

RAISE

Your expectations.

YOUR

Clients' investments are not protected, and neither are you.

GAME

On. Now's the time to take your service to the next level.



EXPERTS IN IDENTIFYING DEVELOPMENT RISK

Solicitors, buyers and lenders are only accessing a fraction of the information that is available to them.

Has your client fallen in love with a view, an area, a neighbourhood? It is not protected and neither are you.

I'm passionate about the service we offer. DevAssist is the only company in the country that investigates locations for imminent and potential development.

We offer in-depth development risk reports and specialist training for solicitors.

I'd love to share some insight and demonstrate how our unique service can support you.



Paul Addison
Founder & Managing Director, DevAssist.

“*I suspect that your services will become a standard requirement for all solicitor conveyancing searches.*”

Barrister Brendon Moorhouse
of Guildhall Chambers.



LEW YOUR S EXPECTATIONS I SERVICE OFFER A PROTECTION R GAME

We audit locations for development risk.

We produce accessible, evidence-based reports on our findings.

We protect solicitors, buyers and lenders.

Interpreting...

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS

A Strategic Housing Land Availability Assessment (SHLAA) is an exercise undertaken by local councils. This assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and other development uses.

The assessment will:

- identify sites and locations with potential for development
- assess their development potential
- assess their suitability for development and the likelihood of future development (the availability and achievability)

We are the only company investigating these critical documents.



HOW DOES THIS IMPACT ME AND MY CLIENT?

Strategic Housing Land Availability Assessments are not reported in standard conveyancing searches or planning data reports.

Only a DevAssist report will provide you and your client with this vital information.

NEARLY 1/3 OF OUR REPORTS LAST YEAR IDENTIFIED A HIGH RISK OF DEVELOPMENT.

“*We now undertake a DevAssess search on every purchase transaction.*”

Emma Cox
CP Law

Interpreting...

PLANNING DATA

Planning data is provided as raw data and therefore complex to interpret. Not only is the data complex, it doesn't give the full picture.

Risks of development are not easily identified. This is due to the geo-coding of the data, making the proximity of planned developments to the property unclear.

We are specialists in spotting the planning trends and patterns in the data, and are able to extrapolate the real risks.

DevAssist are the only company that interprets planning data.



HOW DOES THIS IMPACT ME AND MY CLIENT?

By obtaining a DevAssist report, you can access the full picture.

DevAssist are market-leaders in processing planning data, because we assess this data alongside our SHLAA research. We will extract the development risks and summarise our insight and findings into clear, comprehensive and accessible reports with plans, images and evidence attached.

“**THESE REPORTS ARE
A GAME CHANGING
ADDITION TO ASSESS
DEVELOPMENT
POTENTIAL.**”

My team include a DevAssist report as standard in every transaction we work on. We act for many private banks and after hearing our testimonial on the information provided by DevAssist, they now correctly insist that we include the reports as a standard requirement. This is an essential for all property lawyers.

Caroline Roberjot
Partner for and on behalf of Adams & Remers LLP

WHAT IS IT?

Establishes the development risk within a 75 metre radius from the **centre** of a property.

WHAT IS REPORTED?

- Planning data (interpreted and included)
- Identification of relevant historic planning applications
- Explanation of Local Plan Policy
- Identification of potential future development sites
- Identification of land allocated for development
- Identification of development potential of the property
- OS Mapping identifying potential development sites



WHAT IS IT?

DevCity provides an assessment through a two-staged report. The first stage is a detailed analysis of the area that surrounds the property. The final stage, just before exchange of contracts, reveals the results of the Freedom of Information request and a reassessment of the area in light of these results. In addition to the content of the DevAssess & DevAssess Premium reports this report is designed for urban areas.

WHAT IS REPORTED?

- A manual search of the planning register
- Inclusion of nearby domestic applications
- Analysis of the potential for extension of neighboring properties
- Consideration to alternative exit strategies for investors
- Individual detailed analysis of the risk posed by each site
- Aerial Photography
- A Freedom of Information Request made to the Local Planning Authority
- Second report disclosing any new minor applications submitted between instruction of the report and exchange contracts.



Properties over a 10 acre threshold are POA.

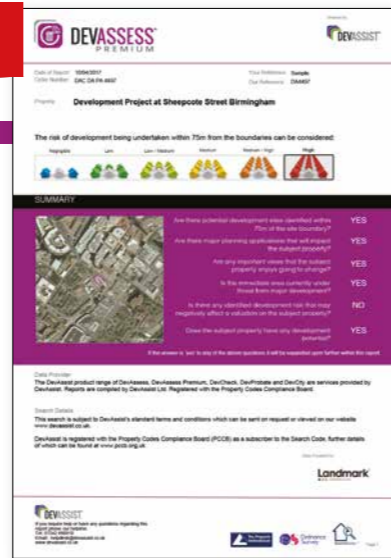
BESTSELLER

WHAT IS IT?

Establishes the development risk on a 75 metre distance from the **boundaries** of the property. In addition to the content of the DevAssess report.

WHAT IS REPORTED?

- Relevant planning history of the property
- Explanation of emerging and adopted Local Plan Policy
- Detailed study of the SHLAA (Strategic Housing Land Availability Assessment) sites currently being considered for future allocation
- Study of current and potential gypsy / traveller sites
- A search for changes to nearby infrastructure
- Aerial Photography



WHAT IS IT?

DevProbate protects solicitors from underselling property. A DevProbate report will explore the potential hidden value of commercial and residential property giving legal advisors assurance that they are not underselling their client's assets.

WHAT IS REPORTED?

- Relevant planning history
- Explanation of emerging and adopted Local Plan Policy
- Identification of development potential of the subject property
- OS Mapping identifying potential development sites



MANAGE YOUR PROFESSIONAL INDEMNITY INSURANCE

A risk to your clients is a risk to you.

Claims against Professional Indemnity insurance are a major reason why solicitors go out of business.

Purchasing a property only to discover too late, that there is a significant risk of development, can result in clients taking legal action against their solicitors.



HOW DOES THIS IMPACT ME AND MY CLIENT?

When a DevAssist report is carried out, all liability for interpretation of planning data lies with us.

You enhance your service. We take the risk.

**95% OF HOMEBUYERS
ARE CONCERNED
ABOUT UNFORESEEN
DEVELOPMENT IN THEIR
NEIGHBOURHOOD.**

Source: Institute of Economic Affairs

“*We’ve made the DevAssist searches standard on all our residential property purchase cases.*”

Morrisons Solicitors LLP

OUR REPORTS ARE SUITABLE FOR RESIDENTIAL AND COMMERCIAL PROPERTIES.

A DevAssist report provides Solicitors, Buyers and Lenders with crucial development insight, enabling informed purchase advice and decisions.

SOLICITORS

Failure to advise your clients on how to obtain development risk reports will impact your client's perception of your service, your ethos and ultimately their perception of value for their new property.

If your client is at risk of buying a property with unforeseen development risk, your Professional Indemnity is at risk for not identifying it.

We investigate and audit a location so that buyers of property can purchase with peace of mind. We ensure they know what is changing, or may change in the future.

BUYERS

DevAssist protects buyers from making poorly informed decisions, giving them crucial development insight and perspective on their property location.

Have the neighbours ever attempted to obtain planning permission for development?

Are those fields safe from development risk?

We want buyers to understand the risk of further residential or commercial development impacting on their purchase, protecting their emotional and financial investment.

LENDERS

Development, change of use and impact on views can have a huge effect on value.

A lenders valuation makes many assumptions and is based on what the valuer sees at a particular moment in time. Just as the valuer cannot see an environmental or flood risk, they will not see a development risk.

We have identified numerous examples where a significant change to an area would impact the value of a property and expose lenders to the risk of over valuation.

**LONDONERS HAVE A 20%
CHANCE OF EXPERIENCING
SIGNIFICANT CHANGE IN
THEIR NEIGHBOURHOOD.
IN MANCHESTER,
THIS RISES TO 42%.**

“Great service and a search result that is of real use to both solicitors and clients alike.

Louise Wall
Charles Coleman LLP

Further training...

BE MORE INFORMED FOR YOUR CLIENTS

Property development is an ever changing landscape. Many councils are under pressure to provide more housing.

DevAssist provides free training sessions, educating solicitors on the property development risks and opportunities that are affecting your clients.



WE ARE CPD ACCREDITED



HOW DO I BOOK?

If you'd like to attend one of our free sessions, or arrange a training session at your offices;

Contact info@devassist.co.uk for full details, or visit devassist.co.uk/cpd

WE HAVE RAISED THEIR GAME...

“Just a brief email to say that I enjoyed the talk you gave this week and am impressed by the product and the service.

Graham Elliot

“Great seminar...thanks again, you will be happy to know that I have already ordered one of your reports.

Richard Streat
Peter Brown & Co Solicitors LLP

“Thank you for your very informative talk/presentation today. I thought you'd developed a great product there.

Deborah Wilson
Partner, Child & Child

“Their demonstrations and training that have been outstanding in their quality and content. The conveyancers here have embraced DevAssist as a very useful facility.

Clare Humphreys
Charles Coleman LLP

...LET US HELP YOU RAISE YOUR GAME

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PROTECTING BUYERS, SOLICITORS & LENDERS



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