



# ANNUAL REPORT 2020

‘Exceptionally engaged’

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 **v.d.VEN**  
BOUWBEDRIJF



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# COMMON THEME

2020 was dominated by Covid-19. For all of us, this seriously challenged our ability to endure and persevere. At the same time, it was a year in which creativity and flexibility made one thing abundantly clear: engagement was the common factor. We cared about each other, our sense of family helped us pull through. Despite all the misery this year brought the employees, everyone remained engaged in their work and in the company. This annual report focuses a lot on what our own people have to say.

Their views reflect the passion and engagement the employees feel for our projects, the company and the branch.

That's quite exceptional, especially for the year 2020.

WHICH IS WHY THE THEME FOR THE 2020 ANNUAL REPORT IS: EXCEPTIONALLY ENGAGED.

# PREFACE

BY FRANK VAN DE VEN, STEFAN VAN DE VEN  
& BEN VAN DE MEERAKKER

2020 was a peculiar year. The coronavirus severely disrupted our society. We have all had to deal with measures aimed at minimising the spread of the virus. Our sector is one of the few that were relatively unaffected by these measures. In the past year, construction activity was able to proceed more or less as usual.

Without neglecting the terrible effects the virus had on the personal lives of our employees, they have remained intensively involved in the work and in the company. This despite the fact that we have also experienced the effects of the virus in our private environment and the suffering this has caused; it has touched us deeply.

We are deeply moved by this engagement and we value it highly. In the wake of last year, we can say with confidence that we are a highly engaged construction family. We are there for one another.

The resilience our people have demonstrated has prompted us to put them even more centre-stage in this annual report. Which is why, besides presenting the usual financial numbers and completed projects, we are presenting, above all, the people who realised the projects. They deserve to be honoured. Each of them performed magnificently in their own area of expertise, together with all their co-workers, in spite of all the limitations. We are exceptionally proud of them.

Besides the individuals and projects highlighted in this annual report, we are of course proud of all the other employees and projects too. We would have liked to mention each and every employee and project in this report. Which is why this annual report presents the most exceptional projects of 2020 and the employees involved in them.

We hope you enjoy reading this annual report.









YVONNE VAN DUREN, RECEPTION DESK

OUR COLLEAGUES AT  
THE RECEPTION DESK



SHIRLEY VAN DE VEN, ADMINISTRATION



FRANK VAN DE VEN, AN EXCEPTIONALLY PROUD MANAGING DIRECTOR

'I'm not one for looking back. I'm usually more focused on tomorrow. New projects, new challenges, new opportunities. But the annual report is an occasion to reflect and so I look back at the previous year after all. What immediately strikes me is our sense of family. In 2020 we had to bid farewell to our former employee Toon van Eerd. A man who had salary number one, our numero uno. He had already long since retired, but at his funeral, the road leading from the church to the cemetery was lined by almost all our company's former employees. At a time like that one realises just what it means to view employees as part of one's family. Besides the effects of Covid-19, I am extremely pleased about 2020. It was a year of magnificent projects and great results.

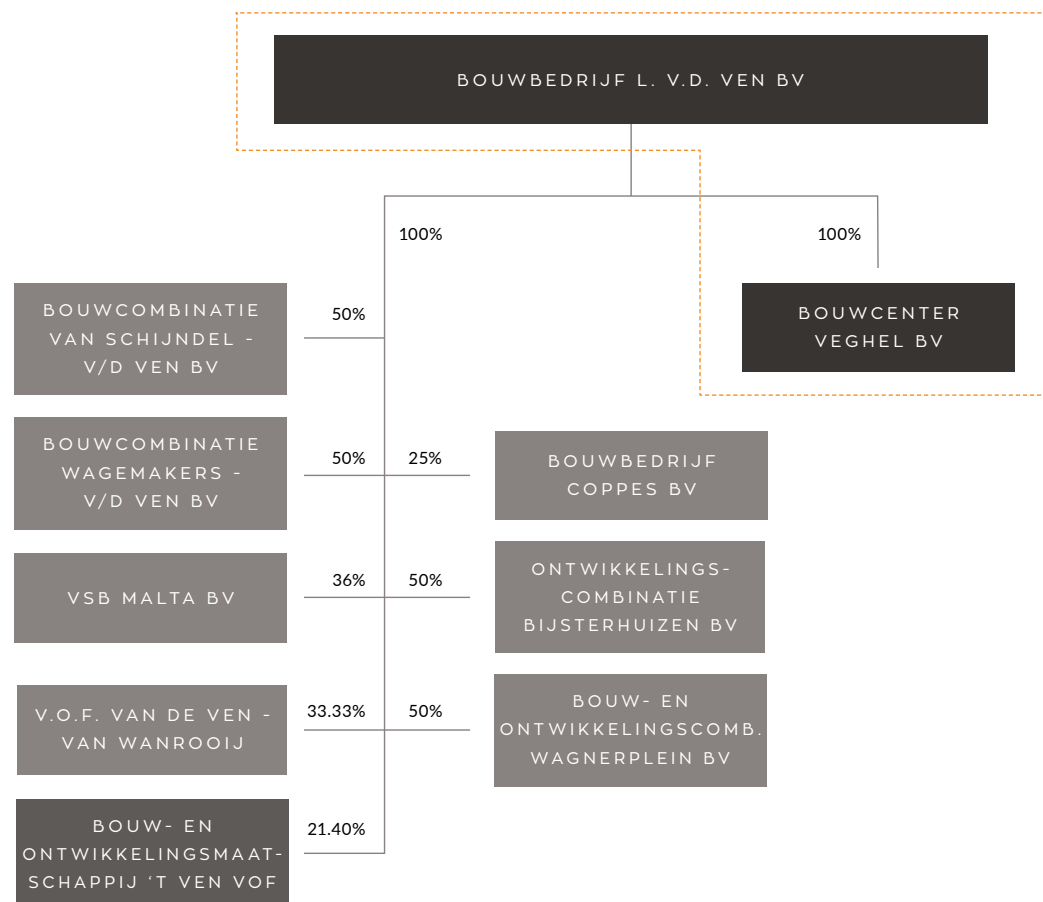
But as they say: 'Past achievements are no guarantee for the future.' So we will approach 2021 with full commitment too. We are so good at what we do and constructing together for our clients is truly a celebration!





PAUL VERVOORT, THE ENGAGED FINANCIAL MANAGER

'As an organisation, our company is actually constantly changing. That requires ongoing structural adaptations. The most important change is that our subsidiary Nieuwenhuizen Daandels Bouw BV, of which we owned 52%, became independent on 1 January 2021 and is now 100% owned by CEO Edwin van de Langenberg. Edwin was eager to receive this opportunity and we were eager to give it to him. So, from this year on we are financially independent and each responsible for our own results. We will continue to collaborate closely with regard to staff and equipment. The illustration shows you the structure of our company as of 1 January 2021.'



## WHAT EMPLOYEES SAY



## THE SATISFIED CONTROLLER

'Our turnover was significantly impacted in 2020 due to postponement of a number of projects. Employment remained totally stable and profits are excellent. The percentage of sick leave only rose very slightly, the cause is known and there were no accidents at all on construction sites.'

- MARCEL VAN RIJBROEK

## KEY FIGURES

CONSOLIDATED AMOUNTS X 1,000

Bouwbedrijf L. v.d. Ven BV	2020	2019	2018	2017	2016
<b>TURNOVER</b>	<b>186,970</b>	<b>226,686</b>	<b>212,405</b>	<b>173,432</b>	<b>210,748</b>
<b>Result</b>					
Operating result before amortization (EBITDA)	17,578	20,468	11,036	8,508	6,891
Operating result (EBIT)	16,645	19,644	10,208	7,835	6,295
Net profit	10,883	13,572	6,690	5,959	4,767
EBITBA as % of turnover	9.4%	9.0%	5.2%	4.9%	3.3%
EBIT as % of turnover	8.9%	8.7%	4.8%	4.5%	3.0%
Net profit as % of turnover	5.8%	6.0%	3.1%	3.4%	2.3%
<b>Solvability</b>	<b>39.48%</b>	<b>20.58%</b>	<b>31.70%</b>	<b>51.90%</b>	<b>46.35%</b>
Group equity	27,921	16,599	31,245	55,299	49,381
Balans sheet total	70,725	80,652	98,550	106,541	106,548
<b>Solvability (guarantee capital)</b>	<b>59.10%</b>	<b>41.19%</b>	<b>51.24%</b>	<b>54.49%</b>	<b>48.93%</b>
Group equity	27,921	16,599	31,245	55,299	49,381
Subordinated loans shareholders	13,878	16,625	19,250	2,750	2,750
Balans sheet total	70,725	80,652	98,550	106,541	106,548
<b>Liquidity (current ratio)</b>	<b>2.18</b>	<b>1.52</b>	<b>1.80</b>	<b>2.35</b>	<b>1.98</b>
Current assets	57,493	67,387	75,982	90,122	91,587
Current liabilities	26,399	44,429	42,215	38,350	46,270
<b>Staffing</b>					
Average number of employees	223	227	231	237	235
Turnover per employee	838	999	920	732	897
<b>IF-frequency</b>	<b>0</b>	<b>6.8</b>	<b>3.2</b>	<b>0</b>	<b>6.6</b>
Total number of workdays absence (SR)	0	17	21	0	27
Average duration of absence (SR)	0	8.5	7	0	4.1



Bouwbedrijf L. v.d. Ven BV	2020	2019	2018	2017	2016
<b>Fixed assets</b>					
Tangible fixed assets	8,792	8,525	7,720	6,721	6,786
Investment properties	3,386	3,490	7,144	7,384	3,141
Financial fixed assets	1,054	1,250	7,704	2,314	5,034
	<b>13,232</b>	<b>13,265</b>	<b>22,568</b>	<b>16,419</b>	<b>14,961</b>
<b>Current assets</b>					
Inventory	7,694	7,626	21,006	23,472	28,907
Work in progress	1,853	0	0	5,123	11,408
Receivables	16,579	28,523	35,334	56,246	48,837
Cash and equivalents	31,367	31,238	19,642	5,281	2,435
	<b>57,493</b>	<b>67,387</b>	<b>75,982</b>	<b>90,122</b>	<b>91,587</b>
<b>TOTAL</b>	<b>70,725</b>	<b>80,652</b>	<b>98,550</b>	<b>106,541</b>	<b>106,548</b>
<b>Group equity</b>					
Shareholders' equity	26,789	15,905	29,944	54,254	48,295
Third-party minority interest	1,132	694	1,301	1,045	1,086
	<b>27,921</b>	<b>16,599</b>	<b>31,245</b>	<b>55,299</b>	<b>49,381</b>
<b>Provisions</b>	<b>1,008</b>	<b>1,331</b>	<b>1,098</b>	<b>1,148</b>	<b>1,190</b>
<b>Non-current liabilities</b>	<b>15,397</b>	<b>18,293</b>	<b>23,992</b>	<b>11,744</b>	<b>9,707</b>
<b>Current liabilities</b>	<b>26,399</b>	<b>44,429</b>	<b>42,215</b>	<b>38,350</b>	<b>46,270</b>
<b>TOTAL</b>	<b>70,725</b>	<b>80,652</b>	<b>98,550</b>	<b>106,541</b>	<b>106,548</b>

(Work in progress in current liabilities)

14,966 2,818

# BALANCE SHEET

CONSOLIDATED AMOUNTS X 1,000

# RESULTS

CONSOLIDATED AMOUNTS X 1,000

Bouwbedrijf L. v.d. Ven BV	2020	2019	2018	2017	2016
Net turnover	256,889	146,402	240,895	196,218	149,358
Change in stocks of finished products and work in progress	-69,919	80,284	28,490	-22,786	61,390
<b>TURNOVER</b>	<b>186,970</b>	<b>226,686</b>	<b>212,405</b>	<b>173,432</b>	<b>210,748</b>
Cost of sales	152,471	190,525	183,587	148,727	187,884
Personnel costs	16,930	16,578	16,523	16,197	15,860
Other operating costs	-9	-885	1,259	0	113
<b>Sum of operating expenses (excl. depreciations)</b>	<b>169,392</b>	<b>206,218</b>	<b>201,369</b>	<b>164,924</b>	<b>203,857</b>
<b>Result before depreciation (EBITDA)</b>	<b>17,578</b>	<b>20,468</b>	<b>11,036</b>	<b>8,508</b>	<b>6,891</b>
Depreciation of tangible fixed assets	933	824	828	673	596
<b>Operating result (EBIT)</b>	<b>16,645</b>	<b>19,644</b>	<b>10,208</b>	<b>7,835</b>	<b>6,295</b>
Financial income and expenses	-1,261	-1,320	-15	282	-5
Corporate income tax	-3,896	-4,587	-3,150	-2,271	-1,345
<b>Result from ordinary business</b>	<b>11,488</b>	<b>13,737</b>	<b>7,043</b>	<b>5,846</b>	<b>4,945</b>
Share in result of participating interests	-167	64	-96	71	-63
Third party share	-438	-229	-257	42	-115
<b>NET PROFIT</b>	<b>10,883</b>	<b>13,572</b>	<b>6,690</b>	<b>5,959</b>	<b>4,767</b>







# DISTRIBUTION CENTERS

CONSTRUCTING ALONG WITH THE BEST OF THE NETHERLANDS



'Building distribution centres is a major part of our corporate operations. We are clearly one of the top players in this market segment in the Netherlands. In particular we excel on projects whose realisation integrates construction and logistic systems. This is a complex process. Alignment and coordination require a lot of creativity and flexibility from all parties involved. So it's truly amazing that as coordinators, we manage to enable successful partnerships between all the partners, even without a hierarchical relationship between main contractor and subcontractor (the one who pays, has the say). Besides inventiveness, this also requires the ability to endure and most of all to focus on problems other people experience. By being engaged with each other, you accomplish the most fantastic results.

- KEES FRANSEN, HEAD OF COMMERCIAL BUILDINGS





## CEVA, BLEISWIJK

Client	WDP Development NL NV
Scale	23,600 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	July 2019 – April 2020
Role	Main-contractor including E-S and W equipment
Project manager	Mark Hamers
Operational manager	Henk Zwinkels
Project engineer	Lars van Zoggel



## PRODELTA WAALHAVEN, ROTTERDAM

Client	Pro Delta BV
Scale	20,500 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	March 2020 – December 2020
Role	Main-contractor including E-S and W equipment
Project manager	Chris van den Biggelaar
Operational manager	Nico van den Tillaart
Project engineer	Lars van Zoggel



## NABUURS, KATWIJK

Client	NABUURS BEHEER BV
Scale	8,880 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	September 2020 - March 2021
Role	Main-contractor including E-S and W equipment
Project manager	Ezmarai Ghazi
Operational manager	Edward Loermans
Project engineer	Niek Schuijers





## DRAKE EN FARELL, BLEISWIJK

Client	WDP Development NL NV
Scale	18,000 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	September 2019 – July 2020
Role	Main-contractor including E-S and W equipment
Project manager	Mark Hamers
Operational manager	Henk Zwinkels
Project engineer	Lars van Zoggel



## NEXT LEVEL FASE II, VEGHEL

Client	Next level BV
Scale	25,500 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	January 2020 – October 2020
Role	Main-contractor including E-S and W equipment
Project manager	Chris van den Biggelaar
Operational manager	Edward Loermans
Project engineer	Roy Vloet

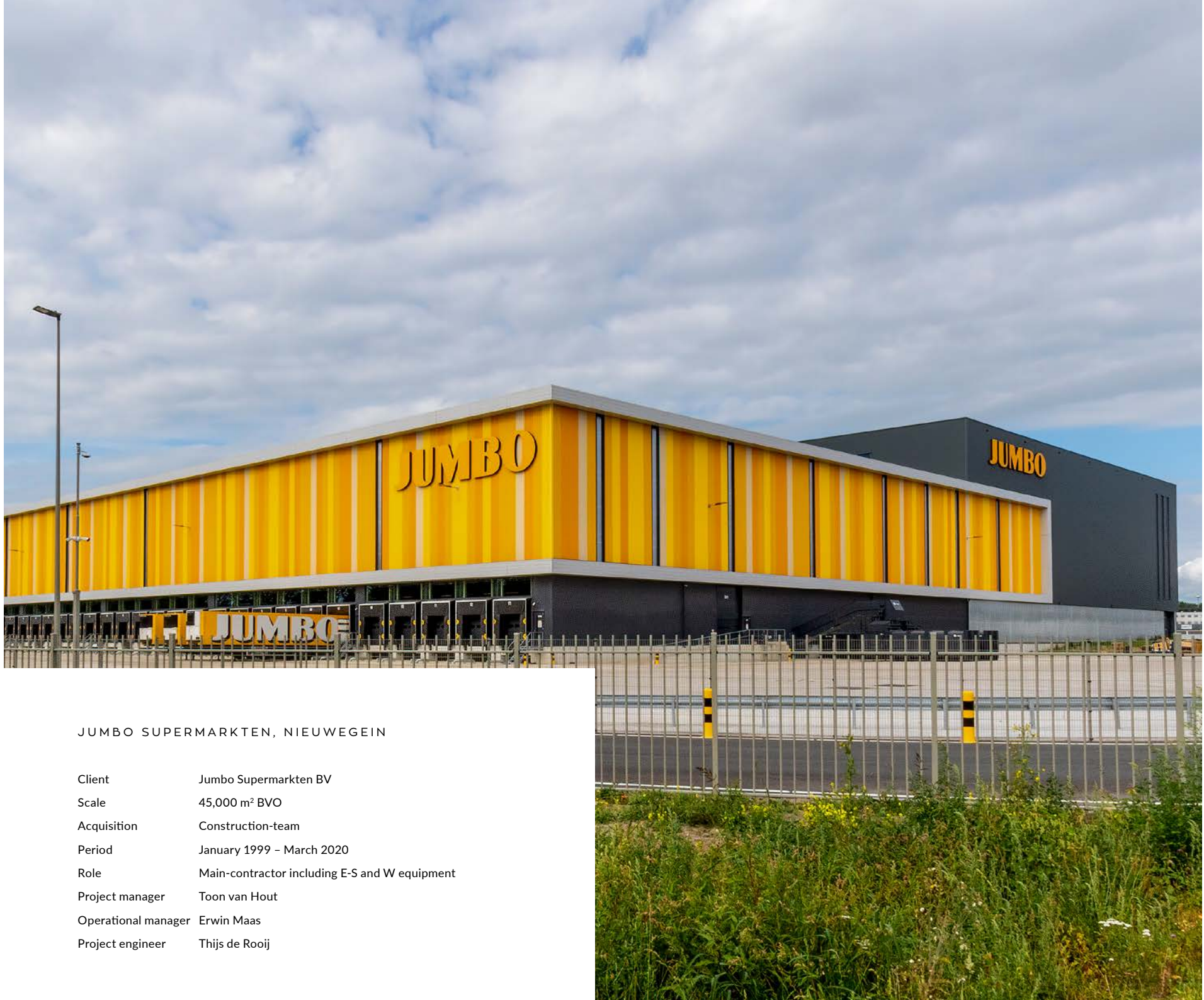


## TRANSIMEX FASE III, VEGHEL

Client	Trans-Imex BV
Scale	2,535 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	November 1999 – February 2020
Role	Main-contractor including E-S and W equipment
Project manager	Nick Hermans
Operational manager	Jan Kanters
Project engineer	Roy Vloet







## JUMBO SUPERMARKTEN, NIEUWEGEIN

Client	Jumbo Supermarkten BV
Scale	45,000 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	January 1999 – March 2020
Role	Main-contractor including E-S and W equipment
Project manager	Toon van Hout
Operational manager	Erwin Maas
Project engineer	Thijs de Rooij



#### PROJECT MANAGER ROB GIELIS

"I think you only get to work on a project as big as bol.com's distribution center once or twice in your life. I really enjoyed being part of it. What made it extra special was that we also helped to coordinate the mechanisation equipment. As a result, at the peak of the project there were 300 additional staff on site. Time pressure on the project was pretty intense, but we managed to deliver the construction on schedule, as agreed. A great milestone! The collaboration was very pleasant. Internally, but also with the client. Two and a half years later, the collaboration is still fine."



#### OPERATIONAL MANAGER STEPHAN VAN SCHIJNDEL

"I was involved in this project from the beginning until the very last nail at the finish. It's a large distribution center consisting of multiple floors. For example, we had to lay 60,000 m<sup>2</sup> of floors on the various storeys. That's 1000 lorries of floor material. No mean feat, but we completed it on time. More than that, we also hit the interim delivery deadlines too. We really worked well together as a team. I'm proud of that. I visited there a few weeks ago. Walking around there, you realise just what an amazing project it was."



#### SURVEYOR WILLIAM GEURTS

"As a surveyor I visit all the major projects, especially during the initial stage. We often build on completely vacant parcels. In the case of the bol.com distribution center, it was a little different. We built towards an existing façade. It was a challenge and a massive undertaking. The preparatory work at the office had to be perfect, only then could we start. I've been working in this branch for so long now, but I still felt proud when I saw how perfectly everything fit together. You can accomplish so much with the right people in the right place."



# bol.com

Client	bol.com
Scale	120,000 m² BVO
Acquisition	Construction-team
Period	January 2019 – September 2020
Role	Main-contractor including E-S and W equipment, coordination material handling
Project engineer	Niek Schuijers



BOL.COM, WAALWIJK

# COMMERCIAL BUILDINGS

A SAFE WORKING ENVIRONMENT



Offices, workshops, production locations, trading enterprises – they all require appropriate accommodation. Often, clients want their new premises to clearly broadcast their culture and identity to the market.

The architect they hire determines the aesthetics, but when we are involved in the early stages of a project, we can ensure optimal user-friendliness, functionality and sustainability. We have almost limitless experience and expertise. 100 years of construction experience, passed down from generation to

generation, plus staff who have often been part of our company their entire working lives – these are ingredients that can render an enjoyable construction process hugely successful too. After all, construction should also be fun.

- FRANK SMITS, DEPUTY DIRECTOR



## DELTA ELECTRONICS, HELMOND

Client	Delta Electronics Nederland BV
Scale	4,040 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	February 2020 – February 2021
Role	Main-contractor including E-S and W equipment
Project manager	Mark Smaling
Operational manager	Ronnie van Deursen
Project engineer	Kenny Kastelijin



## BEZORGSERVICE SLIGRO, BREDA

Client	Sligro Food Group BV
Scale	25,000 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	July 2019 – April 2020
Role	Main-contractor including E-S and W equipment
Project manager	Jeroen Verhulst
Operational manager	Arjan van Dongen
Project engineer	Lars van Zoggel



## PARKEERGARAGE JUMBO SUPERMARKTEN, NIEUWEGEIN

Client	Jumbo Supermarkten BV
Scale	24,200 m <sup>2</sup> BVO
Acquisition	Construction-team
Period	April 2019 – March 2020
Role	Main-contractor including E-S and W equipment
Project manager	Toon van Hout
Operational manager	Erwin Maas
Project engineer	Thijs de Rooij





PROJECT MANAGER  
AD VAN DER LINDEN

“As Project Engineer I was involved in this project from the first sketch through the opening of the building. I think it’s turned out to be an appealing, modern and functional building. For example, we ensured that the car lifts rose up into the ground floor from the basement. A challenge on this project was how small the construction site was. We sometimes literally hardly had room to move. But we still managed to do it all. The completed end result looks great. I’m happy that we met the client’s expectations.”



# JAGUAR LANDROVER

Client	PGZ Vastgoed BV
Scale	4,125 m² BVO
Acquisition	Construction-team
Period	September 2019 – June 2020
Role	Main-contractor including E-S and W equipment
Project engineer	Robert Vos

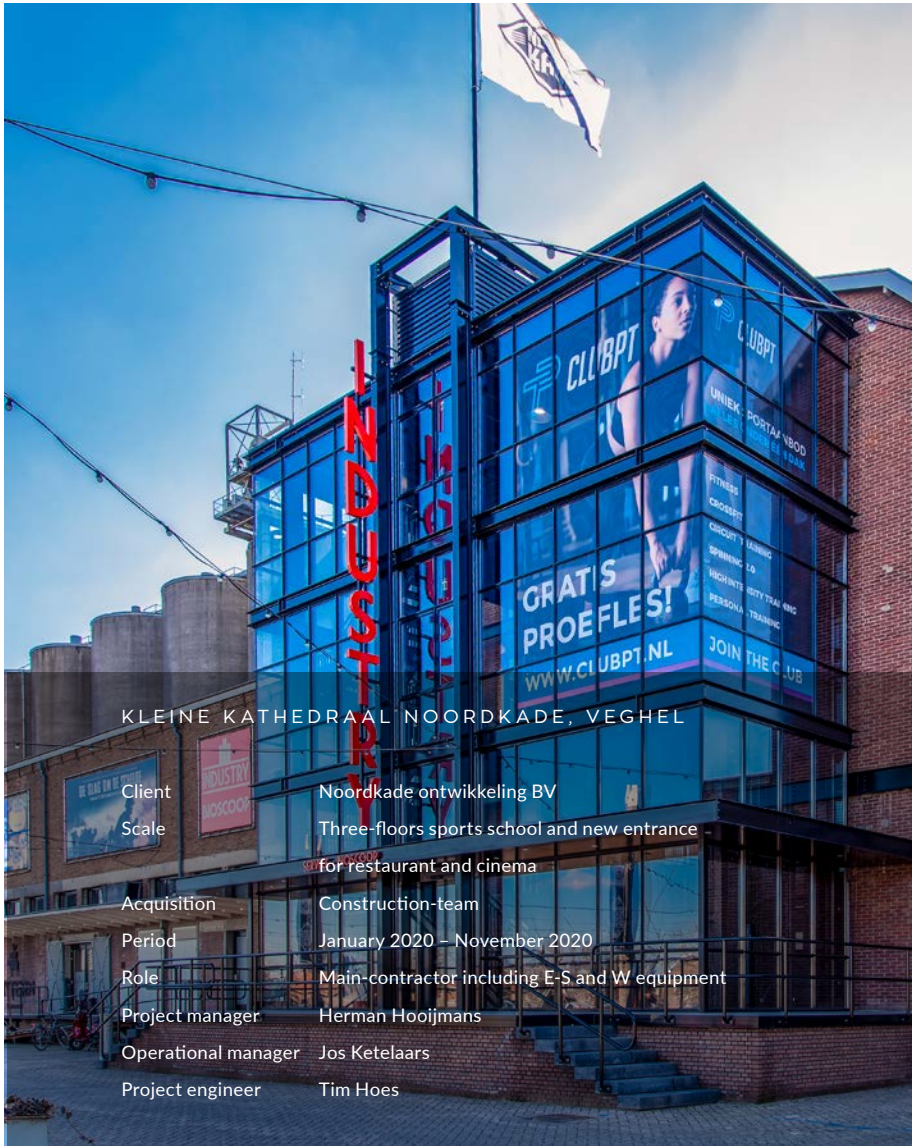




OPERATIONAL MANAGER  
BAS HARTMAN

“This was an extremely challenging project because the total available space around this building was just five metres wide. We could hardly even walk around the construction site, let alone install a crane next to the building. In addition, we were building close to an airport, which meant there was a maximum crane height we had to comply with. We had to construct a basement underneath the entire surface of the building, so we decided to set up the crane in the five-metre-deep basement. As a result, 50% of the building was constructed out of the basement. Despite these challenges, we got the job done. It looks super stylish and has turned out to be a very chic premises.”





# KLEINE KATHEDRAAL NOORDKADE, VEGHEL

Client	Noordkade ontwikkeling BV
Scale	Three-floors sports school and new entrance for restaurant and cinema
Acquisition	Construction-team
Period	January 2020 – November 2020
Role	Main-contractor including E-S and W equipment
Project manager	Herman Hooijmans
Operational manager	Jos Ketelaars
Project engineer	Tim Hoes



# LANDGOED VIJVERHOF, BREUKELLEN

Client	Frissch BV
Scale	Transformation of historic country house (national monument) to boutique hotel with 45 rooms and restaurant
Acquisition	Construction-team
Period	January 2020 – March 2021
Role	Main-contractor including E-S and W equipment
Project manager	Herman Hooijmans
Operational manager	Jeroen Jansen
Project engineer	Harm van den Bergh

# RESTORATIONS

EXCEPTIONALLY ENGAGED WITH THE STREETScape



Restoring centuries-old buildings represents a relatively small part of our total turnover. But that doesn't mean it's of less importance to us. These buildings often determine the atmosphere of the surrounding area. They radiate allure and bring a rich history along with them. They are the true survivors in the streetscape. Our craftsmen use all their professional skills to restore these buildings and ready them for a new future. These buildings are also often repurposed. These special projects give us a lot of exposure. In addition, these projects are also a unique opportunity for our preceptors to familiarise construction apprentices with genuine craftsmanship from former times. This means we not only conserve these wonderful buildings, but also unique knowledge and experience which we will be able to apply again in the future.



#### PROJECT MANAGER HERMAN HOOIJMANS

"I look back fondly on this project. In this former monastery, situated at such a wonderful location, we constructed some amazing apartments. The project was very successful. We managed to retain the atmosphere of the monastery, while at the same time elevating it to the 21st century. In addition, we reinstalled a beautiful stained glass window in the monastery, known as the Maurits window, which had been in storage at the Rijksmuseum. This window was unveiled online by His Majesty King Willem-Alexander. The local council and the client are both intensely proud of the end result. We undertook everything together, even down to the most menial tasks. The greatest thing about this project was that the client noticed this too, and thanked everyone personally. This mutual respect and trust meant that everyone, from our people to the client, automatically went the extra mile. That kind of partnership is wonderful. So I'm happy to note that this client has already made new enquiries with us!"



#### OPERATIONAL MANAGER GERBY VERHOEVEN

"Restoration projects are always full of surprises. Every day you encounter damage you have to deal with. It's important not to make rushed decisions in those circumstances. If you act too quickly, you may make mistakes which are irreparable. I really like the Saint Agatha monastery restoration project. The monastery had last been maintained in 1954. After that not much more has been done since. We preserved the skeleton, but we removed 82 containers of rubble and renewed the entire roof. We really created something out of nothing."





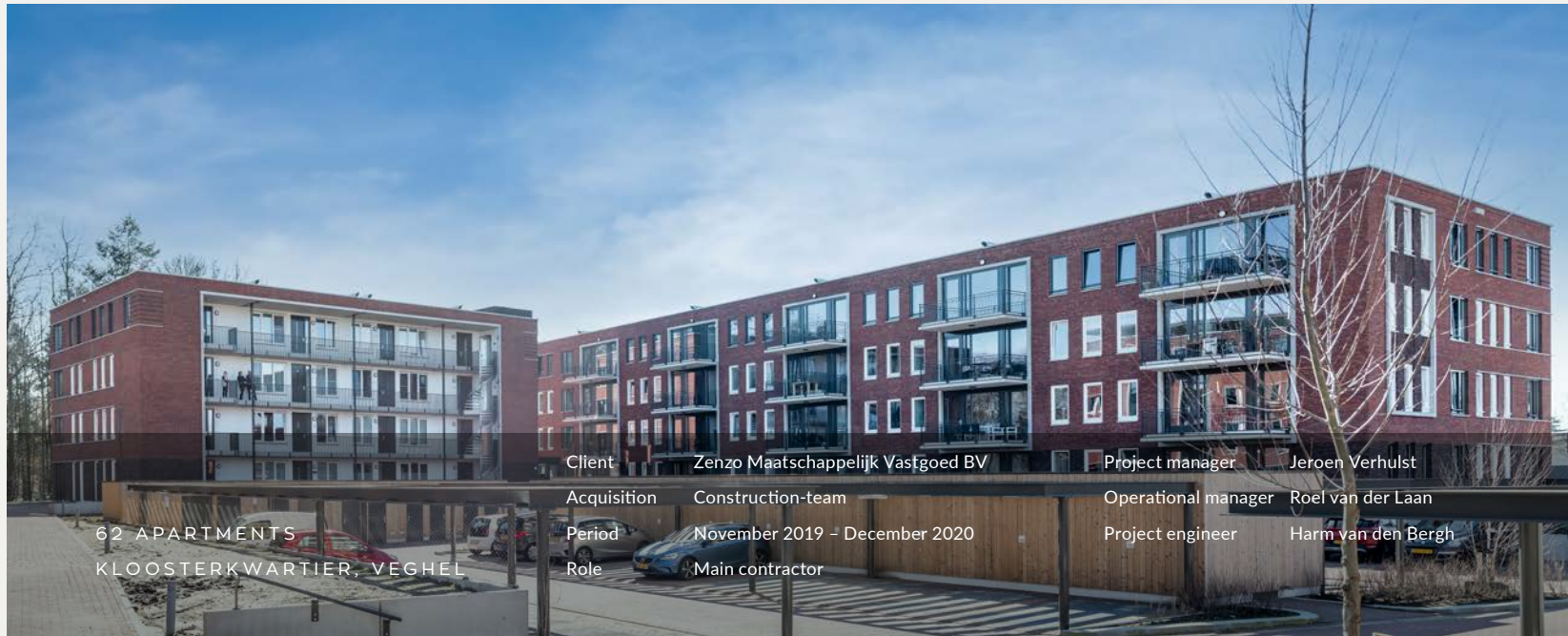
# SAINT AGATHA MONESTARY

Client	Stichting Sint Aegten
Scale	Transformation part of monastery into 12 apartments
Acquisition	Construction-team
Period	January 2020 – November 2020
Role	Main-contractor
Project engineer	Tim Hoes



SINT AGATHA KLOOSTER, SINT AGATHA





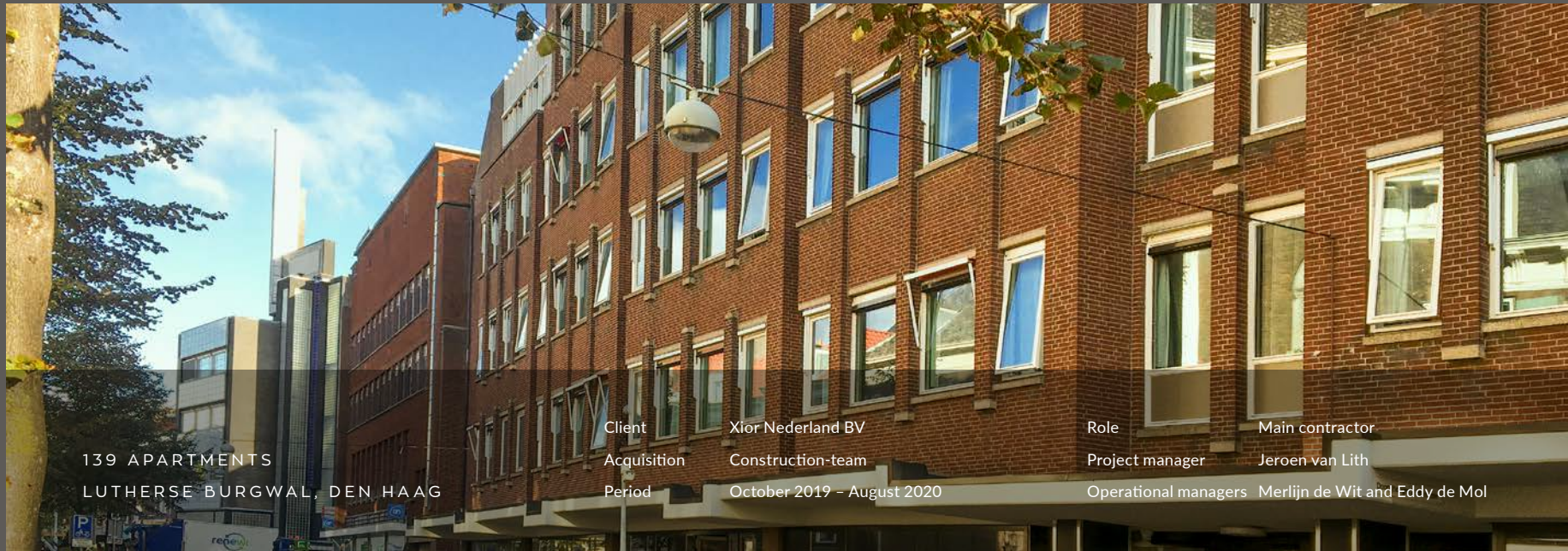
# RESIDENTIAL CONSTRUCTION

THE IMPORTANCE OF A PLEASANT PLACE TO LIVE



“Having a pleasant place to live has always been a major aspect of human well-being. In 2020, this was emphasised even more. Working from home has made people realise that the space and functionality in their homes are actually basic living requirements. That's why constructing residences was especially rewarding. It gave us the energy to work on these projects with great dedication and commitment and deliver them on time. We are happy to have made a major contribution in 2020, ranging from simple, functional studio flats to spacious houses. Developed and constructed on behalf of third parties and independently.” - OTTO JANSSEN, HEAD OF RESIDENTIAL CONSTRUCTION





139 APARTMENTS  
LUTHERSE BURGWAL, DEN HAAG

Client	Xior Nederland BV	Role	Main contractor
Acquisition	Construction-team	Project manager	Jeroen van Lith
Period	October 2019 – August 2020	Operational managers	Merlijn de Wit and Eddy de Mol



24 HOUSES  
SCHEIFELAAR, VEGHEL

Client	Own development	Project manager	Ad van der Linden
Period	January 2020 – December 2020	Operational manager	Martijn Jansen
Role	Main contractor	Project engineer	Harm van Eert



PROJECT MANAGER  
EZMARAI GHAZI



“Every project is special, but what I particularly like about this project is that it clearly reflects the work of our own people. That makes it a real Van de Ven project. We didn’t subcontract much of the work. All the carpentry was done by our own carpenters, from the wooden window frames to the wooden cladding. The work done by our own people, is true craftsmanship. We really delivered high quality work to the owners. And the fact that each block of apartments has its own unique façade, really enriches the town centre of Veghel.”



DE MARKT  
VEGHEL

Client	BL Huisvesting BV
Acquisition	Construction-team
Period	September 2019 – December 2020
Role	Main contractor
Project engineer	Rene Rutten





OPERATIONAL MANAGER  
PATRICK VOGELS

"This was an amazing project. I've worked here for 25 years and this was definitely one of my favourite projects. The atmosphere was good, the location was great and it was really varied. We were initially concerned that the materials wouldn't arrive on time because of Covid-19, but ultimately that worked out fine. This wasn't a straightforward project. It was full of difficult details and we had to work with numerous different materials. Although it appeared to be difficult in terms of surveying and details, what I learned is that you're capable of more than you might think."



# AUTOMOTIVE CAMPUS HELMOND

ENGAGING WITH EUROPE'S SILICON VALLEY



Brainport Eindhoven, Europe's Silicon Valley, has grown to become the Netherlands' economic powerhouse. The fact that this property is located within Brainport's area of operations, combined with the new connection to the Automotive Campus, will ensure optimal functioning of the triple helix of partnerships between education, government and private sector. At the Automotive Campus in Helmond, we joined forces with Ramphastos, owner of Eindhoven's High Tech Campus. This turned out really well, because our partnership intends to reach an agreement with the Helmond municipality and province of Noord-Brabant concerning the purchase of all remaining land within their zoning plan. This amounts to some 16.6 hectares in total. The campus has expanded

considerably in the past few years. But the acquisition of this land and our partnership with Ramphastos offers a unique opportunity to significantly boost the campus. This location is also going to become a hot spot in terms of Green & Smart Mobility, Sustainable Powertrain and battery systems. This is where the future of green mobility is going to be created. Further development of the Brainport line (a new, smart and sustainable transit system connecting the campuses) and its connection to the Automotive Campus, will serve as a breeding ground from which to partner with start-ups and established companies and advance their growth. Ingredients for this growth are the various educational institutes on the campus, such as Eindhoven Technical University, Fontys Colleges and Summa College, TNO knowledge institute and numerous testing and production enterprises. We are fully committed to sustainable developments that do not cost money but contribute.

- TOON WIJNEN, PROJECT DEVELOPER











EUROPE'S SILICON VALLEY...  
AND PLACE OF BIRTH OF  
THE LIGHTYEAR, THE FIRST DUTCH  
ELECTRIC CAR WITH SOLAR PANELS







# DE NOORDKADE

OUR HOME TURF CONTINUES TO FLOURISH



“Nowhere were the contrasting effects of the Covid-19 pandemic more visible than on our home turf De Noordkade. In 2020, as developers of this complex we saw the food market break turnover records week after week, while at the same time the theatre, cinema and various restaurants all remained empty. Not that these entrepreneurs sat in a corner feeling sorry for themselves, though.

They launched multiple initiatives to try and make the best of a bad situation. Initiatives such as the Sinterklaas Drive Thru, which was even mentioned on the national news. Other entrepreneurs took the forced closure as an opportunity to expand their premises and/or give them a makeover, like the Wittern, Sillyfox and DIS restaurants did. The Industry cinema hall built a fifth cinema hall, while arts and cultural education centre Phoenix Cultuur largely

managed to continue offering its activities. In addition, the cultural sector invested in a studio in order to be able to deliver culture to people's homes. We truly value and admire the flexibility and perseverance of these entrepreneurs.

It's also wonderful that, despite the uncertainty of last year, new entrepreneurs are setting up shop at De Noordkade. Like, for example, Club PT, a fitness centre that will operate a great sports concept on three floors totalling 800 m<sup>2</sup> (2600 sq. ft.). They are all set to open their doors in the first half of 2021. We are also working hard to establish the chocolate factory in the NPF tower. This is a training and job experience institute and a huge attraction in the area of food. In short: De Noordkade continues to develop and bubble like champagne in a shaken bottle. All we need now is the explosion: the euphoric return to the old normal.”

- STEFAN VAN DE VEN, DIRECTOR











# ANNIVERSARIES

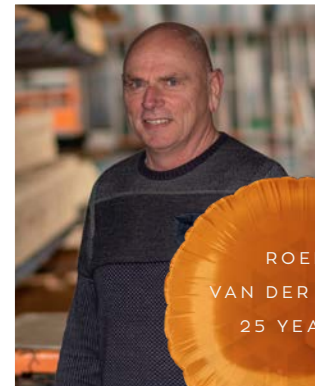
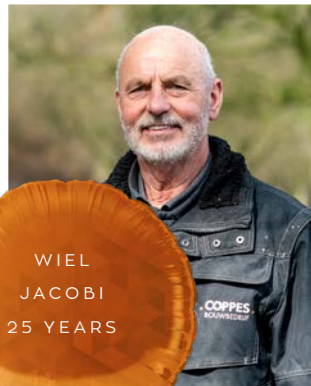
EXCEPTIONALLY ENGAGED FOR MANY YEARS



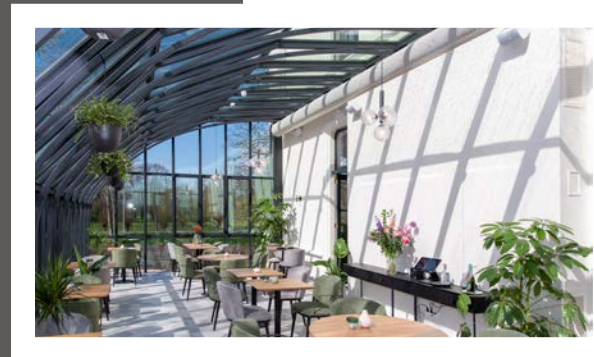
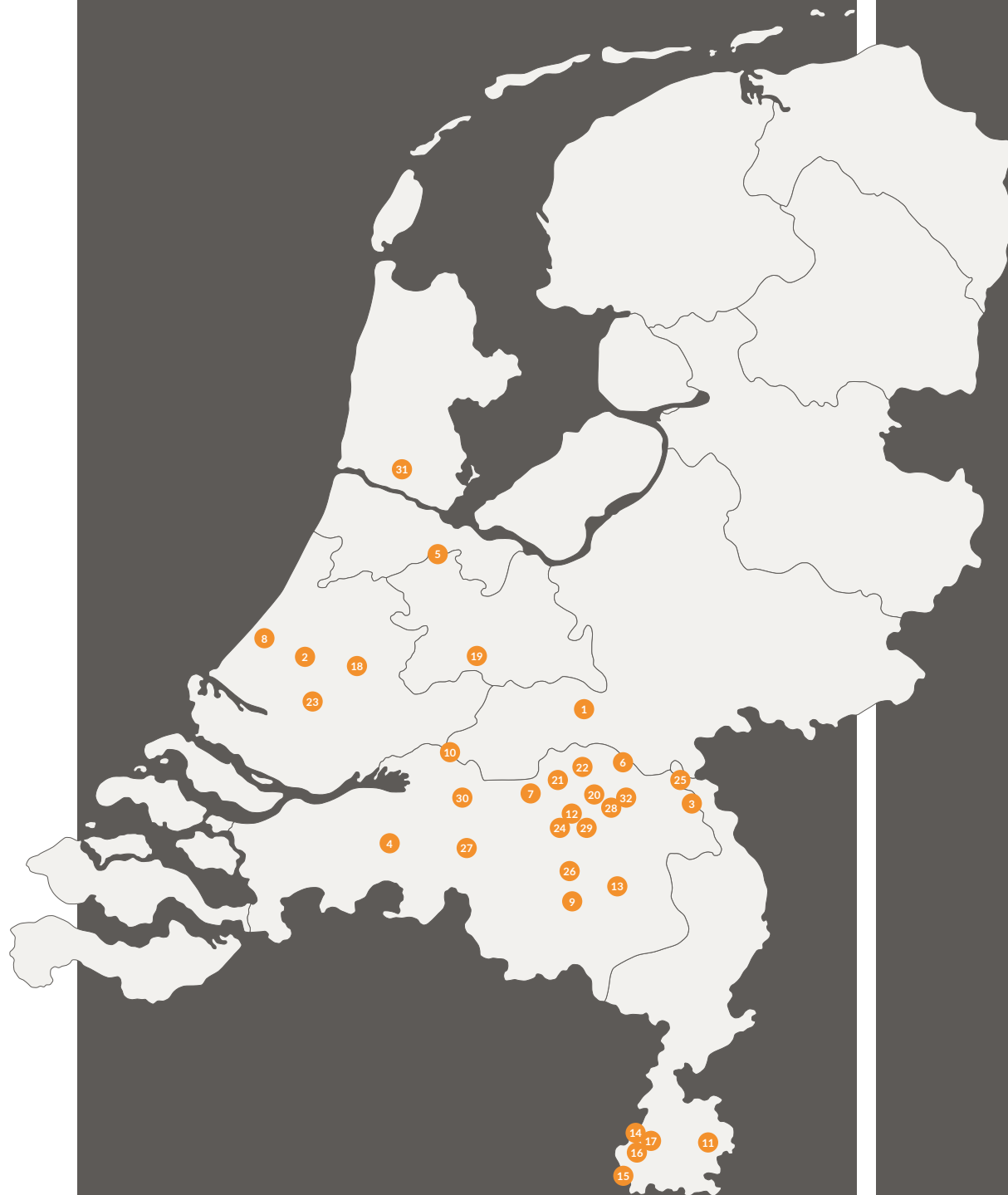
"One major characteristic of our family business is our mutual connection. This connection is so strong, that we don't call people our employees, but rather members of our family. For some of our family members, 2020 was a special year because they celebrated anniversaries. All these people celebrating anniversaries have been part of our organisation for many years now. This deserves to be celebrated. Unfortunately, due to circumstances we're all familiar with, we weren't able to do this the way we wanted to. Which is why we thought it would be a good idea to devote some additional focus in this annual report to people who celebrated anniversaries in 2020. Because two 40-year, seven 25-year and seven 12.5-year anniversaries are significant numbers that deserve some special attention." - PETRA WOUTERS, PERSONNEL ADMINISTRATION











RESTORATION



6%

COMMERCIAL BUILDINGS



17%

HOUSING



21%

DISTRIBUTION CENTRES



56%

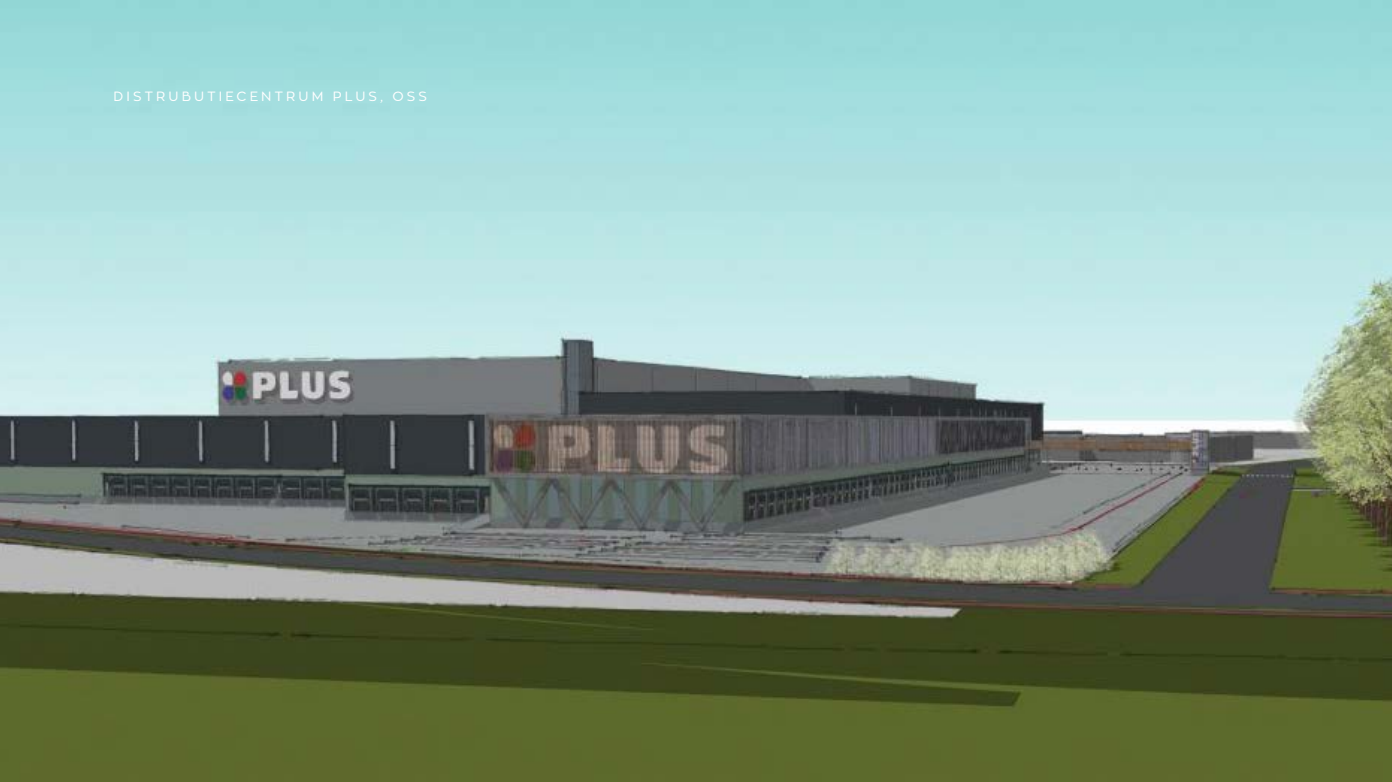
PART OF TURNOVER PER  
CATEGORY



1.	Beneden Leeuwen	New office-building Cognitor	15.	Kanne	Maintenance castle of Neerkanne	29.	Veghel	Gebouw 60 Vanderlande
2.	Bleiswijk	Distribution center CEVA	16.	Maastricht	Dealership Jaguar Landrover		Veghel	Distribution center Doornhoek
	Bleiswijk	Distribution center Drake & Farell		Maastricht	Residential villa		Veghel	Distribution center Next Level, phase 1 and 2
3.	Boxmeer	Improvement laboratory MSD		Maastricht	Restauration church St. Jan		Veghel	26 apartments De Markt
4.	Breda	Self service wholesale Sligro	17.	Meersen	Resauration basilica		Veghel	24 houses Paviljoen
5.	Breukelen	Restauration countryhouse Vijverhof	18.	Moordrecht	Dam diver		Veghel	8 houses
6.	Cuijk	Distribution center Nabuurs	19.	Nieuwegein	Distribution center Jumbo		Veghel	62 apartments Kloosterkwartier
7.	Den Bosch	3 apartments		Nieuwegein	Commercial building Caldic		Veghel	Extension cinema
8.	Den Haag	139 apartments Xior		Nieuwegein	Parking garage Jumbo		Veghel	Extension factory site – restaurant
9.	Eindhoven	Extension office VDL	20.	Nistelrode	35 houses		Veghel	New construction gym
	Eindhoven	New construction commercial building Engels	21.	Nuland	8 houses	30.	Waalwijk	Distribution center bol.com
10.	Giessen	Extension commercial building Oerlemans	22.	Oss	Distribution center Plus		Waalwijk	Improvement school building
11.	Heerlen	Restauration monastery	23.	Rotterdam	Distribution center Prodelta	31.	Zaandam	Extension office building Van Den Heuvel
12.	Heeswijk	Restauration printing house Abbey Berne	24.	Schijndel	Office VGE	32.	Zeeland	Commercial building Van Tienen
13.	Helmond	115 apartments de Eeuwsels	25.	Sint Agatha	Restauration monastery			
	Helmond	New construction office Delta	26.	Son	Industrial hall Baetsen			
14.	Itteren	Restauration farm house	27.	Tilburg	76 apartments			
			28.	Uden	Extension commercial building Colora			
				Uden	Improvement office building Van Kaathoven			

REALISED  
PROJECTS





An annual report is primarily a review of the past. But as Frank van de Ven said at the top of this report: in our construction family, are not fond of looking back.

Of course, we enjoy the highlights. But in the past year, these have been overshadowed by the effects of the pandemic. It was a huge setback for all of us and a situation of force majeure which we simply had to accept. Each member of this construction family has had to cope with their own issues. We don't want to gloss over the deep suffering many have endured.

We are extremely proud of how everyone has coped with this and that we have managed to regain our composure. We have sensed just how strong our engaged construction family is. We draw our inspiration from the relative good fortune that our business operations have been able to continue. This means that our order book for 2021 and 2022 is well-filled. We have even acquired our biggest contract to date: Hessing Supervers, market leader in pre-cut and processed fruit and vegetables, has commissioned us to construct their new production facility in Venlo.

With this as a basis, as well as numerous assignments from our regular clients, we approach the coming year and the year after with great confidence.



# THE FUTURE

TOGETHER WE WILL CONTINUE TO BUILD

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THEEHUIS DE VIJVERHOF, BREUKELEN



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PHOTOGRAPHY

Bouwbedrijf Van de Ven

[www.unsplash.com](http://www.unsplash.com)

CONCEPT AND DESIGN

Marvelis Design Bureau

[www.marvelis.nl](http://www.marvelis.nl)

TEXTS

New Brand Activators

[www.wearenew.nl](http://www.wearenew.nl)

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# ANNUAL REPORT 2020

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