



What to look for in a PM — and what PBC looks like *in practice*

Three projects across three very different contexts — and the eight things every client should look for in a project manager before they appoint.

IN PRACTICE

Three projects. Three different challenges.

PBC's PM team operates across scale, sector and complexity — from nine-week charity fit-outs to 240,000 sq ft EMEA headquarters.

COMMERCIAL · CAT A · WHITECHAPEL Artesian, Prescott Street A sensitive CAT A refurbishment of a 92,500 sq ft Art Deco building for CLS Prescott Ltd across four phases, including three live tenanted floors that remained occupied throughout. 92,500 sq ft BREEAM Excellent EPC B Client: CLS Prescott Ltd	EMEA HQ · CAT A/B · SOUTHWARK WPP Rose Court Full refurbishment and fit-out of a 240,000 sq ft, twelve-floor HQ — strip-out, façade replacement, new atria and agile workspaces over a 116-week programme. 240,000 sq ft 116 weeks BREEAM Excellent Client: WPP	CHARITY · CAT B · GREENWICH Teach First, 6 Mitre Passage A 10,000 sq ft CAT B refurbishment delivered in nine weeks, consolidating two floors with multiple rounds of value engineering to a constrained budget. 10,000 sq ft 9 weeks Value engineering Client: Teach First
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WORKING WITH PBC

Eight things a good PM must bring from day one

- ✓ **Early engagement** — appointed at or before RIBA Stage 1, shaping the brief and team rather than inheriting decisions already made.
- ✓ **Procurement expertise** — able to structure a competitive tender and recommend the right route for the project's risk profile.
- ✓ **Sustainability integration** — knowledge of BREEAM, WiredScore and Net Zero, tracked through delivery rather than retrofitted.
- ✓ **Sector depth** — experience across the specific sector, since risks and stakeholder dynamics differ significantly.
- ✓ **Integrated cost management** — cost planning closely integrated with a QS, so design is tested against budget at every stage.
- ✓ **CDM compliance** — Principal Designer capability, so health and safety obligations are managed properly throughout.
- ✓ **Contract administration** — practical experience administering JCT, NEC and D&B contracts with discipline on site.
- ✓ **Post-occupancy commitment** — sees the project through snagging and evaluation, not just to practical completion.

Speak to our Project Management team

From initial brief through to handover, PBC works alongside clients to protect their vision and investment at every stage.

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