

Housing and Development Consultants

Pioneer is the leading independent consultancy specialising in housing market analysis and the provision of housing.

We have a close working relationship with developers, house builders, land owners and affordable housing providers, providing consultancy and agency advice in relation to all aspects of the need and demand for new housing development.

Our success lies in our ability to work alongside your project teams to achieve practical solutions based on knowledge and understanding.

Our core services are:

Housing Consultancy

Advice at all stages of development, including:

- Using bespoke RESIDE methodology to determine overall housing requirements to support proposed development
- A review & analysis of existing housing requirements evidence (including tenure, mix, location and property size)
- Preparing strategies for planning briefs and statements
- Heads of Terms and s106 negotiations in respect of affordable housing provision
- Project managing funding programmes and exploring grant funding opportunities
- Ongoing support throughout the development process
- Evidence preparation and expert witness services
- Code for Sustainable Homes, HQI, Building for Life assessments and Independent Certifier services

Agency

Providing innovative approaches to affordable housing delivery, including:

- Enabling private investment into affordable housing and the private rented sector via Pension Fund Investment
- Working with developers and affordable housing providers to achieve the sale of affordable housing land and dwellings, to ensure a smooth and successful exchange of contracts, and to ensure compliance with s106 Agreements

Viability Appraisals

Our professional consultants are experts in undertaking full viability appraisals to establish the percentage, mix and tenure of affordable housing on new and stalled projects, including through:

- the GLA (Three Dragons) Toolkit / HCA appraisal tools (scheme specific and authority wide)
- bespoke and scheme specific viability modelling
- subsequent viability negotiations with the local authority

