



Project MOT

Project Assurance should be an integral part of any project governance.



We are **Property Developers** and **Construction Consultants** helping individuals and companies **unlock** their projects' potential by bringing together design, project and cost management expertise.

What is a project MOT?



Project MOTs (Audits) can be frightening for the team involved, but they needn't be that way.

They are amongst the most useful tools in the disposal of any Project Manager and Estate Director who wants to make sure that projects are running efficiently and that risks are identified early on.

Project Assurance

Project Assurance should be an integral part of any project governance. By carrying out a Project Audit, it enables the Sponsor and Stakeholders to have confidence that the project is in control as intended.

We prefer calling it MOT, yes, like the vehicle ones. To us, the whole purpose is not only to provide assurance that the project is rolling on smoothly, but also that any issues are identified and assessed and that recommendations are provided and actioned upon.

What does it cover?

A Project MOT does not need to focus entirely on governance.

We have undertaken many MOTs with particular focus on the commercial elements of the project (such as deep dive into the package procurement) or the design elements (such as whether the space is used most efficiently for commercialisation and assessing the NIA:GIA (Net Internal Area to Gross Internal Area) ratio.

We carry out our MOTs in line with the principles of the Association for Project Management and our diverse experience in project, design, and commercial management of projects

Project assurance is a fundamental part of effective project governance. The project audit is the means to provide that assurance and enables the sponsor to have confidence that the governance is working and that the project is being managed as intended. There is currently a considerable amount of information relating to the assurance of projects and programmes, and why it is important.

Our process

We have developed our process through which we assess projects and provide recommendations.

Stage 1: Data collection

During this initial stage we will agree with you the selected projects to focus on within the time constraints. Following a collation of an initial set of project data (information and documents in relation to each selected project), we will chair pre-assessment meetings with relevant stakeholders and interviews with key personnel to obtain the qualitative information about each project that is mostly missed in the reports.

It is also during this period that we will seek to spend time to understand your organisation, processes and procedures and engage your systems.

Stage 2: Evaluation

Following the collating of the information, we would analyse all data collected for each project by considering three main verticals of the project, which we will review through a commercial lens for the analysis, as we believe are the requirements.

- Commercial issues: e.g. procurement and contracting, packages analysis, market reply, valuations and payments
- Design issues: e.g. responsibility and deliverables, space commercialisation (NIA, sellable area etc.)
- Project Management issues: e.g. governance, change control process, Project Execution Plan

Stage 3: Commonality

The issues of Stage 2 will provide the information required to identify common factors across the selected projects causing cost overruns. Our experience dictates that these factors typically fall within the change management, design deliverables, and constructibility and package inflation.

This can be due to wrong tendering by the Project/ Client Team or the mistake in tendering by the contractor being passed down.

We may also recommend that a review of the project lifecycle be carried out to provide insight into the financials of the project post-construction and running the Facilities Management / Estates team.

The analysis at this stage will culminate in us making recommendations that would help the cost and commercial position across current and future projects.

Stage 4: Implementation and mitigation

Through the review of the internal processes, we will provide actionable recommendations that would mitigate cost and commercial negative effects and increase the benefits of the project(s).

Our recommendations are always provided in a SMART approach; they are specific, measurable, actionable, relevant and time-bound.

Recommendation 05	Revise Risk Management process to include costed risks in the risk register that would inform the contingency of the projects throughout the project lifecycle.
Status: 75%	KPIs: <ul style="list-style-type: none">✓ 03 Feb 2020 Revise risk register across all projects✓ 10 Feb 2020 Contingency cascade agreed✓ 17 Feb 2020 Complete new risk workshops02 Mar 2020 Priced risk registers for agreement

example recommendation

Stage 1
Data Collection

Focus projects are selected.

Collect qualitative and quantitative data.

Stage 2
Evaluation

Analyse factors that have led to cost overruns on each project.

Stage 3
Commonality

Identify common factors across the selected projects and recommend processes to mitigate.

Stage 4
Implementation & Mitigation

Assist with the integration of the recommendations into your internal management systems.

Our process has been trialled and tested across a number of projects of different complexities so that we can provide a deeper insight into the project's health.

Our people



Tes Adamou // Managing Director

Experienced project manager with multi-disciplinary technical background and strong reputation for value-first delivery.

With significant experience in heavily complex projects across the industry sectors, Tes utilises strong communication and stakeholder engagement processes, coupled with Technical expertise to lead projects.

Through a risk-optimised approach, he is passionate about enabling and creating a more sustainable urban environment and bringing Construction Technology into it. He is a visiting Lecturer at Imperial College London in Construction Law and Project Management, a Chartered Project Manager with RICS, a retired Fellow of the Chartered Institute of Arbitrators and a Member of the Association for Project Management.



Paul Singh // Director & Head of Property

An experienced Commercial Leader with experience across multiple sectors, passionate for an industry that can do better.

Paul has successfully lead many high-profile projects, including numerous claims for private and commercial clients. With a diverse portfolio in Property Development and Management, Paul has lead a portfolio of 70+ properties in London, including developing virgin land from inception to completion.

He is passionate about increasing diversity and inclusion in the Construction Industry and he is a big advocate of the use of modern and sustainable technologies. Paul received high commendation in the Hudson Prize in the Society of Construction Law and was published in their Construction Law Journal.



Elad Levin // Director & Head of Consultancy

Multi-sector design leader with significant experience in complex projects.

Elad has over 25 years of experience in design and management of complex and challenging projects, creating diverse environments that range from high containment laboratories to high end hotels, research campuses and award-winning corporate interiors.

His approach is always user focused, designing from the inside out. Integrating extensive science and technology and technical experience with construction know-how in a collaborative working environment to produce forward looking and efficient projects.

Elad is committed to realising project goals through design excellence and remains involved in every phase of the design and delivery process.

Delivering construction

Achilles Therapeutics

Agenus

Aramco EXPEC

Astellas Pharma, Zurich

Autolus Therapeutics

Aylesbury Vale District Council

Bank of China

Biogen, Cambridge

China Construction Bank

City, University of London

Colt

EDF Trading

Fortis Bank, London & Brussels

Goldman Sachs

Heathrow Airport

Hendershon Global Investors

ICA

JP Morgan

King's College London

KPMG

Land Securities

Liverpool Victoria

London Borough of Hillingdon

London Gateway Port

London School of Economics

Lovells

Mary Rose Trust

MGPA

National Blood Centre

News UK Wireless Radio Broadcast

Pfizer

Pribright Institute of Animal Health

Royal Borough of Kensington & Chelsea

Siemens Offshore Windfarm

Siemens Renewable Energy Engineering

Teva Pharmaceuticals

The Oxford Science Park

The Wellcome Trust

Tottenham Hotspurs Stadium

University College London (UCL)

University College London Hospital (UCLH)

University of Cambridge

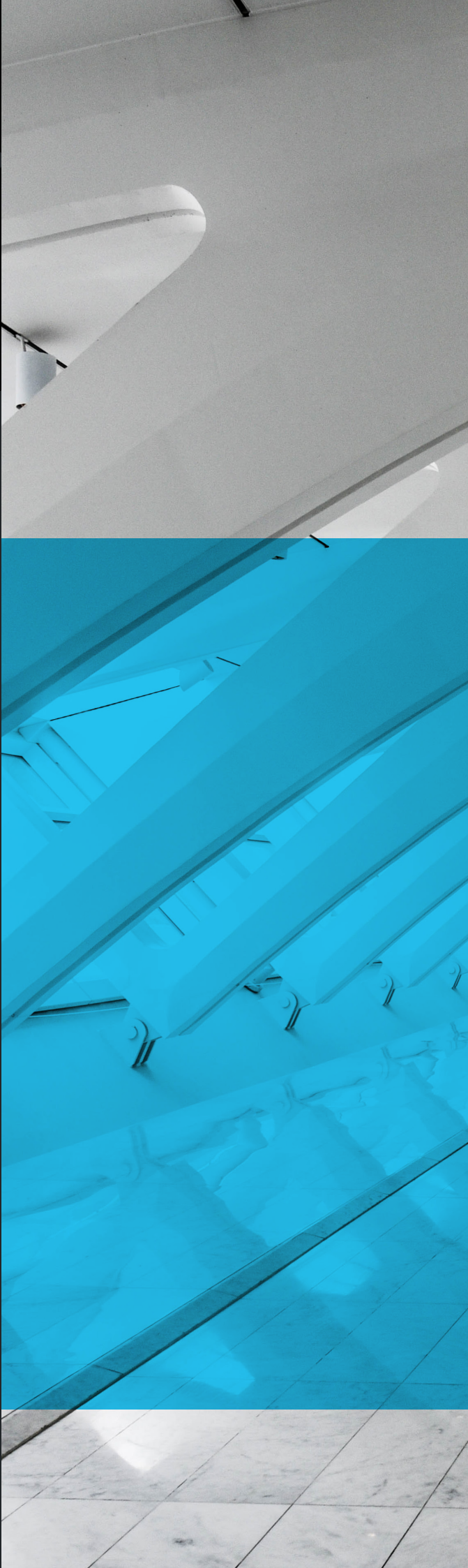
University of Essex

University of the Arts, London

University of Oxford

Our mission

To make better buildings that make the world better and empower our clients to do the same.



Want to find out more about our projects and how we work?

Get in touch.



enabling environments
delivering nature

Message

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