



Project Management

ikon is a professional housing and regeneration consultancy focussing on high quality and sustainable development, working across the private, public and housing association sectors offering unique expertise in winning and delivering major projects as both client and consultant.

Key challenges for the affordable housing sector

ikon recognises the key challenges facing affordable housing providers in today's market. These include: a requirement for funding arrangements and contracts to be carefully structured and closed quickly with regard to technical due diligence. Our team is based upon the experience of three former RSL Development Directors.

How ikon can help

ikon has developed a high quality project management capability founded upon knowledge of the affordable housing development process, commercial acumen and solid technical project management skills. Our clients utilise this expertise in different ways – ikon works effectively across a portfolio of projects as part of the client's internal team. In addition, we can work to deliver particularly large, complex and the most challenging projects.

In particular response to the current environment, ikon has successfully assisted its clients in minimising their exposure to the private 'for sale' property market through re-modelling and then managing wholesale tenure changes (including securing revised grants) on schemes already under development.

Why ikon?

- Expertise and knowledge: our teams are experts in project management and delivery and have extensive knowledge of HCA requirements
- People oriented: creating a project environment which motivates everyone involved
- Forming relationships: consulting all those involved, through formal and informal channels
- Flexibility: clear reporting lines and an emphasis on communication enable us to work with our clients quickly and effectively
- Problem solving: we pride ourselves on finding innovative solutions that get the deal done
- Advice tailored to your needs: ikon's clear focus on clients' objectives means we can tailor our reports to suit the needs of all project stakeholders

What we offer

Our extensive technical knowledge enables us to provide the following services:

- Project management
- Value and risk management
- Contract administration
- Employer's agent capability
- Technical & commercial due diligence
- Cost consultancy & financial appraisals
- Programme & handover management
- Offering solutions for stalled projects
- Grant compliance audit

Recent commissions



Quadrant

Quadrant is a significant development providing 78 shared ownership units and 195 general needs rent units in a fully integrated urban context. In addition to the broader project management of the whole development, ikon was integral in managing the tenure change on the scheme which originally included 86 private for sale units.



Paragon

Paragon is a major regeneration project providing 839 beds of student accommodation, 214 key worker apartments for rent and sale, and a new university campus including retail units. Presentation will own and manage the completed project which is being developed by Berkeley First, utilising modern methods of construction. ikon led the project as a client project director, co-ordinating all aspects including construction, sales and lettings of key worker homes, the partnership with TVU and Berkeley First, and establishing the long-term management.



Greenwich Millennium Village

The Millennium Village GMV has been developed with exemplar standards for innovation, sustainability and best practice. The lead developers are Countryside and Taylor Woodrow, in partnership with Moat Housing Group. ikon's role has been to provide advice to Moat whilst at the same time integrating their requirements into a rolling project process. Conventionally, in a commercial project such as this, ikon's role in advising a Registered Social Landlord (RSL) would be that of employer's agent.



Accordia

ikon was commissioned to provide a due diligence survey on Accordia, a major project in Cambridge consisting of 382 residential units, 114 of which are affordable. Key aspects of the project include: the concept of urban living in a garden setting; a uniquely integrated environment of connected green private and public spaces; contemporary architecture crafted in natural and traditional materials; individual architect designed interiors; multi-functional spaces with open-plan living; and sustainable development with a strong environmental agenda.

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