

forge.

Capability overview
a little bit about us



Specialists in Construction Management.

who we are.

Founded in 2019, we are a specialists in Construction Management.

Our clients appreciate our effective approach, which is based on:

A team of specialists

Experienced and enthusiastic individuals who bring detailed knowledge of our Construction Management delivery model.

Sector expertise

Understanding the unique intricacies and complexities of various sectors, applying best practice and lessons learnt to ensure smooth delivery.

Local presence

Our people are well connected locally, with a deep understanding of their regional markets and with existing relationships with subcontractors and suppliers.

Value driven delivery

Through taking time to understand our clients, we drive value into all that we do to exceed stakeholder expectations.

Collaboration is key

Through aligning cultures, values and aspirations, we act as an extension to client teams. We collaborate effectively with partners, suppliers, subcontractors and wider project teams for success.

Looking after your stakeholders

Understanding the needs of stakeholders to manage and exceed expectations runs through our entire end-to-end process.

contact.

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our people.

Forge is a Construction Management Specialist. In addition, we can reach back to our sister company, EDGE, which has a team of 150+ people providing consultancy services comprising project management, cost management, building surveying and advisory services (including planning and programming). Below we set out details of our key people.

Paul Conway
Director & Head of Construction



Paul provides strategic leadership across FORGE's site delivery teams and live projects. As the Director responsible for Health & Safety, he leads FORGE's H&S strategy and compliance, promoting effective risk management, a positive safety culture and clear decision making across all projects, while ensuring compliance with legislation, best practice and client requirements.

experience: 40+ years

sector coverage: retail, distribution and manufacturing, industrial, education, retail parks, office, leisure, car parks

Llion Williams
Director



Llion leads teams to deliver client focused services. He has been integral in delivering our bespoke Construction Management delivery model. This model leads to continued repeat business and development of sustainable client relationships, built on trust, collaboration, consistency and high quality project outcomes across a diverse range of sectors.

experience: 18 years

sector coverage: retail, leisure, commercial, banking, residential

Tony Shaw
Operations Director



Tony supports FORGE's Construction Management delivery, providing senior input across pre-construction and site delivery. He works closely with clients and project teams to manage programme, quality, compliance and risk, ensuring projects are delivered in line with statutory and FORGE requirements, and plays an active role in supporting FORGE's growth and business development activities.

experience: 40+ years

sector coverage: retail, commercial, industrial, logistics and programme led developments

Nick Hilton
Construction Director



Nick provides senior leadership across FORGE's site delivery teams, with responsibility for managing construction activities from pre-construction through to completion. He brings extensive construction industry experience, working closely with project teams to maintain high standards of programme, quality, health and safety, and client service on live projects.

experience: 20+ years

sector coverage: education, residential, sport, leisure and retail

what we do.

Working on behalf of clients, acting in their interest at every stage of a project, we plan, manage, coordinate and control the end-to-end construction process. We tailor our services to each project's size and complexity. We closely monitor construction activities and offer advice on issues important to clients.

Our services span:

- **Safety management**
producing construction phase health and safety plan, reviewing subcontractors RAMS, site inductions, permits to work and record keeping.
- **Schedule management**
preparing construction programmes, chairing site progress meetings, and providing guidance on appointments and statutory approvals.
- **Quality management**
brief development, defining and managing KPIs for subcontractors and suppliers, design coordination, and quality assurance and quality control protocols.
- **Change management**
proactively assessing, developing and presenting clear options/solutions, and implementing and documenting necessary modifications or alterations to the original construction plan.
- **Cost management**
cost planning and control, procurement route advice, monitoring build costs, and tendering, managing and coordinating trade contracts.
- **Inspections**
managing quality and safety site inspections.
- **Documentation**
maintaining a record of correspondence, procedures, approvals and change orders.
- **Leadership and account management**
ongoing client liaison, preparing and submitting progress reports, staff supervision and development, workforce motivation and team leadership.

Benefits.

- Roles, risks and relationships for all parties are clear from the outset
- Changes in design accommodated with minimal costs
- Ensures tasks and activities go to plan through joined-up workflows
- Improved productivity and project performance
- Optimised resources for a more efficient project delivery
- Prevent, mitigate, and manage risks in the construction process

focus on construction management.

Forge provides Construction Management services, acting on behalf of our clients to plan, manage, coordinate and control the construction process from pre-construction through to completion.

We operate as a client aligned delivery partner, managing programme, trade packages and site activity in the client's best interests.

Unlike traditional Tier One contractor delivery, our Construction Management approach offers open book cost transparency, early engagement and greater flexibility, allowing informed decisions to be made as projects evolve.

This makes the model particularly effective for programme led, repeatable and fast track projects where certainty, control and quality are critical.



Benefits for our clients.

- Early involvement to improve buildability and programme certainty
- Transparent, open-book procurement of trade packages
- Greater flexibility to accommodate design and scope changes
- Clear roles, responsibilities and lines of communication
- Reduced risk through proactive site leadership and coordination

Best suited to.

- Programme led and repeatable developments
- Fast track or phased delivery
- Live environments and constrained sites
- Clients seeking transparency, control and early cost certainty

why forge.

Specialists in client aligned Construction Management, delivering repeatable programme led projects with transparency, control and flexibility.



forge.



Proven Construction Management specialists
Client aligned delivery across programme led and repeatable developments



Programme certainty and control
Structured delivery supporting predictable outcomes



Client aligned, not contractor led
Acting solely in clients' best interests



Strong supply chain and coordination
Established trade partnerships enabling efficient, reliable delivery



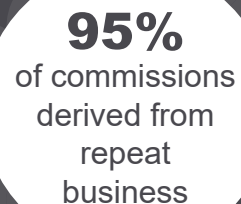
Strength and scale with EDGE
Integrated consultancy capability supporting complex programme delivery



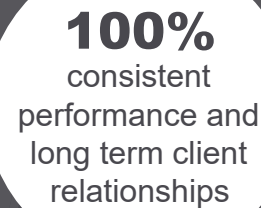
Trusted by repeat clients
Long term relationships built on consistent performance and delivery



£100m
construction value delivered per annum



95%
of commissions derived from repeat business



100%
consistent performance and long term client relationships



60%
growth in turnover in the last two years

our experience.

Forge delivers Construction Management across programme led and fast track developments, built on repeatable delivery, strong client relationships and consistent standards of programme, quality and delivery.

Aldi

new store roll out



In 2019, Aldi appointed EDGE (Forge's sister company) to take over the Construction Management role within its roll out programme, building on a relationship established in 2015. Since then, this long term partnership has secured Forge's continued appointment through Aldi's framework, resulting in 30 major projects delivered, averaging five schemes per year.

All design team timescales and commencement dates are managed by our team based on Aldi's opening schedule. A bespoke document captures and distributes the information. We manage trade packages and direct orders, including tendering, appointment and sign-off. Orders are placed on behalf of Aldi Stores, with the contractual link directly with Aldi and the subcontractor. A bespoke document tracks and summarises each company. With circa 80 orders per store, requiring strong coordination and management, we are responsible for all site management.



McCarthy Stone

senior living communities



In 2022 Forge were appointed by MCS to provide construction management services for their portfolio of new retirement developments within the Midlands, Yorkshire, North East and North West.

The developments consist of 51 or 53 retirement living units over a 3 or 4 storey format with all associated infrastructure and external works.

To date we have successfully completed four developments in Manchester, Birmingham, Bradford and Nottingham. We are on site with four other projects and have others in our forward pipeline

This is another joint venture with EDGE, with the focus on repeatability and value for money. MCS is targeting innovation, with all the schemes utilising modern methods of construction. The building superstructure is erected from slab to roof in approximately ten weeks.



Nerf

action experience



The UK's first official Nerf-themed attraction in the Trafford Centre, Manchester, opened in 2023. It boasts five action-packed zones full of Nerf-fuelled play under one roof.

A collaborative approach between Forge, EDGE, and the client meant that the scheme was successfully completed in 25 weeks, including all construction, services, and fit-out.

This vibrant, immersive venue offers thrilling experiences for visitors of all ages, ensuring endless excitement and adventure. The attention to detail in design and execution guarantees a high-quality, engaging environment that sets a new standard for themed attractions in the UK.



sustainability in construction management.

Forge supports clients in achieving their sustainability objectives through the way projects are planned, procured and delivered.

Our Construction Management model enables early engagement with designers, trade contractors and suppliers, allowing sustainable solutions to be considered and embedded from the outset.

Through coordinated procurement and effective sequencing, we help reduce waste, minimise abortive work and improve resource efficiency. The use of Modern Methods of Construction (MMC), including off-site and panelised systems, supports improved build quality, programme certainty and reduced environmental impact.

Across our work with clients such as Aldi and McCarthy Stone, sustainability is embedded through energy-efficient design, improved building performance and responsible delivery practices. Our role is to provide transparency, coordination and practical delivery solutions that support long-term, sustainable outcomes.

Sustainability in practice

Aldi

programme led sustainable delivery



Across multiple store developments, sustainability is embedded through efficient design and delivery.

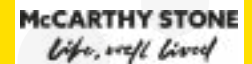
Projects incorporate energy-efficient building fabric, photovoltaic (PV) panels, EV charging infrastructure and responsible use of materials.

Early coordination and programme-led delivery help minimise waste, improve construction efficiency and support long-term operational performance.



McCarthy Stone

MMC and low energy design



Forge supports McCarthy Stone's Evolve framework through the use of MMC, including off site light gauge steel framing systems.

This approach improves build quality, reduces waste and enhances energy efficiency through improved air tightness and building performance.

Developments incorporate PV panels, mechanical heat recovery systems and low-energy design to support sustainable living and reduced running costs.



added value. Delivering clarity, control and confidence across every stage of delivery.

Why Forge: A bespoke, end-to-end Construction Management service delivered through a single, coordinated team.

Forge provides more than Construction Management. We act as a trusted delivery partner, aligning closely with our clients to provide clarity, control and confidence throughout the construction process.

Our integrated approach combines Construction Management expertise with the wider consultancy strength of EDGE, enabling coordinated, informed and efficient project delivery.

This joined up model enables early engagement, clear governance and consistent coordination across project teams, supporting structured decision making and reliable delivery across programmes of work.



Benefits for our clients.

- Greater programme certainty
- Reduced delivery risk through structured coordination
- Transparent cost control and informed decision making
- Integrated Construction Management and consultancy expertise
- Consistent delivery across programmes and repeat developments

Through our relationship with EDGE, Forge provides access to wider technical, commercial and project advisory capability, strengthening governance, resource depth and delivery assurance.

This integrated approach supports clients in managing complex programmes while maintaining clarity, control and performance.

expanding into new sectors.

Forge's Construction Management model is designed to be repeatable and adaptable, enabling us to support clients across a range of sectors while maintaining consistency in delivery.

By applying a proven delivery framework, supported by the wider EDGE consultancy resource, Forge is able to enter new markets with confidence, integrating project teams, coordinating trade packages and maintaining clear control of programme, quality and cost.

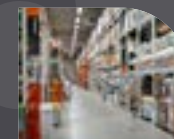


Alignment with your sector

Providing clients with a reliable and flexible alternative to traditional contractor delivery.

This approach is well suited to a variety of sectors and clients. Examples include:

- Food and non-retail
- Care homes and Senior Living
- Distribution and Safe Storage
- Drive-through developments
- Hotels
- Leisure
- Healthcare
- Education



delivery approach.

A structured yet flexible approach, delivered through collaboration and clear leadership.

Forge works as an extension of our clients' teams, providing clear leadership and coordination from early engagement through to project completion.

Our approach is structured, collaborative and transparent, ensuring programme, quality and cost objectives are clearly defined and maintained throughout delivery.

Through early engagement, proactive planning and coordinated procurement, we establish a strong foundation for successful delivery. Clear roles, communication and governance ensure all parties remain aligned, supporting efficient programme management and consistent quality across the project lifecycle.

During construction, our teams provide proactive site leadership, maintaining control of programme, safety and performance. Through structured reporting, monitoring and coordination, we manage risk, resolve challenges and ensure reliable delivery across each stage of the project.

At completion, we support smooth handover and capture lessons learned to inform future delivery. This continuous improvement approach strengthens programme certainty, improves efficiency and reinforces long term client relationships.



our clients.

Our relationships are built on collaboration, transparency and consistent delivery. We work as an extension of our clients' teams, supporting programmes of work through proactive coordination, clear communication and dependable performance.

The majority of our work is derived from repeat business, reflecting the confidence our clients place in our Construction Management approach and the value we bring to their projects.

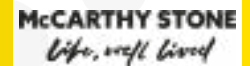


Forge and EDGE have come together seamlessly to provide a bespoke service which utilises the Construction Management procurement route for us over several years. The consultant and construction teams work collaboratively on all elements to drive value into all our programmes of work and individual schemes.

From the outset they worked with us to understand our needs and developed a bespoke cost reporting format for us. This is always delivered in a timely manner and with the up-most level of accuracy. They continue to be proactive throughout and have gone over and above their scope in terms of managing the roll out programmes by managing the overall delivery programme and engaging with the design team, which has enabled us to focus on other business critical aspects.

At site level programme management and high quality standards are consistently achieved.

Mark Stringer Property Director, Aldi Goldthorpe



Forge were chosen as McCarthy Stones Construction Management partner for a new senior living concept and have integrated into both the client team as well as the design team. They have a collaborative approach which fosters excellent long-lasting relationships.

Forge have developed bespoke documents to serve McCarthy Stone needs and are actively engaged with all aspects of site activity, through initial planning and set up to completion.

This is a relationship which commenced in 2021, with Forge responsible for Construction Management duties on the entire McCarthy Stone Evolve portfolio. This included assisting McCarthy Stone in developing the concept.

Forge offer a proactive approach and is a great asset to the McCarthy Stone team.

James Hannah, Land Director – Special Projects





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