

# Business Capability Report





# CONTENTS

ABOUT US

3

OUR CLIENTS

4

CERTIFICATIONS

5

WHY CHOOSE US

6

OUR PROJECTS

7

OUR TEAMS & PEOPLE

23







## ABOUT US

Formation Design & Build Ltd was founded in 1998 and historically worked as a contracting and project management builder. The company has a proud history of high-quality, brilliant buildings delivered on time and within budget.

Over recent years we have successfully expanded our offering and established ourselves as a main contractor in the construction industry and build client relationships both in the private sector and public sector.

We undertake the construction of medium to large scale schemes across a multitude of sectors including residential, commercial, and mixed-use projects for clients from both public and private sectors.

Our experience covers a broad range of project types including, hotels, housing, including affordable housing for Housing Association and Local Authority clients and high-rise inner-city residential schemes.

We operate predominately in the London Area and combining a highly experienced management team with a large pool of designers, suppliers, and subcontractors, with some self-delivery including M&E, Joinery, Drylining and tiling.

We are focused on delivering outstanding quality and value for money for our clients. We are known for our 'can do' approach and collaborative way of working.

“

We pride ourselves on delivering quality developments to our clients and we value our shareholders. Imaginative build processes, exceptional quality control and meeting targets are central to our company culture.

Sean O'Brien CEO



# CLIENTS

WORKING TOGETHER



## Clients

Formation Design & Build are proud to count the following organisations within our client list:



## Employers Agents

We have relationships with the following who know us well:



100

Design & Build  
Projects  
Completed

25

Years of  
Successful  
Operation

5

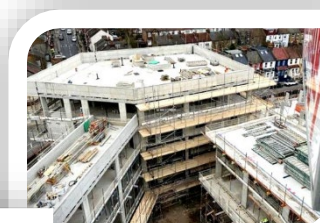
Joint Venture  
Projects

3

Million ft<sup>2</sup> of  
New Buildings  
Created

1

Million ft<sup>2</sup> of  
Buildings  
Refurbished





# CERTIFICATIONS & ACCREDITATIONS



## REGISTRATION CERTIFICATE

This is to certify that the following is registered with Premier Guarantee

**Formation Design & Build Ltd**

Registration Number: REG-PG-774403

Effective Date: 12/12/2023

Expiry Date: 11/12/2024



Social Value

## CERTIFICATE OF COMPLETION

Formation Design & Build Limited

Registration No: 1206847

Date Issued: 02 May 2024

This certifies that the member named above has met the requirements of the Social Value question set

A supplier's status is dynamic. This proves the supplier has completed the Social Value questionnaire on the day stated only. For further details, please check the platform.



PO BOX 6441, Basingstoke,  
Hampshire, RG21 7FN  
(0333) 300 3066  
constructionline.co.uk | facilitiesline.co.uk



**SSIP Approved**

Smas Worksafe accreditation

Formation Design & Build Limited

Has been checked and verified against the SSIP Core Criteria and UK Health & Safety legislation, and the company has been awarded Smas Worksafe accreditation.

Principal Contractor

Assessment approval date: 20/03/2024

Certificate expiry date: 20/03/2025

Certificate number: 150289

Signed on behalf of:  
Smas Worksafe

*A. Annetts*



A registered member schema of  
Safety Schemes in Procurement (SSIP)

Full validation of this certificate should be made  
via the SSIP Portal [www.ssiportal.org.uk](https://www.ssiportal.org.uk)

Smas Worksafe  
and Floor The Merchant, 45  
www.smasworksafe.com



**- Certificate of -  
Health & Safety Accreditation**

This is to certify that

Formation Design & Build Limited

★ HAS ACHIEVED ACCLAIM ACCREDITATION ★  
DEEM TO SATISFY

Principal Contractor



SIMON GIBBS  
Chief Executive Officer

Registration No: 1206847

Date of Assessment & Issue: 20 March 2024 Expiry Date: 20 March 2025

AWARDING BODY

SSIP - SMAS Worksafe

This certificate remains the property of Acclaim Accreditation and must be surrendered on demand.

For verification please contact Acclaim Accreditation on 0333 300 3066

Full validation of this certificate should be made via the SSIP Portal [www.ssiportal.org.uk](https://www.ssiportal.org.uk) | [Acclaim.co.uk](https://www.acclaim.co.uk)

Acclaim Accreditation is a company brought to you by Constructionline Publications or Builder's Profile & is administered by Parties, Registered to England No. 12188764



Acclaim Accreditation is a UKAS accredited Type C Inspection Body under ISO 9001:2015 covering the SSIP Core Criteria



**Constructionline  
Gold Member**

## CERTIFICATE OF MEMBERSHIP

Formation Design & Build Limited

Registration No: 1206847

Date Issued: 10 May 2024

This certifies that the member named above has met pre-qualification requirements appropriate to public and private sector procurement.

A supplier's verification status is dynamic. This certificate proves the Supplier was verified to the named level on the day stated only. For the current status please check the Constructionline platform.



Constructionline

PO BOX 6441, Basingstoke,  
Hampshire, RG21 7FN  
(0333) 300 3066  
constructionline.co.uk



This is to certify that

**Formation Design and Build Ltd  
DCS026451  
is Disability Confident Committed**

Period of award: 18/06/2024 to 15/06/2027

Issue date: 18/06/2024

As a Disability Confident Committed Employer we have committed to:

- ensure our recruitment process is inclusive and accessible
- communicating and promoting vacancies
- offering an interview to disabled people who meet the minimum criteria for the job
- anticipating and providing reasonable adjustments as required
- supporting any existing employee who acquires a disability or long term health condition, enabling them to stay in work
- at least one activity that will make a difference for disabled people

Find out more about Disability Confident at:

[www.gov.uk/disability-confident](https://www.gov.uk/disability-confident)

#DisabilityConfident



STANDARD

**CERTIFICATE  
OF  
ACCREDITATION**

This is to certify that

**Formation Design & Build**

Membership No.: CHAS-29012678  
Principal Contractor

has demonstrated compliance with the CHAS standards in line with SSIP Core Criteria and UK H&S Legislation.

Full SSIP Core Criteria assessment carried out by SMAS

*Ian McKinnon*  
Managing Director

CERTIFICATE VALID UNTIL

20 MARCH 2025

0345 521 9111

CHAS.co.uk

The information on this certificate is correct at the time of issue. To confirm the validity of a contractor please visit <https://portal.chas.co.uk>  
Full validation of this certificate should be made via the SSIP Portal [www.ssiportal.org.uk](https://www.ssiportal.org.uk)



## DESIGN & BUILD EXPERTISE

Formation offers the skills of a highly experienced design team able to guide projects throughout their life-cycles. Their continual input and advice help clients to streamline the process, control cost, and ensure that implications for existing permissions and regulation requirements are minimised.

## PLANNING AND REGULATIONS

The industry knowledge accumulated over years in the business and the expertise of specialists within the group ensures that every Formation building is fully compliant. To construct buildings that sit in perfect harmony with their surroundings and to help with the provision of affordable housing, Formation frequently works with planning departments and local councils.



“We pride ourselves on delivering quality developments to our clients and we value our shareholders.

Imaginative build processes, exceptional quality control and meeting targets are central to our company culture.”

## SAVE TIME & MONEY

Formation continually explores pioneering industry techniques to find new ways of minimizing risk, avoiding waste, and cutting time, elimination of unnecessary site operations to streamline the process.

We focus on devising the considered plan at the start of the process to value engineer solutions that saves the project time and money.

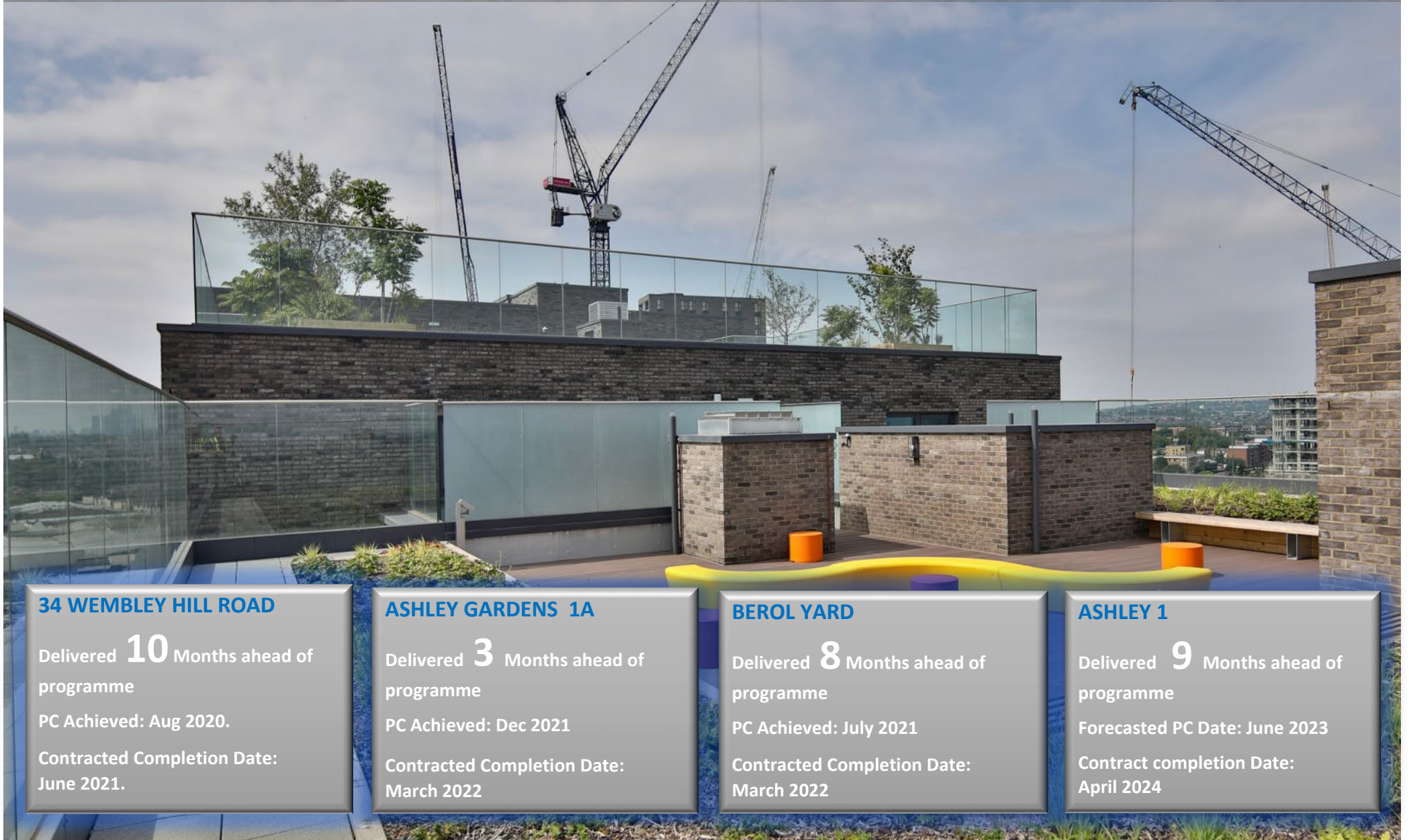
## QUALITY & SERVICE

Formation’s motto is “Only the best will do”.

That appreciation for skill and quality permeates the culture of the entire company. Within the parameters of the budget, Formation can be relied upon to source the most skilled craftsmen, and highest quality materials. We are comfortable working with modern and traditional designs. We build our team around the specific requirements of every client.



# OUR PROJECTS



## 34 WEMBLEY HILL ROAD

Delivered **10** Months ahead of programme

PC Achieved: Aug 2020.

Contracted Completion Date: June 2021.

## ASHLEY GARDENS 1A

Delivered **3** Months ahead of programme

PC Achieved: Dec 2021

Contracted Completion Date: March 2022

## BEROL YARD

Delivered **8** Months ahead of programme

PC Achieved: July 2021

Contracted Completion Date: March 2022

## ASHLEY 1

Delivered **9** Months ahead of programme

Forecasted PC Date: June 2023

Contract completion Date: April 2024



## 34 WEMBLEY HILL ROAD WEMBLEY

Client: Peabody  
Location: Wembley  
Value £97m  
Units: 198

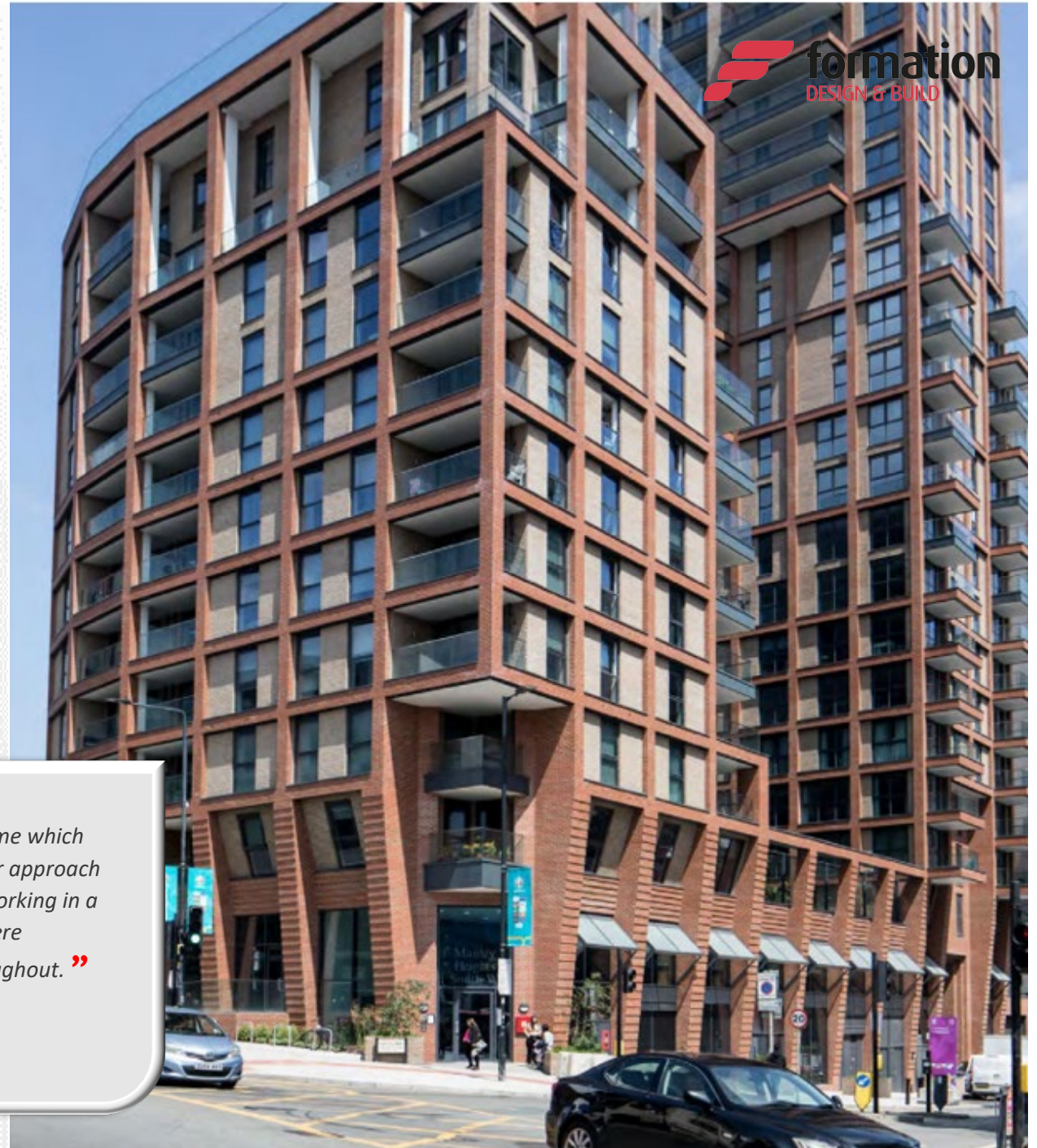
The project entailed the demolition of an existing office block and replacement with a new build construction over 21 floors.

This development has provided 198 new homes (75 social & 123 affordable) alongside two commercial units on the ground floor.

The site also features a lower-level car park, a communal podium level roof garden for residents, and access to an integrated gymnasium and cinema

*“ Formation have delivered a very successful, quality scheme which they have delivered 6 months early. They were agile in their approach to programming and were very proactive on site, always working in a collaborative and helpful manner. Peabody’s sales team were particularly impressed with the quality of the finished throughout. ”*

*S.Phillips PRP*





## ASHLEY GARDENS BUILDING 1A

Client: Berkley Square Developments

End User: LB Haringey Council

Location: Wembley

Value £27m

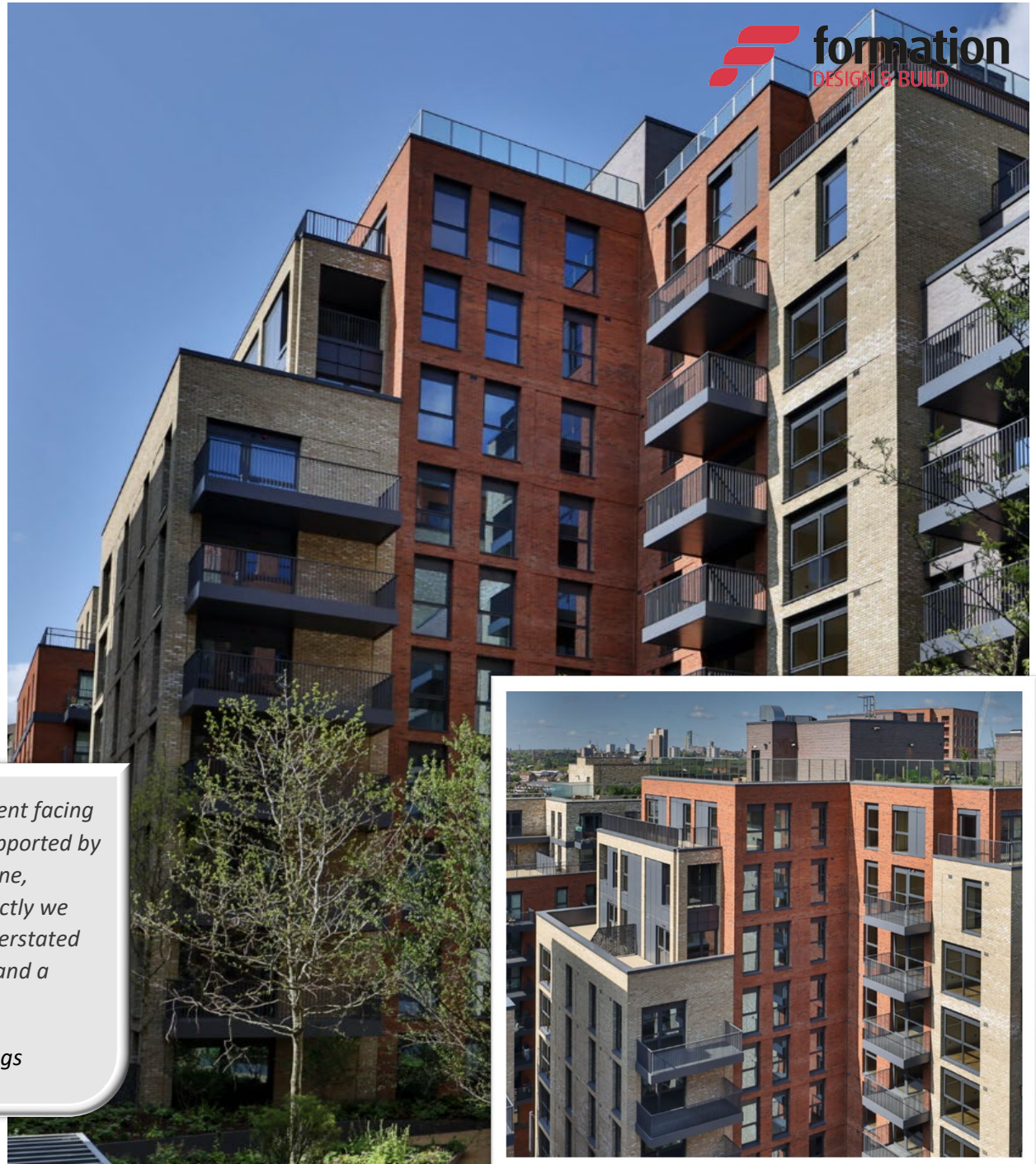
Units 108

The project was a new build scheme comprising of 108 units made up of 104 social housing units, 4 private units with two commercial units, car parking and associated landscaping works

The scheme included the employment of local labour and apprenticeship, provision of training and education workshops

*“Excellent contractor with a real can-do attitude. Very client facing with a steely determination to deliver on their promise. Supported by a very strong supply chain at all led by a more than discipline, structured and professional management team. Put succinctly we have been more than impressed by the delivery of this understated brand. The quality of delivery (from a cost, programming, and a quality point of view) is the best I've seen .”*

**Eamonn Debarra:** Senior Associate Employers Agent, Pellings





## BEROL YARD TOTTENHAM HALE

Client: Berkley Square Developments

Location: Tottenham

Value £38m

Units: 166

The project comprises of 166 residential apartments, over 3 blocks and 13 floors including car parking and commercial space

The project involved piled foundations, concrete frame & brickwork façade.

*“ Together we drive to exceed programme targets Formation have delivered a generally high standard of work thus far culminating in the production of the benchmark show apartment which achieved a quality finish that has impressed both the clients and end users . ”*

**Andrew Bamberger:** Partner. Calfordseaden





## ASHLEY 1 TOTTENHAM HALE

Client: Berkley Square Developments  
Location: Tottenham  
Value £77m  
Units: 310

The project, located in the emerging area of Tottenham Hale, provides 310 new apartments, private communal outdoor spaces for residents, and enhanced public connections to surrounding areas.

The development includes one, two, and three-bedroom apartments, two larger duplexes, and 33 homes at discounted market rent.

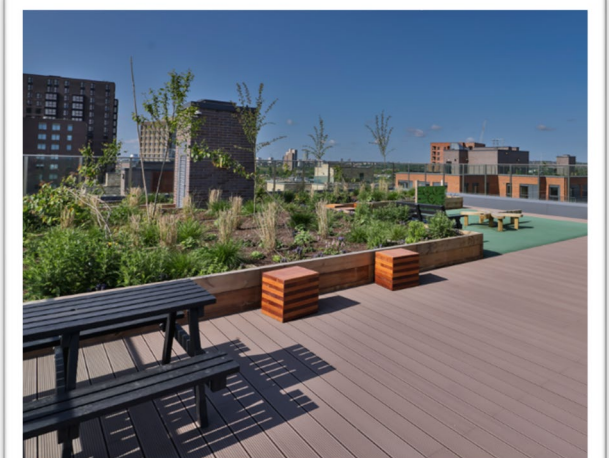
The scheme also includes 400 square meters of commercial space and private amenities for residents.

*“ We are very pleased with the excellent quality Formation delivered at Berol yard. The site was always well managed and planned.  
We have also appointed them to construct our nearby site Ashley ! which has started well with an outstanding benchmark flat recently handed over on time ”*

**Jonathan Carkeet:** Director, Berkely Square Developments



**formation**  
DESIGN & BUILD





## WEMBLEY WEST ONE WEMBLEY

Client: Network Homes  
Location: Wembley  
Value £45m  
Units: 186

The project comprises of 186 residential units 15 commercial units with ground floor and basement car park.

4 Residential blocks on the site of Montrose Crescent and neighbouring land in Wembley High Road.

The development consists of 3,6,13 and 18 story tower blocks with podium and rooftop gardens for residents

“ Formation Design and build performed well and were very prompt in answering queries they were also responsive in addressing defects during the rectification.

” *May Thet Aung: Martin Arnold, Employers Agent*

“ Site meeting whenever difficult and the quality of work was good, they dealt with whatever issues we had swiftly, and they were on point with matters such as fire stopping

” *Zarina Khalid: Network Homes*





## GATEWAY HOUSE LONDON N3

Client: Columbia Estates

Location: London

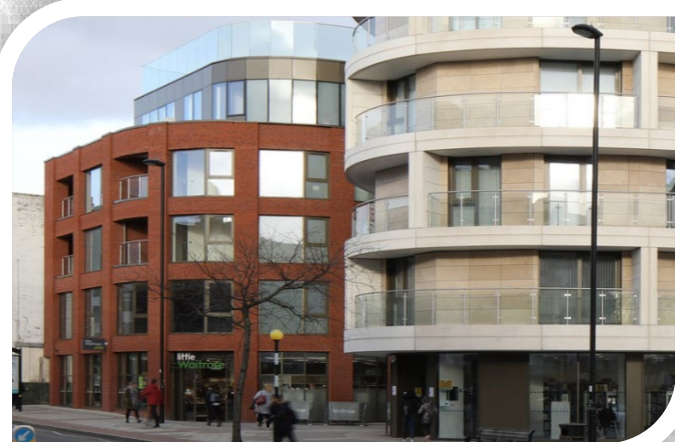
Value £18m

Units: 77

This project was mixed-use development including self-contained office units located in Finchley central

An exclusive collection of 77 one, two, and three-bedroom apartments designed specified to provide open plan living space with emphasis on style modernity and on the optimal use of space and light.

The commercial spaces ground floor is currently occupied by Waitrose the development also includes a communal library facility and two levels of basement car parking





## REMINGTON ROAD HARINGEY, N15

Client: Haringey Council  
Location: Seven Sisters  
Value £16m  
Units: 46

This project comprises of 46 new homes for affordable rent for the Council on the site of existing garages in Tottenham.

The scheme will be developed with 31 apartments, 4 maisonettes, and 11 townhouses (including 4 wheelchairs adapted homes) with associated amenity space, refuse/ recycling, and cycle storage facilities for 84 bicycles.

The project includes the reconfiguration of Remington Road into a one-way street, 7 parking spaces, a new public square, a communal courtyard and a children's play space. 63 new trees will be planted as part of the redevelopment.

*“ We are very pleased to see both these projects coming fruition, creating another 126 much needed affordable rented homes for the people of Haringey. We are delighted to be working directly with formation design and build who we know from their previous successful delivery of an acquisition project for us in Tottenham Hale. We know they deliver excellent quality and are looking forward to seeing the schemes come out of the ground in early summer*

*”*

*Peter Exton: Senior Project Manager, Haringey*





## CHOCOLATE FACTORY HARINGEY, N2

Client: Haringey Council  
Location: Wood Green  
Value £24m  
Units: 80

Block E2 is part of the wider redevelopment of the former sweet factory built in the 1930s, located in the Wood Green Cultural Quarter off Clarendon Road which will eventually see the creation of 230 new homes, the refurbishment of the factory, and extensive public realm improvements as well as new workshops, galleries, and studios for local businesses.

Block E2 comprises 80 new affordable rent homes for the Council including a range of sizes from one bedroom to four-bedroom.

The block is seven stories with a setback top storey, inset balconies, and glazed brick entrances.

The scheme will meet Be Lean, Be Clean and Be Green sustainability aspirations with the whole development eventually connecting to the Wood Green heat network when it becomes available. The remaining regulated CO2 emissions will be offset through a financial contribution to the LBH carbon offset fund.





## HEYLYN SQUARE LONDON, E3

Client: London Borough of Tower Hamlets  
Location: Mile End  
Value £11m  
Units: 33

Heylyn Square is an affordable housing scheme located in the Bow West area of the London Borough of Tower Hamlets. The development is situated on an infill site.

The scheme, which received planning permission in 2019, comprises 33 units over 8 storeys on the site of seven existing retail units. Of these, 32 units are residential, with 3 built to wheelchair standards. Additionally, there is a new commercial unit on the ground floor.

The proposal aims to deliver a 100% affordable residential development consisting of 32 units, including one, two, three, and four-bedroom apartments.

The tenure will be evenly split between social rent and affordable rent.





## WATT CLOSE LONDON, E3

Client: Haringey Council  
Location: Seven Sisters  
Value £6m  
Units: 18

This infill site redevelopment replaces 11 derelict bungalows and an adjoining community hall with 12 flats and six family homes for social rent.

The new houses comprise a mix of semi-detached and terraced units, while the flats are distributed across two blocks.

The development includes:

- Two semi-detached houses, each with 4 bedrooms for six-person occupancy.
- Four terraced houses, each with 3 bedrooms for five-person occupancy.
- Two 3-storey blocks of flats, featuring a mix of one-bedroom and two-bedroom units, including a wheelchair-adapted unit.

The design integrates this isolated site into the wider urban community, creating a sense of place. The massing and frontages of the two blocks of flats are modest and in keeping with nearby houses.

The project also includes infrastructure and landscaping work, as well as external works to create new bicycle and refuse storage facilities.





## PALLISER ROAD HAMMERSMITH, W14

Client: Southern Housing Group  
Location: Hammersmith  
Value £15m  
Units: 36

Palliser Road is a residential development in Barons Court, London W14.

The 5-storey building provides 36 new, high-quality homes for London Affordable Rent, shared ownership, or London Living Rent and private sale. 36 mixed-tenure homes.

The new building includes 9 street accessible maisonettes and 27 flats. All homes have private outdoor space and access to a shared communal courtyard.

The new building completes the terrace with a modern interpretation of the Edwardian Mansion blocks in the local area.





## BANCROFT & WICKFORD STREET LONDON, E1

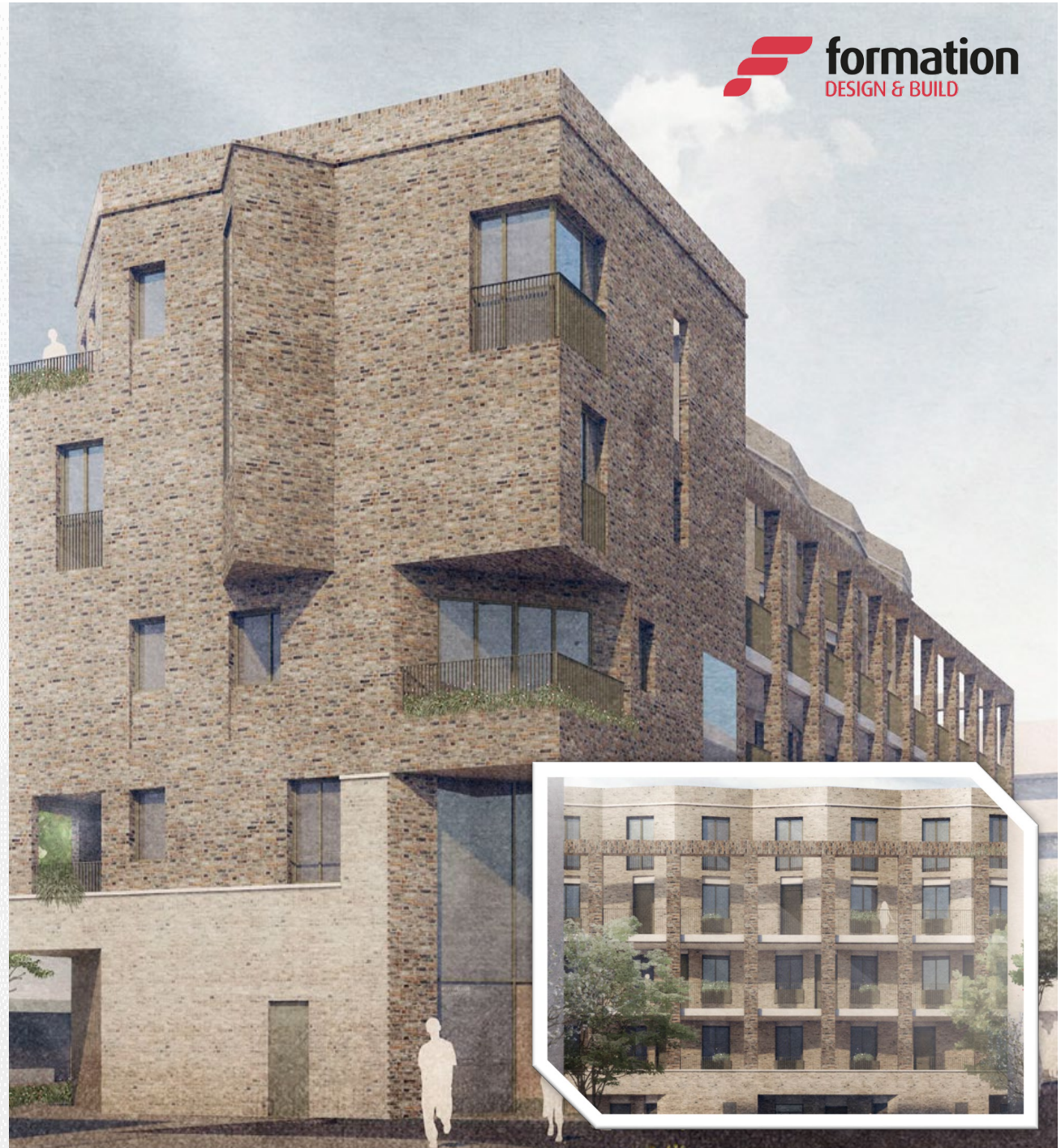
Client: London Borough of Tower Hamlets  
Location: White Chapel  
Value £14m  
Units: 33

The project comprises of 33 new affordable apartments for council tenants in two separate buildings;

- The first which rises to six storeys forming a focal point to the site.
- The second building adjoining the railway line, rises to five storeys and provides eighteen apartments and incorporates offices for the Tenant Management Organisation and a new community space.

Both sites lie within the Whitechapel Vision area and are close to Whitechapel Station

The development also offers significant improvements to the wider estate, including landscaping and lighting improvements to transform a rundown service route to the rear of the shops which face the main road.





## PARTRIDGE WAY HARINGEY, N22

Client: Haringey Council  
Location: Bounds Green  
Value £9m  
Units: 23

The project involves redeveloping a site on Council land at Partridge Way. This includes demolishing the existing garages and constructing a nine-storey building.

The new building will contain 23 residential units, as follows:

- 14 one-bedroom flats for two people
- 7 two-bedroom flats for four people
- 1 two-bedroom wheelchair-accessible flat for three people
- 1 two-bedroom wheelchair-accessible flat for four people

All 23 new council homes will be rented at London Affordable Rents.





## ASHLEY ROAD DEPOT HARINGEY, N17

Client: Haringey Council  
Location: Tottenham  
Value £100m  
Units: 272

The existing Ashley Road refuse depot, which overlooks Down Lane Park in Tottenham Hale, will be transformed into a low-carbon neighbourhood featuring 272 new homes.

Designed to meet Passivhaus standards, the project will achieve the highest levels of fabric energy efficiency, including triple glazing and reduced thermal bridging.

The design incorporates various measures to enhance energy performance: window sizes are tailored to each building orientation, external shutters minimize solar gain, and photovoltaic panels are installed on the roofs.

The development places a strong emphasis on landscaping, creating nearly 4,000 square meters of green space across two courtyards and a residential podium. It surpasses the Greater London Authority (GLA) requirements for urban greening with a score of 0.45, and achieves an extraordinary biodiversity net gain of 118%.



**formation**  
DESIGN & BUILD





## THE WADDON CROYDON

Client: Hyde Developments  
Location: Croydon  
Value £31m  
Units: 126

The project comprises of 126 affordable homes close to Waddon railway station.

The new homes, which will include 56 for affordable rent and 70 for shared ownership are due to be ready in autumn 2025.

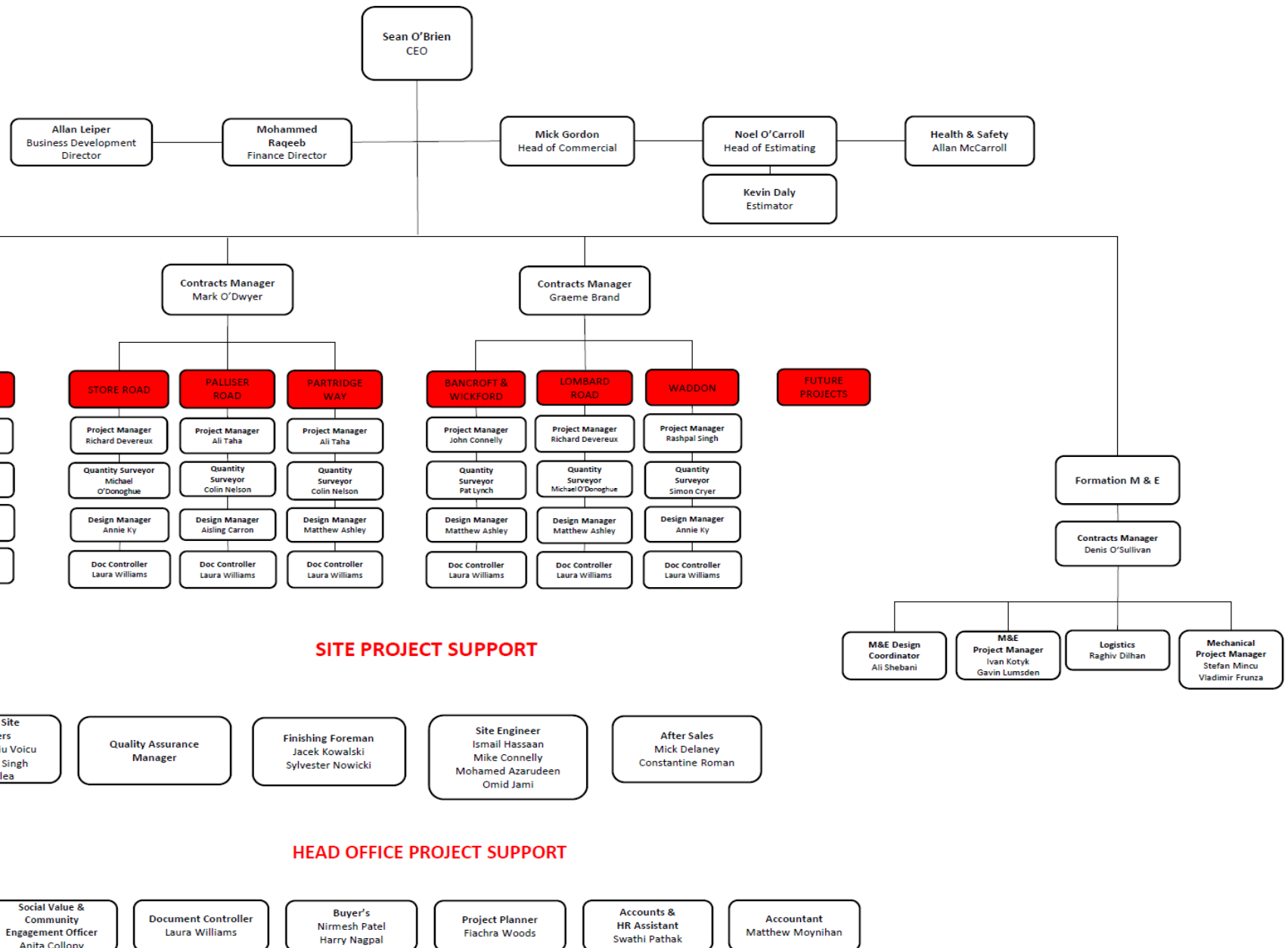
The homes will surround a green space for the community to enjoy, which will also include natural play equipment and allotments for residents.

There'll also be EV charging and a public art installation.





# OUR TEAMS & PEOPLE







# SEAN O'BRIEN



CHIEF EXECUTIVE OFFICER

Formation Design & Build Ltd are an established contracting and project management company, founded in 1998 with Head Office operations in Hackney, London. The company have delivered on a diverse range of local and national projects throughout the UK and Ireland, for clients from both public and private sectors, including residential, commercial, and mixed-use.

## EDUCATION

**PROFESSION**  
Construction Director

**QUALIFICATIONS**  
BSc (Hons) Construction Management

**TRAINING**  
CSCS Senior Management  
SMSTS Certificate  
First Aid St Johns Ambulance  
Telescopic Handler  
Banks Man  
Scaffolding Inspection

## EMPLOYMENT HISTORY

CEO, Construction Director, Contracts Manager, Formation Design & Build Ltd - 2014 - Present

Contracts Manager, Midgard (JRL Group) - 2013 - 2014

Project Manager, Ardmore Group - 2011 - 2013

Company Director / Project Manager, Cluid Housing Association - 2010 - 2011

Company Director, Bohergar Construction Ltd - 2000 - 2010

## PROFESSIONAL EXPERIENCE

Sean initially joined Formation D&B Ltd in September 2014 as a Contracts Manager, responsible for two residential developments in Streatham, Southwest London. His responsibilities since April 2015 include Construction Director, then CEO, and the execution of significant projects. As CEO he has overall responsibility for the Design and Build activities of the company, overseeing the commercial, design, and construction stages on each project undertaken.

His role encompasses direct client negotiation, project assembly and relationship management from inception through to completion. The Formation senior management teams include a mix of financial, commercial, business development and construction management professionals, who report to Sean daily. This approach ensures that dedicated teams remain focused on continually developing "one to one" professional relationships and delivering all projects to agreed contract sums, on programme and to the highest quality standards.

## KEY SKILLS

- Defining the business purpose, policies and developing company culture
- Taking responsibility for the effective management of the Company, achieving pre-set goals, objectives, measures and targets, reviewing and reporting the process to Formation Group. Targets relate to quality, health, safety, environment issues, customer satisfaction and expected financial results and forecasts
- Ensuring effective communication with all clients and potential clients
- Ensuring adequate resources are available to achieve the aims and objectives inclusive of the regular evaluation of staff competence through an effective system of performance review
- Ensuring that an effective Business Management System Meeting Formation's business needs is implemented, documented and understood by all staff
- Maintaining quality, occupational health, safety and environmental third-party registrations
- Acknowledge formally and publicly his role in providing leadership
- Recognising his role in engaging the active participation of staff in improving operational procedures
- Nominating individuals under his control, to carry out the roles defined with the Company Procedures.



# MICK GORDON



COMMERCIAL DIRECTOR

Formation Design & Build Ltd are an established contracting and project management company, founded in 1998 with Head Office operations in Hackney, London. The company have delivered on a diverse range of local and national projects throughout the UK and Ireland, for clients from both public and private sectors, including residential, commercial, and mixed-use.

## EDUCATION

**PROFESSION**  
Quantity Surveyor

**QUALIFICATIONS**  
MSc Quantity Surveying

**TRAINING**  
SMSTS Certificate  
First Aid St Johns Ambulance  
Temporary Works Certificate  
PASMA Card

## EMPLOYMENT HISTORY

Commercial Director, Formation Design & Build Ltd - 2022 - Present

Commercial Manager, Formation Design & Build Ltd - 2016 - 2022

Contracts Manager, HOC - 2015 - 2016

Contracts Manager, UK Facades (JRL group) - 2012 - 2014

Contracts Manager / Surveyor, Pyramid Builders Ltd - 2010 - 2012

Quantity Surveyor, Paddy Raggett Homes Ltd - 2007 - 2010

Quantity Surveyor, Pyramid Builders Ltd - 2004 - 2006

Assistant Quantity Surveyor, Mansell Construction Services Ltd - 2002 - 2004

Trainee Quantity Surveyor, Suir Engineering Services Ltd - 2000 - 2002

## PROFESSIONAL EXPERIENCE

Mick is a highly motivated and results driven Commercial Manager with over 22 years' experience in the construction industry, on projects within the Residential, Commercial, Education, Sports Facility and infrastructure sectors.

He has worked on challenging projects within live environments for clients in Ireland, UK and France. His role involves managing and overseeing a commercial team consisting of quantity surveyors, estimators and planners, and reporting directly to the CEO.

Mick will oversee the financial key performance indicators (KPIs) of the project and ensure that the commercial elements are closely monitored and tracked throughout the build process. Throughout the project, he will keep the client team informed about financial performance and respond to any issues immediately and proactively. Mick is passionate about delivering exceptional outcomes for his clients and we believe his values will align well with your goals and expectations.

## KEY SKILLS

- Pre-Qualification process
- Two-Stage tender process
- Pre-contract negotiations
- Tendering and Estimation
- Contract Law
- CVR's; Cost Value Reconciliations
- Variation accounts
- Claim / Dispute resolution
- Final Account resolution

## SPECIALIST AREAS

- Brickwork and Blockwork
- Timber Frame Construction
- Mechanical and Electrical
- Commercial
- Residential
- Wembley Stadium
- Retail
- Pharmaceutical
- Industrial





# DANIEL KOWALCZUK



## CONTRACTS MANAGER

Formation Design & Build Ltd are an established contracting and project management company, founded in 1998 with Head Office operations in Hackney, London. The company have delivered on a diverse range of local and national projects throughout the UK and Ireland, for clients from both public and private sectors, including residential, commercial, and mixed-use.

### EDUCATION

**PROFESSION**  
Project Manager

**QUALIFICATIONS**  
Bachelor of Engineering (BEng)

**TRAINING**  
SMSTS Certificate  
Occupational First Aid  
Temporary Works Certificate  
CSCS Card Holder  
Black Card NVQs  
Environmental Awareness  
Fire Marshall  
Abrasive Wheels

### EMPLOYMENT HISTORY

Internals Contracts/Project Manager,  
Formation Design & Build Ltd - 2014 - Present

Internals Project Manager, Midguard - 2012  
- 2014

Internals Project Manager, Ardmore  
Construction - 2010 - 2012

### PROFESSIONAL EXPERIENCE

Daniel is a highly experienced Contracts Manager with over 20 years' experience in the construction industry, on projects within the Residential, Commercial, Education, and mixed-use sectors.

His experience includes new build and renovation projects for clients within the private and public sector, in Ireland, and the UK. His role involves leading the site team of supervisors to ensure smooth and efficient running of the project and coordinating and monitoring subcontractors. Daniel assists in the compilation of Tender Enquiry Documents and appointment of subcontractors, chairing design team, subcontractor and procurement meetings.

Daniel will ensure that the company Health, Safety, Environmental and Quality (HSEQ) policy is implemented on site by the site team, and manage and control all project resources. He will compile monthly progress reports and reporting progress regularly to the Contracts Manager.

Daniel will be responsible for liaising with the client/project consultants/architects etc on contractual requirements, design development and construction details. He will report directly to the CEO.

### KEY SKILLS

- Project delivery to programme and budget
- Monitoring employer's requirements and managing contractor's proposals process
- Health, Safety, Environmental and Quality (HSEQ) control
- Procurement assistance
- Subcontractor pre-qualification and management
- Change management
- Value engineering
- Progress reporting
- Quality control knowledge
- Detailed knowledge of AutoCAD
- Liaising with statutory authorities, building control and warranty providers.



# MATTHEW ASHLEY



## DESIGN MANAGER

Formation Design & Build Ltd are an established contracting and project management company, founded in 1998 with Head Office operations in Hackney, London. The company have delivered on a diverse range of local and national projects throughout the UK and Ireland, for clients from both public and private sectors, including residential, commercial, and mixed-use.

### EDUCATION

**PROFESSION**  
Design Manager

**QUALIFICATIONS**  
Master of Architecture (MArch), Oxford Brookes  
University

Bachelor of Architecture (BArch), Nottingham Trent  
University

Advanced Diploma of Professional Practice in  
Architecture (RIBA Part 3)

CSCS Card Holder

### EMPLOYMENT HISTORY

Design Manager, Formation Design & Build  
Ltd - 2023 - Present

Project Architect, Delta Architects - 2023 -  
2023

Architect, A&Q Partnership - 2015 - 2023

Architectural Assistant, Atelier New York  
Architecture - 2014 - 2015

### PROFESSIONAL EXPERIENCE

Matthew is a highly experienced Design Manager, responsible for design development of high value projects within the residential, commercial, and mixed-use sectors.

His experience includes new build construction projects for clients within the private and public sector in the UK and US. His role involves the coordination of all design matters relating to the project, helping to ensure that the multi-disciplinary teams work together smoothly and regular communication on design status to the client's team. Matthew will manage the design process using his commercial, contractual, programme awareness and technical expertise, gained on similar projects. He will advise the client as to their requirements and obligations in the development of a compliant design, whilst striving to eliminate health and safety risks, and achievement of a sustainable design within budget.

Matthew will be responsible for liaising with local authorities, appointing design team members and subcontractors with design elements during the process. He will report directly to CEO and Project Director, Sean O'Brien.

### KEY SKILLS

- Design delivery to programme and budget
- Design co-ordination of façade treatments, interiors, structural & M&E interfaces
- Monitoring employer's requirements and managing contractor's proposals process
- Spatial planning
- Design Strategy / Concept
- Project Management / Co-ordination
- Planning discharge management
- Technical/material/design audits
- Design team & BIM management
- 2D (autoCAD, Photoshop) & 3D (revit, BIM360)
- Procurement assistance
- Value engineering
- Quality control knowledge
- Detailed knowledge of AutoCAD
- Liaising with statutory authorities, building control and warranty providers.



# COLIN NELSON



SENIOR QUANTITY SURVEYOR

Formation Design & Build Ltd are an established contracting and project management company, founded in 1998 with Head Office operations in Hackney, London. The company have delivered on a diverse range of local and national projects throughout the UK and Ireland, for clients from both public and private sectors, including residential, commercial, and mixed-use.

## EDUCATION

**PROFESSION**  
Quantity Surveyor

**QUALIFICATIONS**  
Bachelor of Quantity Surveying,  
Institute of Technology, Limerick

**TRAINING**  
SMSTS Certificate  
First Aid St Johns Ambulance  
Temporary Works Certificate  
PASMA Card

## EMPLOYMENT HISTORY

Commercial Manager, Formation Design & Build Ltd - 2019 - Present

Quantity Surveyor, Tom Mc Namara & Partners, London - 2014 - 2019

## PROFESSIONAL EXPERIENCE

Colin is a highly motivated and results driven Quantity Manager with over 9 years' experience in the construction industry, on projects within the residential, commercial, civil engineering and infrastructure sectors.

He has worked on challenging projects within live environments for clients across the UK and Ireland. His role involves managing and overseeing a commercial team consisting of quantity surveyors, estimators and planners, and reporting directly to the CEO.

Colin will oversee the financial key performance indicators (KPIs) of the project and ensure that the commercial elements are closely monitored and tracked throughout the build process. Throughout the project, he will keep the client team informed about financial performance and respond to any issues immediately and pro-actively. Colin is passionate about delivering exceptional outcomes for his clients and we believe his values will align well with your goals and expectations.

## KEY SKILLS

- Pre-Qualification process
- Two-Stage tender process
- Pre-contract negotiations
- Tendering and Cost Management
- Procurement
- Contract Law
- CVR's; Cost Value Reconciliations
- Variation accounts
- Claim / Dispute resolution
- Final Account resolution

## SPECIALIST AREAS

- Brickwork and Blockwork
- Timber Frame Construction
- Mechanical and Electrical
- Commercial
- Residential
- Civil projects & structures
- Sports Stadia

# MICHAEL DELANEY



AFTERCARE MANAGER / COMMUNITY LIAISON

Formation Design & Build Ltd are an established contracting and project management company, founded in 1998 with Head Office operations in Hackney, London. The company have delivered on a diverse range of local and national projects throughout the UK and Ireland, for clients from both public and private sectors, including residential, commercial, and mixed-use.

## EDUCATION

**PROFESSION**  
Construction Manager

**TRAINING**  
SMSTS Certificate  
Occupational First Aid  
Temporary Works Certificate  
CSCS Card Holder  
Environmental Awareness  
Fire Marshal

## EMPLOYMENT HISTORY

Aftercare Manager, Formation Design & Build Ltd - 2014 - Present

Internal Manager,  
Berkeley Homes Ltd - 2013 - 2014

Internal Site Manager, United House - 2011 - 2013

## PROFESSIONAL EXPERIENCE

Michael is a highly experienced Construction Manager with over 40 years' experience in the construction industry, on projects within the Residential, Commercial, Education, and mixed-use sectors.

His experience includes new build and renovation projects for clients within the private and public sector in the UK. His role as Aftercare Manager involves managing, co-ordinating and successfully closing out all aftercare issues to ensure the project is handed over to the high standards and specifications expected by our clients. Michael is responsible for working closely with subcontractors to successfully close out defects within the warranty period, overseeing reactive works schedules and ensuring working is completed on time, maintaining quality control checks and signing off completed work to the client.

In addition to this role Michael acts as the primary contact between project stakeholders. Supported by the project's Community Liaison Coordinator, Michael will manage all engagement with the local community. He will report directly to the Contracts Manager.

## KEY SKILLS

- Organised approach to recording information
- Excellent communication skills both written and verbal
- Monitoring subcontractor performance and defect close out
- Health, Safety, Environmental and Quality (HSEQ) control
- Value engineering
- Progress reporting
- Quality control knowledge
- Liaising with project stakeholders.