



Areas of Expertise:

Ryan is experienced in viability and has built or assisted in building financial models for some of the biggest developments in London. Ryan utilises his skill set for all stages of the development process, whether this may be bidding for a scheme, obtaining planning consent or monitoring live projects.

Ryan determines the required outcome of any given scheme before building bespoke models designed specifically to help the client achieve the optimum output performance whatever the desired key drivers.

Key Experience:

- **Gilston Park Estate (Places for People)** – Ryan created a bespoke financial model for the scheme that has been adopted by the client as their commercial model. Given the complexity and scale of the scheme the model has been utilised to help drive the scheme towards planning with the whole design team feeding into it.
- **East Village (Qatari Diar and Delancey)** – Ryan provided financial modelling work following the successful bid for the scheme, analysis was undertaken to optimise proposals for the development of 2,000 further apartments within 30-50 storey towers. This involved testing cost, value and efficiency for differing plan forms and heights to maximise return within the potential planning constraints.
- **Aylesbury Estate (Southwark Council)** – Ryan worked alongside the Nottinghill Housing to achieve receipt of HCA funding following analysis work to show how the funding could result in an accelerated build programme and would assist in bringing forward affordable housing delivery.

Key Projects:

East Village
Aylesbury Estate
St Johns Wood Square
Old Oak Common
Wornington Green
Lillie Square
Earls Court
Sherwood Close

Key Clients:

Delancey
Capital & Counties
Southwark Council
Affinity Sutton
Camden Council
Craigewan
UK Regeneration
Argent
Catalyst
Notting Hill
DCLG
Qatari Diar

Profile: Ryan Wells

- **Sherwood Close (Affinity Sutton)** – Ryan headed up financial modelling and cost consultancy roles on this regeneration scheme from the point of the successful bid through to planning. This involved detailed analysis work following a complete project re-design from the bid stage. Ryan was tasked with ensuring that the new scheme still delivered the required level of affordable housing re-provision as required by Ealing Council whilst also achieving the desired return for Affinity Sutton.