



Construction Project Management

“Get it right from the start”



Quantum Forth, based in Edinburgh, is an innovative property development company, specialising in property design, planning, construction and project management on a wide range of development projects throughout Scotland.

We take care of with the complete process of your property development project. That's whether it's a new build, steading conversion, large extension, loft extension or complete refurbishment / remodeling of your existing home - we deliver an exceptional end result with the minimum stress and unnecessary expenditure.

Over the past 8 years, we have successfully designed, built and project managed over £8 million worth of individual, inspirational and often ground breaking property and residential development projects. We are unique in our approach to property development and will provide comprehensive project management support from start to finish, helping to design, build and construct your new home, extension or re-modeled interior.



Construction Project Management

What is Construction Project Management and why do I need it when I could just hire a builder to do it all?

Project Management is essential in any property or construction project. It involves the strategic planning, c-ordination and direction of resources to ensure the professional delivery of any development, no matter how large or small.

Quantum Forth provides Project Management services that will not only save you time and money but will also guarantee that your property renovation, home extension or new build is of the highest quality and finish. With a wealth of expertise in property development, we bring unique leadership and Project Management skills to each and every building project, offering a modern and fresh approach to construction. Over the years, we have perfected a system of design, planning, precise costing and construction, using an individual Project Manager who has overall control of each development and provides a single point of contact for our clients. ***We regularly save our clients up to 30% on typical costs compared to when using a builder as Main Contractor.***



We believe this is the best way to run any building project, co-ordinating all aspects of the design / build process. We,

- **Provide independent, professional advice**
- **Prepare a detailed budget and programme**
- **Liaise with and co-ordinate the work of all other professionals involved in the build project which would otherwise be dealt with by the client**
- **Source, appoint and manage individual specialist trades under direct client contracts**
- **Advise you on the best and most cost-effective technologies available**
- **Anticipate and pro-actively deal with any problems that might arise during construction work**
- **Make sure that quality standards are maintained**
- **Keep track of progress and ensure the project is on time and within budget**
- **Maintain records of expenditure, accounting, costing and invoicing**

Rest assured, our Project Managers have effective leadership and communication skills in co-ordinating everyone involved in each and every aspect of your property development, building a strong sense of collaboration and teamwork from start to finish.

Prior to construction, we can charge an hourly rate or provide a fixed fee to process planning, design, local authority issues, and any other negotiation matters. During this stage we would prepare a detailed budget cost / scope of works. During our pre-construction phase we will source and secure specialist trades contractors and firm up actual build costs to complete your build project. Using our wealth of experience, we will ensure the best quality resources at the best possible price. When building work begins, we will charge a fixed monthly fee to run and co-ordinate the entire build process.

By using our expert Project Management services, your property build, extension or conversion will not only exceed expectations, it will be delivered on time, within budget and with the minimum of stress to you. Having developed many individual and inspiring renovation and new build properties, we are happy to discuss your project, expectations and budget and deliver to you the home of your dreams.



Property Development FAQ

Why should I use a Project Manager for my home improvement or building plans?

But why, you may ask, would someone spend part of their building budget for us to manage their project?

We know it may seem easy. Programmes like Grand Designs, Property Ladder and all the rest have turned us into a nation of amateur property developers. These programmes make it seem like anyone can manage and complete their own project, whether you're extending, creating a self-build home from scratch or want to completely change the layout of your home by knocking down a few walls.

Of course it's perfectly possible to manage your own project – if you're at home all day and don't have any other commitments. But, if you live in the real world, chances are you have a daytime job, a family and other commitments that eat into your time.



Here's our top list of reasons why you will want to use a Project Management company like Quantum Forth Ltd for your next project – no matter how big or small:

Budget! Budget! Budget!

The golden rule of any successful project is to have a well thought out detailed budget, which includes a contingency fund. Unless you're an Accountant or Quantity Surveyor, it can be hard keeping track of a budget when you're dealing with an avalanche of bills from numerous contractors, suppliers and consultants on top of fees for planning or building regulations, utility providers etc.

This is where Quantum Forth comes in. We manage and control your budget, dealing with all trades contractors, making sure that there's no unnecessary expenditure. So although you pay a fee for our services, we will save you money and time in the long run because we'll make sure you don't spend more than what you have, yet you still get the home you have always dreamed of. Or, you can arm yourself with a calculator and hope for the best. But remember, how often do television programmes like Property Ladder reveal that spend has gone massively over budget.

The Buck Stops Here

Quantum Forth will be your single point of contact from start to finish no matter what the issue. So you will never have to deal with several contractors and suppliers, waiting for phone calls to be returned or even people to turn up.

Money Saving £££

In addition to keeping a tight hold of the purse strings, Quantum Forth can also advise you about other aspects of your build that could save you time and money. We use energy efficient methodology. You might not have thought about the added strain on heating and lighting bills from your new open-plan layout, or extension, but we will have.



Grand Designs

Past experience means we are in a good position to advise you on what may or may not work for your home. We're completely independent, and we represent only your interests throughout the entire project.

On track

There's nothing worse than starting a project only for it to run over timescale, particularly when you have family needs to consider. Quantum Forth are "fast track" specialists and will keep track of progress at all times, ensuring you enjoying your new home when you expected to, not weeks or months later.

Open and honest

We professionally manage the essential tradesmen required to get the job done, building a good sense of teamwork. We don't mark up the cost of materials, or tradesmen, to make more money for ourselves. Any savings are passed directly onto you thanks to our "open book" policy.

Quality but not at high prices

Using our vast experience and buying power, we can secure the best quality materials at the best price for your project. Thought you couldn't afford the granite worktops or the bespoke under floor heating? With our help your home will exceed all your expectations.

Fair Fees

If you want to use a Project Manager but think it might cost you a small fortune, think again. We can charge an hourly rate prior to any actual building work commencing or provide a fixed fee to address any planning, design, local authority issues, and any other negotiations needed. Once the design is finalised, accurately costed and agreed with you, we secure the necessary specialist trades contractors and any other services needed to complete your project. Once the construction phase begins you pay our fixed monthly fee to run and co-ordinate your project, no matter how many hours we commit. You'll only ever pay the same monthly fee.

And relax...

So you've decided what you want. Now leave it to us. Our service saves you all the stress and hassle that usually accompanies major home redesign, extending, building and renovation. From the outset to completion, we work for **YOU**.

So are you ready to get the home you've always dreamed of? Get in touch today for an informal, no obligation chat about how we can help. Having developed many inspirational homes, we'll be able to talk you through every aspect of your project and discuss provisional costings, and even come up with ideas you may never have even thought possible on your budget.

Call us on 0845 0945 668 or email alan@quantumforth.com

