



Capability Statement



Summer 2026

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01 | Introduction





We are Evolve

We are a boutique construction consultancy company based in Harrogate, North Yorkshire that take our projects personally. Our ethos is to provide specialised knowledge and personalised client attention to each and every project.

Whether your project is a residential refurbishment or a new build education facility, Evolve can provide you with direct access to our experienced team of professionals, providing you with knowledge and security at every stage of your project.

Offering nationwide service to a broad variety of sectors, our clients trust Evolve to provide straightforward advice, meticulous cost control and a collaborative approach that keeps their project on track and their priorities at the centre of everything we do.

What we do


Evolve is a dynamic, multidisciplinary consultancy company which has supported the property and construction industry since 2007. Our team provides clear, reliable and high-quality advice to clients and industry professionals alike, adapting our approach to suit specific the needs of each client and project.

With around 70% of our turnover generated through repeat clients, we're trusted for our consistency, capability and collaborative approach. We work across a wide range of roles, from bespoke secondments to full project management and delivery.

We are proud of our contribution to major refurbishment and redevelopment projects across the UK, transforming iconic and underused buildings through innovation, careful planning, and a balance of heritage and modern functionality.



02 | Our Services



CRUCIBLE

Project Management

Quantity Surveying

Employer's Agent

Contract Administration

CDM / Principal Designer

Feasibility Studies

Development Appraisals

Procurement Strategies

Bid Management

Whole Life Carbon Assessment





Our Services

Evolve delivers a comprehensive range of consultancy services, ensuring clients receive high-quality, director-led support. We continually refine our approach to maximise project outcomes and maintain the highest standards of service.

Our work is grounded in a clear understanding of client needs. We provide a broad suite of management and advisory services for capital investment projects, offering informed recommendations and tailored strategies that align with project objectives from the outset.

As modern buildings grow more complex, we remain at the forefront of emerging technologies, materials and construction methods. This forward-looking approach enables us to deliver effective, future-ready consultancy services across an evolving built environment.

03 | Our Team



Paul Burnett – Project Director

Paul has extensive experience in both private and public sectors, specialising in Public Sector Procurement. Skilled in project planning, design, and implementation, he has over 30 years experience as Project Manager and Cost Advisor, working with numerous Health Trusts, Local Authorities and Educational establishments on complex projects. His combined strategic and operational expertise gives him a broad, insightful perspective on project management.



Elaine Bond – Project Manager

Elaine joined Evolve in 2009, and quickly became integral to the business. She has almost 30 years industry experience across a variety of roles and services including Project Management Support, Bid Management and Procurement, Project Co-ordination as well as bespoke services including Move Management, BREEAM Co-ordination and Feasibility Studies. Elaine has significant Contractor and Consultant experience giving and broad understanding and knowledge across the construction field.



Tom Wilkinson – Cost Manager

Tom joined Evolve in 2016 and has become an experienced and highly knowledgeable cost manager. He has successfully managed a wide variety of projects across the country, and with a strong understanding of JCT contracts, he can provide contract administration services to almost any project.



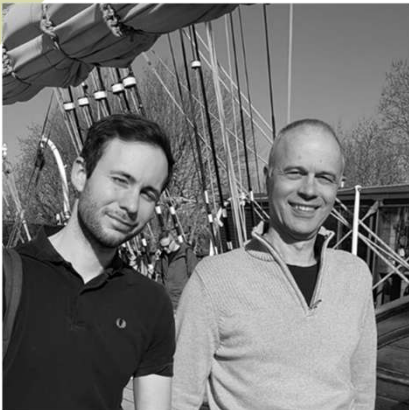
Rickus Els – Consultant

Rickus brings strong experience in cost management, contractor negotiations and controlling outturn costs. He has supported private-sector clients for many years, providing Quantity Surveying and advisory services across a wide range of projects, including those in challenging city-centre locations.



Martyn Swift - Consultant

Martyn has extensive knowledge of the development process across multiple sectors, built over more than 25 years of post-qualification experience. He has played a key role in our business development, particularly in working with funding institutions. His client-focused approach is strengthened by long-standing relationships with a wide range of clients, consultants and contractors.



Phil Latham- CDM

Phil specialises in CDM compliance, helping clients fulfil their legal duties and maintain safe, well-coordinated project environments. He brings strong experience in risk management, design-stage reviews and contractor coordination, providing clear, actionable advice that supports safe delivery across diverse project settings.



04 | Experience





The Crucible, Sheffield

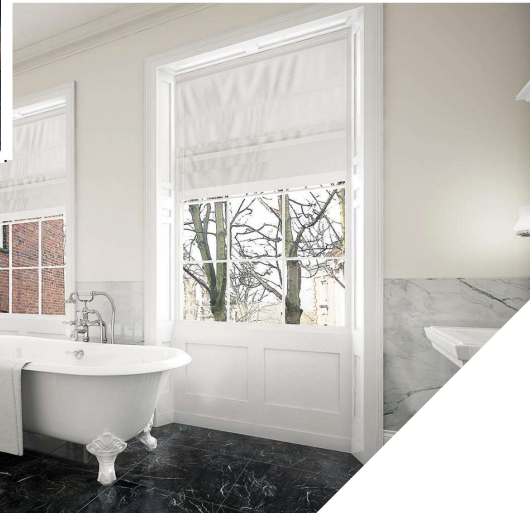
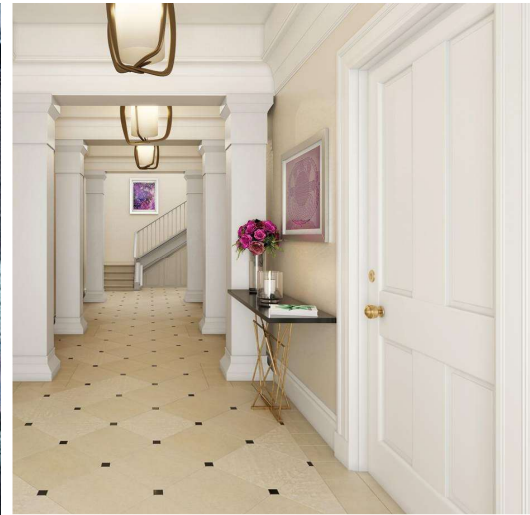
Phased Refurbishment of the iconic theatre which included the upgrading of seating, lighting, sound system & temperature control in the main auditorium. The new box office area with distinctive fascia improved accessibility from Tudor Square.

The refurbishment included the installation of a brand new thrust stage, the inclusion of a new digital archive, creative development and research centre as well as the upgrading of backstage dressing rooms.

“Paul Burnett and the Evolve team have provided the Sheffield Theatres Crucible Trust with first class project management support, processes and procedures as well as a ‘can do’ attitude to ensure Phase 1 was completed on time to the clients expectations and in time for World Snooker 2009.”

Evolve Role: Project Manager

David Hobson, Project Director
Sheffield Theatres Crucible Trust

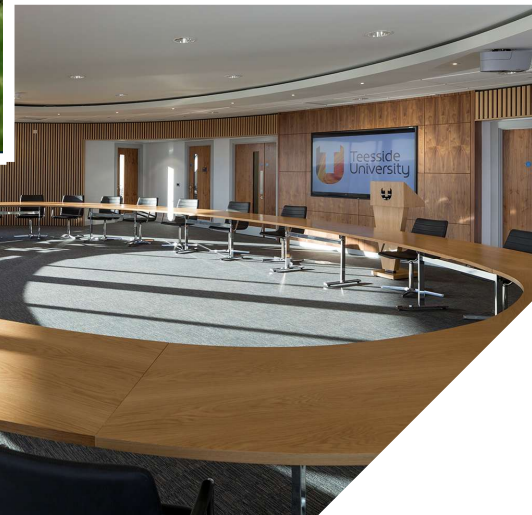


St Leonard's Place, York

Over 40 Luxury Homes were provided following the conversion of the grade II Listed former York Council offices. St Leonards Place, in Museum Street, had stood empty for a number of years when City of York Council departed.

The building, which was built in 1831 as nine town houses, was transformed to provide five townhouses and 29 apartments, and a mix of six conversion and new build mews properties were also constructed to the rear of the main crescent. Evolve provided comprehensive cost management services.

Evolve Role: Quantity Surveyor



The Curve, Teesside University

This multi award-winning flagship facility at the Middlesbrough campus consisted of a new build facility which provided a suite of accommodation for the Vice Chancellors Executive, a 200-seat lecture theatre for corporate events and student lectures, and a series of general purpose teaching spaces. A café and reception area is also located at the ground floor.

The new building, which has a ground floor area of approximately 5500m², sits within the confines of a live, busy, operation educational campus facing the new 'Campus Heart', engaging with the main approach and access to the campus. The building works included a large roof terrace, extensive external works and car parking spaces with vehicular access and drop off area.

Alongside winning a variety of RICS awards, commendations for AUDE and other awards, the building has also achieved a BREEAM Excellent rating.

Evolve Role: Project Management | Procurement Advice



The Civic, Barnsley

The comprehensive redevelopment and refurbishment of The Barnsley Civic (Civic Arts Centre). The Civic is operated by an independent arts charity, was built in 1877. After a partial refurbishment it was given over to Barnsley Civic Enterprises and reopened in 2009 with a third of the building unfinished and unused.

The scheme comprised of the formation of a range of new facilities including a performance space and events venue, a contemporary design led gallery space, creative working spaces that can be utilised as meetings rooms, workshop spaces or business units a vibrant café/bistro. All work was delivered under a phased approach to allow continuity of trading.



Crispin House, Leeds

Evolve provided cost management, employer's agent and CDM coordination services for the historic Grade II Listed Crispin House stands in Leeds City Centre. The refurbishment included the creation of 82 rental apartments, including one and two bedroom apartments, one and two bedroom duplex apartments and two and three bedroom triplex apartments, plus basement car parking and a two storey commercial unit, making it one of the largest build to let schemes in the city of Leeds at the time.

Originally constructed in 1914 as a clothing factory, the building had fallen into significant disrepair and required extensive works to maintain the structural integrity of the building, however the final scheme provided an exceptional standard of accommodation with character, with huge windows offering natural light and great views across the city and will appeal to those seeking stunning loft living space in a central and vibrant location.

Evolve Role: Quantity Surveyor | Employer's Agent | CDM Coordination



Dunelm Mill – New Build Commercial Space

New build Head Office development at Watermead Business Park in Syston. The facility provides 55,000 sq ft purpose built office, testing and storage accommodation with spacious new facilities for the business and all Dunelm Group head office staff and provide onsite car parking.

The Evolve team also provided support in relation to occupation and move management for the transfer of staff and departments to the new facility.

'Evolve have provided first class quantity surveying and commercial cost management services to Dunelm and the positive attitude they have shown on project delivery will ensure project success!'

Steve Barton, Property Director, Dunelm Mill

Evolve Role: Quantity Surveyor



Raithwaite Hall Hotel

Raithwaite Hall Hotel is a restored 19th Century estate, originally built by George Pyman of Whitby in the late 1800s, which was converted into a major hotel and leisure development providing a 45 bedroom hotel, including a state of the art spa facility totalling 6,000 sq ft and featuring technology making it one of the most impressive in the North of England.

A fine dining restaurant and luxury bar was included alongside conference and function facilities to seat up to 180 people.



Nikken, Sheffield – New Build R&D Facility

A new research & development, training and showroom facility in Rotherham, provided a purpose built facility showcasing the tools, machinery and products manufactured by Nikken. The new building on the AMP boasted a gross floor area of 2,184 sq m and provides a marketing and training hub for the company alongside its existing Rotherham warehouse.

Part of Harworth Estates' Revolution development, the building is a showpiece element for the company and compliments the existing buildings on the AMP. The building's layout was undertaken in two phases to suit Nikken's business plan for future expansion. The phases were developed for the companies' growth, with phase two proposed within eight years. Nikken had acquired the land and funded the development itself. The facility included a curved glazed façade and a double height reception area where visitors are able to see directly through into the showroom area.



Harrogate Rugby Club

Evolve worked with Seven Architects to complete the relocation of Harrogate Rugby Club from their previous location at Claro Road, Harrogate, to the outskirts of Harrogate at Ridding.

The brief included 3 full size pitches, 4 junior pitches, a small clubhouse with bar and catering facilities, and a car park, all reinforcing the ethos of the Club of providing opportunities for men, women and children as a community club. The development was procured through a joint venture with Crest Nicholson Homes.

Evolve Role: Quantity Surveyor

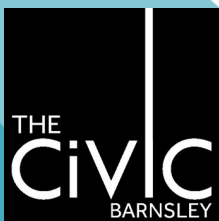


The Pier, Cleethorpes

A stunning £2.5 million refurbishment project that gave new life into the historic pier. The renovation for the 335ft Victorian pier included a ballroom, a 500-seat theatre, a cocktail bar and a coffee shop as well as a high-end 100-seat restaurant for award-winning TV chef Nigel Smith.

In 2013 it was bought by a local businessman who wished to transform it into a community facility which will also provide employment. Now, as well as providing a leisure facility for tourists and local people, the revitalised pier has also become a licenced wedding venue.

05 | Our Clients





Evolve 2 Resource Limited & Ev2 Manage
Limited trading as Evolve

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