

# REAL ESTATE RESTRUCTURING

STANLEY



CAPITAL  
ADVISERS

# ABOUT STANLEY CAPITAL ADVISERS

---

Stanley Capital Advisers are independent specialists in the provision and implementation of strategic advice to clients holding sub and non-performing

debt secured on Real Estate across all asset classes. Stanley Capital Advisers is a truly solution driven business with exceptional experience.



## RESTRUCTURING

---

Restructuring lending brings a wide variety of considerations in assessing project/ investment viability, cash requirements and legal security.

- Long-standing reputation
- Respect of all stakeholders
- Ability to deal with all asset classes
- Working with all professionals, accountancy and legal advisers
- Detailed understanding of the interaction between real estate, legal issues and finance
- Improvement of security position in any restructuring



## RECEIVERSHIP

---

The use of Fixed Charge (LPA) Receivers and other insolvency tools in distressed situations as a cost effective and targeted tool to secure control over Real Estate is well established in this Country.

- Ability to act as LPA Receivers
- Exceptional track record from single assets to portfolios
- Understanding of holding structures including offshore
- Share pledges
- Personal guarantees
- Ability to dispose of high value chattels or plant and machinery
- Full knowledge of priority arrangements and interaction with other creditors



## CONSTRUCTION

---

Lack of visibility to fluctuating construction, materials and labour costs can have a dramatic impact on the success of any project. An independent assessment is an essential tool should signs of stress arise giving clarity to the decision making process so optimising returns.

- Cost audit & viability study
- Assessment of cost shortfalls
- Construction monitoring services
- Development phasing advice
- Understanding warranties and guarantees
- Ability to step in and complete development



## TRANSACTION EXECUTION

---

Trading and developing real estate in a difficult economic environment either as Receiver or with Insolvency Practitioners requires specialist execution skills and expertise. Failure to properly drive these processes exposes transactional risk and potential value erosion.

- Control
- Detailed due diligence
- Legal oversight
- Driven and clear process
- Choice of Advisers
- Independence of Advisers
- Single focus and alignment of interest



## WHAT WE DO

---

Delivering effective results requires the understanding of all relevant issues and challenges in these complex situations. Bringing those together is vital.

- ✓ Understand the dynamic between real estate, lending and legal structures
- ✓ Market leading independent Advisers
- ✓ Development management services
- ✓ Security & Control
- ✓ Full alignment to maximise creditor returns
- ✓ Independent single source of contact, providing focussed strategic advice and delivery

# Proven real estate performance

## **Richard Stanley MRICS** Director

Richard Stanley has over 25 years of experience in advising Banking and Financial institutions holding stressed and distressed debt secured against real estate of every description across multiple jurisdictions. He is a market leader in the provision and implementation of strategic advice, bespoke to every client in all situations.

Tel: +44 (0) 203 871 2562  
Mob: +44 (0) 7789 988 559  
[richard.stanley@stanleycapitaladvisers.com](mailto:richard.stanley@stanleycapitaladvisers.com)

## **Ben Tooley MRICS** Director

Ben Tooley has worked in the property and construction industry for over 20 years. In this time he has worked for and alongside a wide variety of well-respected people and organisations, providing and implementing practical strategic advice. He has worked with Richard for over 10 years delivering successful projects in the residential, office and retail sectors.

Tel: +44 (0) 203 871 2562  
Mob: +44 (0) 7818 422 089  
[ben.tooley@stanleycapitaladvisers.com](mailto:ben.tooley@stanleycapitaladvisers.com)



Stanley Capital Advisers Ltd  
91 Wimpole Street  
London  
W1G 0EF  
[www.stanleycapitaladvisers.com](http://www.stanleycapitaladvisers.com)

**nara**

The Association of Property and Fixed Charge Receivers

