

Build Your Dream

Construction & Project Management



At Carma UK we are committed to our values of being friendly, efficient, and committed; making us a great place to work and a great company to do business with.

Our focus on treating everyone fairly extends to our supply chain and our customers as well as our employees. Whether your project is a small refurbishment or a large, complex project we are committed to providing excellent service and support and delivering our customer's vision.

Carma UK was born out of a customer need to feel comfortable and at peace through a stress-free construction project. Our relationship with clients is always open and honest and we utilise a payment structure to reinforce this.

Our ability to deliver excellence in the built environment has led to us working with an ever growing number of architects and their clients in Oxford. Along the way we have not just built buildings, but relationships; leading to a significant level of repeat business.

We constantly strive to deliver an unrivalled customer experience collaborating with design parties and consultants and aligning project management and a construction team to deliver your dream living space.

We specialise in high-end homes, contemporary bespoke builds, and sympathetic modern extensions. We have included a small selection of our projects in this brochure. To view more and the journey please visit our website.

Why Carma UK?



Friendly, efficient, and committed



Thorough itemised fixed pricing



Unrivalled customer focus and communication



24 hours international team



Industry leading safe payment processes



A strong health and safety culture for you and the site team



A refined attention to detail



A combined site and office-based project management team



Whatever your dream, trust in Carma UK, a team of Oxford based construction and project management professionals to manage your build allowing you to relax and thrive in a beautiful new space.

We work closely with a range of developers, local architects and their clients to develop designs and deliver exceptional construction projects.

Our construction company offers every project a dedicated site manager and project manager to ensure every aspect of the project is delivered to the high standard we always command of our team.

Understanding the scale of our clients investment and trust, we utilise industry leading payment protection systems to ensure clients are always in control and fully protected throughout a project.

If you are located in Oxford, Aylesbury, Milton Keynes or the surrounding areas, trust in Carma UK's bespoke building experts to deliver your wonderful new living space.



With our team's experience in project management, financial engineering, new builds, home extensions and home renovations, we have the necessary knowledge and experience to undertake a vast array of projects to deliver your dream.

Our Oxford-based bespoke construction company is a team of talented, professional craftsmen and project managers who strive to offer a service unrivalled by any other. Whether it is a small home or living room extension, or a large-scale building renovation, conversion, or new build, we have the expertise to excel.

All our home extension and building renovation work is insured and guaranteed, and we welcome requests for references. If you or your project is located in Oxford, Aylesbury, Milton Keynes or the surrounding region, we look forward to discussing how we can help your next project.

Our Services



**Architect led or
design and build**



**Construction Project
Management**



**New build
homes**



**Home extension and
building renovations**



**Passive house
construction**



**EnerPHit
construction**

Our Process

- Early engagement with design teams to support construction solutions and budget planning
- Site inspection and client engagement
- Initial planning stage pricing estimate
- Drawing and specification review
- Engagement with specialist sub-contractors
- Pricing tender providing a full price breakdown bill of quantities
- Detailed construction program
- Construction phase health and safety plan
- Deploy to site and begin
- Welfare facility commissioning
- Site safe works
- Considerate build with regular client and design team engagement
- Decamp, clean and site handover
- Health and safety file submission



Health and safety

Carma UK was founded on the strong belief that everyone has the right to return home safely at the end of a working day.

All staff are strongly committed ensuring the health and safety of our employees and clients by providing a safe workplace. This commitment is outlined in our Health and Safety Policy which sets out the responsibilities and obligations of Carma UK management, employees, contractors and clients, in fact anyone who is present on any workplace managed by Carma UK.

Our Site Supervision System (SSS) ensures Carma UK provides a consistently high level of service in a safe, sustainable and environmentally friendly manner.

Our quality systems also provide the basis for self-assessment to ensure that we continue to improve and are agile to suit varying clients, projects and site requirements.

This is communicated to our workforce by:

Regularly including occupational health and safety management principles in all organisation planning activities;

Providing ongoing education and training to all staff so that everyone is aware of their collective and personal obligation and responsibility for maintaining a safe work environment;

Distributing occupational health and safety information regularly so that is always top of mind;

Seeking regular feedback from employees, clients and other stakeholders to constantly update and improve our business and workplace practices.

In addition, Carma UK strictly enforces compliance with occupational health and safety codes, regulations standards and guidelines.



Risk Management



Incident Management



Hazard Reporting



Contractor Management



Asset Management



Sign-In and Inductions



Return to Work



Height Safety



Electrical Safety



Falling Objects



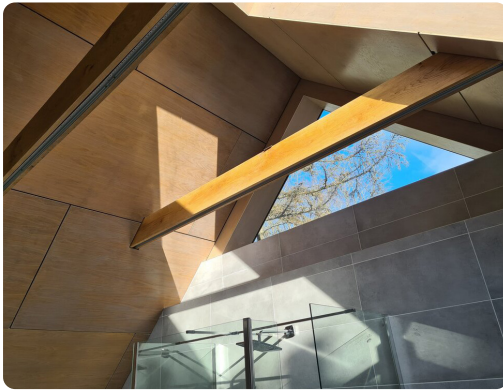
Silica and Asbestos

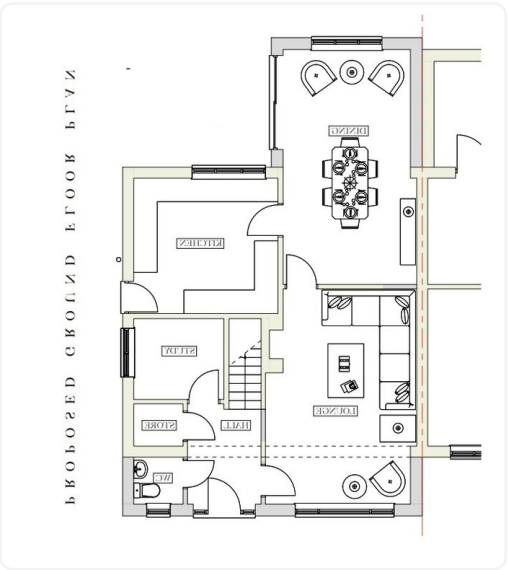


Mental Health

...and much more

Our Projects





The leadership team



Philip Taylor
CEO



Benjamin Franklin
Co-Founder/Senior
Site Supervisor



Paul Sellers
Director/Project
Manager



Adam Sheppard
Project Manager



Peter Duckett
Board Advisor/
Senior Estimator



**Sylwester
Manturewicz**
Site Supervisor



**Sylwester
Przybylski**
Site Supervisor



Mark Lambert
Carma UK
Electrical Services



Darrel Nolan
Carma UK Roofing

Carma UK – Reassuringly expensive – Great Value.

Wonder why some builders prices look too good to be true? They so often are! This is where many construction problems start. Please don't get caught out by miss priced projects and hope that somehow a construction company will be able to wear the loss. In most cases cash flow will run out, relationships will break down and you will end up picking up the price difference anyway through painful administration events, new more expensive appointments or lengthy time chasing through the courts. A contract is only worth its value if you are willing to go the long lengths to ensure they are held up or the company providing the contract is suitably solvent. There is no free lunch in construction.

Pricing errors and project issues occur for small to some of the largest construction projects. Just look at how many HS2 contractors have gone into administration and the bill to the government just keeps going up with each and every new administration event. Picking the cheapest tender does not guarantee you a cheaper project, but may well guarantee you a more stressful one.

Carma UK pays for a team of experienced, caring and professional project managers, estimators, infrastructure, vehicles, plant, machines, site supervisors, significant insurance and we have designed our business to make a modest profit with each project picking up a fair share of the business overheads. We are not ashamed of making a profit and we work incredibly hard to ensure we do. This means we can continue to serve others and also are still here to serve any guarantees or warranties we offer.

We believe this offers a good quality of service aligned with what is likely to be a significant investment for our clients.

Where financial risk is present, we are open and honest about our strategies to mitigate them or ensure this risk is shared and known. Taking on fixed price contracts with significant material purchases requires a share of risk or will require early material purchase and associated safe storage costs to ensure supply chain issues don't bring a bitter end to your project. Administration event due to industry price increases and inflexible unfair fixed priced contracts has been a very recent and painful experience for many construction companies post

COVID with incredibly high levels of inflation. No construction company should take on uncapped fixed material price risk without a strategy to minimise what could be a huge cost change to deliver your project.

The way we price our projects means we can afford to support early design stages and budgeting, provide you with a refined initial cost plan minimising as many hidden surprises as we can, clear communication, a carefully managed efficient project, tight variation control, robust payment system controls and importantly an excellent build that meets the agreed contractual specification. All of this we believe is what all clients hope for, but so often don't receive due to human innate hope that a surprisingly low price will also provide the holy grail. In construction you typically pay for what you receive. It is a high value, low margin industry where significantly cheaper prices should set off alarm bells.

Of course there are many construction companies who will chance the trusting client with an incredibly unfair high price often bundled into large lump sum tender returns. Equally these need to be cautioned against and we would always suggest clients seek at least 3 tender returns from good quality, robust construction companies to minimise the outliers. Carma UK provides a robust bill of quantities with every project. We lay out our profit margin so there is no hidden costs and we minimise the chance of surprises.

I can guarantee Carma UK will rarely be the cheapest solution for you. If you want a cheap solution, there are many solutions available, all with their downsides and risks where indeed the solution was likely only cheap on a poorly outlined estimate at outset or on a formal quote from a company without the cash flow or credit worthiness to back up their mistakes. I can however assure those who chose Carma UK that they will receive a courteous, caring, professional team who work tirelessly between site and desk to provide you with an excellent service with our goal to provide a stress free construction project.

Please don't fall for the industry con of a price that is too good to be true! It'll likely be a painful mistake that has been repeated time and time again.

“The Carma UK team took on work for our property doing a modern garage conversion including a conversion to a gym and wine cellar. They also renovated our kitchen, put in 4 new bathrooms and modernised our whole house. The work was done to an outstandingly high level. The team were professional, hard working and easy to work with. I would thoroughly recommend the Carma team for any renovation work.” - Dr S Halder

“We literally couldn’t have done this project without Carma. Starting with helping us find ways to stay within budget, the management and site team were just brilliant. We were on time, at the cost we agreed and we’ve got exactly what we wanted. It tells you everything that we never had a disagreement throughout the whole build and we’re delighted with the result.” - Mr T Williams

“Carma UK Construction converted our outbuilding from an office into a dwelling now used as a FHL. This included dividing the space into rooms, and installing a kitchen and bathroom. The project management was excellent, any issues or changes were effectively dealt with enabling a smooth project from start to finish. The whole team demonstrated high quality work, were respectful of the property, easy to work with, and the project was carried out in a timely manner. We have subsequently used Carma for various other plumbing and electrical work in our main property, and have always been pleased with their work. Their communication is excellent, always responding quickly to enquiries and scheduling in work. I would highly recommend them.” - Mrs R Neville

“Throughout all of my dealings with Carma UK Construction they made the process very easy. Communication was excellent throughout and disruption was kept to an absolute minimum. Work was carried out in a timely fashion and the site was kept tidy and safe at all times. All workers were extremely helpful and professional. I am extremely pleased with the results. The value for money was excellent. I would highly recommend Carma UK Construction. They will be my first port of call for any future work I may need.” - Mrs C McCarthy

Value-Adding Process

Adding Value to Every Project

Engaging a Builder that cares about their projects and is capable of considered cost, cash flow and project management ensures the project's success. Our team strive to provide added value to each project in which we are involved in.

We understand the importance in which each project hold for our Clients.



Adding Value

Adding Value through issue identification and creative solutions.



Communication

Utilising the latest project management technology.



Innovation

Our company regularly undertake CPD training and research of new construction methods.



Accurate Costing

Complete and accurate in-house build assessment.



Established Reputation

Majority of our business is through repeat work, word-of-mouth.



Experience

Combined management team experience of near 200 years.



Peace-Of-Mind

End-to-end project management from manufacture to handover.



Payment Protection

Industry leading payment protection via the Pay-Trade escrow payment solution.



Office address

Carma UK

Red Copse

Foxcombe Road

Boars Hill

Oxford



info@carmaukconstruction.co.uk