

Adewole Ademolake
MRICS

Overview

Adewole has an extensive experience working on small and large development sites. His goal is to simplify what is seemingly a complicated process. This has been developed through experience and having various contacts in the industry.

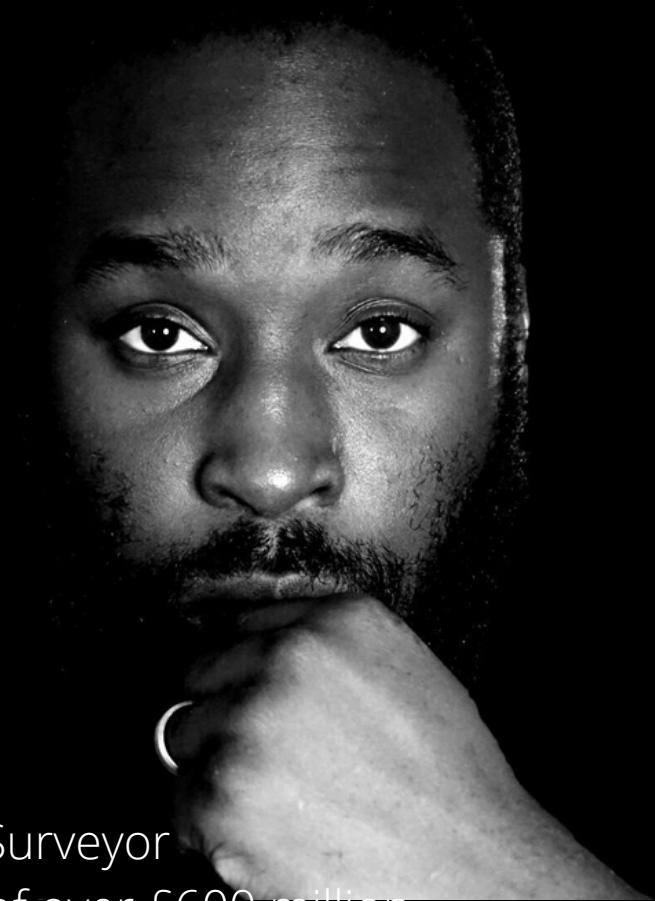
Adewole is passionate about providing homes and collaboratively working with all stakeholders.

Adewole is confident in saying that there is no problem in property development that cannot be resolved without tenacity, focus and an extensive contact list. Our focus is to provide options/ solutions that would not naturally come to mind if confronted with a problem

His focus is:

- Providing straight forward solutions.
- Engaging honestly and clearly with stakeholders
- Delivering projects that are profitable to clients and attractive to end users

Adewole Ademolake MRICS



Development Experience

- A qualified Planning and Development Surveyor
- He has led large regeneration projects of over £600 million, delivering thousands of homes.
- More than 11 years' experience working in large scale property development.
- Worked for various public sector companies, namely, Metropolitan Housing Association, Gateway Housing Association and Brent Council, and a wholly-owned subsidiary of The London Borough of Barking and Dagenham called Be-First.
- Worked for an FTSE 250 Housebuilder named Countryside Properties.
- Holds a BSc in Building Surveying and Masters with Distinctions in Real Estate Development and Investment

Notable Projects

- The Gascoigne Masterplan delivery over 1000+ homes
- The Alma Estate, Enfield delivery just under a thousand homes
- Acquisition of Church Road Car park site delivering 65 homes
- Old Ford Methodist Church

Work Experience (1)

Senior Development Manager

(October 2020- August 2022)

Be First Regeneration Limited

I currently manage a portfolio of regeneration projects at various stages in the development cycle. The schemes I manage are either at the town planning stage or are being built. The total development costs under my management are just over £600m. The projects I manage are multi-phase, high rise development sites. I lead the design process, manage the legal processes (s.106), carry out development appraisals, appoint consultants, and present schemes for board for approval. I set programme milestones and work with the design team to meet design key performance indicators. I manage planning consultants, multi-disciplinary design teams and contractors. As Be-fist seek to retain assets for the long term, I thoroughly scrutinise design KPI's to ensure efficiency, which ultimately produces competitive build costs. I have overall responsibility for the profitability, phases and delivery of the housing schemes I manage.

Development Manager

(November2018-October2020)

Countryside Properties UK

I reported to an Associate Development Director whilst working on a 1000 home regeneration scheme in Ponders End. The scheme was multiphased and will take ten years to complete. The total construction cost under my management on this project was £300m. My responsibilities included forecasting the cash flow expenditure and receipts on the Alma Estate project every month, managing planning applications, including Reserved Matters Applications, and appointing and coordinating external consultants to deliver the planning applications on time and within budget. I undertook detailed development appraisals to review and monitor financial viability. I was responsible for liaising with stakeholders on the project, including local authorities and residents. I negotiated legal contracts with partners, including, but not limited to, Development Agreements, Affordable Housing Agreements and Section 106 (S106) Agreements. I oversaw the submission and discharging of ongoing obligations within all legal agreements managed by the Development team. Working collaboratively with the sales, technical, and construction teams to achieve shared goals and optimise profit levels.

Work Experience (2)

Development Project Manager

(March 2016- November 2018)

The London of Borough of Brent

I managed mixed-tenure schemes (private, shared ownership, affordable rent and commercial) with a combined scheme budget of £90m. I was involved in development projects from RIBA stages 1-3 and was responsible for obtaining the relevant board and planning approvals. Consultation with Local politicians (Councillors), residents, and businesses was vital in my role. I financially appraised development opportunities (sensitivity analysis and establishing land value) for schemes, acquisition and disposal of development land. I also identified the suitable housing strategy for each project to ensure planning policy compliance. I led the procurement of professional teams (Architects, Valuers, employers agents, transport consultants) and managed consultants to secure planning permission on schemes. I also provided monthly reports by capturing scheme performance and updates. In addition, I led initial contractor engagement for the delivery of homes.

Development Officer

(January 2015 – March 2016)

Gateway Housing Association

Reporting directly to the Head of Development, I currently manage a programme of new build, section 106 agreements and remodelling projects with a total contract value of £22m. I manage projects from planning to end of defects inspections and follow up on latent defects when they arise. I instruct consultants to deliver on build programmes and attend site progress meetings. The majority of the role is project management based and requires a key focus on time, cost and quality. I was responsible for cash flow management, legal liaison, instructing works, disposals, approving project payments, resident liaison, appointing consultants, new business, appraising schemes and tender negotiations.

Site Sales Officer

(June 2014 – December 2014)

Metropolitan Housing Association

Producing marketing briefs for upcoming launches for developments and selling/ renting homes to eligible applicants. Developed relationships with internal and external parties. Provide updates to team and senior management on all schemes. Manage re-sales and deal continuously with financial advisors.

Intern Investment Analyst

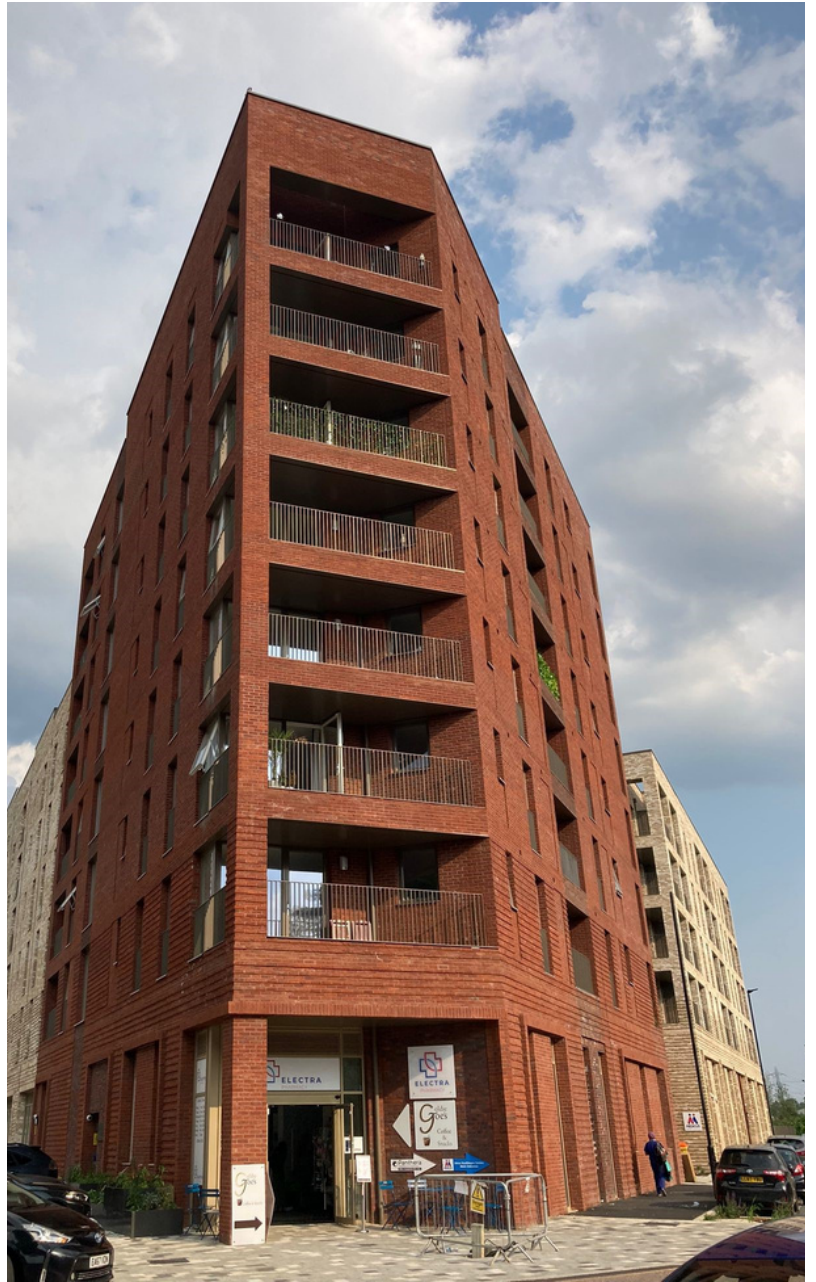
(August 2011- November 2013)

Inspired Asset Management

I produced basic Pro-forma investment details required for high net-worth individuals, private equity and fund investors. The analyses were completed by factoring in the acquisition, refurbishment, management and maintenance aspects of various investment trades. I was also responsible for modelling the different inflation series linked to rents, property values and utilities for different property types and locations.

Project Experience

Alma Estate, Ponders End, Enfield



No of homes: 1080 homes

Developer: Countryside properties

Architect: Pollard Thomas Edwards

Role: Development Manager

Development costs; £300m

GDV: £400m

Completion; Phased Development

Type: Mixed Use

The scheme is a regeneration project which involved multiple stakeholders and phases. I am responsible for the day-to-day management of the project and working with development partners to ensure the smooth delivery of the homes. Three out of the eight phases are now under construction. In addition, I was responsible for providing monthly financial updates, managing design teams and ensuring that the development complies with the relevant legal agreements (Development Agreements, section 106, leases and licenses). I was also responsible for chairing internal and stakeholder meetings whilst maintaining an active risk register.

Crown House, Barking, IG11

A development currently on site in Barking town centre will provide shared ownership and affordable rented homes. I was responsible for the entire project, managing the project cash flow, constantly reviewing viability, overseeing the discharge of planning conditions and planning obligations. In consultation with the construction manager, I was the client representative who ensured the project was delivered on time and the Client's expected return.

If anything goes wrong on the project on cost overruns, planning implications, legal incumbencies and profitably, I am the lead in ensuring troubleshooting and providing options to the Client.

I am responsible for ensuring the homes are sold off-plan ahead of the programme by getting a selling agent to market the homes on behalf of the Client. Like with most developments, there are always neighbourly matters which could impinge on the Client's ability to finish the scheme. I was responsible for identifying the critical risk and formulating the key mitigations. I also directed legal teams to draft deeds and give my development input into any legal agreements relating to the project.

No of homes: 169 homes

Developer: Be First

Architect: CJCT Architects

Role: Senior Development Manager

Development costs; £69m

Completion; May 2022

Type: Mixed use



Gascgoine Masterplan, Barking, IG11



No of homes: 1,700 homes

Developer: Be First

Arhitect: Various

Role: Senior Development manager

Development costs; circa £600m

Completion; Phased Development

Type: Mixed use



A multi-phased master plan seeks to deliver a minimum of 50% affordable housing. Adewole led on four phases within this master plan, with some phases on-site and others going through the planning process. The scheme involves consultation with various internal and external stakeholders. Currently lead on planning, legal, development appraisals and overall project management of the four phases. In addition, I constantly work with the end client to ensure that they have sufficient information to either sell or rent the completed homes.

Church End, Brent, London, NW10



No of homes: 99 homes
Developer: Brent Council
Architect: MAE and PCKO
Role: Project Manager
Development costs; £23.5m
Completion; Ongoing
Type: Mixed use



The scheme is a long-standing Council project where I was instrumental in bringing the site forward for development. A housing association jointly owns the site, and the original intention was to develop the site together. However, it was decided that the Council would purchase the adjoining site from the housing association. I was responsible for approaching/ progressing the purchase of the site together with coming up with a solution to provide 100% affordable housing on the site by carrying out development appraisals.



No of homes: 73 homes
Developer: Brent Council
Architect: Southstudio Architects
Role: Project Manager
Development costs; £22m
Completion: ongoing
Type: Mixed use



Stonebridge, Brent, London, NW10

The development spans over three sites and aims to deliver a 140 unit mixed tenure scheme. I was responsible for obtaining outline planning consent for the scheme and preparing the scheme for submission of a reserved matters application. Unfortunately, the sites had several abnormalities, and I was responsible for carrying out a series of development appraisals to find the best proposition for the Council to consider. The scheme is currently under construction.



No of homes: 9 homes and New Church

Developer: Gateway HA

Architect: MEPK

Role: Development Officer

Development costs: Circa £3m

Completion: Jan 2016

Type: Mixed use



Old Ford, Bow, London, E3

Old Ford was a shared ownership scheme that included a church on the ground floor. The project was delayed due to statutory works. As I took control of the scheme later in the project, I had to make all parties accountable for their actions by requesting weekly updates, attending random weekly site visits, questioning the contractor's program and probing for realistic completion dates. As this was a partnership scheme with a local church, I had to collaborate and manage this relationship by keeping them updated on changes to the completion date. Finally, the handover was achieved, and all the homes were sold.

No of homes; 45 homes
Developer: Gateway HA
Architect: Frank Reynolds
Development costs; £7.5m
Completion; June 2016
Type: Residential



William Guy Gardens, Bromley, Bow, E3

The scheme involves the demolition of sheltered housing to provide 45 new homes. There was an issue concerning connecting to a neighbouring substation in which I had to negotiate with a contentious management company and the freeholder. I secured a reasonable agreement that would enable the project team to connect to the substation. I chaired internal meetings with housing, lettings, sales and finance departments.

Expertise

- ✓ Brief/ Development Strategy
- ✓ Development Appraisals / profitability
- ✓ Negotiating s106/ calculation of CIL
- ✓ Development Agreement advice
- ✓ Land acquisition advice

RIBA
0-3

- ✓ Formulating procurement Strategy
- ✓ Liaising with Solicitors
- ✓ Monitoring project costs/ tracking viability
- ✓ Appointing/ managing design team
- ✓ Formulating sales/ rental strategy

RIBA
3-7

