



# Ryan Wells

## Senior Consultant

ARICS

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### Areas of expertise

Ryan prepares development appraisals and financial models for private and public sector clients, often involving large and complex schemes. Ryan has helped unlock many schemes, identifying a viable and deliverable model through extensive option testing. Ryan has also worked with Homes England to agree modelling underpinning the successful Harlow / Essex Housing Infrastructure Fund award and with MHCLG on a regeneration funding pilot in Oxfordshire.

### Key experience

**Barking Riverside (Barking), L&Q, GLA and Barking Council** – Ryan leads financial modelling for the Barking Riverside scheme, providing impartial analysis to all stakeholders. Having originally been appointed to find a solution to unlock the scheme, Ryan developed a model with buy in from all sides. The model was used to identify revised infrastructure timings, GLA grant support and affordable housing mix which created a viable scheme. Ryan continues to manage the model in the delivery stage.

**Gilston (East Herts), Places for People** – Ryan worked with the client, Council and Homes England to formulate the infrastructure delivery plan and successful HIF bid. Ryan also works closely with the design team, refining the model as proposals for each element of the overall 10,000 home scheme are developed in detail.

**Kenington Lane (Lambeth), DPK Investments** – Ryan recently undertook appraisal for Lambeth's first purpose built BtR scheme falling under its emerging BtR policy. Ryan assisted the Council and client in understanding the new policy and shaping a viable scheme in response to this.

**Earls Court (LBHF / RBKC), Capco** – Ryan has undertaken very detailed financial modelling for the Earls Court scheme at

### Key projects

Barking Riverside  
Gilston  
Kenington Lane  
Earls Court  
Bakerloo Line Extension  
Berinsfield  
Surrey County Council  
Otterpool Park

### Key clients

Places for People  
L&Q  
TFL  
SODC  
DPK Investments  
Capco  
British Land  
Barking Riverside Ltd  
Hutchison Whampoa r



various stages over the last eight years. As a result Ryan has an excellent working knowledge of the original infrastructure solution and previously submitted viability.

**Bakerloo Line Extension, TfL** – Ryan prepared the financial modelling underpinning TfL's options appraisal for alternative BLE route extensions. The work involved understanding of TfL's governance and appraisal processes and relevant government guidance. The flexible model which Ryan developed enabled quantification of housing delivery, affordable housing and value capture for alternative options.

**Berinsfield (South Oxfordshire), South Oxes Council** – Ryan worked with local people and the Council to undertake an options appraisal to determine the best way forward for the village. The result was a proposal for a village extension of c.1,500 homes which will fund a new leisure centre, school and community building for the village. Ryan also worked with MHCLG to secure funding for the option testing and to pilot an approach to investment to accelerate delivery of the scheme.

**Surrey County Council** – Quod is appointed by the Council to provide financial analysis services for a number of sites, testing options to identify the optimum future use. Options tested include new homes, employment space or community facilities.

**Otterpool Park (Folkestone), Folkestone Council** – Ryan leads Quod's work on accelerated delivery, identifying the capital value, risk and cashflow impacts of alternative housing tenures and delivery routes.