



**Places where people and planet prosper together**



We take care of assets, powering and bringing to life buildings, estates and businesses where people and planet prosper together.

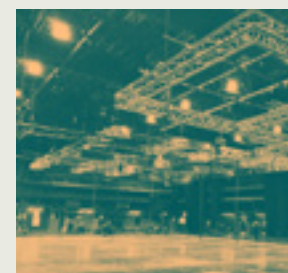
Nonconformist  
by nature,

Spinningfields Estate,  
Manchester

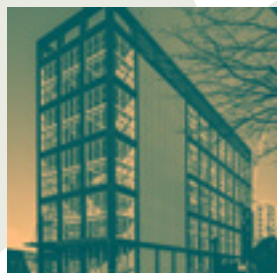
we always go  
one step further.

# form Portfolio

Manchester



Versa Studios



Globe & Simpson



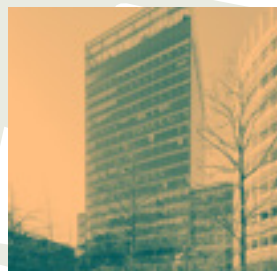
Old Granada Studios



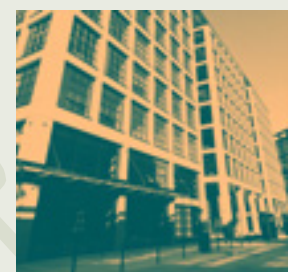
Transmission



Investec's Kendals Building



No.1 Spinningfields



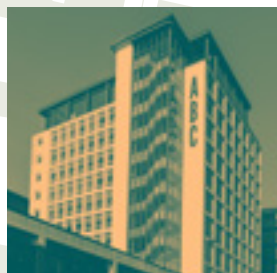
Manchester Goods Yard



Bonded Warehouse



Stage 1



ABC Building



London Road Fire Station



Castlefield House



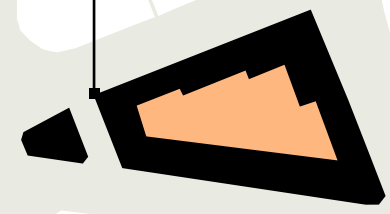
Stage 2



Upper Campfield



Lower Campfield



Manchester Piccadilly

## Estates

Spinningfields

St. Johns

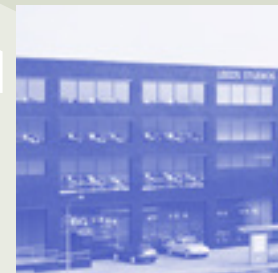
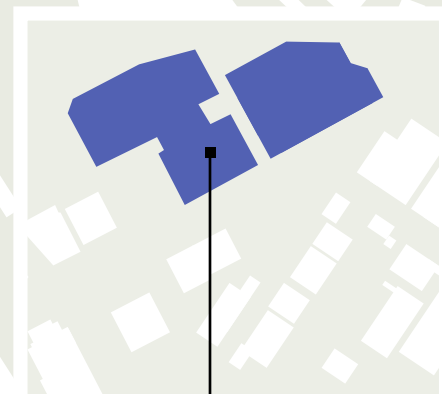
Leeds



Leeds Dock



CITU Leeds

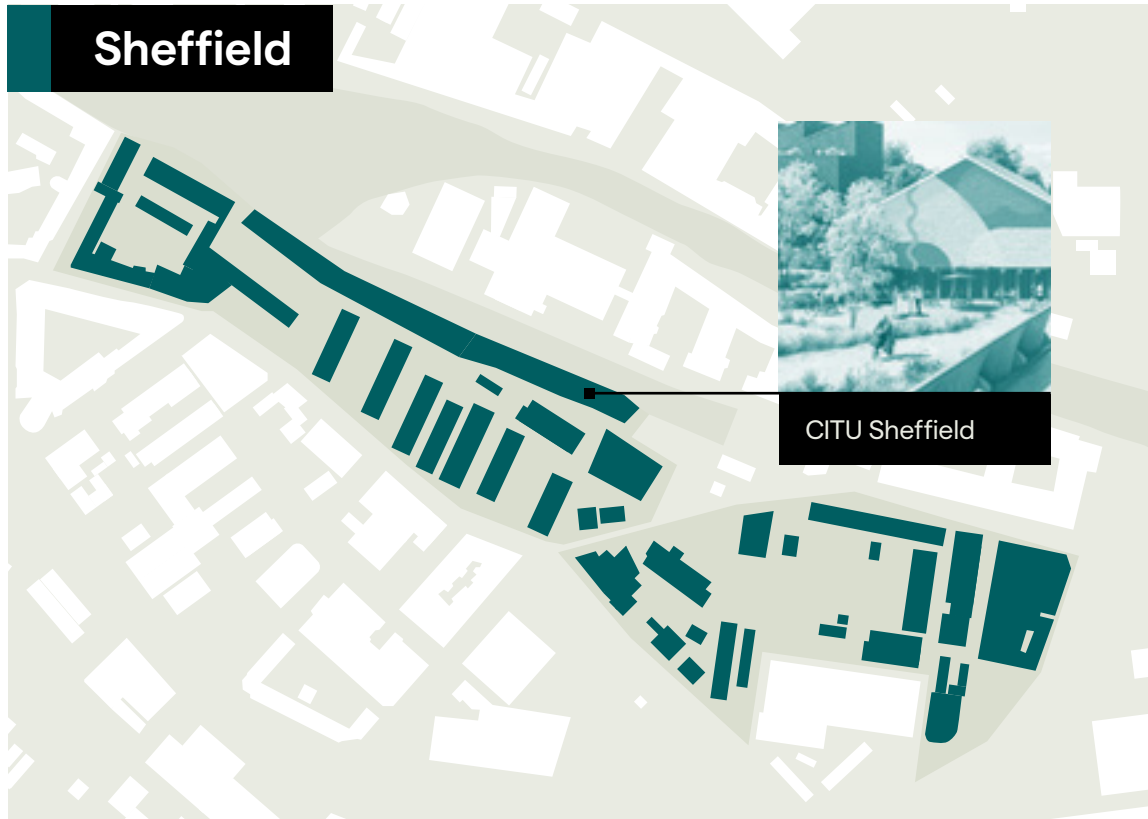


Kidd House

Sheffield



CITU Sheffield



# So you want to know about **Form**

## People

We embrace diversity, creating an inclusive workplace that values all perspectives.



**50%** of our leaders are women. We are committed to championing women's strengths in business and changing the perception of the property industry.

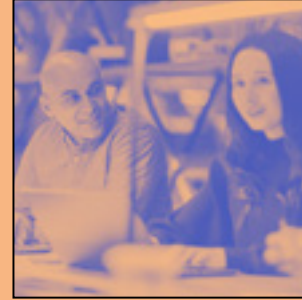
We ensure equal opportunities of career growth for everyone. Placing value on individual strengths and curiosities to develop every employee.



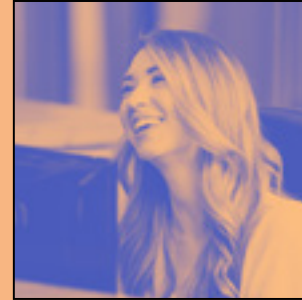
We talent search outside the property industry. With a large portion of our workforce from creative, tech and hospitality backgrounds.



## Culture



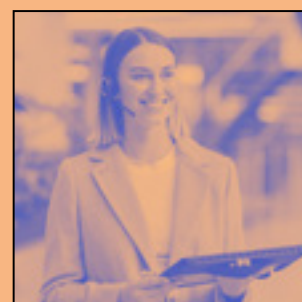
We foster collaboration across expertise and encourage open communication and idea sharing to enhance collective problem-solving.



We have a unique commitment to customer experience satisfaction, understanding true excellence includes all departments.



We invest in continuous training and development opportunities for employees.



We showcase forward-thinking modern approaches to real estate.



We support and facilitate the best professional certifications.



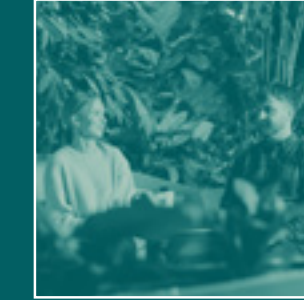
We recognise and reward employees who go above and beyond for our customers and clients.



We actively explore and implement new technologies and strategies to stay ahead of the market.



## Sustainability



### Biophillic Design in Action

We implement biophilia design projects, to complement our commitment to clean air and occupier wellbeing.



### Nurturing Social Engagement

We foster community engagement through initiatives like our Little 'Lot, tree planting, platforming graduate art from the Manchester School of Art and charity partnerships.



### 100% Renewable Energy

We are committed to mitigating climate change by reducing dependence on finite fossil fuels across our portfolio.



### Zero Waste to Landfill

We embrace an approach that promotes resource efficiency, conserving valuable materials and energy.



# Our People



Senior Leadership Team

As our world changes, so do we.

We're a new generation of thinkers and doers that embrace innovation to help protect our planet whilst looking after our clients, their businesses, properties and people.



**Rob Yates**  
Managing Director



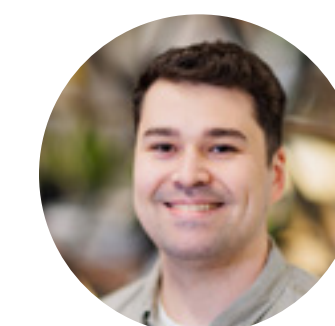
**Anthony Rothwell**  
Director of Facilities Management



**Fatima Mohammed**  
Head of Sustainability and Wellbeing Services



**Louise Maughan**  
Head of Customer Experience



**Joe Riddell**  
Head of Property Management



**Alex Webb**  
Head of Placemaking and Events, Leeds and Manchester



**Claudia Bloomfield**  
Head of Marketing and Events, Manchester



**Andrea Barnes**  
Head of Business Rates



**Iain Keen**  
Financial Controller



**Bruce**  
Chief Pawsativity Officer

+ 30 more friendly faces



Form, working with AVIVA, have provided exceptional services including the mobilisation of the new grade-A buildings as well as high-quality property, facility and sustainability services, adding value to our commercial assets and the occupier experience.

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Julian Cobourne  
Head of Regional Investment Management  
AVIVA

A customer focused business, Form provide a comprehensive and bespoke range of services to real estate clients, SMEs and commercial business occupiers.

We form distinctive spaces, shaping work and life integration with a constant commitment to driving sustainability, innovation, and impact. A culture of care is at the heart of what we do.







**sustain**  
forming **sustainable** futures

Form Sustain promote practices that improve the environmental and social performance of spaces. We specialise in working with occupiers and clients to optimise operations, reduce environmental footprints, enhance occupant health and wellbeing, and demonstrate corporate social responsibility.

We also work with SME's, providing the knowledge and tools to deliver their own ESG successes. We have developed a range of three service levels, designed to cater to organizations at different stages of their sustainability journey.

**sustain +** is our entry-level sustainability service designed to launch your business's sustainability journey.

**sustain ++** is tailored for business's seeking to make a significant environmental and social impact

**sustain +++** offers the highest level of sustainability support, designed for business's committed to achieving industry leading sustainability objectives.



# form create

Comprehensive marketing, events & placemaking strategies for over 40+ha of multi-use estates in the UK

## 100+ brands

Marketing content produced for F&B, retail, leisure and cultural brands including

**SAMSUNG** Google **TESLA**

**NETFLIX** **QATAR**   
AIRWAYS القطرية

# 250k+ follower

Social media accounts managed

# £3 billion+

Net worth of assets

## Over 750+

Events organised with high end brands including

Mulberry

**THE IVY**



20.  
STORIES

# form manage

Continuous Landlord satisfaction and contract renewal

Successful management of Grade-A new build and refurbished iconic properties

Key Assets:

- No1 Spinningfields**
- ABC Building**
- Manchester Goods Yard**
- St Johns Estate**
- Spinningfields**

**£15 Million**  
Service charge under management

**£1 Billion+**  
Worth of Real Estate under management

**£1.2 Million**  
sq. ft. of Real Estate under management

**53 Acres**  
of private land activated and managed

# form rerate

At Form rerate our team deliver a business rates service to reduce client liabilities using relevant case law and industry led methods to lower bills and secure refunds.

[www.rerate.co.uk](http://www.rerate.co.uk)

## Valuation

Our expert valuation team are dedicated to ensuring your rateable values are correct and that we fully maximise potential savings.

## Vacants

We can help minimise your empty rates charges, when your property is vacant.

## Account Management

We ensure our clients only pay the correct rates demands.

## Reliefs

We ensure any reliefs or discounts available to our clients are applied to their account, utilising our knowledge of new grants and government relief legislation.



Form has deeply engrained and determinedly cultivated care into all our service lines to add value to our customers.

We manage with creative ingenuity and technical excellence, forever questioning convention and always innovating because we all know there's no one way of doing things.



# Case Studies

# Spinningfields Estate, Manchester

Form are the driving force behind Spinningfields' success, having managed its constant evolution from inception, to its current enviable position as Manchester's premier destination for working, living and socialising. The estate benefits from the highest standards of estate management and sustainability services.

Form Create provide leading edge placemaking, marketing, events and commercialisation services to maintain and enhance the Spinningfields international brand.



# SPINNINGFIELDS

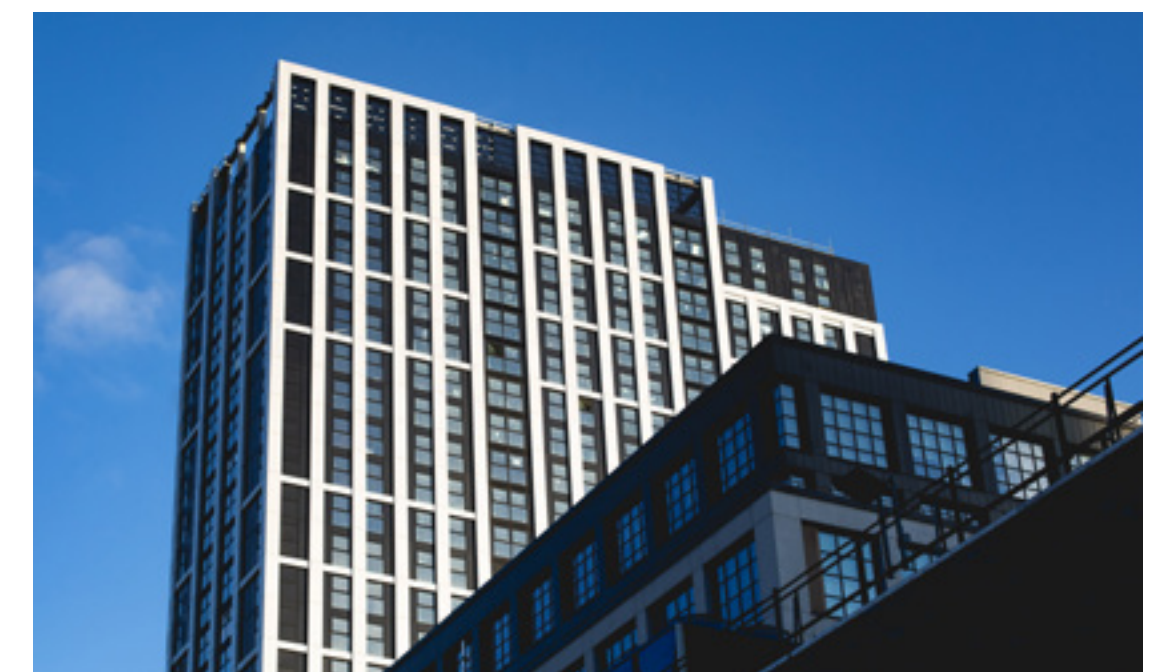
# ST. JOHN'S

## St. Johns Estate, Manchester

A £1 billion commercial campus comprising of 1 million sq. ft. of commercial office workspace, retail, hospitality and studio spaces in addition to the new MIF centre, Factory International.

Form worked with the developer Allied London from acquisition of the Granada TV site. Through our design for management service, to working with AVIVA to mobilise the buildings, onto full operational management of new iconic buildings such as Manchester Goods Yard and Transmission Building.

The occupiers now under management include Booking.com, Cloud Imperium Games, Versa Studios, Department workspace providers, WPP and Soho House.





# LEEDS DOCK

## Leeds Dock, Leeds

Anchored by the landmark Royal Armouries Museum, Leeds Dock's neighbourhood is a creative haven for more than 2 million visitors per year.

Over 300,000 sq. ft. of commercial workspace and creative assets centre around the Leeds Dock waterways.

Form provide full Leeds Dock Estate management with Form Create leading on a transformational events, placemaking, commercialisation and social engagement strategy, while also providing grade-A facilities management services to the recently refurbished casino site of Department Leeds Dock and more.



# No.1 Spinningfields, Manchester

The largest Grade A+ multi-let commercial office building in Manchester city centre. Encompassing 310,000 sq. ft. with a range of occupiers including PwC, Squire Patton Boggs and 20 Stories.

Form worked with Schrodgers from acquisition in 2017 all the way through to the mobilisation of the building, which includes ongoing comprehensive operational property management services.

Form provide the highest quality customer experience solutions through sustainability and facilities management services.

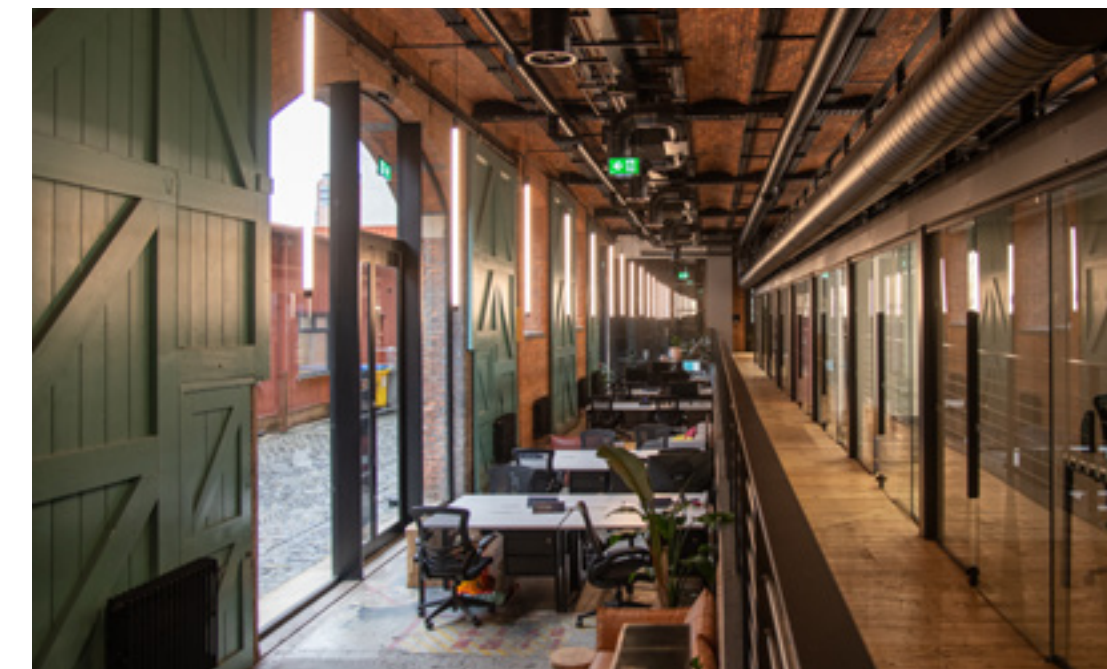


# BONDED WAREHOUSE

## Bonded Warehouse, Manchester

Department Bonded Warehouse is a thriving hub for creativity, collaboration and social experiences. It's an inspiring backdrop for brands with unique workspace, wellness and social amenities.

Built in the 1800's, the building requires expert facilities management services which Form provide alongside sustainability support. Bringing this historic site in line with modern climate requirements, Bonded is now powered by 100% green renewable energy.



# ABC Building, Manchester

The architecture, an iconic Brutalist design reminiscent of the swinging 60s, is a statement feature of the ABC Building on Quay Street, Manchester.

Refurbished in 2019, Form managed the 3 interconnected buildings all the way from mobilisation to opening and its continued development, currently providing facilities management services whilst skilfully navigating the complexities of a retro-refurbished site.

A new lifestyle and working concept on the corner of Enterprise City at St. Johns, the site features 2 towers of creative/tech led occupiers, notably including the BBC in addition to Everyman cinema, an art gallery, café, bar, events space and unique roof deck and dome.





Active Leeds have been collaborating with the Form team for a number of years, forming a strong local partnership that is improving the public realm and creating more active communities to create a city where residents, workers and visitors move more every day. Leeds Dock is enjoyed by a wide range of residents and workers and strong links have been developed with local anchor organisations and groups who advocate for being active and enjoying Leeds Dock.

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Neil Jones  
Health & Wellbeing Lead  
Leeds City Council



# form



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**form** sustain  
**form** create  
**form** manage  
**form** rerate