

CB Construction Management Ltd

Construction, together.





Company Overview

CB Construction Management Ltd is a leading construction management and main contracting specialising in the delivery of **high-quality residential developments across the UK**. With decades of combined experience spanning the full development lifecycle from site acquisition and planning to construction delivery and completion our team brings together some of the most respected professionals in the industry.

We pride ourselves on combining **technical expertise, commercial insight, and collaborative leadership** to deliver projects that meet the evolving demands of modern living.

Our focus is on quality, innovation, and sustainability, and we are committed to delivering residential developments that create value for investors, enhance communities, and stand the test of time.



Our Services

CB Construction Management Ltd is an integrated delivery partner specialising in residential developments. Our market positioning is defined by the three core services we offer to partners and clients:

Main Contractor

We act as the trusted Principal Contractor responsible for the complete, compliant delivery of residential projects across the UK.

This includes rigorous site management, technical execution, budget control, and adherence to the highest standards of safety and quality (including the Building Safety Act mandates).

Joint Venture (JV) Partner

We enter strategic Joint Ventures to co-develop residential assets.

In this capacity, we align our financial and execution risk with our partners, leveraging our construction expertise to de-risk the development phase and maximise investor returns through shared reward and responsibility.

Delivery Arm

We function as the execution engine for investors, developers, and funds that possess capital and land but require a proven, experienced team to realise the physical build.

We are the guaranteed delivery mechanism, providing technical oversight from planning through completion to ensure efficient construction and delivery on the project's original vision.

UK Residential Construction: Strategic Opportunity Overview

The UK residential construction market is defined by **a critical long-term supply deficit juxtaposed** with increasing regulatory complexity and a persistent demand for high-quality, energy-efficient homes.

This environment filters out general contractors and rewards specialised, integrated firms like **CB Construction Management Ltd** that control the entire development lifecycle.

- The foundation of the UK residential market **remains robust, driven by macro-level factors** that guarantee sustained demand for the foreseeable future:
- Decades of under-supply have created **a large, persistent gap between new build targets and delivery across the UK**. This shortfall supports stable long-term pricing and viability for new residential developments.
- Continued population growth, urbanisation around key economic hubs, and the fragmentation of households guarantee constant demand for **new properties, especially mid-to-high-end homes** that cater to changing living standards.
- Strong performance in the Build-to-Rent (BTR) and institutional investment markets creates **reliable exit strategies for high-quality residential schemes**.





Co-Founder

Oliver Burleigh

Oliver brings nearly two decades of experience across construction, development, and operational delivery. Beginning his career as an electrical apprentice, he rapidly progressed into leadership and went on to establish ORB Mechanical & Electrical — now a market-leading M&E contractor, employing over 50 highly skilled engineers across multiple disciplines.

With extensive sector knowledge, a strong development network, and a proven track record as a founder, Oliver has delivered a wide range of residential and commercial schemes from concept through to completion. His hands-on approach, technical depth, and commercial acumen have been central to shaping CB Construction Management's growth and delivery capability.

Core Expertise; Mechanical & Electrical Design and Installation, Procurement & Resource Management, Project Management & Delivery, Budgeting, Cost Control & Commercial Oversight, Health & Safety Compliance, Leadership & Team Development, End-to-end project execution across multiple delivery models
Oliver's experience, strategic insight, and commitment to quality underpin every project and partnership he leads.



Co-Founder

Neil Clutterbuck

CB Construction Management Ltd 40 years' experience in construction, 20 years as a business owner working with the UK's leading house builders.

Experience: Neil founded NC Limited in 2004, growing the carpentry contracting company to over 130 operatives before transitioning into large-scale project management. He has delivered major residential, commercial, and regeneration projects across the UK.

Notable Projects: 19 units in Chiseldon (£9m GDV) £8m residential development in Oaksey Hansom Hall Restoration – 23 apartments and 3 houses (£10m GDV) Carriageworks Brownfield Regeneration – £28m build Legion House – Hotel conversion into 44 apartments Bath Western Riverside – 220-apartment regeneration project. Neil has also collaborated with leading developers, delivering more than 800 units annually across Barratt and Wilson sites. His focus on innovation, quality, and sustainable practices underpins his approach to every project.



Non-Executive Director


Richard Gregory

Non-Executive Director – CB Construction Management Ltd
Extensive experience in construction and housebuilding.
Renowned for operational leadership and strategic management.

Experience: Advising on operational strategy and implementation
Supporting business growth and expanding regional capabilities.
2017 – 2001: Barratt Developments PLC – Regional Operations
Director Oversaw Technical, Commercial, and Construction functions across four divisions.

Delivered approximately 2,300 units per year

Managing Director – Barratt Bristol: Increased output to over 650 units annually
Achieved multiple NHBC Quality Awards and maintained a 5* HBF rating
Successfully led one of Barratt's top three divisions for staff engagement.



Non-Executive Director

Paul Taylor

Founder & Fund Manager – M&G Plc, Restructuring and Debt Solutions. Paul Taylor is a seasoned investment professional and fund manager with over 15 years of experience in credit, restructuring, and real estate across European markets. He founded M&G Plc's Restructuring and Debt Solutions team, managing over €3 billion of institutional capital under the company's special situations mandate and delivering top-quartile returns. Core Competencies: Special Situations & Distressed Debt Investing Fund Structuring & Institutional Fundraising Credit Portfolio Management & Restructuring Real Estate Investment Strategies (UK & Europe), Stakeholder Management & Governance Exit Processes, M&A, and Asset Recovery.

Career Highlights: M&G Restructuring and Debt Solutions – Founded and led a specialist team managing €3bn+ in client capital. £200bn Fixed Income Platform – Directed complex restructurings across M&G's extensive portfolio, including distressed asset recovery and governance solutions. European Real Estate Strategy – Designed and delivered targeted investment strategies in the UK, Ireland, Spain, and Greece, overseeing acquisitions, exits, and asset turnarounds.




Technical Design Manager

Kyle Metcalfe

Kyle Metcalfe is a highly skilled Architectural Technician and Design Manager with extensive experience delivering high-quality residential and mixed-use projects across the full development lifecycle, from feasibility and planning through to construction and handover.

He excels in technical leadership, bridging the gap between design intent and build ability to ensure projects consistently achieve the highest standards of quality, compliance, and efficiency. His experience spans managing internal and external design teams, producing critical technical information, and conducting deep site assessments, honed during his tenure as a Design and Technical Manager (Key Projects: Ilsham Grange, The Carriageworks) and in his private Architectural Consultancy practice. Furthermore, he brings strong commercial awareness and leadership skills, translating client requirements into deliverable solutions while successfully championing sustainable design. Prior roles as Technical Coordinator at David Wilson Homes (coordinating design information, supporting MMC, ensuring NHBC compliance) and Architectural Technician at Kendall Kingscott underscore his practical expertise in managing regulatory complexity and producing detailed construction drawing packages.



Projects Manager

Sheva Peerooze

Project Manager – CB Construction Management Ltd Overview Sheva Peerooze is a highly experienced and dependable construction professional with over a decade of experience delivering complex residential developments. Progressing from Senior Site Manager to Construction Manager, he brings a hands-on, solutions-focused approach that ensures projects are completed safely, on time, and to the highest standards. Professional Experience: Sheva has delivered a wide range of large-scale residential schemes, including open-market, affordable, and mixed-tenure developments. Known for his leadership on multi-phase projects, he has overseen developments of 50 to 300+ units, coordinating multidisciplinary teams and complex build programmes. Project Experience Includes:

Volume residential developments for national house builders, Fast-track construction programmes with tight deadlines, Multi-phase housing schemes with regeneration components, Mixed-use developments in urban environments Core Skills & Certifications: Site leadership and construction planning Subcontractor and supply chain coordination Health & Safety (SMSTS, CSCS, First Aid trained) Quality assurance and compliance with NHBC and building regulations Programme management and delivery tracking Client and stakeholder communication.



Our Commitment

At CB Construction Management Ltd, our strength lies in the depth and breadth of our team's expertise.

Together, we bring decades of experience across every stage of the development lifecycle — from initial concept, planning, and design through to construction delivery and completion.

Our people have successfully delivered projects of all sizes and complexities, from boutique residential schemes to multi-phase regeneration sites and large-scale urban developments. What sets us apart is our ability to combine technical excellence, commercial acumen, and collaborative leadership.

Our leadership team includes experts in construction management, project delivery, technical design, investment, and strategic planning — ensuring every project benefits from a fully integrated approach and a wealth of specialist knowledge.

We are passionate about building homes and communities that stand the test of time. Our focus on quality, innovation, sustainability, and client satisfaction drives everything we do, and we are committed to delivering outcomes that not only meet expectations but consistently exceed them.

With a proven track record, a trusted network of industry partners, and an unwavering commitment to excellence, CB Construction Management Ltd is perfectly positioned to deliver residential developments that create long-term value — for investors, for clients, and for the communities we help to shape.



The Carriageworks

Location:
Stokes Croft, Bristol, UK

Sector:
Mixed use, 145 residential apartments and 9 retail units

Completion:
2024

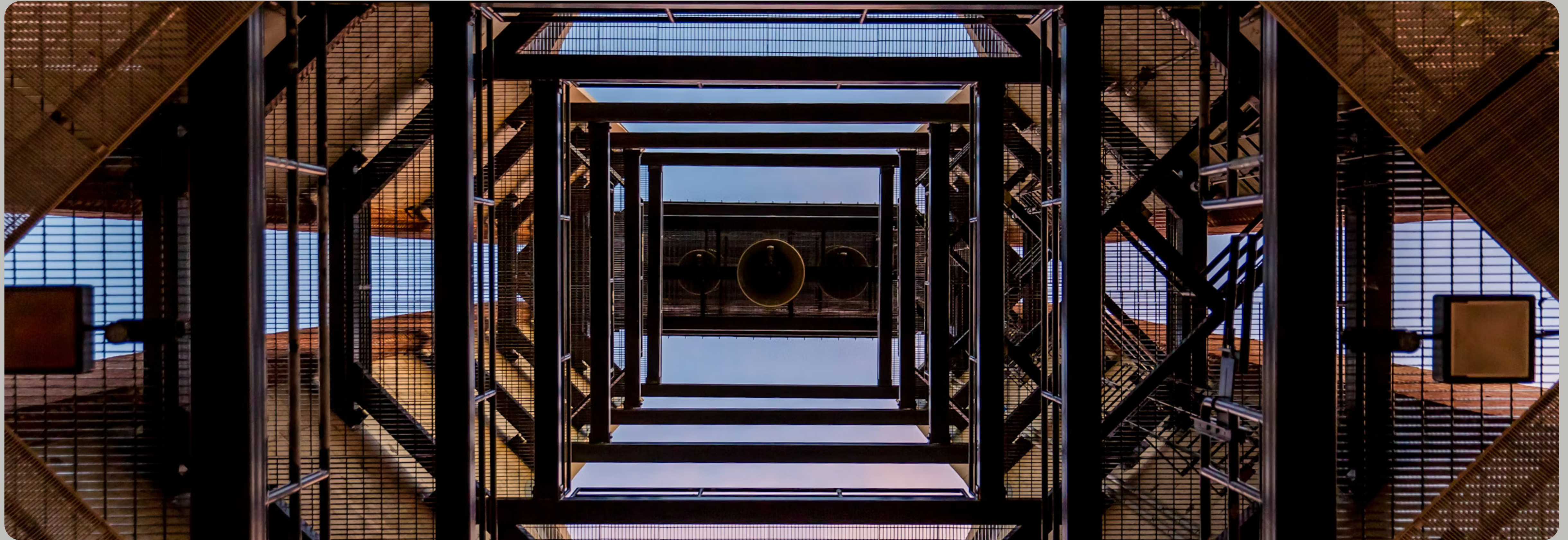
Situated in one of Bristol's most vibrant and independent neighbourhoods is the historic CarriageWorks. This development focused on the site's history while combining contemporary living to achieve a community focused place to live.



Atlantic Heights

Atlantic Heights development sits on Weston-Super-Mare's coastline, consisting of a collection of 18 one, two and three bedroom apartments across 5 floors.

The design mixes both traditional and modern architecture by incorporating multi-faceted slate roof and gables to the street front and contemporary design with render finish and cantilevered balconies to the sea front.



Legion House

Legion House was a major redevelopment project that transformed a former British Legion hotel into a high-quality residential development, creating 43 self contained apartments specifically designed to support ex-service personnel as they transition into civilian life. The scheme combined extensive refurbishment work with a strong social purpose, delivering modern, energy-efficient, and safe homes that meet the highest standards of comfort and compliance. Although the project was not delivered under the CBCM name, it represents a key part of our team's collective experience. Neil, Ollie, Sheva, and Kyle all played significant roles in the successful completion of Legion House while working for previous employers.

Our combined involvement covered every stage of the project, from early planning and site coordination through to technical delivery, commissioning, and client handover. The scope of works included a full strip-out and refurbishment of the existing building structure, installation of new mechanical and electrical systems throughout the development. Complete fit-out of 43 apartments, including lighting, power, heating, bathrooms, and kitchens coordination of multiple trades and subcontractors on a complex, live refurbishment site delivery of all works to strict safety, regulatory, and quality standards. The outcome of Legion House stands as a strong example of the type of complex residential redevelopment that the CBCM team is equipped to deliver. The successful transformation of this former hotel into much-needed veteran accommodation showcases the collective skills, technical expertise, and hands on project experience of Neil, Sheva, Kyle, and Ollie— capabilities that now form the foundation of the service CBCM offers to clients today.

Professional References

As part of our commitment to transparency and quality assurance, CB Construction Management Ltd is pleased to provide details of independent monitoring surveyors who have worked closely with us on a variety of residential developments.

These professionals are well-placed to provide an impartial assessment of our project performance, compliance standards and delivery capabilities.

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