



Planning Advice To Fund Managers and Property Financiers

As part of the fund manager's role to ensure that the investment portfolio performs as an asset class, planning considerations have a key role to play. This is because planning controls affect the supply and use of land and buildings, and hence value.

CgMs can provide the fund manager and property financier, independent planning consultancy advice relating to the following:

- **Due diligence**

Prior to the investment purchase, we can assist you in undertaking due diligence relating to:

- what is the lawful planning use of the property?
- are there onerous planning conditions restricting the use of the property?
- are there hidden costs in deal – for example, section 106 obligations that run with the land?

- **Increasing investment value by development**

If new development, or new uses, are sought to enhance the value of the asset, then we can provide advice in relation to:

- what are the prospects of obtaining planning permission for alternative and higher value uses for the land and buildings?
- what is the planning strategy to maximise the prospects of obtaining the planning permission?
- how much will it cost and how long will it take to obtain the planning permission?

- **Investment protection**

We can advise you on the appropriate planning strategy to protect the capital value your major investments.

For example, the Local Planning Authority, or a developer, might seek the development of a new shopping centre. However, if permitted, the new centre could adversely impact your shopping centre investment, thereby affecting rental income and capital value. We can advise you on the planning strategy to both protect and enhance the capital value.

- **Occupier needs**

Tenants might want to undertake internal or external alterations, as well as new signage. These are likely to require planning permission, for example, the insertion of a mezzanine floor. We can advise you accordingly.

- **Specialist planning and development advice**

We can advise you on the planning strategy and project management in order to implement your longer-term investment and development projects.

Why Cgms?

CgMs has an established reputation for providing independent and commercially based advice to investors, developers and occupiers in the combined fields of planning and development, historic buildings, conservation and a range of environmental issues.

We provide planning advice in all property sectors, including retail, offices and the residential sector. We advise some of the UK's leading developers and investors, including F&C, Henderson Global Investors and Lattice, and corporate occupiers, including multiple retailers such as Boots and Next.

The company has 30 professional planners, 13 historic and building consultants and 12 archaeologists. We work as part of project teams with other property professionals including architects and lawyers.

Our team has extensive experience with working with agency teams within surveying firms, with many of our directors having worked for some of the UK's largest firms of chartered surveyors.

Who Should I Contact?

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