

CASE STUDIES

Amdor Limited are providing property development and investment services on a diverse range of residential projects in London and here are a few examples of current and past schemes:

Myatt's Field Regeneration Project, Lambeth, London SW9

CURRENT



Summary

Large award winning estate regeneration project consisting of the demolition of 303 existing units and the construction of **808 new homes** of which 347 are for private sale and 147 are for shared ownership. New community facility around the largest new park in London since the Olympic Village was built.

Amdor Limited are:

- AM providing full development and project management services to the joint venture development company (Oval Quarter Developments Ltd) responsible for delivering the private sale units and the shared ownership land sales.
- AM responsible for the drawdown of 15 plots of land acquired from the London Borough of Lambeth as part of the Myatt's Field North housing PFI with 6 being onward sold to Notting Hill Housing Association for shared ownership.
- AM interfacing with the senior debt provider, HSBC, to agree monthly valuations and ensure a consistent debt drawdown.
- AM responsible for managing the main contractor who has been employed under JCT 2011 Design & Build Contract with a £40m phase 1 building contract on site and completion of sites expected from 2013.
- AM co-ordinating the construction of a unique bespoke marketing suite due on site in June 2013 with direct sales to commence in September 2013.
- AM assisting with the overseas sales campaign which is now underway at the newly branded 'Oval Quarter' www.ovalquarter.com.
- AM regularly reporting to the development company shareholders and keeping them apprised of the current sales campaign and the effect on the development appraisal.

49 Lennox Gardens, London SW1X

CURRENT

Summary

Complex refurbishment project consisting of the remodelling of three existing ground and lower ground floor apartments. The new construction works will create a new 4,000 sqft 'prime' triplex apartment on ground, lower ground and sub-basement level centred around a new central stairwell and atrium. Although the project is small in terms of area the nature of construction and the proximity of adjoining owners makes the project technically complex.



Amdor Limited are:

- AM providing development management services and controlling every aspect of the development with the aim of maximising development profit.
- AM leading and managing the consultants and contractors.
- AM reviewing and controlling the design and specification, ensuring it will achieve the target values and is delivered as intended.
- AM leading consultation and negotiations with planners, neighbours, free holders and local residents.
- AM ensuring all statutory consents and legislation are granted and complied with.
- AM establishing and managing a suitable procurement route and programme for the project which meets the desired level of risk for the Client.
- AM monitoring and controlling every aspect of the project delivery including design intent, costs, programme and quality.
- AM regularly visiting and managing progress and construction works on site.

Housing Matters Infill Development Programme, LB Lewisham

CURRENT



Summary

The London Borough of Lewisham wish to undertake a programme of new build housing development on infill sites and Amdor Limited have been assisting them and their housing management organisation, Lewisham Homes, with the delivery of this programme.

Amdor Limited are:

- AM providing development management advice to Lewisham Homes and the LB Lewisham on a proposed programme of residential development on urban infill sites.
- AM managing the consultant team to produce initial feasibility studies for each of the 13 sites for circa 300 units.
- AM undertaking site specific appraisals (Proval and Argus) to assess the financial feasibility of various tenure mixes on each site.
- AM assisting the Client with the resident public consultation .
- AM advising the Client team on the design, planning and delivery programme required to achieve a successful programme of development.
- AM advising the Client team on the possible routes of procurement to minimise the risks associated with residential delivery.
- AM advising the Client team on the structuring of a development company and the resources required to deliver a programme of residential development.

The Bridge, Queenstown Road, London SW8

PAST



Key Activities

Responsible for the new build development of 98 luxury 1- 4 bed apartments including a level of penthouses.

- AM SPV development company created and site acquired with the benefit of senior debt and external investment.
- AM Off-plan sale of 3 levels of accommodation to a property fund.
- AM Existing planning permission enhanced to improve density and Gross Development Value of project (£45m).
- AM Detailed design co-ordination and construction procurement.
- AM £30m building contract let to D&B contractor under JCT form of contract.
- AM Practical completion on time to the specified quality standard and to budget.
- AM All apartments sold within 6 months of practical completion and investor return in excess of 20% p.a.

Restoration Square, Battersea, London SW11

PAST



Key Activities

Responsible for the development of 9 houses and 16 apartments.

- AM SPV development company created and site acquired with the benefit of senior debt and external investment.
- AM Complicated new build and refurbishment construction project.
- AM Careful design co-ordination required to ensure the new build element integrate with the existing refurbished element.
- AM £10m building contract let to D&B contractor under JCT form of contract.
- AM Practical completion on time and to budget.
- AM All apartments sold prior to completion and investor return in excess of 20% p.a.