

# Blank page or **development opportunity?**



The starting point for great development



# Great development starts here

## Straight to the point

POD provides development consultancy services and advice to housing associations, local authorities, arms-length management organisations, private developers and consortia.

Founded by Longhurst Group and Nottingham Community Housing Association in 2005, POD operates in more than 50 locations across the Midlands, East Anglia and Yorkshire and Humberside.

## Points of difference

Not all development consultancies are alike. We offer a breadth of expertise that few, if any, of our rivals can match.

**When you work with POD, you're assured of:**

**Strategic understanding** - we know all about Homes and Communities Agency (HCA) priorities, regional strategy, local authority housing and planning requirements and housing market conditions

**Breadth of expertise** - we offer experience in both new build and regeneration; general, supported and retirement housing properties; and rented, affordable or outright sale solutions

**Scheme viability** - we understand how you can make schemes technically and financially viable in a highly competitive environment; our expert understanding of HCA processes and bids and experience in modelling schemes and appraisals are valuable assets for partners

**Scheme compliance** - we know which projects are likely to be approved and the checks that you need to make to achieve regulatory compliance, such as Construction 2012 requirements and audit processes; we'll also ensure that your schemes satisfy EU procurement regulations and value for money requirements



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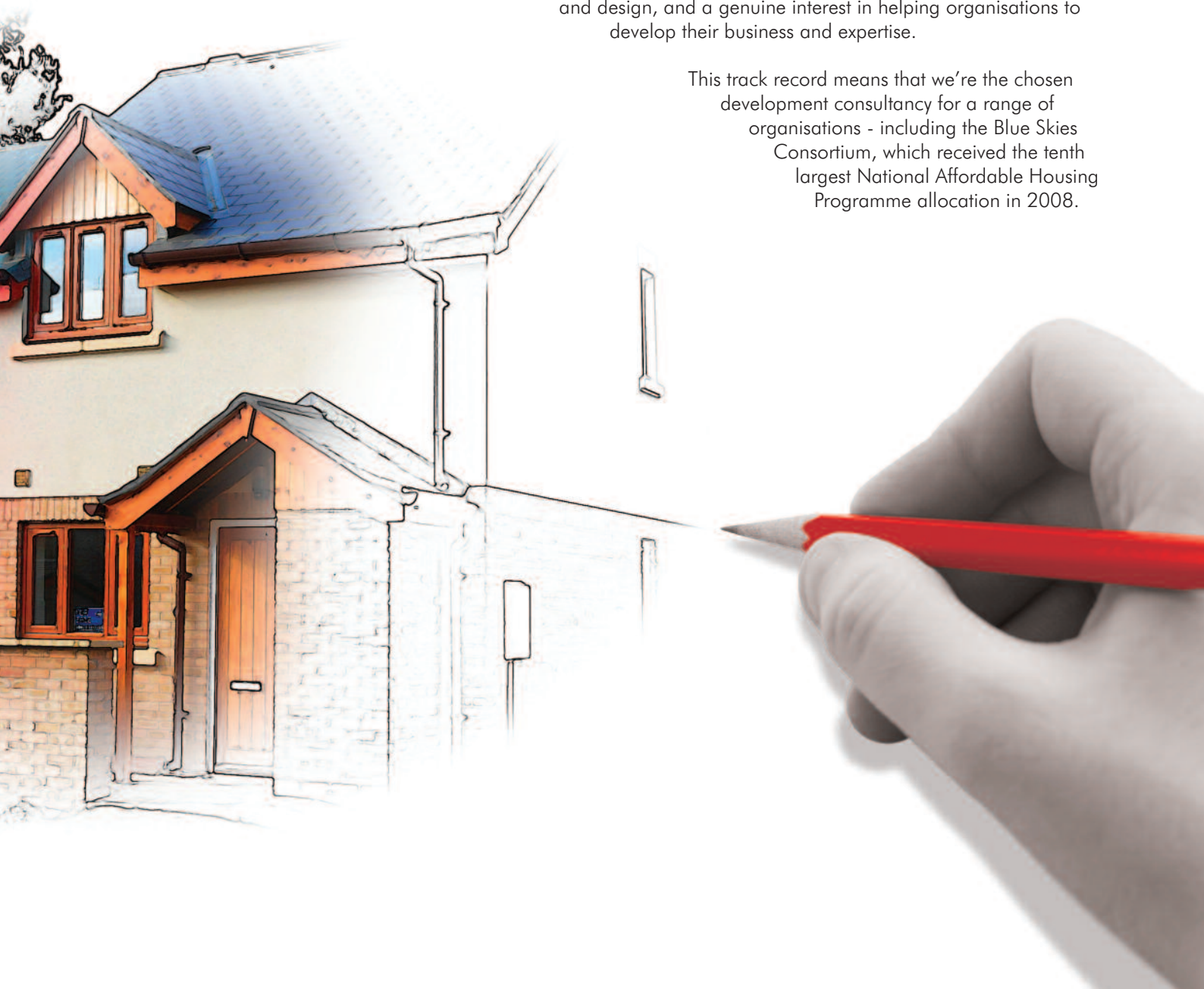
**Strong project management** - we'll take your development from feasibility to completion, on time and on budget. We're used to managing risks effectively and can do everything from assembling a project team through to sourcing land opportunities, providing HCA status reports and handling technical issues

**Sustainable development** - we routinely offer technical support and insight into sustainability options, including meeting the Code for Sustainable Homes standards

**Gravitas** - apart from our excellent reputation with sector regulators, we'll always allocate a senior nominated contact, to ensure our partnership works effectively and achieves your key business objectives.

Over the past 20 years we've become renowned for improving quality and design, and a genuine interest in helping organisations to develop their business and expertise.

This track record means that we're the chosen development consultancy for a range of organisations - including the Blue Skies Consortium, which received the tenth largest National Affordable Housing Programme allocation in 2008.



## Contact points

If you're a housing organisation interested in developing homes using POD's services, please contact Steve Walker or Alan Whyte.

Steve and Alan are widely known for the depth of their corporate experience and partnership working.

**Steve Walker**

07764 221357

steve.walker@ncha.org.uk

**Alan Whyte**

07767 238666

alan.whyte@pod-developments.co.uk

For technical development advice or support from POD, or to explore potential development opportunities with us, please contact Ian Jackson or Allan Fisher.

Both Ian and Allan are highly respected in the development arena, having worked for housing associations and private developers for many years.

**Ian Jackson**

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**Allan Fisher**

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