
Founded on family values
with the vision, passion &
skill to form winning property
investments for you



We 'Forme' crafted investment opportunities for you

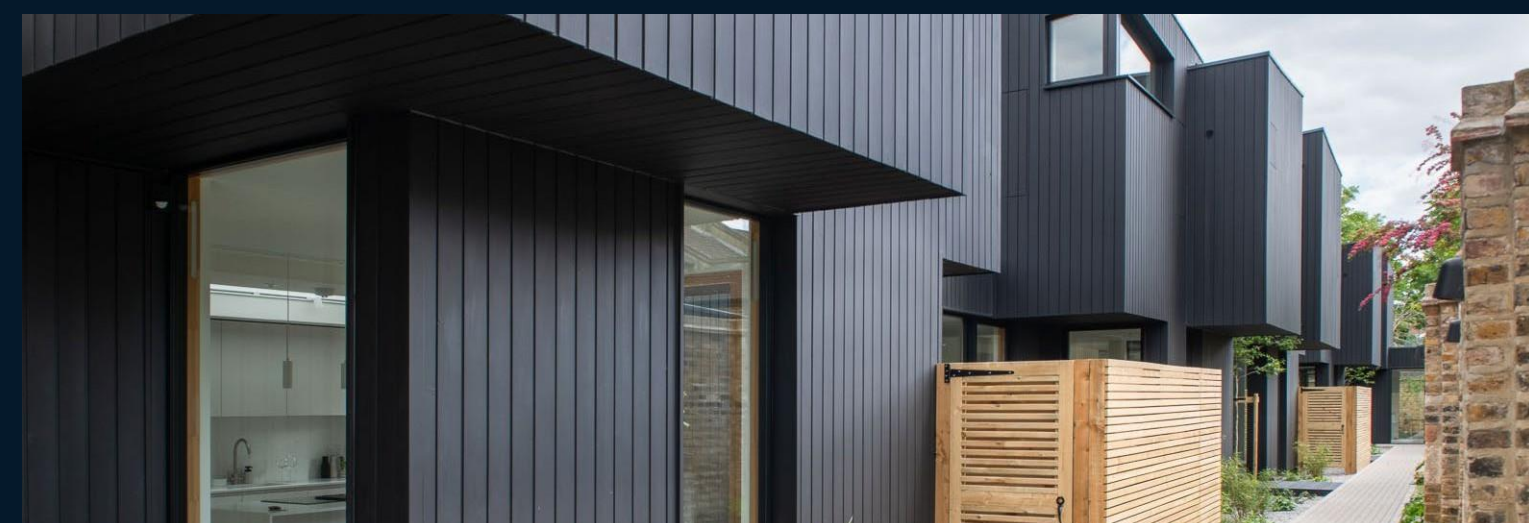
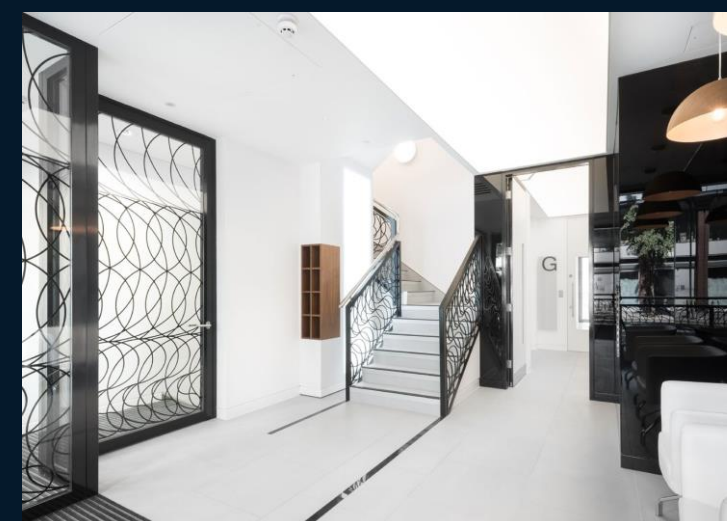
The Forme Space Group offers investment opportunities through property development, delivering excellence across residential, co-working, hospitality and commercial projects in the UK.

The Forme management team combine 50 years of experience in Property, Professional Sport and Business, in which we successfully and consistently "Forme'd" teams, enhanced skills, analysed tactics and inspired winning results.



Whether it is winning leagues or winning contracts, we know how to carefully and creatively craft unique investment opportunities within the property industry.

We add value and create win-win business for everyone involved. Helping investors to not only consistently win, but also take pride in creating modern and dynamic residential and commercial spaces.



Crafted winning investment returns for you

The vision of the Forme directors is to deliver complete property investment solutions, utilising the expert skills of a team of professionals who set the highest standards and maintain full accountability of the results.



We see what some can't. We make time to explore when others have none.

Working as an efficient and effective team, we think outside of the box, focusing on finding solutions where others see problems.

Our mission is to carefully craft and expand investment opportunities within the Commercial and Residential property space offering a variety of ways for investors to get involved and make a winning return.

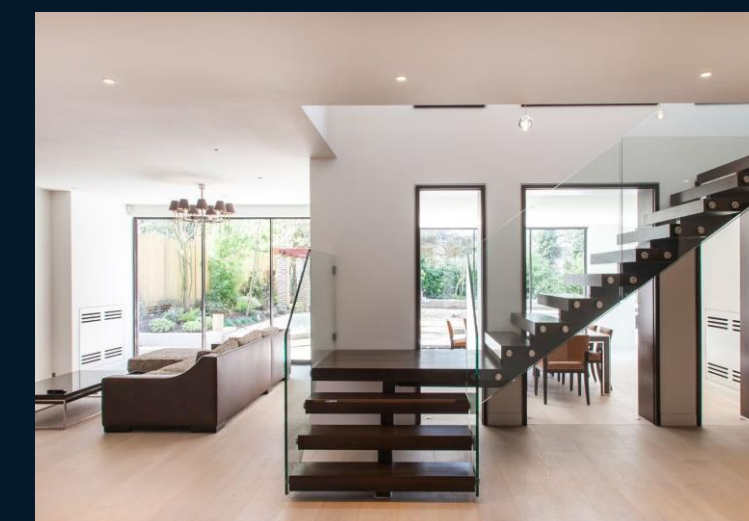
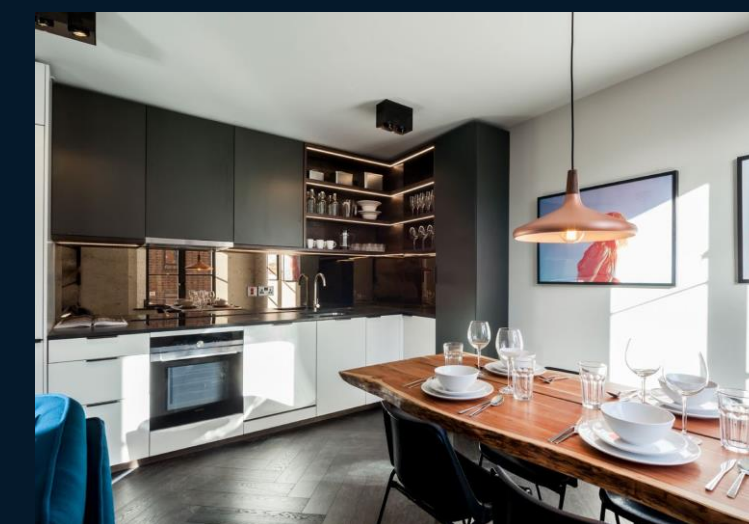


Crafted & considered winning investments for all

We primarily look to acquire fair value land and commercial spaces to develop out to homes or change their use and convert to residential, or alternative commercial schemes. Always looking to mitigate the risk of investments we work with a minimum multiple exit strategy for each project. Our model is based primarily of sales, followed by retention to the open market.



We pride ourselves on our due diligence and capacity to create intuitive and practical schemes which work on all levels, creating attractive investment opportunities that benefit our partners and local communities as we seek to 'Forme' Inspired Commercial & Living Spaces crafted in principle as an asset of value.





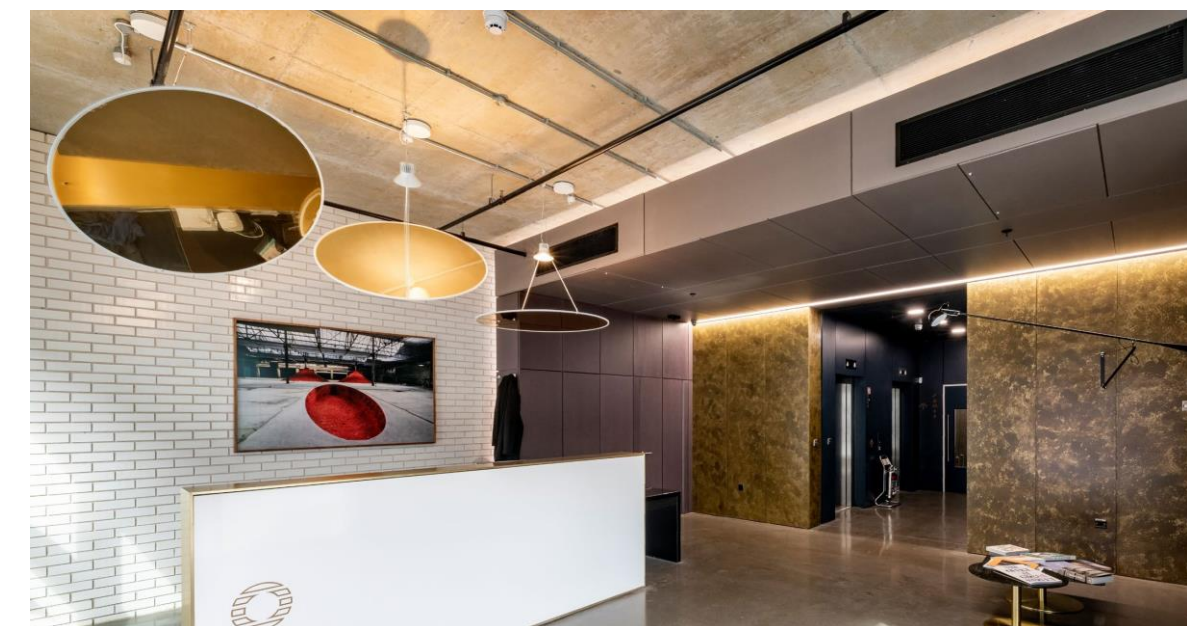
Our vision

To 'Forme' lasting relationships, investing in people, spaces and communities



Our mission

To craft opportunities and form lasting partnerships providing rewards for all investing in the creation of smart living, co-working, hospitality, and commercial spaces



Our goals

In line with the 'Forme' brand we aim to create, and manage Your Investment and Your Spaces whilst supporting independent local businesses and communities

Forme Living
Sustainable Spaces created for function and community.
Family Homes & City Living Students

Forme Commercial
Smart, built for purpose and sound investments, including
Apart Hotel Serviced Accommodation & Co-work space
for hospitality, business and travel

Our values

Passionate & determined

Unshakably resilient, with a name 'Formed' through our collective families, we are intrinsically motivated to achieve our vision.

Solving problems

There's no such thing as a problem, only a challenge. We unravel the issues and make the complex simple.

Vision

When you don't have time we make it. When you can't find what you need, we see it for you. We only commit to projects when we can add genuine value.

Authenticity

Our investors are our people, our partners, our family. We are humble, open and honest. Our clients and partners trust us to be true to our word.

Respect & caring

People matter to Forme,' after all we're here to invest in creating Your Space and Your Results. More than anything else, we deeply respect and care for our team, our clients, and the communities in which we work.

Insight

We strive to be visionaries, fearless and explore to build a better, brighter offer and space for all.

Accountability

Proud to stand up and deliver on our promises. Results are our responsibility.

Exceeding expectations

Dedicated to doing whatever it takes to achieve a result.



Case studies

9-10 Noel Street

London W1



Services provided

Main Contractor

Client

Private

Construction value

£2.6 million

Start date

February 2017

Completion date

April 2018

Architects

ESA

Structural Engineers

FG+ Consulting Engineers

Mechanical & Electrical

Lending Services Design Ltd

Project managers

BTP Group

- 8 storey office refurb, approximately 10,000sq ft of CAT A office space.
- Removal of existing front & rear façade and replaced with a mixture of brickwork and carved Albion stone.
- Internally minor adjustment to the floor plates to facilitate the architects proposal.
- Full Cat A office fit out including new service provisions.

2 Grenville Place

London SW7 4RU



Services Provided

Main contractor

Client

Ongar House Ltd

Contract Administrator

Clarke Associates,
Chartered Building Surveyors

Value

£1.2m

Start date

June 22

Completion date

March 23

Champion Building Services were employed to carry out a full refurbishment of a Georgian terraced property to create;

- Basement self-contained 4-bedroom flat.
- 10 self-contained bedroom units each including a dedicated wet room and kitchen facility.
- 3rd and 4th Floor self-contained 4-bedroom duplex apartment together with a dedicated roof terrace facility.

Works also included the external refurbishment and redecoration to all elevations.

Complete internal fit out works including all mechanical and electrical works.

Our kitchen division designed and installed the 12 kitchens all fabricated in Germany to all units.

Mechanical and electrical services were designed and managed by our in-house services consultant.

Listed cornices and architectural features throughout the property were protected and refurbished back to their former glory.

Yale Terrace

London N19



Services Provided

Management Contract - Future Urban

Client

Empyrean Developments

Construction value

£4.8m

Start date

2010

Completion date

2011

Architects

Colley Architects

Structural engineers

Ellis & Moore

Mechanical & Electrical

Mendick Waring

Project managers

Empyrean Developments

Cost Consultants

Anderson Wilde Harrison

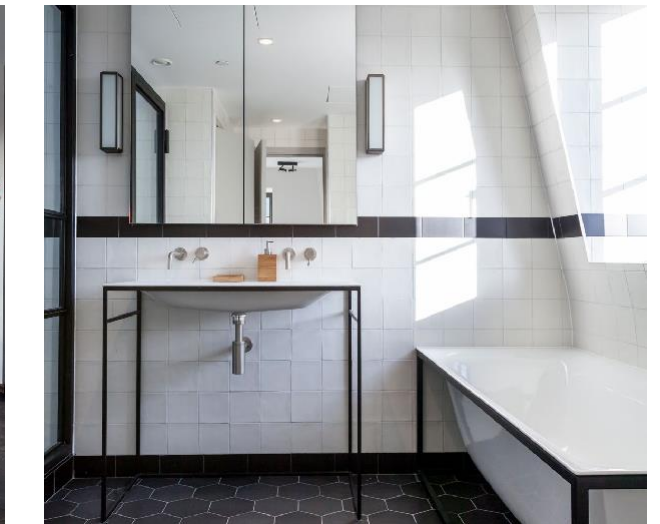
Yale Terrace is a stunning collection of townhouses and apartments set in one of Islington's most rapidly changing areas. This development is not only rated Eco Very Good but boasts that at least 10% of its energy is generated via solar / thermal powered systems.

The apartments were constructed on top of a newly formed basement incorporating an RC Frame on top and the town houses were constructed using tradition building material and clad in part with spandrail panels.

Fitout consisted of German kitchens and wardrobes with tiled floors in the living areas with underfloor heating throughout.

19-20 Poland Street

London W1



Services provided

Main Contractor

Client

Chapmon & Button Cogress

Construction value

£3.0 million

Start date

August 2015

Completion date

August 2016

Architects

Waugh Thistleton

Structural Engineers

DCL Ltd

Mechanical & Electrical

LSD Ltd

Project managers

Measur Ltd

Employed as the main contractor on the extension and refurbishment of 9 high end apartments on a period property at 19-20 Poland St Soho London. The property covers 8500sqft and ChampionBuild worked closely with the design teams on this complex refurbishment.

The existing building was extended to the rear and an additional mansard level with roof garden on top. For this to be created, we were required to remove the existing lift shaft and stair cores. This was done by installing temporary works throughout the structure and then began the process of removing the rear façade, lift shaft and stair core. Running parallel, we were responsible for applying another level whilst maintaining a live restaurant on the ground floor.

The roof and rear structure was extended using structural steel, timber joists, lewis decking and screeds. The rear façade construction was made up of metal substrata, render systems and aluminium windows.

ChampionBuild also had the responsibility for the complete fit out which included herringbone flooring, marble bathroom, bespoke joinery & kitchens, full mechanical, electrical, AC and AV systems throughout each apartment.

Muswell Hill

London N10



Client

Imrose Properties Ltd

Construction Value

£2.7m

Architects

Crawford Partnership

Structural Engineers

ENR Consultancy Engineering

Mechanical & Electrical

Synergy Ltd

Cost Consultants & PM

KM Dimensions Ltd

GDV

Apartments - £4,200,000.00

Commercial - £200,000.00 annually

This live development is at the heart of Muswell Hill, along Broadway within the conservation area. The design will reconfigure the existing redundant upper floor commercial space to create 6 new two-bedroom flats within the existing front block, facing onto the high street

As part of the proposals, the main high street facade will be sympathetically modernised providing a new high-quality design that will enhance the Muswell Hill Broadway streetscape and create a contemporary translation of the traditional features. This could provide a model for future opportunities to develop similar sites, adding much-needed housing whilst creating a positive environmental and aesthetic impact to high street locations.

Dan Champion

Manging Director - Construction



A civil engineer by trade Dan commenced his career in Ireland, before moving to New York, London and then Bristol. A founding partner in the highly successful ChampionBuild firm. Dan's journey within the industry began with specialization in large residential developments, delivering approximately 400 units per year before strategically expanding to gain experience in multi-million-pound developments, groundworks, RC Frames and commercial projects.

Overseeing a multitude of projects, ranging from refurbishments, new build residential & commercial developments to conversions of grade listed and commercial properties into exquisite co-living spaces, serviced apartments, residential homes

& student accommodation, Dan has built vast experience and expertise throughout his career, consistently ensuring all projects are executed punctually and within budget to create an enduring reputation with clients for being results driven and delivering a quality return.

Outside of his professional endeavors, Dan is a passionate entrepreneur who has earned numerous business awards, keen sportsman with a particular love for all things cars. As a devoted family man, he shares the same commitment to excellence as his business partner Joe. Diligent and pragmatic, Dan wholeheartedly prioritizes delivering exceptional results right from the project's inception, adhering to the age-old adage: "Measure twice, cut once."

Joe Goodman

Manging Director - Commercial and operations



Having grown up on building sites and transitioned through professional sport, Joe brings a variety of skills and knowledge to the company with a creative, dynamic, outcome focused view towards business, management, and when it comes to formulating and executing the overall company strategy.

A highly motivated proven winner, Joe is a true team player, with a great eye for opportunities, and a love of working with people to achieve a goal. He transitions his out of the box thinking, smart planning and strategic marginal gains mindset from professional sport to create new opportunities, develop relationships and win projects. Whilst simultaneously overseeing the property and project management, investor

relations and systemisation of the portfolio for growth.

A passionate family man, partnered by his business award winning wife and the families' successful groundworks and recycling business, Joe works closely with all clients, with the goal of efficiently managing and delivering projects on time to a high spec.' Joe's internationally recognised coaching and personal mentoring skill set enables him to form meaningful relationships and deliver quality client care to our investors and partners.

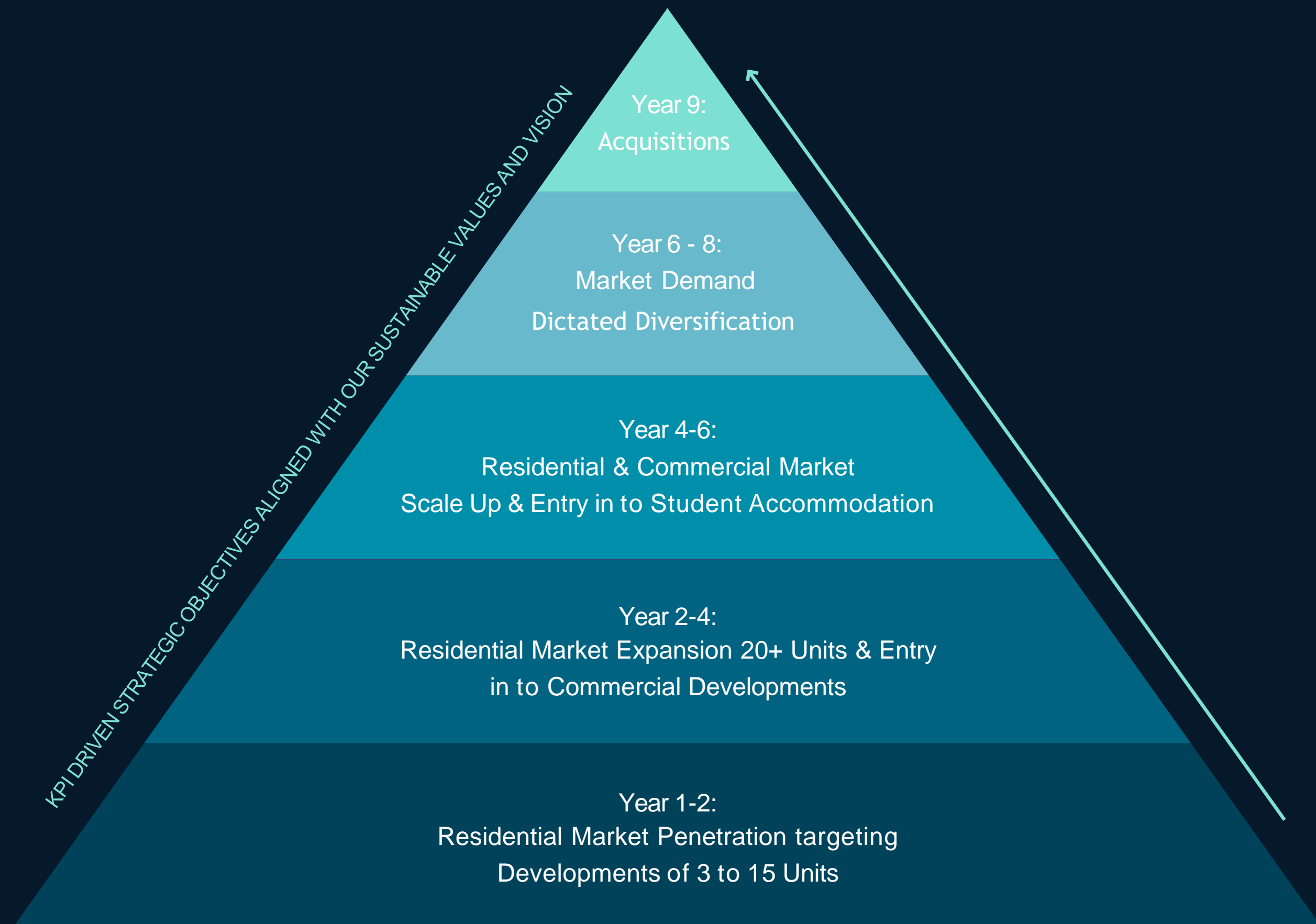
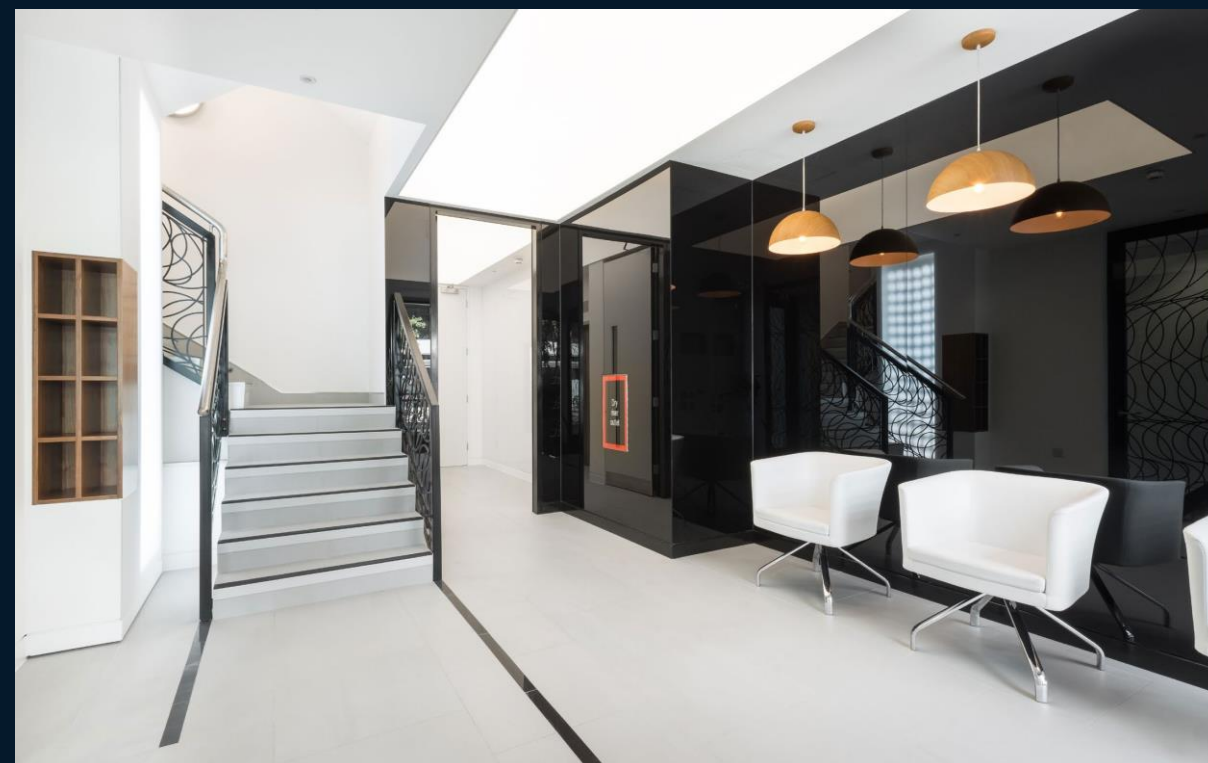
Why 'Forme' Space with us?

- Experienced contractors
- Due diligent and safe
- Bespoke deal structuring to suit all
- Local access to all trades and
- Professionals
- Well respected by colleagues
- Creative and Visionary
- Solution focused
- Winning mentality
- Transparent and flexible contracts
- A team you can trust
- Proven track record
- Compliant on all national HSE legislation
- Precise project management
- Insured and certified
- Guaranteed returns
- Long term relationships
- Team players



The future of Forme Space

We are an ambitious Development Company kindly supported by various industry experts



Forme Space Group

Bristol

www.formespacegroup.com

