

# Funds Management Capability Statement



## Why Funds Management?

Every organisation has its core business – Finance institutions, Architects, Contractors, Engineers, Surveyors are all experts in their own fields.

Similarly, Fund Managers exist to monitor, advise and recommend on issues that arise during each stage of a project's evolution. This enables our clients to focus on their own core business with peace of mind in the knowledge that their interests are being diligently managed.

LK Group Fund Managers have the correct background and experience to assess and report on risk, cost, programme and quality, totally independent from the development team, giving clear and accurate advice direct to the client.

## LK Management Background

LK Management is a subsidiary of the LK Group and a consultancy that specialises in project management services to the property development and land use industries throughout UK and Ireland.

We provide a total project management service for building, relocation, environmental engineering, process and other construction projects. Our service is customer-focused and efficient; from agreeing a clear and comprehensive brief with accurately defined objectives, to managing the efforts of the project team from start to finish.

## Our People

LK Management is a consultancy based business. We sell a service not a product and the quality of that service hinges on the people who deliver it.

LK Management searches the country for the best people, hand picking passionate, driven employees with initiative and hands-on experience in project management.

## Industry Sectors

LK Management can provide individuals that have hands on experience and a proven track record within the following industry sectors;

- Residential
- Retail
- Industrial
- Commercial
- Health
- Education – Schools & Universities
- Environment (contaminated sites)
- Urban Renewal



## Project Monitoring Services

We provide an expert assessment of development project risks and advice on deficiency resolution for funders, owner occupiers, developers and tenants; encompassing initial appraisals, ongoing monitoring, or both.

During initial appraisals we will assess the development teams design and documentation in order to provide advice to the client on suitability of information and a recommendation to proceed to the next stage of the project.

When the project is reaching major financial commitment i.e. contract stage, we will perform a due diligence study on the contract documentation to determine that all information is suitable and that project risks are minimised prior to contract execution.

The final stage of our service would be to attend the progress and design meetings which would enable us to provide a concise monthly report summarising all relevant issues through to completion.

## Pre Contract Activities

The following is an example of the areas we would assess prior to contract execution;

- Budget costings, analysis of risks and proposals for their management.
- Advice on project design and construction proposals.
- Review on the life cycle maintenance plan, procurement strategy and consultant appointments.
- Comment on site matters e.g. geo-technical, environmental and infrastructure issues.
- Review of proposals, including specifications and development control procedures.
- Advice on Planning and Building Regulations, funding development and leasing agreements, warranties and insurances.

## Post Contract Activities

During the construction phase we would typically cover the following areas;

- Review of expenditure, projected costs and cash flows.
- Reviewing progress against programme and reporting on potential delays.
- Updates on Planning and Statutory Consents.
- Monitoring performance of developers, consultants and contractors.
- Assessing the likelihood of delays and the resultant mitigation strategy.
- Advising on the draw down of funds for work completed, on third party fees, and marketing, letting and development costs.

## Further Information

For further information please contact Conor Leyden on

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