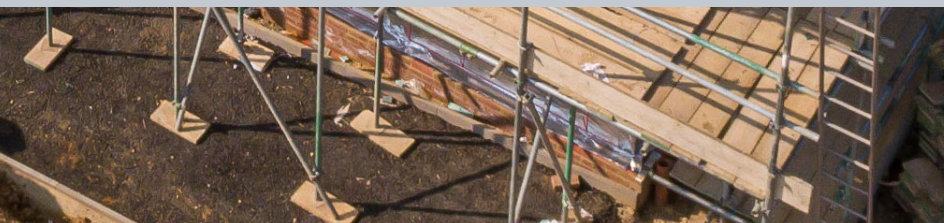




**Construction  
Management Ltd**

Managing Construction. Delivering Quality





# What is Construction Management?

Construction Management is a modern way of delivering projects that many clients now prefer over the traditional “main contractor” route. It provides greater flexibility, transparency and control throughout the build process. As your dedicated construction manager, we sit on your side of the contract, taking responsibility for all aspects of delivery. This includes cost planning, scheduling, procurement, site supervision, health & safety and quality control.

Rather than appointing one builder, we tender individual work packages to specialist trade contractors such as groundworks, timber frame, mechanical, electrical, roofing and finishing trades. We then manage these contractors on your behalf, overseeing contracts, health & safety, programme coordination, quality checks, valuations and payments. On a typical new-build project, this means managing 20 to 30 separate trade packages to bring your project successfully from concept to completion.

## Case Study 1

*“I have worked with the G J Construction Management team on a number of projects, most notably a very complex and challenging site in Huntingdon with severe ground contamination issues.*

*They delivered the remediation strategy for the prestigious development that secured full sign-off from both the Environmental Agency and local authority Contaminated Land Officer and Planners, through working closely with contractors to ensure successful completion.”*

**Matt Paddock (Director)**  
**Paddock Geo Engineering Ltd**

Portholme Place, Huntingdon

# About Us

The G J Construction Management Team of Graham Kinnear and James Riding-Felce first began working together in 2009 for a leading main contractor, delivering housing, commercial and public sector projects. Graham specialised in the commercial side of the business, while James focused on contracts management.

In 2014, Graham established G K Associates (Northampton) Ltd, providing commercial management services to a medium-sized new-build developer. In 2017, James founded Stonehouse Commercial Ltd and joined Graham in delivering projects for the same developer - who remains a valued client today.

Together, they bring over 50 years of combined experience in managing residential, commercial and mixed-use construction projects.

Their shared passion, dedication and attention to detail are widely recognised, ensuring the successful delivery of every project they undertake.

Operating throughout Northamptonshire and the surrounding counties, they put their clients first - tailoring their construction management services to reduce risk, resolve challenges, improve cost certainty and deliver high-quality projects on time and within budget.

“ Over 50 years of combined experience ”



**Construction  
Management Ltd**



# Our Leadership Team



**Graham Kinnear**  
**BSc (Hons)**  
E: grahamk@gjcm.uk

Graham is a Commercial Manager with over 35 years of experience in the construction industry. He began his career in 1990 with a Northamptonshire private practice, training as a Quantity Surveyor and building extensive expertise in the financial management of private housing and HCA Affordable Housing projects.

Graham is responsible for commercial strategy, budget control, procurement and financial reporting across all project stages. His role includes developing preliminary budget strategies, monitoring costs, managing subcontract procurement, valuations, variations and final accounts. He also oversees value engineering, design coordination, collateral warranties, and section agreements, ensuring financial and contractual strength throughout each development.

Working closely with internal teams and external consultants, suppliers and subcontractors, Graham promotes collaboration and clear communication to achieve strong commercial outcomes. His depth of experience provides confidence that projects are delivered efficiently, within budget and to client expectations.

Qualifications: BSc (Hons) Quantity Surveying; JCT Design & Build Contracts; Health & Safety Awareness; CPD Air Testing; Environmental Awareness; Fire Safety Awareness; CSCS Construction Card.



**James Riding-Felce**  
**BSc (Hons)**  
E: jamesrf@gjcm.uk

James is a Contracts Manager with over 18 years of experience in the construction industry. His construction career began in 2007 with Deejak of Rushden, a respected local building company, where he gained practical construction knowledge before progressing into contracts management. His hands-on foundation underpins his leadership style and enables him to bridge the gap between design, delivery and client expectations.

James is responsible for guiding projects from early concept through to handover and aftercare. He works closely with consultants, architects and statutory authorities to secure consents and ensure designs are efficient and buildable. His role covers programme development, utility coordination, section agreements and client liaison.

During the construction phase, James oversees site teams and subcontractors, ensuring compliance with health and safety standards while maintaining progress against the construction programme. He also manages contractual obligations, delivers client reporting and leads on quality assurance through inspections and snagging. His focus on detail ensures projects are delivered on time, within specification and to the highest standard.

Qualifications: BSc (Hons) Construction Management; HNC Construction; Diploma Level 6 in Construction; NVQ Level 6 in Construction; CITB SMSTS; CSCS Black Card; Qualified First Aider.

“ Their combined experience brings significant expertise and assurance to each stage of the process.”

## Case Study 2

*“We have had the pleasure of working with the G J Construction Management team on a number of schemes and have consistently found James and Graham’s input throughout the design, planning and construction stages to be invaluable.”*

*Their combined experience brings significant expertise and assurance to each stage of the process. We have greatly valued our collaboration to date and look forward to continuing to work with them on future projects.”*

**Adrian Stevenson (Director)**  
**RDC Development Consultants**

Foster Heights, Kettering



*“ Their construction knowledge, dedication and professionalism have been invaluable to the success of our projects. ”*

## Case Study 3

*“We have exclusively engaged Graham and James on all our developments over the past eight years, to manage the entire construction phase process, from planning inception through to customer handover and aftersales.*

*Their construction knowledge, dedication and professionalism have been invaluable to the success of our projects.*

*We have built a strong and trusted working relationship with them and will continue to engage G J Construction Management Ltd on our future developments.”*

**Rob Ebsworth (Director)**  
**High Street Homes Ltd**

Cherry Leas, Great Horwood

# Expert management at every stage of the build



Managing Construction. Delivering Quality



# Our Services

## Pre-Construction

- Early design input and value engineering advice
- Cost planning and budget development
- Programme scheduling and development
- Design team coordination and procurement strategy
- Risk identification and mitigation planning
- Planning and approvals support
- Buildability reviews for efficient delivery
- Open-book cost modelling for full transparency



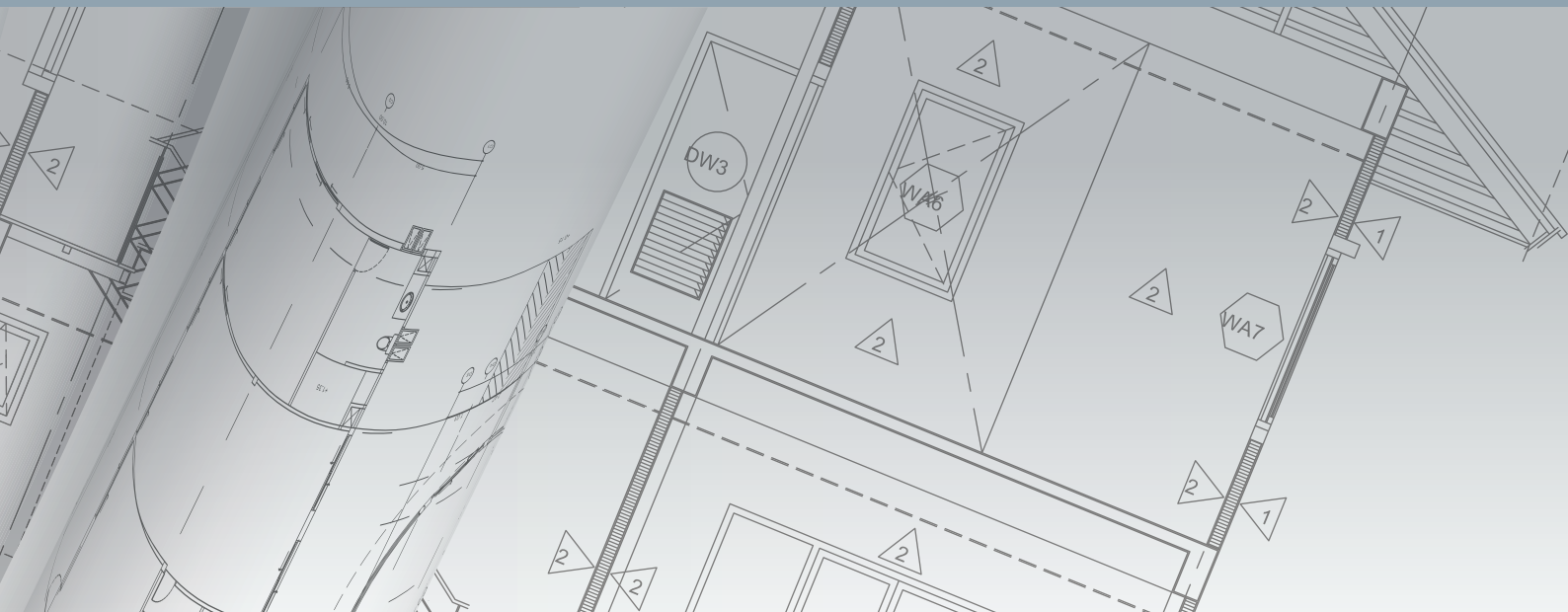
## Construction Phase

- Management of all site activities and logistics
- Procurement and coordination of trade contractors and suppliers
- Health & Safety management and compliance
- Programme monitoring and sequencing
- Quality assurance inspections
- Contract administration and payment certification
- Client reporting on cost, programme and quality
- Problem-solving and issue resolution on site



## Post-Construction Support

- Commissioning and handover planning
- Defects management support and resolution
- Final account settlement
- Client training and documentation handover
- Ongoing project review and support







*“ I have always been impressed with their professionalism, technical expertise and proactive approach. ”*

## Case Study 4

*"I have had the pleasure of working alongside the G J Construction Management team on a number of projects and have always been impressed with their professionalism, technical expertise and proactive approach.*

*Their clear communication and solution-focused mindset make working with them straightforward and productive."*

**Toby Heath (Director)**  
**JPP Consulting Ltd**

Cherry Leas, Great Horwood

# Project Experience

## **Shakespeare Road, Bedford**

8 flats with office and sleeping accommodation  
Value **£1.01m**

## **Portholme Place, Huntingdon**

11 homes on a constrained brownfield site  
Value **£8.09m**

## **Foster Heights, Kettering**

30 houses and 2 flats  
Value **£8.09m**

## **Suffolk Punch, Milton Keynes**

9 houses and 18 apartments  
Value **£6.19m**

## **Clifton South Paddocks**

47 homes delivered over two phases  
Value **£8.06m**

## **Cherry Leas, Great Horwood**

15 bespoke homes  
Value **£5.49m**

## **Charles Court, Kettering**

28 apartments  
Value **£3.44m**

## **Churchill College, Cambridge**

60-bed student accommodation (timber frame)  
Value **£9.20m**

## **Addenbrooke's, Cambridge**

290-bed keyworker development  
Value **£17.00m**

## **Tomorrow's Garden City, Letchworth**

60 energy-efficient homes  
Value **£8.60m**

## **The Salt Box, Lavendon**

9 luxury homes  
Value **£5.74m**

## **Old Brickyard Close, Lavendon**

9 new builds using sustainable methods  
Value **£2.16m**





# Why Choose Us For Your Next Project?

“Expert management at  
every stage of the build”



Local expertise with  
strong connections  
to local consultants



Early design  
input and value  
engineering advice



Clearly defined  
programmes with  
milestone dates



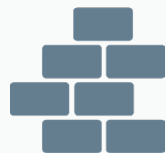
Design team  
coordination  
and early-stage  
planning



Planning and  
approvals support



Transparent,  
open-book pricing



Strong  
relationships  
with trusted  
subcontractors  
and suppliers



Reduced risk  
through proven  
processes  
and reliable  
subcontractor  
networks



Rigorous quality  
assurance at every  
stage



Flexible  
procurement  
strategies for  
smoother delivery



Cost savings  
returned directly  
to the client



**Construction  
Management Ltd**



## Case Study 5

*“As a provider of structural warranties, we work with a wide range of construction professionals and see first-hand the difference that strong management makes to a project. Our experience with the G J Construction Management team has been consistently excellent.*

*James and Graham’s management is professional and their depth of construction knowledge & experience invaluable. They ensure projects are delivered to a high standard, with careful attention to quality and compliance, which gives us complete confidence when actively seeking warranty providers for their projects.*

*Working with them always makes our procedures more efficient. We know that with their involvement, processes are correctly followed, communication is clear and project reports are professionally answered in a short time frame.*

*We would not hesitate to recommend them as a reliable and trusted partner in the construction industry.”*

**Kelly Mathers (Director & COO)**  
**Granite Building Warranties Limited**

*“A reliable  
and trusted  
partner in the  
construction  
industry.”*

Clifton South Paddocks

## Areas of Experience



- Demolition
- Ground Remediation
- Piled Foundations
- Retaining Wall Solutions
- Traditional Build
- Timber Frame
- Precast and Insitu Concrete Frames
- Steel Frame
- Refurbishment
- Highways and Civils
- SUDS Drainage Systems
- Commercial and Residential Development
- Private and Social Housing
- Invasive Species Management
- Renewable Technologies
- Rainwater Harvesting
- Brown and Green Roofs





# Contact Us

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