

Realising *value* in distressed construction and development projects

Across a diverse range of new developments and existing buildings, and through a proactive and commercially-focused approach, Jones Lang LaSalle's project management, cost management and building surveying teams have built an industry-leading track record in delivering successful world-class projects.

We are in business to create real value for our clients in a constantly changing, complex world.

Jones Lang LaSalle's Project & Development Services team delivers project management, cost management and building surveying services to investors, occupiers and developers throughout the UK. In collaboration with the Real Estate Workout Group, we also act for banks and administrators on distressed properties, providing consultancy in areas such as build cost and technical advice.

As part of a leading real estate services firm, we draw on the wide range of advisory, transactional and management skill sets across Jones Lang LaSalle and apply our collective know-how and value-driven approach to deliver schemes through multi-disciplinary teamwork.

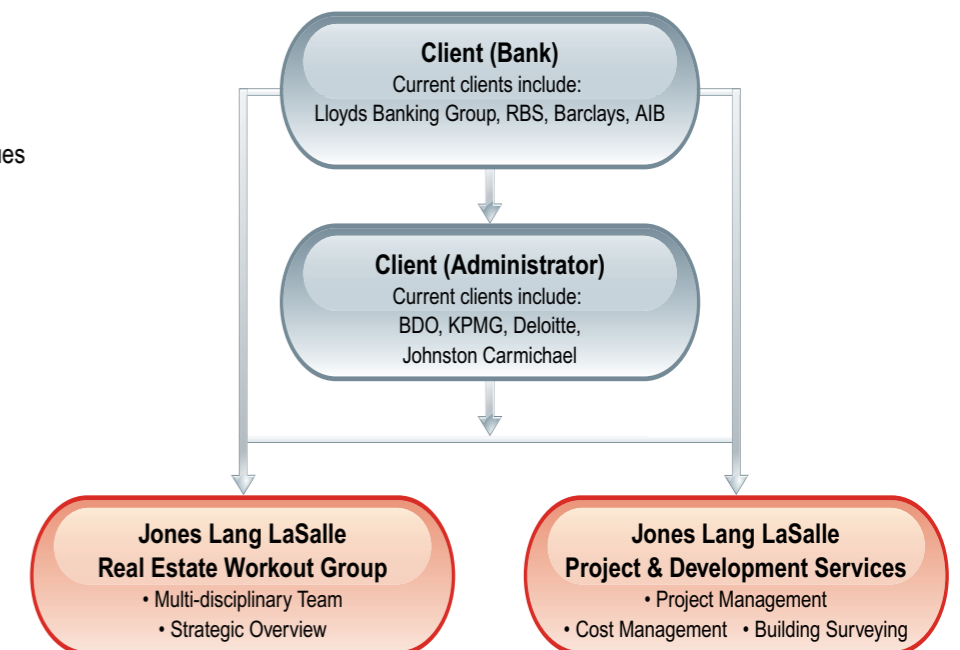
We have extensive experience in the management and co-ordination of different external specialists, and our position in the market empowers us to rapidly engage appropriate consultants and contractors at the start and through every phase of a project. Our project portfolio spans the UK, as well as the globe, and our capabilities range from a simple office refit to a complex new development in sectors as diverse as offices, hotels, leisure, shopping centres, residential, logistics warehousing and data centres.

In-depth experience across all project types and sectors:

- Owner, developer or occupier
- New build or refurbishment
- Relocation or expansion
- Single or multi-site

Wide-ranging expertise across project management, cost management and building surveying disciplines:

- Design team assembly
- Due diligence
- Fit out
- Procurement and building contract issues
- Feasibility studies
- Project planning and programming
- Risk management
- Sustainable property development
- Value management
- Exit strategy/dilapidations
- Environmental assessments
- Life cycle maintenance and repair



Delivering client success on stressed and distressed property



RADISSON BLU HOTEL, CARDIFF

Resolving contractual and construction issues and managing remedial works on a 4-star hotel.

The holding company entered administration at the end of the build period and the Project & Development Services team advised the bank on the resolution of contract disputes and construction issues. The team proceeded to manage extensive remedial works within the occupied 215-room hotel to create a product suitable for marketing. Jones Lang LaSalle Hotels provided strategic advice on critical actions, value matrix and marketing.



CHISWICK LODGE, LONDON

Co-ordinating the build out on a residential development within a tight planning timeframe.

When instructed by the bank to build out this project, there was an extremely limited period to implement the planning consent. Project & Development Services moved rapidly to engage Jones Lang LaSalle's Planning team to manage the successful discharge of the planning conditions, and also to clear the site so foundation work could start. This maintained the value of the site and was fundamental to the client's acceptance of the strategy. The site consists of eleven town houses, three of which are river fronting. Jones Lang LaSalle's Residential team provided consultative advice to agree the specification and maximise the value of the properties.

BERNERS HOTEL, LONDON

Reviewing costs and works and completing surveys on an historic Central London hotel.

As part of the administrator's instruction, the Project & Development Services team reviewed the proposed costs to complete this project. This included the verifying and completing of asbestos surveys and a detailed interrogation of the works undertaken to date. The project also involved advice from the Planning team as well as marketing and an eventual sale conducted by Jones Lang LaSalle Hotels.



PETERBOROUGH COURT, LONDON

Consideration of technical licensing issues and compilation of a technical pack to assist the sales process.

The investor owner entered receivership, following which Project & Development Services were instructed to regularise a number of outstanding technical licensing issues connected with the major strip out and refurbishment of the majority of the office space and ancillary accommodation, including renewal of main boiler and generator plant. The team's role included the assembly of a technical pack used to populate the sales data room.



Delivering outstanding performance on projects across the UK

Project & Development Services portfolio

“In my 25 years at Jones Lang LaSalle I have been consistently impressed by the specialist advice and dedicated services that are on offer.

We are especially proud of our work with the Real Estate Workout Group, providing accurate build cost estimates, project management and strong technical advice where our wide variety of project experience is essential.

Our position in the market allows us to react quickly and cost effectively, truly delivering world-class projects.”

Michael Tiplady,
Chairman P&DS



Project & Development Services

Non-distressed portfolio

The team has an extensive portfolio of world class projects which demonstrate our project management, cost management and building surveying expertise across the UK.

- **Brighton**
Project management of mixed-use development comprising 45,000 sq ft retail, 16,000 sq ft commercial and 53,000 sq ft residential.
- **Edinburgh**
Monitoring of base development and integrating fit out for relocation of 800 staff.
- **Leeds**
Project and cost management of refurbishment and fit out of an 85,000 sq ft customer contact centre.
- **Leicester**
New build 165,000 sq ft national distribution 'hub' including state of the art MHE installation.
- **London**
Cost management of mixed-use regeneration project including 570 residential units.
- **London**
Development monitoring of construction of 270,000 sq ft City office scheme.
- **Manchester**
Project management and monitoring of 350,000 sq ft high bay distribution unit.
- **Redditch**
Extensive building surveying and project management services for a shopping centre.

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