



REPURPOSE
REGENERATE
RENEW

Strategic property consultancy

YOUR PARTNER FOR HEALTHIER, HAPPIER AND GREENER COMMUNITIES

How do you infuse life back into a town centre?

What's the best way to unlock new value from existing assets?

How do you improve services and achieve Government sustainability targets on limited budgets?

We help you answer complex questions like these.

R3 is a unique strategic property consultancy. We partner with public and private sector clients, de-risking complex regeneration projects and helping you achieve your goals around economic transformation, sustainability and social value.

We're so successful because we support you throughout the project lifecycle. This starts with identifying opportunities, putting together business cases and developing funding strategies. And it extends to assembling the professional team and taking the project through appraisals, planning and delivery.

You therefore get the ideal balance of vision and viability, short-term benefits and long-term legacy. And that leads to healthier, happier and greener communities.

WHY R3?

We believe in the power of regeneration and urban transformation to help people live better lives.

With decades of combined expertise across all aspects of development, planning and delivery, we don't propose sticking plasters for tricky problems or choose the easy option. Instead, we identify the right solution based on your actual aspirations, constraints and opportunities - and then help you drive schemes forward with the right business case and delivery support.

Our focus is on creating a vision and executing a viable strategy, so you de-risk complex regeneration projects and achieve your goals around economic transformation, sustainability and social value.



All the expertise you need from one partner.

We're not your typical consultants that talk to stakeholders, analyse demographics, run financials and then leave you a report with nice advice. Because, in that situation, they also leave you scratching your head trying to decide what to do with that advice.

We're unique in that we partner with you throughout the entire process. This starts with understanding your aspirations and assets, conducting feasibility studies and analysing development potential. It extends to putting together business cases, developing funding strategies, assembling the professional team and taking it through appraisals, planning and delivery.

You have less risk, less hassle, more confidence and more value because we have a proven track record and decades of expertise across the uses and disciplines you need to succeed.



The experience to ask the right questions.

Sometimes projects fail to meet expectations because people didn't ask the right questions along the way. Even when everyone has great intentions, you don't know what you don't know. And what worked in another area may not work for you.

We eliminate blind spots because we know when to challenge assumptions, what questions to ask and where pitfalls lie. And because we're independent, you know you're making informed decisions based on robust, unbiased evidence.

A proven ability to deliver results.

When we talk about value, we're not just talking about viability, although that's crucial to success (and too often overlooked). We're also talking about creating places people want to live in, work in and visit. We're talking about providing better, more resilient services to communities. And we're talking about enabling cleaner air and greener spaces.

Whether it's helping Epping Forest District Council creatively meet housing demand or a Durham consortium breathe life back into the city centre, we help maximise total value to communities.



HOW CAN WE HELP?

With R3, you get one partner guiding you throughout the project lifecycle, helping you minimise risk and maximise value.

This starts with identifying opportunities, putting together business cases and developing funding strategies. And it extends to assembling the professional team and taking the project through appraisals, planning and delivery.

Importantly, everything we do focuses on regeneration, repurposing and renewal from a community perspective. And that means we always think holistically about value - from economic development and employment prospects to environment, education and wellbeing.

Our 5-step process is designed to manage and minimise risks and costs - while empowering decision makers and providing as much certainty as possible.



Step 1:

Define the brief and analyse options.

We start by looking at your existing assets and listening to what you want to achieve. This involves discussing questions like: "What should we do with this land?", "Is the current development strategy correct and commercially viable?" and "How can we boost sustainability and social value?"

Then, we analyse your aspirations, constraints and opportunities. This leads to a recommended approach that homes in on your development potential. Instead of proceeding based on instinct, you therefore have an impartial evidence base for driving transformation.

Step 2:

Outline the business case.

Just because something's within budget doesn't mean it's the right answer. In fact, you can end up taking on more risk and cost by building yet more standard houses or buying another retail park.

We develop a high-level business case based on the agreed approach. Not only do we ensure proposals are viable and within budget, but we also help you structure them in the right way - whether it's managing it in-house, setting up a local authority trading company or creating a joint venture.

Step 3:

Prepare proposals for planning.

We take the proposals through the early stages of design, development and budgeting so we can submit a robust planning application. Throughout this process, we stay focused on ways the project can make people's lives better and stand the test of time.

This means we think net-zero. It means we think inclusion and social mobility. And it means we think about how to create places using existing assets - truly regenerating and renewing, not just rebuilding or redeveloping.

Step 4:

Challenge the full business case.

As we evolve the proposals during the planning process, we test them against the business case and objectives to make sure it still works. That way, we secure planning for a viable project that will create value and realise our vision in the way we want.

Step 5:

Manage delivery.

Whatever professional services you need, we can source and manage them for you. Our team has decades of delivery experience and a broad network across all disciplines. You therefore get the right people with the right skillsets - managed by an independent partner who makes sure the right decisions are made at the right time.

As a result, the reality of the project matches the aspirations.

REPURPOSE REGENERATE RENEW



Let's talk about what you want to achieve

We can help you infuse life into town centres, unlock new value from assets, improve services and boost sustainability and social value. Let's talk about your challenges, goals and opportunities.

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