loss Section II – Third Party Liability 10% of claim subject to a minimum of AED. 50,000/- on each and every loss										
Conditions	Contractors' All Risks as per standard Munich Re Wording, subject to: - Fire Brigade & Extinguishing Expenses – Up to 10% of the claim amount subject to a maximum of AED 50,000/- - Removal of Debris Clause 10% of the claim amount subject to maximum of AED 50,000/- - MRE 001 - Cover for loss or damage due to strike, riot and civil commotion (SRCC) - MRE 002 Cross Liability - MRE 006 Overtime & Night Work, Work on Public Holidays & Express Freight Limited to 5% of claim amount subject to maximum of AED 50,000/-										



FIRE INSURANCE



GENERAL ACCIDENTS



MARINE



ENGINEERING



MOTOR FLEET



CONTRACT & LIABILITY



FIDELITY GUARANTEE



EMPLOYEES BENEFITS



البيان

البيان

Office

Policy Schedule

This schedule is an integral part of your policy which is incomplete without it.

Policy No. 22/11/2025/000370

Section 3. Public Liability	Limit (per event)
3.1 Public liability	AED 2,000,000
3.2 Tenant's liability	AED 2,000,000
3.3 Non manual overseas business trips	AED 2,000,000

Section 4. Workmen's Compensation and Employer's Liability	Limit (per event)
Annual salaries: AED 2,100,000	
4.1 Workmen's compensation	As per United Arab Emirates federal labor and free zone laws (except DIFC, where United Arab Emirates federal labor law applies)
4.2 Employer's liability	AED 4,000,000 (per event and in the aggregate)
4.3 Medical expense cover	AED 35,000 (per employee per accident in Private Hospitals / Clinics)
4.4 Repatriation expense cover	AED 35,000 (per employee per accident, including the cost of escort)
4.5 Travelling to and from residence / work	as per workmen's compensation federal labor law
4.6 24 hours personal accident	As per workmens compensation
4.7 Employee to employee clause	Covered
4.8 Non - Manual overseas business trips	Covered
4.9 Sunstroke, hernia and work - related illnesses	Covered
4.10 Automatic addition & deletions	Covered
4.11 Cover for Social and sports activities organized by the insured	Covered
4.12 Cover for Insured's Employees Whilst On Flights And/Or Commuting From/To Country of Work provided they are not part of the flight as aircraft crew	Covered
4.13 Cover for Employees on Temporary Hire or of subcontractors for whom the Insured is responsible and not under the sponsorship of the Insured but working for them and listed in the payroll	Covered
4.14 Cover for Insured's New Employees On Employment Visas Whilst On Incoming Flights From Their Country Of Origin To Country of Work	Covered
4.15 Funeral Expenses for a limit of AED 5,000 per person, only when repatriation is not possible	Covered

أميريكان هوم اشورنس كومپاني (إف.إ.إ.)

American Home Assurance Company (Dubai Br.)

One Sheikh Zayed Road, Trade Center First Floor 27

The H Hotel Complex, PO Box: 40549, Dubai, UAE

T : 971 4 209 6111 ; F : 971 4 202 2166

www.aig.ae

Registered under UAE Federal Law No. 6 of 2007.

Insurance Authority No. 79.

Commercial License No. 613392 dated July 6th, 2008

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ISO Certificates

ISO 9001



PERRY JOHNSON
REGISTRARS, INC.

Certificate of Registration

Perry Johnson Registrars, Inc., has audited the Quality Management System of:

Volumec Ltd

16 Parliament Street, Hull, HU1 2AP United Kingdom

(This single site has more than one location. See appendix for details.)

(Hereinafter called the Organisation) and hereby declares that Organisation is in conformance with:

ISO 9001:2015

This Registration is in respect to the following scope:

Project Management and Fit Outs for Commercial and Industrial Companies

This Registration is granted subject to the system rules governing the Registration referred to above, and the Organisation hereby covenants with the Assessment Body duty to observe and comply with the said rules.



Terry Boboige, President

UK Office

Perry Johnson Registrations Ltd.

Genesis Centre, Suite S06

Innovation Way, Stoke-on-Trent, ST6 4BF

Company Registration: 11742893

UKAS MANAGEMENT SYSTEMS

Effective Date: 30 January 2026

Expiration Date: 29 January 2029

Certificate No.: C2026-01126

Page 1 of 2

Accredited Issuance Authority: Perry Johnson Registrars, Inc. 755 Big Beaver Rd, Suite 1340, Troy, Michigan 48084 USA

ISO 14001



PERRY JOHNSON
REGISTRARS, INC.

Certificate of Registration

Perry Johnson Registrars, Inc., has audited the Environmental Management System of:

Volumec Ltd

(This single site has more than one location. See appendix for details.)

(Hereinafter called the Organisation) and hereby declares that Organisation is in conformance with:

ISO 14001:2015

This Registration is in respect to the following scope:

Project Management and Fit Outs for Commercial and Industrial Companies

This Registration is granted subject to the system rules governing the Registration referred to above, and the Organisation hereby covenants with the Assessment Body duty to observe and comply with the said rules.



Terry Boboige, President

UK Office

Perry Johnson Registrations Ltd.

Genesis Centre, Suite S06

Innovation Way, Stoke-on-Trent, ST6 4BF

Company Registration: 11742893

UKAS MANAGEMENT SYSTEMS

Effective Date: 30 January 2026

Expiration Date: 29 January 2029

Certificate No.: C2026-01127

Page 1 of 2

Accredited Issuance Authority: Perry Johnson Registrars, Inc. 755 Big Beaver Rd, Suite 1340, Troy, Michigian 48084 USA

ISO45001



PERRY JOHNSON
REGISTRARS, INC.

Certificate of Registration

Perry Johnson Registrars, Inc., has audited the Occupational Health and Safety Management System of:

Volumec Ltd

(This single site has more than one location. See appendix for details.)

(Hereinafter called the Organisation) and hereby declares that Organisation is in conformance with:

ISO 45001:2018

This Registration is in respect to the following scope:

Project Management and Fit Outs for Commercial and Industrial Companies

This Registration is granted subject to the system rules governing the Registration referred to above, and the Organisation hereby covenants with the Assessment Body duty to observe and comply with the said rules.



Terry Boboige, President

UK Office

Perry Johnson Registrations Ltd.

Genesis Centre, Suite S06

Innovation Way, Stoke-on-Trent, ST6 4BF

Company Registration: 11742893

UKAS MANAGEMENT SYSTEMS

Effective Date: 30 January 2026

Expiration Date: 29 January 2029

Certificate No.: C2026-01128

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Accredited Issuance Authority: Perry Johnson Registrars, Inc. 755 Big Beaver Rd, Suite 1340, Troy, Michigian 48084 USA

Want to talk more about
our capabilities in Dubai?

CONTACT



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Boulevard Plaza
Tower 1, Level 9
Mohammed Bin Rashid Boulevard
Dubai, UAE

