



# MONTAGU EVANS PRESENTS...

# RECOVERY AND RESTRUCTURING

## SOLUTIONS FOR DISTRESSED REAL ESTATE ASSETS

### TAKING A COLLABORATIVE APPROACH

Montagu Evans' Recovery and Restructuring team applies our combined knowledge of overcoming common challenges in the sphere of property lending, with asset class and market specific experience. We harness individual expertise into one integrated team dedicated to delivering creative solutions for lenders and Insolvency Practitioners on the challenges they face.

This collaborative approach brings an unrivalled consultancy led transactional offer. Working in partnership with our planning, development, asset management and specialist valuation and rating teams, we provide a deeper intelligence. Clients benefit from front end consultancy advice that is genuinely market facing, and agents who provide a deep understanding of their product.

We are unparalleled in the UK real estate advisory market in being able to offer our clients top tier development and planning teams, totalling circa 150 fee earners combined. The ability to draw on complimentary planning and development advice is often critical in finding the most favourable and deliverable solution in a realistic timescale where borrowers are facing challenges.

### WHY MONTAGU EVANS?

At our firm, the owners of the business do the work, meet the clients and have the freedom to assemble their own teams to suit each unique requirement. This highly flexible and collaborative approach, tailoring the talent to the complexity of the work, has enabled us to develop a business that has spanned nearly a century. Structured around sectors, we deliver integrated advice that encompasses planning and development, property management, specialist valuations and transactions.

## WHO ARE WE?

MONTAGU EVANS IS A PROPERTY CONSULTANCY RUN BY A TEAM OF PARTNERS. A GROUP OF INDIVIDUALS THAT ARE OUTSTANDING TOGETHER. WE CARE ABOUT PEOPLE. ABOUT LEGACY. ABOUT SPACES TO LIVE, WORK, COMMUNICATE AND CONNECT.

### OUR ADVICE INCLUDES:



**TOWN CENTRES** - Our places will always need to provide compelling offers and a diversity of use to thrive now more so than ever before. Solutions are complex by their nature, and this is where we excel. Having knowledge of the full development cycle and our experience in linking public and private imperatives to unlock value can help towns not only be resilient to change, but adapt and thrive.



**DISTRESSED DEVELOPMENT SITES** - As experts in development and planning, we are able to quickly appraise development sites for all core residential and commercial uses, turn planning problems into planning gain, and advise and implement exit strategies through our land agency capabilities.



**DEVELOPMENT MANAGEMENT** - We provide a full service solution throughout the entire development process through to direct delivery and spanning across a range of sectors. Well considered project risks and costs, combined with a clear vision will ensure a robust appraisal of options and opportunities, backed up with strong delivery skills.



**MONITORING AND PEER REVIEW** - We are used to working in conjunction with lenders and borrowers to provide monitoring and peer review of asset management and development management activities. We can be your expert eyes and ears, providing comfort that business plans are properly thought through and implemented with any capital expenditure effectively deployed and opportunities properly exploited.

# HELPING TO MAXIMISE ASSET POTENTIAL IN CHALLENGED SITUATIONS...



## SURREY DOCKS STADIUM, ROTHERHITHE FIXED CHARGE RECEIVERS

Our team provided development appraisal and land agency advice in relation to the sale of a 0.6 acre former sports ground for residential development. The site had a lengthy planning history, and also was illegally occupied at the point of sale.



## RHODAS TOWN, CANTERBURY, CT1 2RJ LPA RECEIVERS

Cleared development site with consent for 153 bed student development. Red Book valuation needed within a short timescale to enable Receivers to assess an off-market offer and ensure it was reflective of market value.



## WARDIAN, CANARY WHARF KBC BANK OF IRELAND

Our team provided a development monitoring service, including working alongside the borrower as a 'critical friend' to review the promotion of the site for 50 and 55 storey residential towers. The role included oversight of appointment of consultants, budget monitoring, and review of exit strategy.



## RAVENHILL ESTATES SHOPPING CENTRES ROYAL BANK OF SCOTLAND

Our team were appointed to report on and sell three shopping centres: Newgate Shopping Centre, Bishop Auckland; Roebuck Centre, Newcastle Under Lyme; and Prince of Wales Shopping Centre, Dewsbury. A sale was completed to Edinburgh House Estates at c£20m.



## PENTAGON SHOPPING CENTRE, CHATHAM NAMA

Our team advised on the sale of the Pentagon Shopping Centre Chatham to Bridges Capital /Ellandi on behalf of NAMA with a Private Irish Investor consensual at £42m.



## GLASGOW/SOUTH LANARKSHIRE KPMG

Our team were instructed to dispose of a portfolio of mixed assets owned by a Plant Hire business. The portfolio included 13 properties requiring marketing, planning and valuation advice for each to inform the disposal strategy. Our team delivered a one stop property service, project managing the break-up and disposal the portfolio.



## FOR MORE INFORMATION OR TO FIND OUT HOW WE CAN HELP TALK TO ONE OF THE TEAM...



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