

Residential Development

Consultancy Services





CAPABILITY SUMMARY



Cities are ever-evolving landscapes. As redevelopment increases, new commercial zones and communities are taking shape, with redundant areas providing opportunities for innovative uses and an increasing reliance on the private rented market to meet the demand. But with the pressures of rapid population growth, meeting the demand for housing and delivering the right supporting infrastructure is a major challenge if cities are to remain economically competitive and create safe, attractive communities.

The competition for readily serviceable land that can be developed quickly and unhindered by major infrastructure works, is pushing up the cost of land to unprecedented levels. The Government's sustainability agenda is forcing the industry to consider the wider long-term impact of development on communities, employment, social integration and environmental sustainability and driving new thinking about the aims of new buildings and public spaces.

Our team have direct experience of residential development and regeneration, as well as the infrastructure projects that support new development. They are highly informed about the political, financial and physical environment affecting the projects they work on, ensuring tailored advice and support throughout the life of projects. We are able to take an holistic approach to developments, leading everything from the business planning process and bringing together the necessary specialists for masterplanning through to cost modelling and project delivery.

ABOUT US



Operating from offices in Birmingham, Derby and London our team of dedicated consultants are driven to provide residential developers and investors with high quality project management, cost management, CDM and due diligence services, providing clients with confidence that investments are well managed and always seeking to enhance planned return on investment.

We believe that our strength is our trusted team, their passion to deliver a high quality service for our clients, backed by their collective experience.

Our team are recognised as experts and have provided market leading consultancy in all market conditions. As such they are well placed to provide guidance which will enhance your financial outcome.

Our expertise is focused on the following sectors:

- Residential
- Care Homes & Villages
- Student Accommodation
- Commercial
- Hotels & Leisure
- Industrial & Manufacturing
- Retail

Our commitment is to be your consultant of choice.

PROJECT MANAGEMENT



UK's Largest Self and Custom Build Community
Graven Hill, Cherwell

As you might expect from a consultancy with our reputation, we have the capability to successfully plan, manage and deliver a wide range of projects from a simple refurbishment to complex mixed-use regeneration projects.

Every successful project starts the same way. We listen very carefully to the expectations of our clients and ask a lot of the right questions. Then we take the time to fully understand what is wanted, identifying all potential operational, business and technical risks involved in the process.

Our attention to detail ensures we implement robust project management and control procedures that allow us to effectively reduce the risk to acceptable and controllable levels.

Some of the key features of our service:

- Establishment of Client Brief.
- Development of Project Plan and Master Programme with sub-programmes.
- Designer selection, evaluation and recommendation.
- Identification and early procurement of long-lead items.
- Identification of any requirement for specialist advice relative to the project.
- Monitoring, management and control of design development.
- Supplier / contractor pre-tender selection, evaluation and recommendation.
- Management of tender and contractor appointment procedures.
- Management and control of the construction process.
- Change control management.
- Financial management and reporting.
- Programme and Progress liaison between Client, Project Team and Contractors.
- Early warning of programme issues and potential changes to the project duration.
- Monitoring and management of coordination between project and construction teams.
- Quality control of project works in progress.
- Defects liability inspections



Pre-Contract

- We provide project direction and governance, leading the team through the planning, design and pre-contract process up to successful execution of the contracts for the Principal Contractor and the Modular Home Manufacturer.
- We manage the cost effectiveness of the combined design solution, liaising with modular manufacturer and the market, aligning the procurement strategy to support successful management of risk
- We establish design responsibilities and clear interface matrices between site and manufactured works.
- We review overall design co-ordination and support an optimised design in advance of the planning process.
- Co-ordinate the formulation of the Employers Requirements and Contractors Proposals.

Post-Contract

- We provide overall leadership of the project across the contracts and manage the client body to facilitate their decision making.
- We administers the contracts for Principal Contractor and modular manufacturer on behalf of client, conducting valuations, assessing variations, etc.
- We continue to manage the design integration between the modular manufacturer and the Principal Contractor, promoting resolution of any design issues in support of an overall co-ordinated design.
- We manage the on site / off site activities co-ordination in accordance with the contract programmes. We provide oversight of health and safety, manage and resolve issues arising, oversee the quality assurance, commissioning, approvals and handover process.



UK's Largest Self and Custom Build Community
Graven Hill, Cherwell

As the construction industry moves to embrace Modern Methods of Construction it is recognized that the integration of factory-based prefabrication and construction site activities create new interfaces that require careful management. This is managed by providing additional governance and management of the design, procurement, supply chain integration and site activities. Delivering the benefits of MMC, namely in better quality, improved safety, carbon reduction and programme all require leadership that we provide as part of our services.

Our approach is that this should be seen, not as an additional service, but rather as a strengthened technical Project Management service that utilises experienced professionals who understand the challenges of integrating off site manufactured products with the conventional aspects of a construction site. It requires strong commercial acumen and strength of character to align all parties towards the benefit of their combined activities.

COST MANAGEMENT



Plot M2 – Blythe Valley Village Centre
Solihull

Our bedrock is the delivery of cost management and quantity surveying services that we successfully bring to support the financial management of projects for national blue-chip clients across many sectors.

We place great emphasis on the control of construction costs. Combining strong datasets and professional expertise we provide clients with early and sustained confidence in the value of their investment.

Innovation

Our service continues to develop with the evolution of BIM and Big Data but the principle objective of our approach remains constant: to deliver to the Client a service based upon considerable experience and knowledge in other similar projects. By adopting a critical, but practical approach and methodology, we will complement the existing management structure and assure the investment risk.

Services Include

- Benchmarking and Efficiency Studies
- Capital Allowances Advice
- Cashflow Management
- Change Management
- Cost Modelling
- Cost Planning
- Mechanical and Electrical Services Cost Management
- Procurement Advice
- Contract Documentation
- Project Cost Management
- Risk Management
- Value Management and Value Engineering
- Whole-Life Cost Studies



DUE DILIGENCE

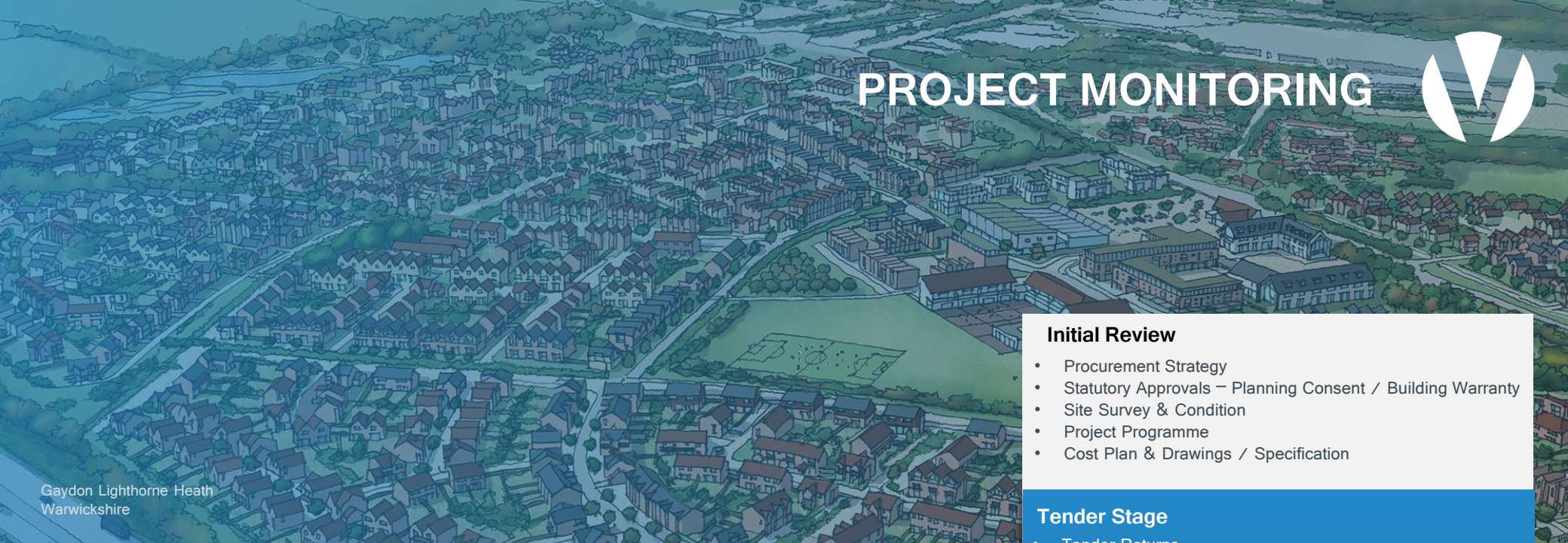
Wadsworth Green Retirement Village
Corsham

Every scheme comes with its own unique risk profile. We will always be focused on protecting our client's interests, aligning with our Client's objectives and ensuring that we are best positioned to meet and anticipate their needs.

Our approach to our Due Diligence services is to identify the primary areas of risk; propose a menu of services that best protects your interests; report our findings and recommendations concisely and clearly and always seek to protect and enhance your financial return.

Typical Menu of Services for Due Diligence

- Initial Due Diligence Report
- Management of Design Review
- Construction Cost Review
- Programme Review and Analysis
- Contract Review (including flowdown and alignment)
- Development Appraisal Review
- Construction Period Reporting (incl Drawdown)



PROJECT MONITORING



Gaydon Lighthorne Heath
Warwickshire

Development projects involve a multitude of interested parties. We provide an independent Project Monitoring service that provides clarity for decision makers within the Funder and/or Developer organisation.

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Initial Review

- Procurement Strategy
- Statutory Approvals – Planning Consent / Building Warranty
- Site Survey & Condition
- Project Programme
- Cost Plan & Drawings / Specification

Tender Stage

- Tender Returns
- Tender Report with Recommendations
- Proposed Building Contract
- Insurances
- Warranties
- Cashflow Forecast
- Contactor's Programme
- Pre-Construction Health & Safety Plan
- Risk Analysis
- Tender Drawings

Post Contract Stage

- Contract Documents
- Minutes of Meetings/Contractor's Progress Report
- Construction Programme
- Architect's or CA's Instructions / Variations
- Drawing Revisions
- Monthly Valuations & Payment Certificates
- Notifications of Claims
- Cost Reports
- Monthly Progress & Final Accounts
- Health & Safety File



OUR DEVELOPER AND FUNDER RELATIONSHIPS

There's an increasing demand for quality housing and an industry-wide agenda to deliver increasing numbers of new homes more sustainably and more quickly. Often, the development sites require new infrastructure to support that planned development.

Our team works with a broad range of blue chip developers and funders. We deliver affordable housing, as well help private developers and national house builders. Our teams are responsible for delivering an average of 250 units a year.

We work closely with registered providers, care providers and local authorities to help them achieve their goals.

As an SME we are driven to deliver a level of service that makes us stand out from our competitors – a capability that has been recognised repeatedly at national awards.

Our commitment to you is to be your consultant of choice.

**Taylor
Wimpey**

Derwent living



**Places
for People**

FRONTIER

SPITFIRE
bespoke homes

R
RANGEFORD
VILLAGES

ELEVATE



**AVIVA
INVESTORS**



**Staffordshire
Pension Fund**
Local Government Pension Scheme



We Will Safeguard Your Interests by
Understanding Your Objectives
Early Comprehensive Project Appraisal with
Clear Recommendations
Tailoring Support to Meet Project's
Objectives Using Seasoned Professionals

Derby:

15 Mallard Way, Pride Park, Derby, DE24 8GX
(Registered Office)

Birmingham:

Ludgate Court, 57 Water Street, Birmingham, B3 1EP

London:

16 Upper Woburn Place, Bloomsbury, London. WC1H 0BS