

# shelby

Construction Professional Services



Business Introduction  
2024



Five reasons  
to work with  
**shelby**

**shelby**



1. We **care** about

the **people** we work with

doing the **right** thing

the **planet**

**equity**



2. We collaborate

with everyone

including our competitors

always improving

3. We value our

relationships

performance

communities

morals and ethics



4. We lead

from the front

by example

with integrity

total project ownership

# 5. Service quality

positive culture

standards of excellence

customer satisfaction

# Our services

## Project Management

- Complex projects
- Project delivery plan
- Bespoke project control format
- Risk and issue management
- Total project ownership
- Clear communication

## Cost Management

- Quantity Surveying
- Contract Administration
- Budget review and forecasting
- Life cycle cost planning
- Cash flow forecasts
- Cost estimating

## Principal Designer [CDM]

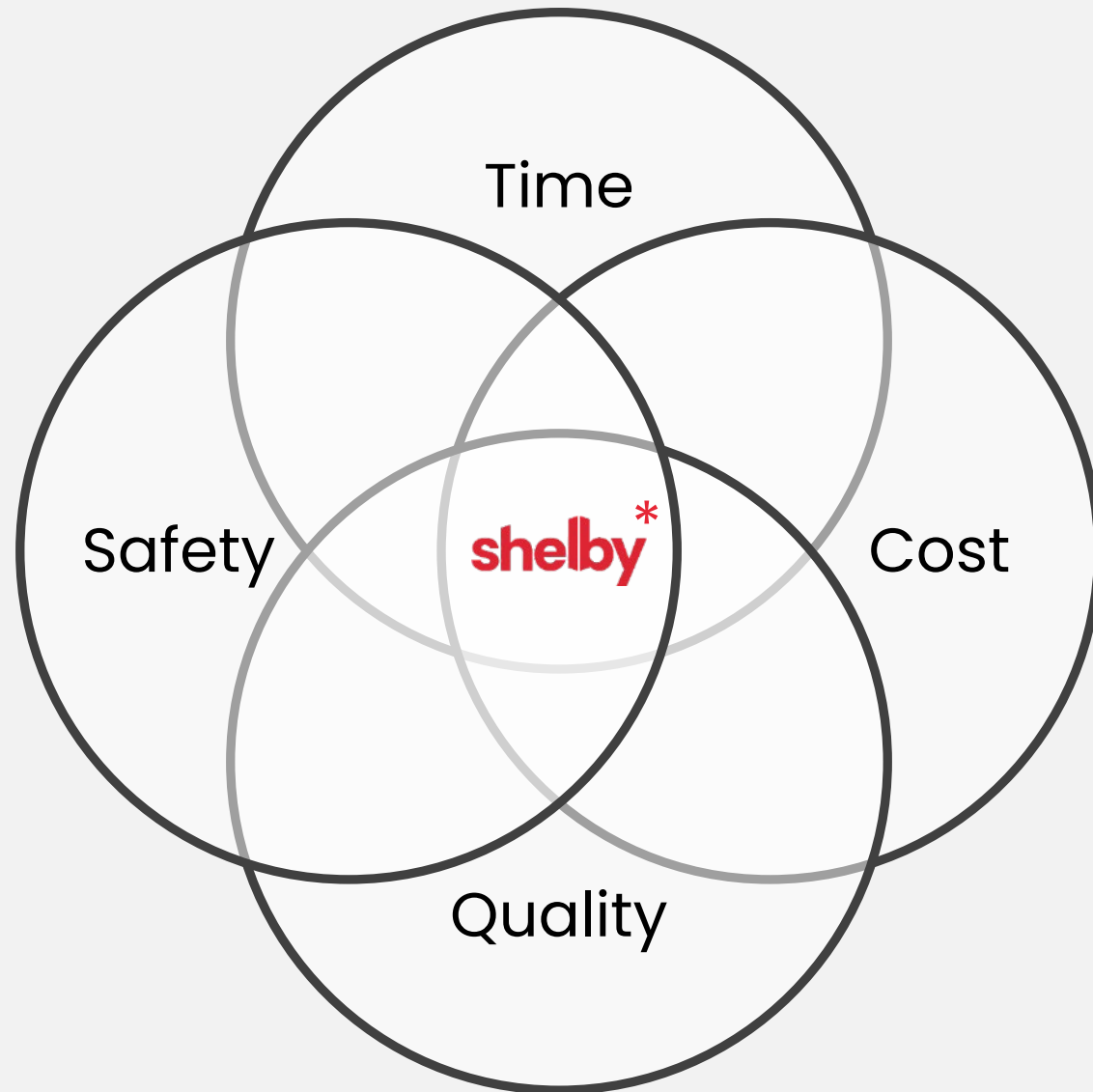
- Protecting the client and team
- Qualified compliance service
- Managed approach to risk
- CDM workshop and assessment
- Eliminate or mitigate safety risk
- Specialist regulatory knowledge

## Programme Management

- Strategic client partnership
- Fast paced programmes
- Investment delivery management
- Establish and maintain best practice
- Fully engaged and motivated teams
- Organisational efficiency



# Our USP



\* We love a Venn Diagram, and this one beautifully illustrates how our team of PMs, Qs and PDs work together to achieve control and governance on any project or programme of work.

# Our sectors



Healthcare



Tourism



Industrial



Residential



Commercial



Education



Leisure



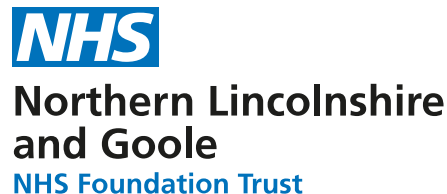
Retail

# Our Customers

Stonegate Group



PRIMARK®



# Our team

Pete McGlone  
Project Manager  
Likes: Biscuit adventures

Dawn Taylor  
Finance Director  
Likes: Yin Yoga

Phil Taylor  
Founder  
Likes: Skiing

Chris Pearcey  
Associate  
Likes: Motorsport

Jenny Kitchen  
BD Manager  
Likes: Clubbercise

Steve Tighe  
Founder  
Likes: Family Time

Craig Turton  
Project Manager  
Likes: Great outdoors

Oliver Reeves  
Quantity Surveyor  
Likes: Being a new Daddy

Paul Woods  
Project Manager  
Likes: Surfin



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# Our social value

£85,000

Social Value generated by Shelby in the last 12 months

Over 5,000 hours of social contribution

## How:

Youth team coaching  
Christmas Gift Donations  
Work Placements  
Cash Donations  
Hospital Courtyard Project  
Women in Property  
Ahead Partnership  
Planted 5,000 New Trees  
Outreach Projects  
Sporting Events  
Easter Egg Donations  
Youth Engagement Programmes

## Why:

To make a **positive and lasting impact** within the **communities** where we work, live and play.

Its our social responsibility and our **passion!**





Shelby is appointed by Marks and Spencer to coordinate and complete multiple Feasibility Studies per annum. The sites under consideration are generally existing buildings or brownfield sites, with complex reconfiguration works required to suit the new M&S store plan layout. Shelby work closely with the appointed M&S legal team and, if necessary, in conjunction with the Landlord property team to ensure that the shell specifications for the projects are acceptable to the M&S store planning team.

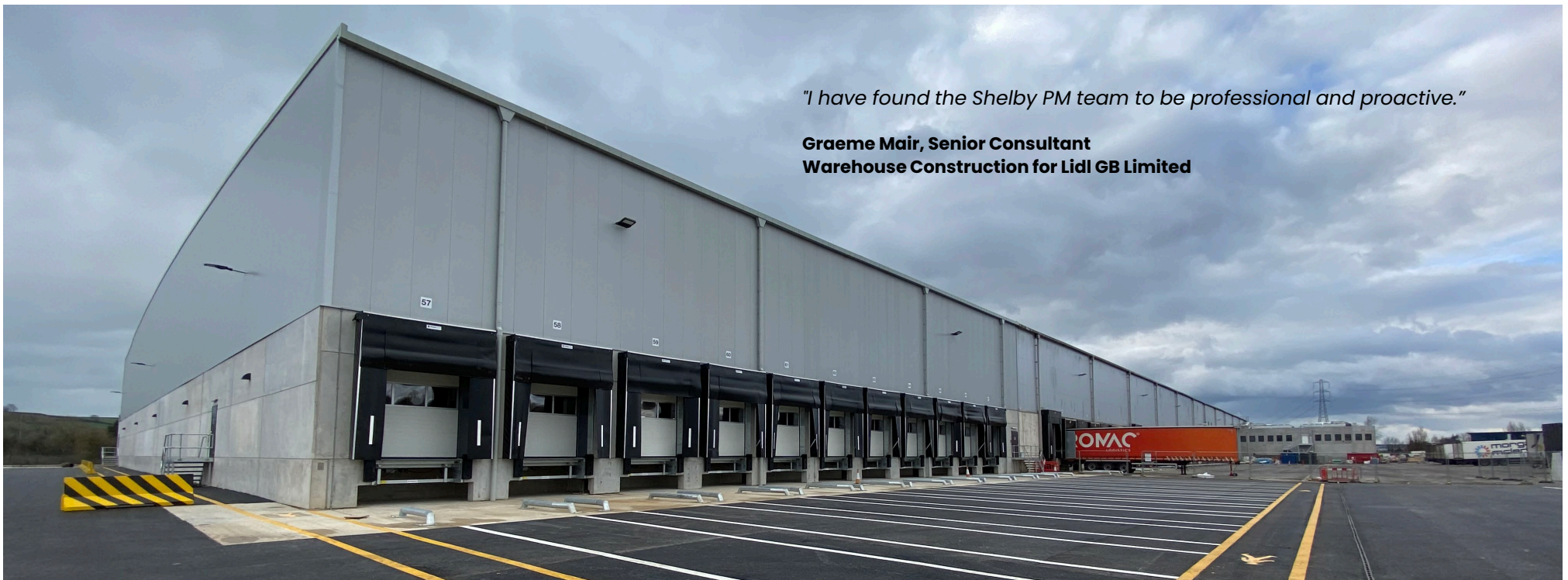
## Marks and Spencer

**Client:** Marks and Spencer

**Services:** Project Management and Pre-Construction Services

Shelby has worked on several schemes for major British retailer Marks and Spencer, which includes:

- Employed as External Project Managers to deliver Foodhall expansion and renewal projects at several UK locations, including London Colney, Meadowhall Sheffield and Glasgow East Kilbride.
- Programme managed a rollout of works to create additional M&S Foodhall space within 21 stores nationwide by converting existing café and clothing and home zones.
- Working in a Store Environment EPM role on national rollout programmes for fashion brand Jaeger, M&S Opticians, The Edit Womenswear and The Bakery.
- Undertaken feasibility studies on proposed sites for new M&S Outlet stores.



*"I have found the Shelby PM team to be professional and proactive."*

**Graeme Mair, Senior Consultant**  
**Warehouse Construction for Lidl GB Limited**

Shelby was also appointed by Lidl on its Project Management and Cost Management Framework to deliver professional services across its UK Distribution Centre programme. Among the works were:

- Freezer expansion programme at Luton, the largest RDC in Europe
- Mezzanine refurbishment and roof repairs at Enfield
- RDC Sprinkler retrofit and yard repairs at Runcorn RDC
- Roller racking modification at Belvedere RDC

**Client:** Lidl

**Services:** Project Management / Quantity Surveying

Shelby were project manager and quantity surveyors on a £36m extension of an existing regional distribution warehouse in Bridgend, South Wales, for supermarket chain Lidl. The state-of-the-art distribution centre is now extended to 36,000 sqm.

**Lidl**

*"Shelby has successfully delivered various RDC projects for Lidl throughout the UK."*

**Mario Viduka**  
**Director of Warehouse Construction for Lidl GB Limited**

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Shelby is supporting Haven with future feasibility and development appraisals with the provision of site-specific cost plans. These will help define the client's future development strategies and allow for capital expenditure forecasting.

**Client:** Haven  
**Services:** Quantity Surveying

Shelby is providing QS services on pitch development schemes nationwide for Haven. Among the schemes completed, with new holiday homes added for the 2023 season, were Craig Tara, Allhallows, Primrose Valley, Haggerston Castle, Thornwick Bay, Burnham-on-Sea and Seton Sands.

The large-scale development at Haggerston Castle, in Northumberland, included fully serviced holiday homes surrounding three manmade lakes.

We are appointed as QS on eight further schemes in 2024.

**Haven**

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Shelby was appointed to set up Stonegate's Project Management Office (PMO) and is supporting with redefining certain aspects of the Property Department.

**Client:** Stonegate Group  
**Services:** Programme and Project Management

**Stonegate  
Group**





Shelby is appointed on a number of healthcare, education and commercial projects to deliver RAAC remedial solutions where eradication is not possible or cost effective. Our Scope of Works is site specific, but our general objective is to work with the client and their appointed structural engineer to achieve a cost-effective remedial strategy for their RAAC planks.

## AGH Ward Refurb

**Client:** Airedale NHS Foundation Trust  
**Services:** Project Management

Shelby is appointed on a 7-year framework by AGH Solutions Limited to project manage the ward refurbishment programme at Airedale Hospital which is being delivered alongside the RAAC remedial works. Ward refurbishments to date include Endoscopy, out of hours Pharmacy, Cardiology, Stroke Care, Urology, Post-Surgery along with general wards. The programme is expected to last until 2030.

*“The Shelby team really do care about delivering a quality outcome at Airedale. Their collaborative approach and attention to detail has been both refreshing and reassuring. Shelby is a safe pair of hands that we are proud to work with and would highly recommend”*

**Richard Burgin**  
Estate Project Lead – AGH Solutions Limited

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RAAC (Reinforced Autoclave Aerated Concrete) is a form of pre-cast concrete used widely in the 1960s. Unlike normal concrete, there are no coarse aggregates, and the concrete is filled with chemically induced gas bubbles to make it lightweight. It is relatively weak and has a useful life expectancy of circa 30 years. Following a number of collapse events, it is essential that building owners and occupiers understand the quantity and condition of RAAC within their estate.

## SGH Gym Roof

**Client:** NLaG NHS Foundation Trust

**Services:** Project Management / Quantity  
Surveying / Principal Designer

Shelby is appointed by Scunthorpe General Hospital to manage the replacement of the RAAC roof structure over the existing gymnasium. The gym is a critical function of the hospital that supports the rehabilitation of patients with physical issues.

Shelby supported the business case application for funding and were able to mobilise the project team to start on site within one month of funding approval. The objective is to complete the project quickly and safely so that the Gym will once again be used to benefit patients and staff.



Shelby acted as Project Director, overseeing all pre and post construction delivery aspects, during this Croatian island development to create a retreat destination. New infrastructure was installed on the island including utilities, roads, and drainage. The 136-acre island is a holiday destination, with luxury glamping and lodges, an amphitheatre, swimming pool, restaurants, and bars.

## Obonjan Island Development

**Client:** Sound Channel Limited  
**Services:** Employer's Agent  
**Build Value:** £9m  
**Build Duration:** 3 years (phased)

*"At the point of appointing Shelby, the project was in its infancy and needed to build some early momentum to breathe life and energy into the development. Phil (Taylor) did exactly that. With consideration of the island location and the logistical difficulties associated with getting people and materials to and from the island, it was great to have Phil on board to support our development needs."*

*"It was a pleasure working with Shelby and I confirm my general satisfaction with their service."*

**Steve Allison**  
Director at Sound Channel

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## Key Features

The chambers' internal space was reorganised to create flexible workspaces for staff. Featuring a barristers' lounge and study to enable agile working, the refurbished premises also have dedicated phone and video facilities to support remote conferences and court hearings. The building's external entrance was remodelled, and a new lift installed, while flexible meeting rooms were introduced alongside a south-facing roof terrace.

**Client:** Parklane Plowden Chambers, Leeds

**Services:** Employer's Agent

Shelby successfully project managed the delivery of this ultra-modern office refurbishment. Parklane Plowden Chambers underwent a six-figure revamp of its four-storey, 11,000 sq ft premises on Westgate in Leeds city centre.

# Parklane Plowden Chambers

*"As a client, we appreciate that no project runs perfectly but we felt that Shelby worked hard to keep the project under control. The successful completion of the project was testament to their professional approach and hard work."*

**Hylton Armstrong,**  
Barrister at Parklane Plowden Chambers

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## Key Features

The Boathouse Fleetwood will provide a range of facilities and services that are specially tailored to meet the needs and demands of youngsters within the town. It is an active partnership between the local authority, charity sector and private investors.

**Client:** Russell Haldane Trust  
**Services:** Quantity Surveyor and Principal Designer

Shelby are quantity surveyors and principal designer on a new youth centre that is currently underway in Fleetwood, Lancashire. This purpose-built facility, being constructed on church grounds, will comprise:

- A large hall for sports, games and performing arts
- Several adaptable areas to be used for recreational activities and creative arts
- A large recreational area with pool tables, table tennis and games consoles
- A kitchen
- Car parking for up to 25 vehicles, including EV charging points

# The Boathouse Fleetwood



## Key Features

Shelby is acting as Employer's Agent from RIBA Stage 3 (Spatial Coordination) through to the end of RIBA Stage 5 (Construction) and Handover / Occupation.

**Client:** Private

**Services:** Employer's Agent and Principal Designer

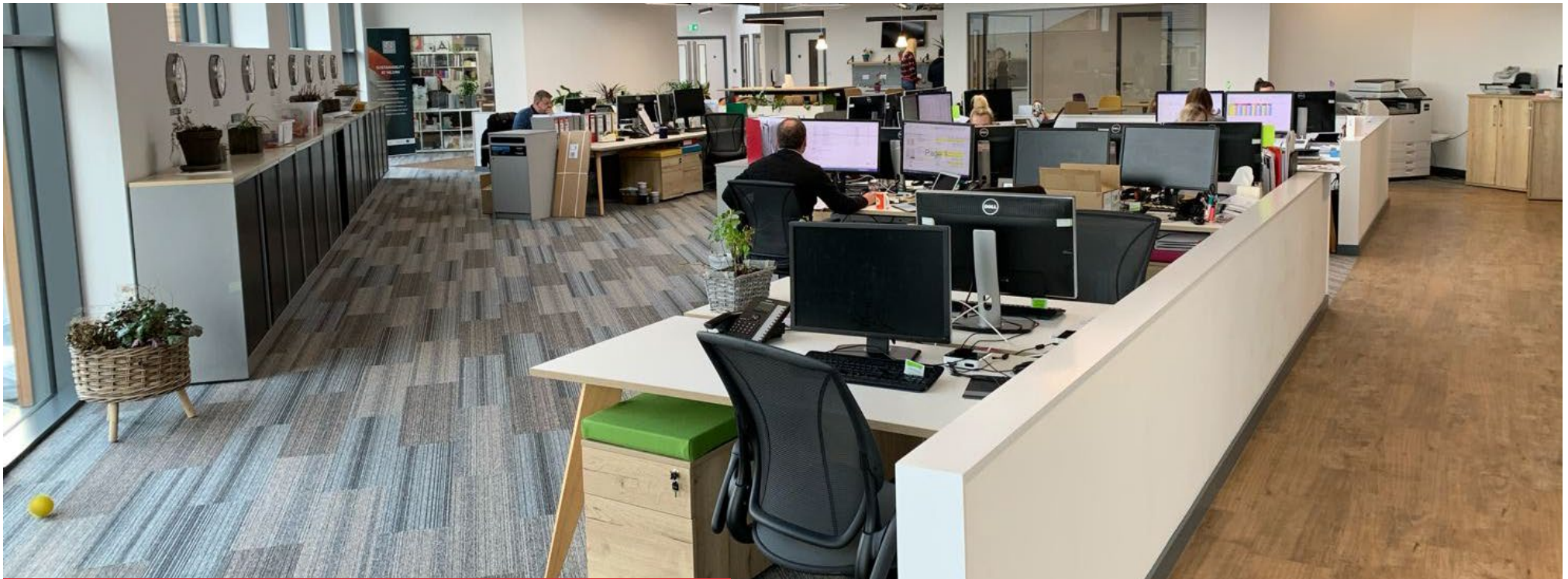
Shelby are providing a full suite of professional construction services – project management, quantity surveying and principal designer – on this luxury £2.5m dwelling build in the picturesque spa town of Ilkley, West Yorkshire.

Brook House is to have three floors, including a basement with a cinema room, gym and games room. The ground floor will have an open plan kitchen and dining room, with a balcony and terrace area. There will be five ensuite bedrooms on the first floor.



## Brook House, Ilkley

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## Key Features

The Cat A fit-out specification of the office space delivers a future-proofed space for Nilorn to grow its business activity within the UK. The building style has been developed to reflect the origins of Nilorn as a Swedish company, using timber cladding and large glazed apertures to create a sense of light and space.

**Client:** Nilorn UK Limited

**Services:** Quantity Surveying and Contract Administrator

**Build Value:** £2.3m

**Build Duration:** 1 year

Shelby was appointed by Nilorn on the delivery of its new UK HQ, which has a gross internal floor area of 15,500 sq. ft. Nilorn is operating its UK manufacturing and office functions from this new facility, which also provides a new location for conferencing and entertainment.

## Nilorn's New HQ



*“Shelby has provided expert commercial and contractual advice during the life cycle of our project. Our recent success of securing a significant grant to support the next ground floor phase of the hospital is testament to their hard work and dedication. We would not hesitate to recommend Shelby and look forward to continuing our relationship for the foreseeable future.”*

**Charley Wilkinson**  
**CEO at The Fleetwood Trust**



## Key Features

The Pantry, which has a foodbank, became the first community service officially opened at Fleetwood Hospital in October 2020. A nationally accredited volunteer centre is also operating from the building.

Future proposed tenants include a regional housing and maintenance group, charity partners and health and well-being training providers.

# Fleetwood Community Hub

**Client:** The Fleetwood Trust

**Services:** Employer's Agent

Shelby is undertaking an Employer's Agent role on the redevelopment of Fleetwood Hospital into a community hub. Fleetwood is a coastal town in Lancashire. The Fleetwood Trust, a registered charity, purchased Fleetwood Hospital, a building which lay largely unused for more than a decade.

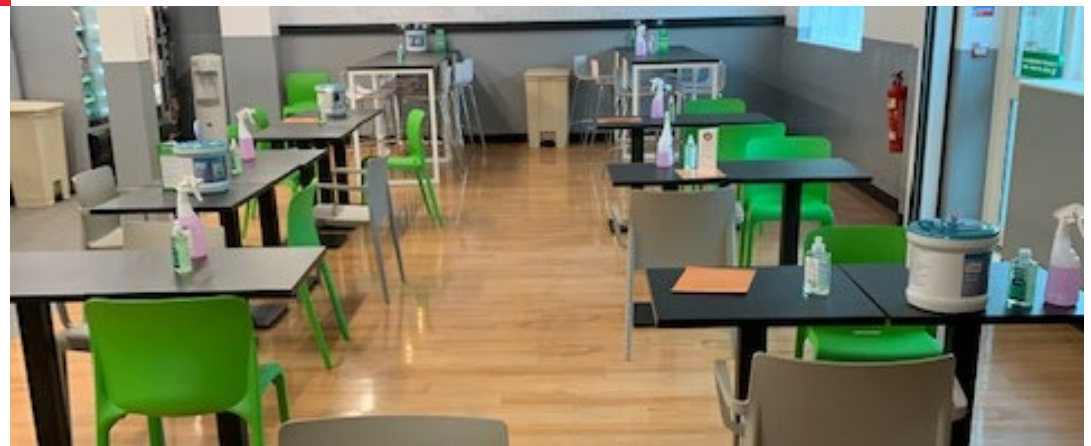
The Trust's objective is to provide a much-needed facility for the local community. Fleetwood Learning Centre, which is providing adults with further education and employment skills, is now being run from The Hub by Blackpool and the Fylde College. Work has now started on the creation of a Youth Hub.



Drawing on our project management expertise, Shelby helped to coordinate a nationwide home shopping programme for Asda. The supermarket chain was investing heavily in its home shopping services by undertaking refurbishments and extensions at more than 130 of its stores.

Shelby also assisted by programme managing a national rollout programme by Asda to enhance its staff facilities within more than 240 stores.

**Client:** Asda  
**Services:** Project Management





## Key Features

In general, the Primark refit stores required dilapidation works to ensure compliance with current building standards along with an internal makeover to deliver Primark's model store concept. The stores were delivered on time, on budget and to exceptional quality standards. New signage was installed throughout, along with Primark's eye-catching visual merchandising and digital communication technologies.

**Client:** Primark  
**Services:** Project and Programme Management

Shelby was appointed by Primark to act as Lead Project Manager and Programme Manager to support the delivery of their annual refit programme from 2015 to 2017. During this time, Shelby delivered 7 refits within existing live trading stores, including the flagship refit of Primark's store in Hemel Hempstead.

# Primark

*"The Shelby team proved themselves to be reliable, professional and diligent.."*

**Primark Spokesperson**

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## Key Features

Shelby acted as client representative on the Levi's programme including all project and cost management activities from feasibility to defects close. Shelby coordinated the design, statutory consents, landlord agreements, procurement, and delivery of Levi's projects.

**Client:** Levi Strauss & Co.

**Services:** Project Management and Cost Management Support

Shelby was appointed on a Project Management and Cost Management basis to support Levi's UK project delivery of new stores and existing store refits. During Shelby's appointment with Levi's, we successfully delivered 14 projects on time and on budget.



# Levi's

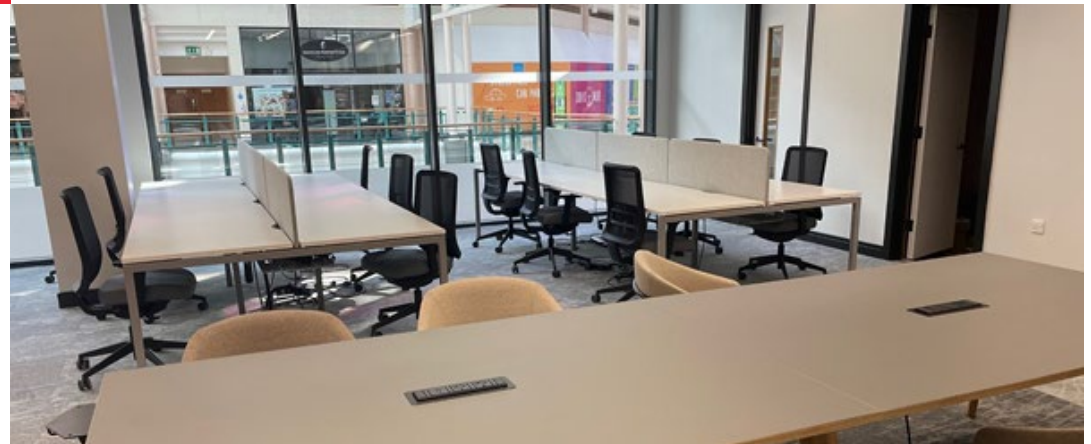




A new office block was unveiled for 100 Oldham Council staff within the Spindles Shopping Centre. Several retail units were consolidated into an open plan 8,000 sq ft office, to support the council's ongoing town centre regeneration strategy. Shelby acted as Employer's Agent on the scheme.

**Client:** Oldham Council  
**Services:** Project Management  
**Build Value:** £2m

## Spindles Office Development





## Key Features

The conversion was delivered in two phases, ensuring that the Co-op Digital operation could take possession of the first phase as a priority followed by the sub-let portion in Phase 2. A neighbouring listed building and a complex landlord structure demanded that Shelby maintained regular communication with various secondary stakeholders to achieve the development timeline.

**Client:** The Co-operative Group  
**Services:** Project Management  
**Build Value:** £2.1m  
**Build Duration:** 18 months

Shelby was appointed as Project Manager on the conversion of this former Manchester textile warehouse to a state-of-the-art Digital Hub. The Hub development provided flexible working space to the Co-operative Group and allowed them to sub-let some of the building to various digital businesses, bringing local collaboration to the heart of Manchester.

# Federation Building



## Key Features

There are six four-bedroom townhouses, each with integral garages, and six three-bedroom houses, each with their own allocated car parking space.

**Client:** Atlantic Developments Partnerships  
**Services:** Project Management  
**Build Value:** £3m  
**Build Duration:** 9 months

Shelby project managed the build of 12 luxury town houses in Devon. Armada Close is a high-quality development, centred around an electronically gated attractive mews, situated near Ilfracombe high street and sea front.

The development completed in the summer of 2020.



## Armada Close Town Houses, Ilfracombe

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## Leeds

Swale Suite, 5 York Place, Leeds, West Yorkshire, LS1 2DR

## Poulton-le-Fylde

New Media House, 8 Hardhorn Road, Poulton-le-Fylde, Lancashire, FY6 7SR



## Contact us

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