



Regeneration Expertise

ikon is a professional housing and regeneration consultancy service focussing on delivering value for our clients across private, public and affordable housing sectors. We are able to offer strategic expertise and operational capability. We are Homes and Communities Agency (HCA) Property Panel members and also can be procured from the HCA Multi-Disciplinary Panel.



The Regeneration Market

ikon is assisting clients across public and private sectors to shape their approach to some of the most challenging regeneration projects in the country. The delivery of regeneration projects is made more challenging by the current housing market which places real commercial pressure on traditional approaches to place-making.

The market and the challenges offered call for expertise and innovation from strategic advice to ensure that approaches and structures maximise value and return, analysis of available funding streams, effective assessment of opportunities to reduce risk, through to expertise in Project Management to ensure that homes are delivered to quality, time and budget.

ikon is responding effectively to the challenges of the new regeneration market working with a range of clients from Local Authorities seeking to structure multi-site proposals, developers seeking to effectively secure and deliver regeneration opportunities and Housing Associations seeking to deliver an effective place-making legacy.

How ikon can assist

ikon understands the regeneration market, the commercial pressures at play and the combination of factors which need to be secured and addressed to facilitate effective delivery. Our range of services for the regeneration sector include the following:

- Working with Local Authorities, Housing Associations and developers to structure and evaluate new delivery vehicles. ikon advised the HCA and a range of Local Authority partners on Local Housing Companies and their comparative performance compared to other partnership models.
- Financial Modelling – capability to model various scenarios utilising a range of assumptions from affordable components through to joint venture performance and 'bankability'.

- Working with partners to develop, explore and commercially appraise new approaches to delivering effective regeneration, including private rented sector investment models.
- Business Case assessment – ikon is well versed in providing Business Case assessments for Local Authorities, the HCA and CLG and HM Treasury. This work includes full remit of services from strategic assessment, financial modelling and green book assessment.
- Innovation – ikon has been used by the HCA to explore new approaches to delivery, for example, the ability of various Community Land Trust models to effectively deliver affordable housing.
- Major project delivery and project management.
- Bespoke services – ikon has the capability to deliver effective development masterplanning and planning briefs, provide procurement advice and assist in ensuring that procurement processes deliver the most effective service solution.

Why ikon?

Our experience is founded upon a strong strategic capability led by two former strategic directors of a major housing association. Our services include:

- Business Case assessment
- Strategic advice including funding sources and solutions
- Financial Modelling
- Project Management
- Expertise in development delivery vehicles and approaches
- Bespoke services such as procurement advice

Recent commissions



The Millennium Village, Greenwich Peninsula

The Millennium Village GMV development was lead by developers Countryside and Taylor Woodrow, in partnership with Moat Housing Group. It is a new build of over 1300 mixed tenure units to meet Ecohomes 'Very Good' and Code for Sustainable Homes level 4. ikon's role has been to provide advice to Moat Housing Group, whilst at the same time integrating their requirements into a rolling project process.



Walsall Strategic Regeneration

Walsall Strategic Regeneration Framework is an ambitious regeneration programme spanning three areas of Walsall; Goscote, Moxely and Brownhills. The regeneration partners comprise Walsall Housing Group, Walsall Council and the Homes and Communities Agency. The partners are working to: deliver over 1500 homes for affordable and market sale; deliver excellent environmental standards; develop effective procurement techniques to deliver value and quality; and secure a long run funding stream where partners can share longer term value created.



Lerner Road Regeneration

Lerner Road is an existing development of over 600 homes in seven tower blocks transferred to Orbit South from the London Borough of Bexley in 1998. The vision includes: re-provision of new affordable homes and homes for market sale; excellent design and exacting sustainability standards; maximised environmental site attributes; a new first class management service across the new community and tenures; increased links with Erith town centre; and integration with the wider community.

References

We will be happy to provide references upon request. As part of the HCA Property Panel public bodies can procure ikon's services without the need for full scale OJEU procurement.

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