

# Advisory & Restructuring

The Colliers Advisory & Restructuring team integrates real estate valuation, strategy and disposal services to help key stakeholders assess value, identify opportunities, mitigate risk and release capital. Some key examples of these services are as follows:



## Valuation & Loan Monitoring

Regular and realistic valuations are essential throughout a loan life cycle. With structural changes, cyclical volatility and other external influences, property values fluctuate over time, so a frank and honest assessment is needed to appropriately monitor the performance of loans and assets – whether as a book review or individual examination.



## Debt Advisory

Our Debt Advisory platform assesses over 250 lenders to provide cost-effective real estate finance for acquisition, development or refinance purposes. The team conducts in-house modelling, stress testing and analysis of facilities from a wide range of lenders, assisting with the loan process through to completion based on customised risk parameters. Find out more here.



## Estate Management & Lease Advisory

During a restructuring or turnaround project, efficient property & facilities management is a key part of overall business performance – including prompt and cost-effective rent and service charge reconciliation. By also taking a commercial and objective approach to lease events and regear opportunities, we always seek to improve operational efficiency, income and value – whether acting for owners or occupiers.



## Project & Building Consultancy

Real estate is a living, breathing asset class. From the early stages of development through to refurbishment, reconfiguration and demolition, by working with our Project & Building Consultancy team we can help to assess viability, review costs, monitor projects and settle neighbourly disputes – all of which will impact feasibility and value for lenders, developers & other stakeholders.



## Rating & Rates Mitigation

Ensuring that Business Rates are fair & accurate is vital during restructuring situations, as is mitigation of liabilities wherever possible (i.e. where premises are empty or underutilised). A forensic review of historic records for errors or overpayments is another important cost-saving measure. Since 2010, our Rating team has saved £1.2bn in rating assessments, over £29m in rate mitigation and recovered £300m of historic savings.



## LPA & Fixed Charge Receivership

We take appointments as Law of Property Act 1925 & Fixed Charge Receivers across all property sectors in England and Wales – on behalf of banks, alternative lenders, funders and loan servicers. We work closely with lenders and other practitioners to provide an appraisal & SWOT analysis, asset management review, implementation of agreed actions and exit strategy – always aiming to maximise realisations and achieve equitable results.



*Delivering effective, practical solutions to complex situations*

## Key Contacts

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