ADMG

DEVELOPMENT MANAGEMENT
ASTRANTIA GROUP

Repositioning and delivering sites that have stopped moving.

ADMG is the client-side development management arm of Astrantia Group. We are appointed by the investors, funds, lenders, landowners and developers behind a site whose original plan no longer works, whether stalled, mis-positioned, or running down an ageing consent, and we take single-point accountability for turning it around: from land, through planning, to exit.

We are also brought in by developers and operators to deliver schemes already under way. When a live project needs an experienced, accountable pair of hands to protect the investment and see it through, we step in as development manager and carry it to completion, on programme and on budget. Beyond this, we take new sites forward from scratch, through planning and construction, on schemes from £30m to £150m and beyond.

How we work

LAND TO EXIT

01 Define and stress-test the strategy
We work out what the site can realistically become, and pressure-test it against planning, market and cost before any money is committed.

02 Assemble and direct the team
We appoint and lead the right consultants and advisers, holding the whole team to a single, agreed strategy.

03 Drive the planning case
We run the planning process actively and manage the stakeholders, through to a resolution to grant.

04 Manage delivery to budget
We take the scheme through construction to completion, protecting cost, programme and quality against an agreed budget.

Selected schemes

REPOSITIONED & DELIVERED · ON OUR DESK NOW

STALLED → DELIVERED

West Byfleet, Surrey

197 homes · circa £120m · AXA IM / Retirement Villages Group

A stalled 197-home site, repositioned around town-centre living through a section 73 amendment and then reserved matters, to create the first whole-life net zero carbon retirement scheme in the UK: a new town heart with public square, library, car park and 17,000 sq ft of commercial space.

STALLED → DELIVERED

Tunbridge Wells, Kent

166 homes · circa £100m · AXA IM / Retirement Villages Group

Stalled for 21 years across five successive developers. Planning resolved inside 12 months, overcoming a Network Rail tunnel running directly beneath the site and 9m of level changes.

DELIVERY MANDATE

Holloway Head, Birmingham

485 homes, build-to-rent · circa £100m+ · Invesco / Apo

Appointed to deliver a 485-home build-to-rent scheme already under construction, giving the client a single, accountable point of delivery through to completion.

CURRENT

Maybourne Rise, Woking

~40 homes · Leigh Place Properties

A 3.5-acre site brought forward for 40 new homes, progressing through planning.

> "His tenacity to find a deliverable solution where others had failed over many years is what sets him apart."
>
> PRIVATE EQUITY INVESTOR

WORKED WITH AND FOR

AXA IM · Retirement Villages Group · Invesco · Apo · PegasusLife · Oaktree Capital · Leigh Place Properties · Sagehaus Living

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