



A' LAKÉ

Development Management

Foreword

The Development Manager is like an Impresario. They are the catalyst, the professional in the middle who embodies the vision of the Investor/ Property Developer and causes the design, professional and construction teams to bring the idea to life. The development manager sits on top of the project (on the Client's behalf) but descends into the depths to unpick issues that impact programme and profitability.

Their tools are Excel spreadsheets, their extensive knowledge (legal, town planning and regulatory), experience, and their ability to utilise relationships to achieve the desired outcomes of the Client.

The Developer's raw material is land. The Development manager aims to take land and improve it with metal, concrete, bricks and mortar so that desirable dwellings are created for someone else's use, thus making the land more valuable/ useful to the Client.

Company Overview

A'laké Limited was founded in 2010 to provide Development Management services and help solve the housing crisis we currently find ourselves in.

We have extensive experience working on small and large sites. A'laké seeks to provide specific services which will apply to developers, landowners, institutional investors and joint venture partners. The goal is to simplify what is seemingly a complicated process. Our thoroughness has been developed through extensive experiences in mixed-use developments.

Our team are passionate about providing homes and collaboratively work with Developers and investors to optimise values on their sites.

A'laké is confident that no problem in property development 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.

Our key focus is:

- Providing straightforward solutions.
- Engaging honestly and clearly with stakeholders.
- Getting the desired results to maximise the value of sites for Clients.

About us

A'laké is a privately-owned Development Management Consultancy based in London. Our team have a broad experience of developing homes on behalf of housing associations, private developers and local councils. Our skillset is managing schemes from land acquisition through to handover of the completed units.

With our experience in land acquisition, managing consultant teams, contractor procurement, stakeholder engagement, and obtaining planning permission, we can deliver the results you desire.

We understand how to work with local authorities and have a straightforward approach to planning applications. In addition, we can call upon our experiences with the consultants we work with to get the desired results.



The Market



There is a strong drive within the UK to provide more homes for an ever-increasing population and ensure a sufficient supply of housing for current and future generations. The Government's house building targets have rarely been met for various reasons, and there is a drive for all parties to find new solutions to address the shortage of homes within the UK market. We have observed that planning policy is shifting toward maximising density, especially London.

A'laké is keen to assist private developers, housing associations and local authorities in delivering quality homes as we believe that everyone should have somewhere to call home.

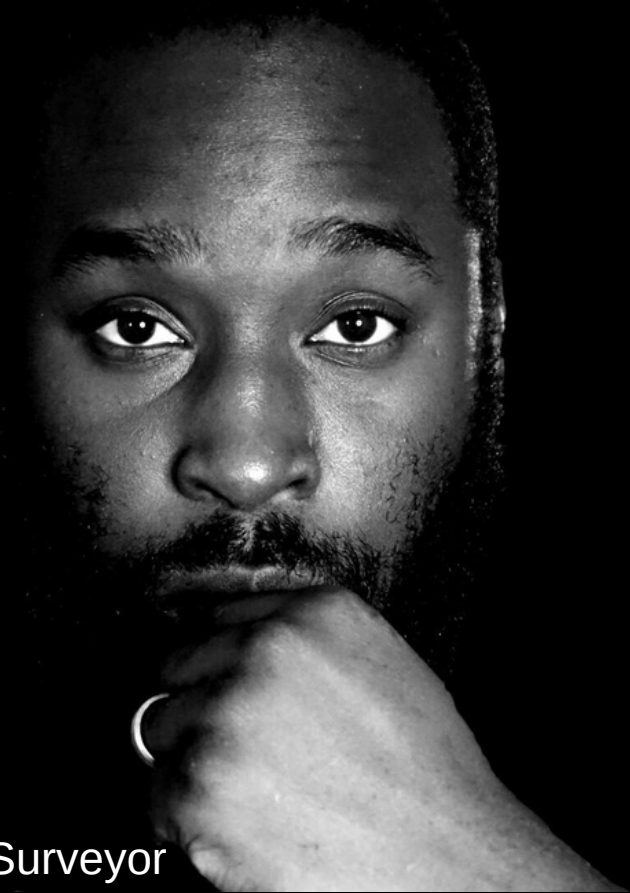
We are confident in our ability to optimise development, formulate development strategies and deliver new homes on behalf of our clients. We would welcome the opportunity to work with you to deliver your requirements.





"Why Sweat when its
our job to do so"

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Development Experience

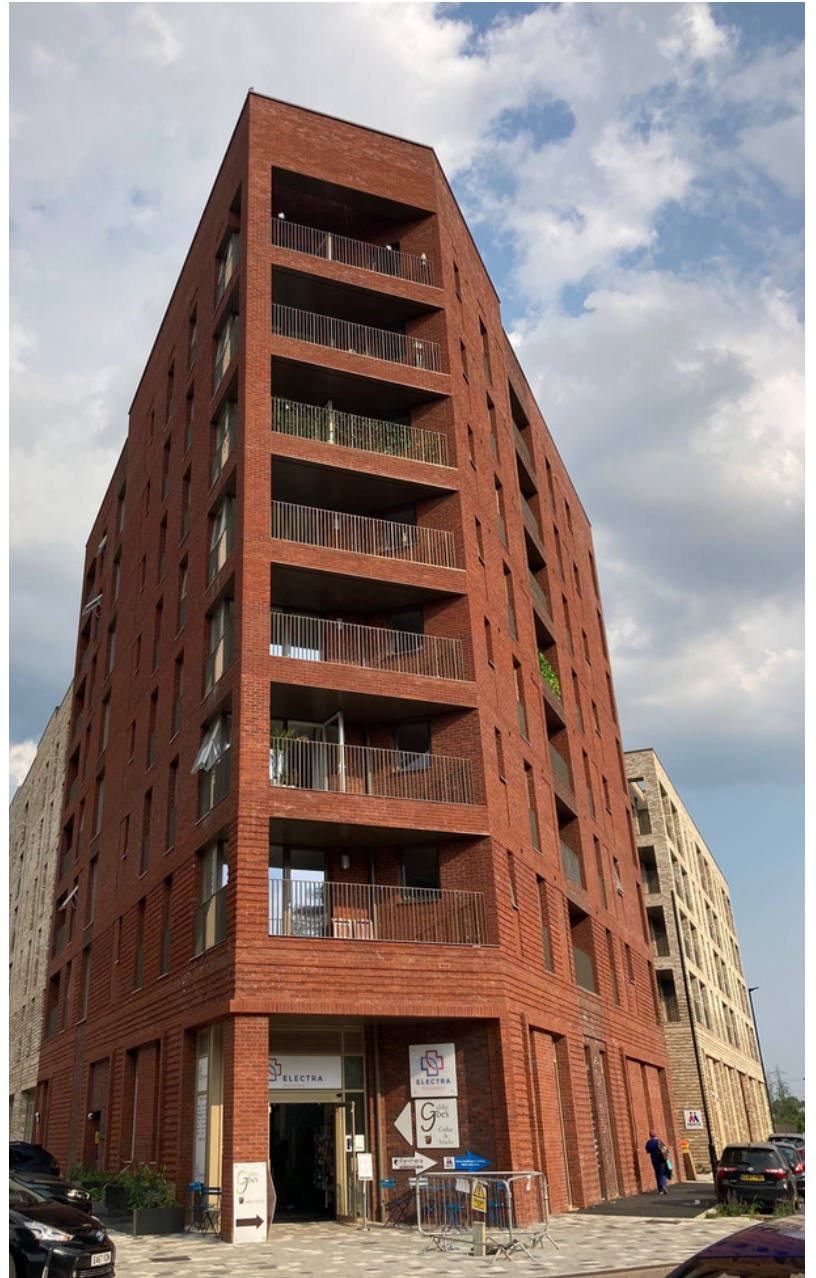
- A qualified Planning and Development Surveyor
- He has led large regeneration projects of over £600 million, delivering thousands of homes.
- More than 11 years' experience working in large and medium scale property development.
- Worked for various public sector companies, namely, Metropolitan Housing 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

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: Partnership/ Private Sale

The scheme is a regeneration project which involves 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 that is 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: Rent and Shared onwership sales



Gasgoine Masterplan, Barking, IG11



No of homes: 1,700 homes
Development costs; circa £500m
Completion; Phased Development
Type: Build to rent



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: Rent and Shared ownership sales

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: Rent and Shared ownership sales



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.

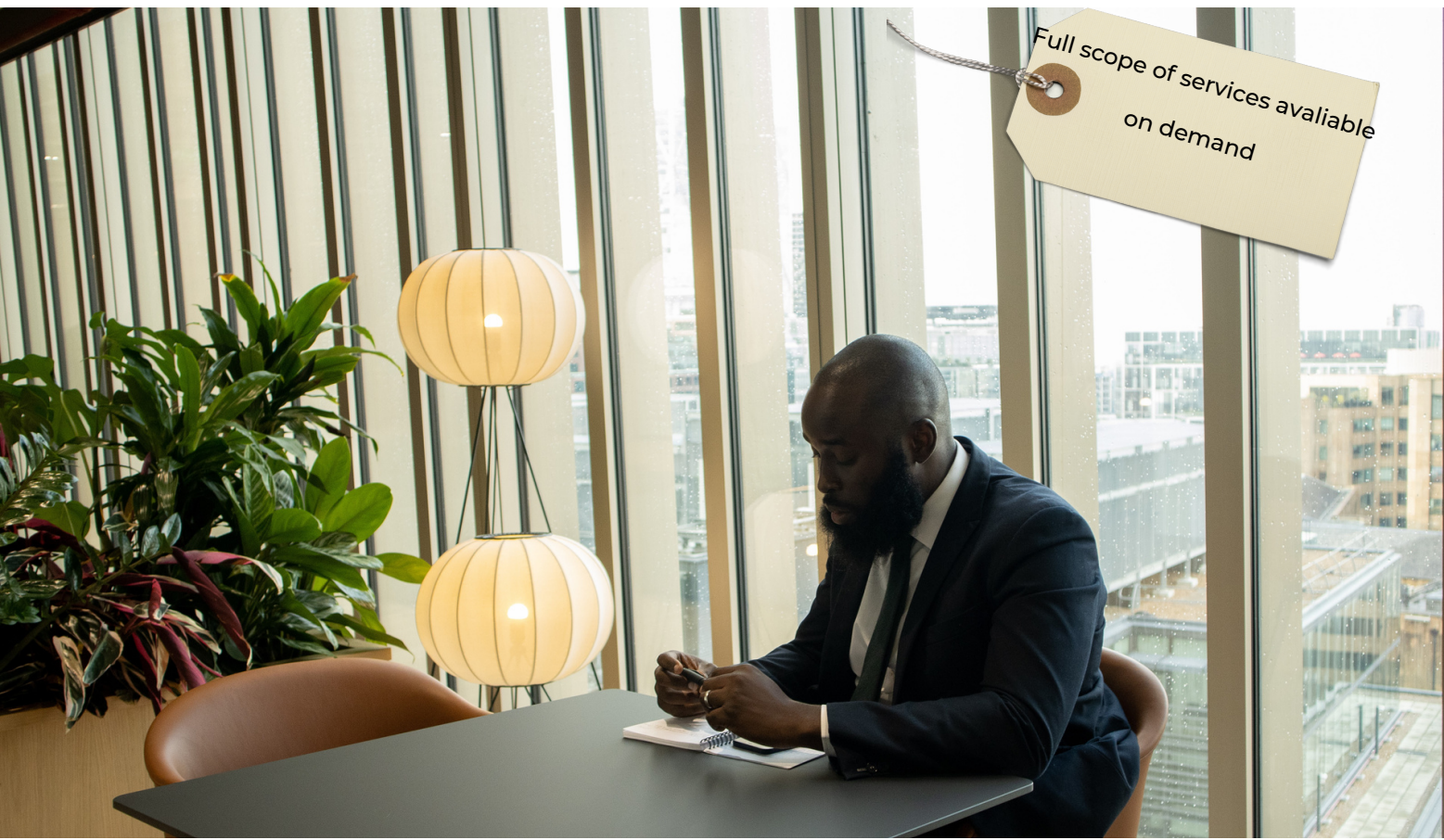
Services provided

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

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

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Contact us

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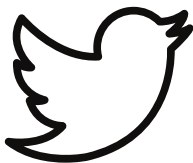
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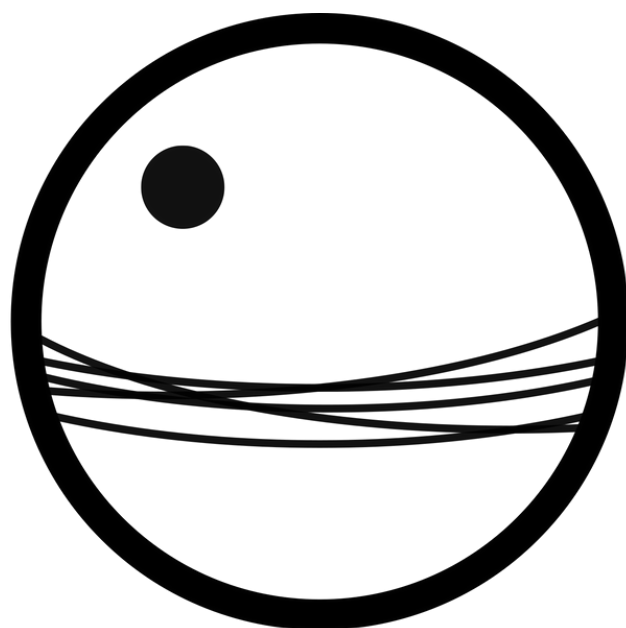


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