

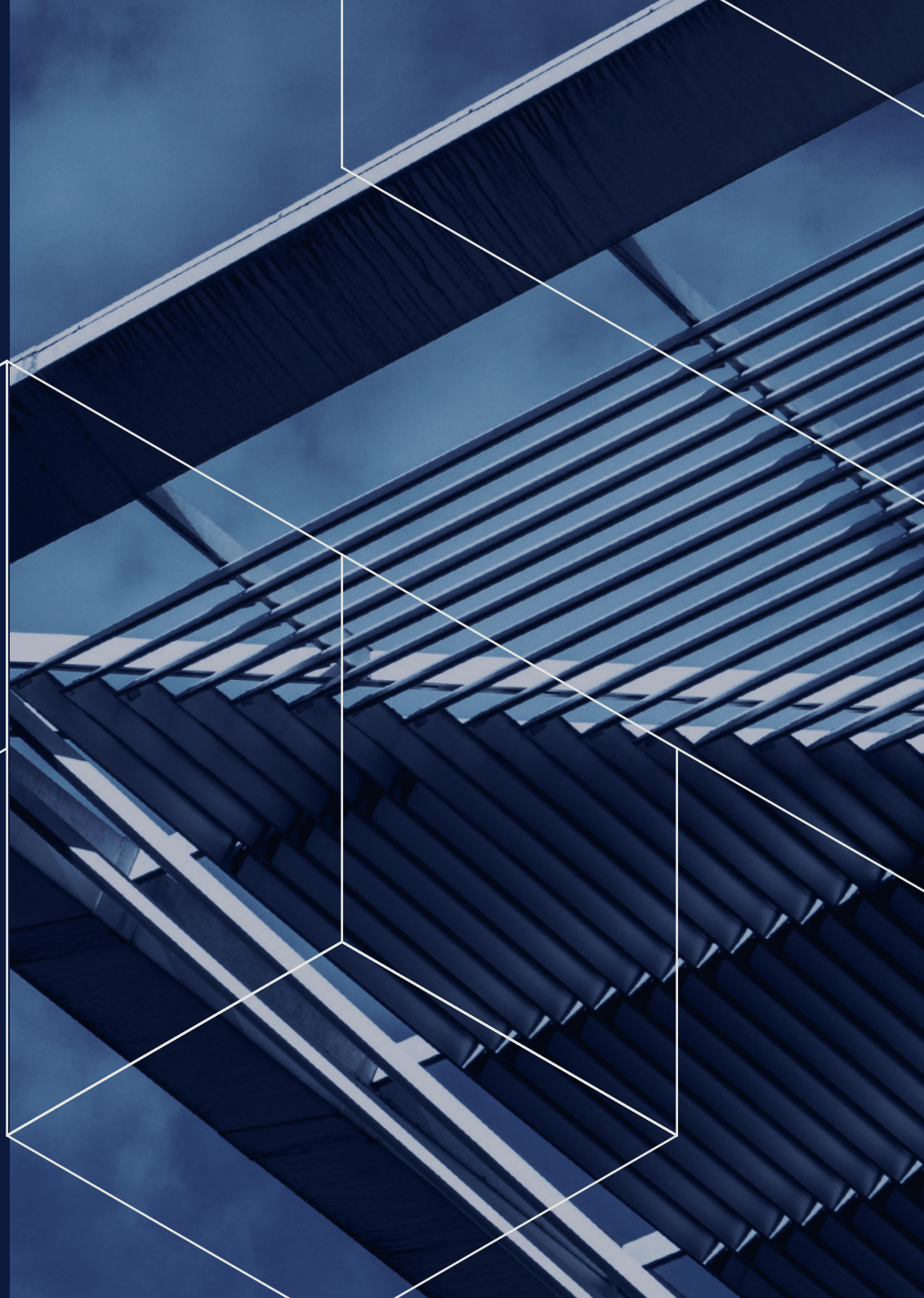
Trigon

Bespoke
Development
Management
Services

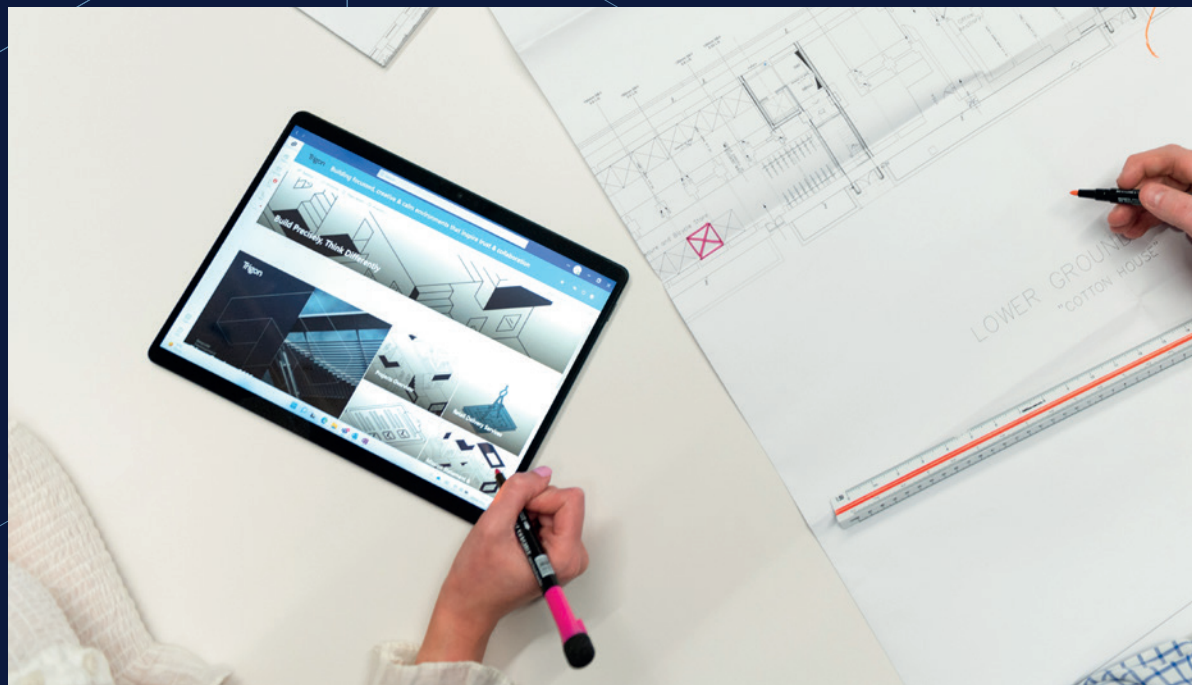
Certified



Corporation



Build precisely, think differently



While delivering developments is incredibly complex, our approach to development management is intentionally simple. We streamline processes. Maintain precision. Operate with clarity and transparency. All while championing green development. Most importantly though, we offer our clients a truly bespoke service. Ensuring they can focus on the key decisions, while we keep things on track, on time and on budget.

A new approach backed by a wealth of experience



If our years of development management experience have taught us anything, it's that everyone's deliverables are different.

However transparency, adaptability and proficiency are applicable to every scheme. As is taking the time to really understand your objectives right from the start.



Andy Cox
Director



James Coulsey
Director



Michael Burke
Development Manager



Agne Cimkiene
Business Improvement
Manager



Stephanie Gibb
Head of Marketing



Sabina Godalyova
Team Manager



Ben Golds
Project Manager



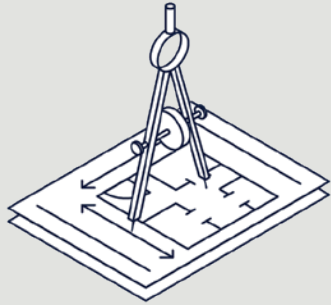
Camille Lelion
Project Manager



Cesar Lopez
Project Manager

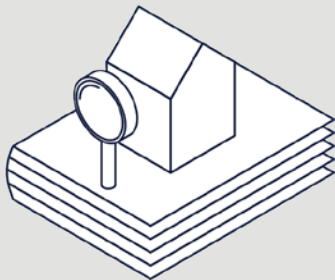
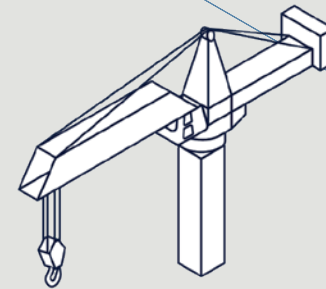


Lauren McDonough
Development Manager



**Over 700,000 sqft of
development in progress**

**Managing over £300,000,000
of construction cost**

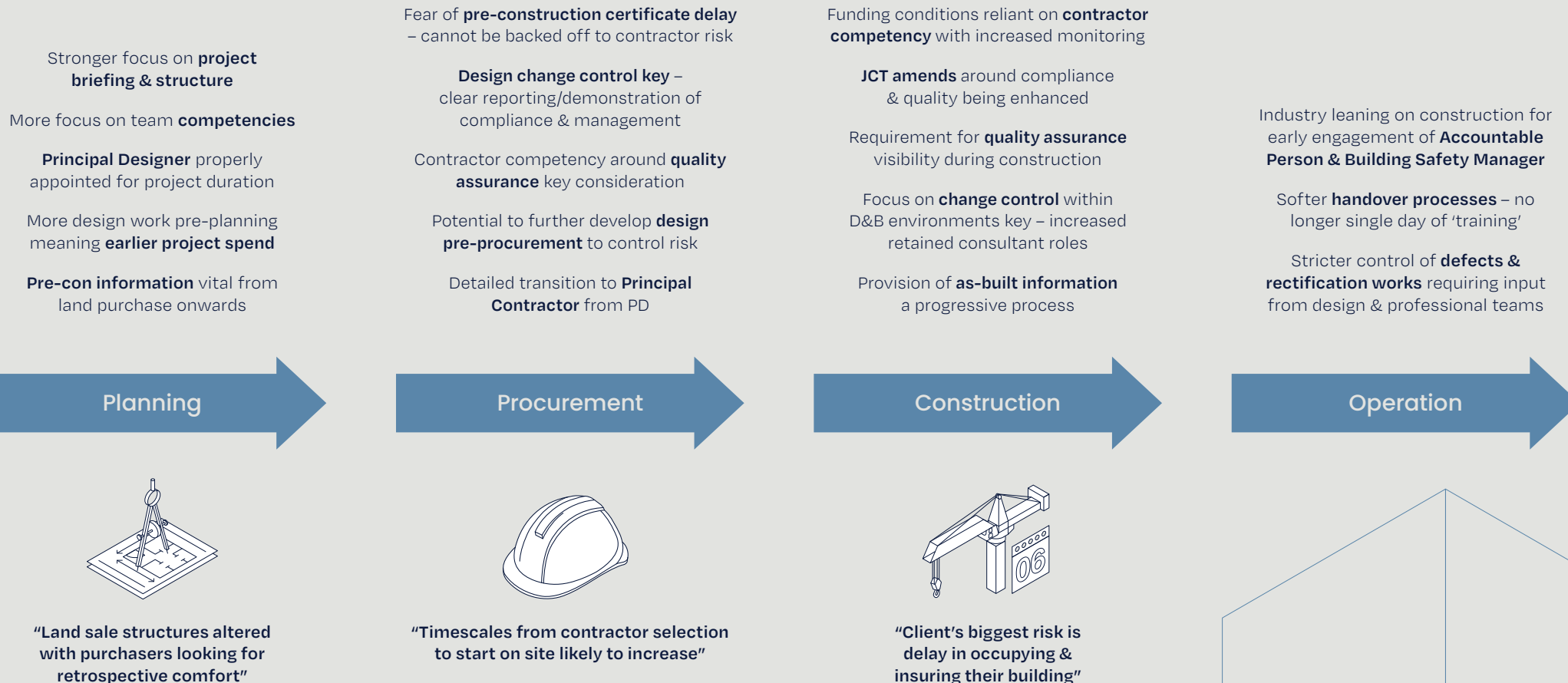


**Over 1000 residential units
currently in development**

Providing clarity on the new Building Safety Act

The case for a reformed Safety Act is crystal clear. What isn't, is how this will integrate into current practices and the impact it'll have on the development lifecycle. We have the expertise to

guide you and your development through these necessary changes – minimising their impact on your development cycle, and ultimately delivering better buildings.



ESG, we'll ensure you see the wood for the trees

With an in-depth understanding of current legislation and with our finger on the pulse of the rapidly changing requirements and market drivers, Trigon can navigate you through the complexities of sustainable development.



1. Client & Tenant Driven

Sustainability has quite rightly been on the agenda for a number of years now. However, the outputs and accreditations reflected individual outcomes rather than a holistic approach.



2. Legislation Driven

Now governmental and legislative pressure is driving sustainability standards, from the source of funding through to end users. Emerging ESG taxonomies are stipulating performance standards that must be met and sustainability is establishing itself as the cornerstone of all facets of the real estate sector.



3. Confusion Driven

Whilst the goal is clear, the journey to get there is not. Defining the outputs required to achieve the requisite standards is hazy. The options available endless and ever increasing. What's more, quantifying the true value add is elusive.



4. Goal Driven

Identifying the specific desired outputs that meet your needs, we can assess true value, cost and ESG impacts on your projects. We develop strategies to achieve the end goal, and ensure you reach it in an efficient and timely fashion.

Trigon



B Corp, because we can make a difference

When we founded Trigon, our vision was to build a sustainable, inclusive and equitable business. A key step in this process has been becoming a B Corp – joining a global network of over 6,800 companies committed to making business a force for good.

We've always believed people and places really matter, and we're in an exciting position to deliver and champion real change right across the real estate sector.



Certified



This company meets high standards of social and environmental impact.

Corporation

Retail, Residential, Regeneration, Restoration

Our team have tackled the full breadth of development challenges. For an equally diverse array of clients. The key to our success is devising robust development strategies and building strong relationships across each project.

Third.i

BMOR.

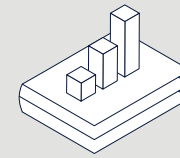
Bloom
ULTRA-URBAN WAREHOUSES

**KINGSHOTT
HOLDINGS**
LIMITED

H A L K I N

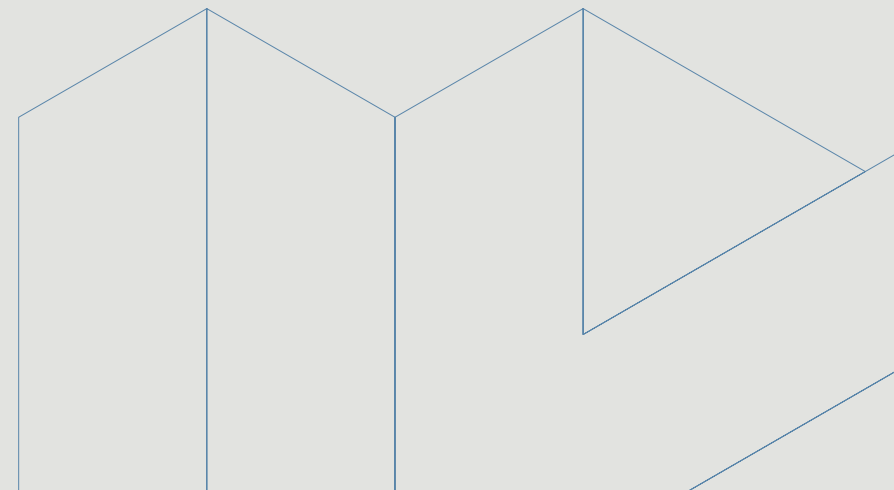
**AG ANGELO
GORDON**

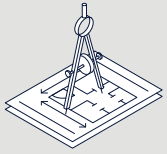
Aon



Development Management Outputs

- Monthly Development Dashboard Reports
- Quarterly Development Management Reports
- Financial Appraisal & Cashflow
- Development Programme
- Appointment & Management of the Professional Team
- Statutory Consents
- Key Stakeholder Management
- Strategic Sales & Disposal Advice





Project Management Outputs

- Contractor Procurement & Management
- Construction Budget
- Change Control Management
- Construction (Design & Management) Regulations 2015
- Contract Administration
- Construction Programme



Retail Delivery

- Developing AfL Technical Specifications
- Incoming Tenant Liaison
- Landlord Works
- Outgoing Tenants



Pre-Construction

- Construction & Environmental Management Plans
- Strategic Development Planning & Programming Solutions
- Detailed Construction Programme & Logistics Analysis
- Construction Commercial Viability Review & Input



Graphite Square, London SE11

Client: Thirdi
Construction Value: £75m

This impressive scheme will provide 160 superb homes (including a number of affordable units), c.80,000 sqft of high quality flexible office floorspace and an array of new public realm areas. As Project and Development Managers, we are leading the project team to progress the post-planning detailed design. As well as co-ordinating with the client team and agents on the development of sale specifications.



Pond Meadow, Guildford GU2

Client: Bmor
Construction Value: £11m

Located on council owned land with a total site area of 1.48 acres, this extra care project will see us act as Development Manager for Bmor on the delivery of a 63 unit apartment scheme with a total building area of 58,000 sqft. Creating an enabling and accessible environment which facilitates independent living is a key priority for the project.



Westminster Tower, London SE1

Client: Thirdi Group
Construction Value: £37.2 million

A conversion of an existing office building, this waterside luxury residential scheme, in the heart of Lambeth, will deliver 47,000 sqft of residential and 7,500 sqft of high-quality commercial office space. As well as removing and replacing the façade, a three floor structure will be added to the building.



14-22 Ossory Road, London SE1

Client: Camrose London
Construction Value: £16m

As project manager and employers agent for this 11 storey mixed use tower in Southwark, we'll be ensuring all aspects of its effective delivery. In total it offers 71 residential units (35% of which are affordable), communal rooftop gardens and 1,438sqm of light industrial space on the basement, ground and first floor levels.



Ilkeston Road, Nottingham NG7

Client: Bmor
Construction Value: £10m

Tasked with overseeing the transformation of this late 19th Century school building into thoroughly contemporary student accommodation, we'll deliver 155 units and a host of amenity spaces, including a courtyard garden. As well as restoring period sections of the building, newer additions will be demolished to make way for more considered extensions which are in keeping with the original design.





Quadrant 2 | 7 Air St & 21 Glasshouse St, London W1B

Client: The Crown Estate
Construction Value: c.£25m

One of the first refurbishment schemes to achieve BREEAM Outstanding level, this high profile project involved the refurbishment and extension of a Grade II listed office development on Regent Street. Managing the ongoing needs of nearby retailers and hotels, including the ground floor tenant who traded throughout works, was a key priority. As was the implementation of a robust logistics strategy due to its congested location.



1 Pitshanger Lane, London W5

Client: Camrose London
Construction Value: £12m

Effectively managing the budget on any site is always a key focus. Inheriting this project post planning approval, with building costs at an all-time high, here it was more important than ever. As such, value engineering will be at the heart of our role as project manager and employers agent for this eight storey, 60 unit scheme in Ealing to ensure the clever design can be successfully delivered, retaining its quality and meeting our client's viability.

Camberwell, London SE5

Client: Bloom
Construction Value: £10.4m

This 1.2 acre site will be transformed into an ultra-urban multi-let sustainable industrial estate, focused on supporting last mile logistics. As Project Manager and Employer's Agent, we're faced with a number of challenges to maximize the potential of the site - in particular establishing the most programme, cost and logistics friendly way to demolish a number of existing structures and relocate an existing telecoms tower.



Peterboat, London SE10

Client: Bloom
Construction Value: £8.4m



Our projects with Bloom RE are the perfect examples of our Net Zero commitment, both in terms of our approach to development management and the fact we're delivering much needed improvements to #lastmile logistics.

As Project Manager and Employer's Agent for their 1.02 acre Greenwich site, we're tasked with demolishing a number of existing structures and the redevelopment of the sites into ultra-urban multi-let sustainable industrial estates.



Cotton Mills Nottingham NG7

Client: Bmor
Construction Value: £10m

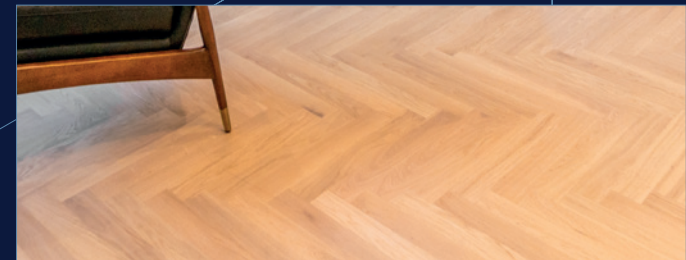
Built in 1883, we are overseeing the full refurbishment of this historic Grade 2 listed building. Encompassing the student bedrooms as well as the communal areas, the refurbishment must comply with the new operator's specification, and be completed for the upcoming academic year, September 2023.



Corniche Building, London SE1

Client: Thirdi

Overseeing every aspect of the 1100 sqft office fit, works spanned CAT A and CAT B elements: including a raised access hard wood floor, suspended ceilings, full kitchen, WCs and Crittall sliding doors and glazing.



Trigon

To find out how our
unique approach
could benefit you,
get in touch

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W: trigon-dm.com

Certified



Corporation