

Fund Monitoring



Protection Measures

The protection of a client's interests in a development that is not under its direct control requires a careful and controlled integration of project information and the monitoring of construction activity on site.

With our vast experience across a wide spectrum of construction related services, we have the expertise and track record to provide funders with independent and impartial assessments of projects to facilitate the management of risk and the protection of a funder's interests objectively.

Client Sectors

We can provide fund monitoring services to the following client sectors:

- Banks and development finance companies
- Funding institutions
- Institutional investors
- Tenants or purchasers
- Grant funders
- Insurance companies

Mitigation of Risk

The key to successful fund monitoring is to be proactive in identifying potential issues early in the construction process that may ultimately impact upon the delivery of a project.

Our early appointment at the outset of a funder's involvement in a development provides a clear understanding of a developer's proposals prior to our funding client full financial facilities.



Initial Audit Report

The first stage of the Project Monitoring is to carry out a thorough review of the project and to confirm our findings in an Initial Audit Report.

This report will address the key aspects of the development including:

- Land and property acquisition matters
- Statutory consents
- Competency of the developer and project team
- Financial appraisals
- Development, finance and consultancy agreements
- Construction documentation and contractual arrangements
- Construction costs
- Development and construction programmes
- Design and construction quality
- Advice on appropriate insurance arrangements
- Cashflow projections
- Health and Safety compliance

Fund Monitoring (cont'd)



Monthly Monitoring

Ongoing monitoring of the development ensures that the funder's interests are protected and any risks properly managed until they are discharged in full.

Once the funder signs up to the Funding Agreement and the construction process commences, we will undertake regular reviews of the financial and physical progress, carry out compliance checks with development and construction agreements and provide recommendations for any payment drawdown to be made against the terms of the Funding Agreement together with forecasts of costs to complete the project.

Completion Report

At Practical Completion, we will carry out a final review of the project addressing the close-out of all key issues.

We will provide a Completion Report confirming that the building owner may allow occupation of the project and arrange for the delivery of all necessary documentation including certificates, relevant consents, discharge of all conditions, financial position, Health and Safety File and any other relevant operating and maintenance manuals, schedule of defects and list of outstanding works to ensure that the funder's interests have been addressed.

Developer/Building Owner Benefits

The ongoing monitoring of the development, on behalf of a funder, acts as a secondary check that the Developer/Building owner's interests are protected and any risks properly discharged. This is achieved by:

- Enhanced risk management
- Enhanced management of financial, quality and programme constraints
- Greater protection of the clients' interests



For further information:

If you require further information on any of our services, or if you wish to discuss your requirements with us, please do not hesitate to contact us:

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