



SANKOFA
RESOURCES GROUP

MASTER BUILD SPEC — UNITED KINGDOM

Building the Intelligence Infrastructure for Property Decisions

The complete platform specification, copy bank and AI master prompt
for the UK property intelligence ecosystem.

317

PLANNING AUTHORITIES

4.7m

LAND PARCELS

1,400+

REGISTERED PROVIDERS

24h

REFRESH CYCLE

PART 1 — MASTER PROMPT (copy from here)

Build a premium web platform for **Sankofa Resources Group Ltd.**

Do not build "a website." Build the **operating system interface** for UK property intelligence.

Positioning: it should feel like Bloomberg, Palantir and McKinsey combined, designed specifically for UK property intelligence. This is not an estate agency website. It is the digital front door to the UK's property intelligence ecosystem.

Homepage headline (exact): Building the Intelligence Infrastructure for Property Decisions

Tone: intelligence, authority, institutional trust. Declarative statements, no marketing adjectives, no exclamation marks, no stock-photo warmth. Every claim is a measurable fact or a stated capability.

Visual language: dark graphite terminal surfaces; signal-amber primary; data-teal and signal-green accents; IBM Plex Sans and IBM Plex Mono; sharp corners (2-4px radius maximum); hairline 1px borders forming a hard grid; no rounded cards, no soft shadows, no gradients-on-white, no purple, no illustration. Numbers are set in mono. Section labels are uppercase mono with wide letter-spacing and a numeric index (00, 01, 02...).

Layout system: max content width 1400px; sections separated by full-width hairline rules; content blocks laid out as gapless **gap-px** grids on a border-coloured background so every cell reads as a cell in a terminal, not a card in a brochure.

Required sections, in this order:

1. Sticky header — logo mark, nav (Platform, Intelligence, Research, AI Products), Client Portal link, Request Access button
2. Live market ticker strip (mono, scrolling metrics)
3. Hero — headline, positioning paragraph, two CTAs, four-metric stat bar
4. Intelligence Dashboard — approvals index chart plus a live signal feed
5. Six Intelligence Modules — Planning, Development, Market Reports, Housing Association, Council, Investor
6. Sankofa Intelligence Platform — entity graph, delivery API, model layer, governance; plus a live terminal/query panel
7. AI Products — Consent Probability, Document Intelligence, Research Copilot
8. Research Library — versioned published record
9. Client Portal — licensed institutional access
10. Thought Leadership — positions, not commentary
11. Contact — enquiry routes plus an institutional enquiry form
12. Footer — logo, registered-company line

Use the exact copy supplied in Part 4 of this document. Use the design tokens in Part 3. Do not substitute generic AI-website aesthetics.

(copy to here)

PART 2 — POSITIONING & AUDIENCE

Entity: Sankofa Resources Group Ltd, registered in England & Wales.

What it is: the data layer beneath the UK property market. Planning, development, public sector and capital intelligence, unified into a single institutional system.

Audiences:

AUDIENCE	WHAT THEY BUY	WHAT CONVINCES THEM
Institutional investors, funds, lenders	Counterparty exposure, yield surfaces, comparables	Coverage, provenance, methodology
Developers and housebuilders	Site viability, consent probability, stalled-site supply	Scheme-level precision and speed
Local authorities	Land holdings, disposal pipelines, HDT performance	Neutrality and public-standard rigour
Housing associations	Regulatory grades, programme pipelines, stock exposure	Sector-specific depth
Press and policy	Published research and positions	Traceable figures

Trust posture: every figure traceable to its source; full provenance; methodology annexes; versioned schemas with audit lineage; access controls. Authority is earned by disclosure, not by claims.

Information architecture

```
/
├─ Header (sticky) + Market ticker
├─ 00 Intelligence Dashboard
├─ 01 Intelligence Modules
│   ├── Planning Intelligence
│   ├── Development Intelligence
│   ├── Market Reports
│   ├── Housing Association Intelligence
│   ├── Council Intelligence
│   └── Investor Intelligence
├─ 02 Sankofa Intelligence Platform
├─ 03 AI Products
├─ 04 Research Library
├─ 05 Client Portal
├─ 06 Thought Leadership
├─ 07 Contact
└─ Footer
```

PART 3 — DESIGN SYSTEM

All values are semantic tokens in `src/styles.css`. Never hardcode colours in components.

Colour tokens (OKLCH)

TOKEN	VALUE	ROLE
--background	oklch(0.16 0.008 250)	Deep graphite base
--foreground	oklch(0.95 0.005 250)	Primary text
--card	oklch(0.2 0.009 250)	Panel / cell surface
--primary	oklch(0.8 0.13 82)	Signal amber — CTAs, key figures
--primary-foreground	oklch(0.18 0.02 80)	Text on amber
--secondary	oklch(0.26 0.01 250)	Secondary surface
--muted	oklch(0.24 0.009 250)	Muted surface
--muted-foreground	oklch(0.68 0.012 250)	Secondary text, labels
--accent	oklch(0.74 0.1 195)	Data teal — tags, markers
--signal	oklch(0.78 0.16 145)	Signal green — positive deltas, live state
--destructive	oklch(0.62 0.2 25)	Errors only
--border	oklch(0.3 0.01 250)	Hairline rules and grid gaps
--grid	oklch(0.24 0.01 250)	Background grid field
--input	oklch(0.28 0.01 250)	Form field borders
--radius	0.25rem	Global corner radius

Chart ramp: amber 0.8 0.13 82, teal 0.74 0.1 195, green 0.78 0.16 145, indigo 0.6 0.1 260, rust 0.68 0.14 30.

Typography

- Display and body: **IBM Plex Sans**; headings carry `letter-spacing: -0.02em`.
- All numerals, tags, code and labels: **IBM Plex Mono**.
- `label-mono` utility: 11px, uppercase, `0.18em` letter-spacing, muted foreground.
- Loaded via `<link>` in the root route head — never `@import` a remote URL in the stylesheet.

Structural utilities

- `grid-field` — 72px × 72px hairline grid, used at 40% opacity behind the hero.
- `panel` — card surface, 1px border, inset highlight plus deep shadow (0 24px 60px -32px).
- `rule-top` — single hairline top border for section separation.
- `--gradient-depth` — subtle vertical graphite gradient for large surfaces.

Composition rules

1. Sections are separated by `border-b border-border`, never by whitespace alone.
 2. Multi-item groups use `grid gap-px bg-border` with `bg-card` children, producing hairline dividers.
 3. Every section opens with a `SectionHead`: mono index + label, then an H2 and one paragraph of positioning copy.
 4. Buttons are rectangular; primary is solid amber, secondary is a bordered ghost that brightens its border on hover.
 5. Positive deltas render in signal green, negatives in data teal — never red/green cliché.
-

PART 4 — SECTION SPEC & COPY BANK

SEO metadata

- **Title:** Sankofa Resources Group — Property Intelligence Infrastructure
- **Description:** Sankofa Resources Group Ltd builds the intelligence infrastructure behind UK property decisions: planning, development, council, housing association and investor intelligence.
- **og:title:** Building the Intelligence Infrastructure for Property Decisions
- **og:description:** Institutional-grade UK property intelligence: planning pipelines, development viability, council and housing association data, and AI research products.

Header

Logo: square amber-bordered mark with a solid amber core; wordmark **SANKOFA** with mono sub-line **Resources Group**.

Nav: Platform · Intelligence · Research · AI Products

Actions: [Client Portal](#) (ghost) · [Request Access](#) (amber)

Market ticker

METRIC	VALUE	DELTA
UK PLANNING APPROVALS 30D	18,442	+2.4%
AVG DECISION TIME	14.2 wks	−0.6
S106 UNITS TRACKED	126,908	+1.1%
LPA COVERAGE	317 / 317	100%
HA STOCK MONITORED	2.41m	+0.3%
LAND PARCELS INDEXED	4.7m	+12k

Hero

Eyebrow: Sankofa Resources Group Ltd — United Kingdom

H1: Building the Intelligence Infrastructure for Property Decisions

Body: We operate the data layer beneath the UK property market. Planning, development, public sector and capital intelligence, unified into a single institutional system used by investors, developers, councils and housing associations.

CTAs: Explore the Platform · Speak to the intelligence team

Stat bar: 317 Planning authorities covered · 4.7m Land parcels indexed · 1,400+ Registered providers tracked · 24h Data refresh cycle

00 — Intelligence Dashboard

Title: One terminal for the whole market

Copy: Live surface across planning, delivery, capital and public sector signals — configurable by geography, tenure, counterparty and time horizon.

Left panel: "Approvals index — rolling 12 months", +18.4%, twelve-bar column series (38, 52, 44, 61, 57, 73, 66, 84, 78, 91, 87, 96), quarter axis Q1–Q4.

Right panel — **Signal feed:**

- **LPA** — Manchester CC resolves to grant 640-unit BTR scheme
- **RP** — Regulator downgrades governance grade at large-scale provider
- **LAND** — Council publishes disposal pipeline: 42 sites, 1,180 units
- **CAPITAL** — Institutional entrant allocates £400m to UK affordable

01 — Intelligence Modules

Title: Six systems of record for UK property

Copy: Each module is independently licensed, jointly queryable, and built on the same normalised entity graph of sites, schemes, organisations and decisions.

01 Planning Intelligence — Every application, appeal, condition and committee decision across 317 local planning authorities — normalised, geocoded and searchable in one schema.

11.6m applications · Daily LPA ingestion · Appeal outcome models

02 Development Intelligence — Site viability, build cost benchmarks, tenure mix and delivery risk scoring across live and stalled schemes nationwide.

Scheme-level GDV · Stalled site register · Delivery risk index

03 Market Reports — Quarterly and thematic reports on transactions, values, rents and absorption, published to institutional standards with full methodology.

Quarterly cycle · Sub-market granularity · Methodology annexes

04 Housing Association Intelligence — Registered provider financials, regulatory judgements, development programmes, stock condition exposure and partnership capacity.

1,400+ providers · Regulatory grades · Programme pipelines

05 Council Intelligence — Local authority land holdings, disposal pipelines, housing delivery test performance, local plan status and procurement behaviour.

Local plan tracker · HDT performance · Asset disposals

06 Investor Intelligence — Capital flows, counterparty exposure, yield movement and comparable-set construction for funds, lenders and family offices.

Counterparty maps · Yield surfaces · Comparable engine

02 — Sankofa Intelligence Platform

Title: The system of record, not a dashboard

Copy: A single entity graph links every site, scheme, applicant, provider and authority. Query it through the terminal, the API, or embedded in your own models.

- **Entity graph** — Sites, schemes, organisations and decisions resolved to stable IDs
- **Delivery API** — REST and bulk extracts with versioned schemas and audit lineage
- **Model layer** — Scoring for viability, approval probability and delivery risk
- **Governance** — Full provenance, methodology disclosure and access controls

Terminal panel — header `sankofa://terminal` — `session live` with a green live dot:

```
> query sites
  .where(lpa in ["Birmingham","Sandwell"])
  .where(status = "resolved_to_grant")
  .since("2025-01-01")

RESULT 412 schemes · 18,904 units
```

TENURE	affordable	34.2%
	private	61.1%
	other	4.7%
RISK	delivery	MEDIUM
APPROVAL	p(consent)	0.87

```
> export --format parquet --lineage
```

03 — AI Products

Title: Models trained on the primary record

Copy: Our models sit on the underlying documents — committee reports, inspector decisions, financial statements — not on scraped summaries.

- **Consent Probability** — Approval likelihood scored per scheme from officer reports, policy context and authority behaviour.
- **Document Intelligence** — Structured extraction across S106 agreements, viability appraisals and inspector decisions.
- **Research Copilot** — Natural-language interrogation of the full corpus with citations to the source document.

04 — Research Library

Title: The published record

Copy: Reports, datasets and methodology notes, archived and versioned. Every figure traceable to its source.

PERIOD	TITLE	TYPE
Q3 2026	UK Affordable Delivery Outlook	Market Report
Q3 2026	Council Land Disposal Register	Dataset
Q2 2026	Registered Provider Financial Stress Index	Research
Q2 2026	Planning Decision Timelines by Authority	Dataset

05 — Client Portal

Title: Secure delivery to your desk

Copy: Licensed access to modules, entitlements by team, scheduled extracts and a direct line to the analysts behind each dataset.

Portal access: Access is granted to licensed institutions. Existing clients sign in with their organisation credentials; new organisations are onboarded through the intelligence team.

Actions: Sign in to portal · Request onboarding

06 — Thought Leadership

Title: Positions, not commentary

Copy: Where we take a view on how the UK property system should be measured, financed and delivered.

- **The Data Deficit in UK Housing Delivery** — Why delivery targets fail without a shared measurement layer.
- **Rebuilding Trust in Viability** — A transparent standard for appraisal inputs and public scrutiny.
- **Public Land as an Investable Class** — Structuring council land pipelines for institutional capital.

07 — Contact

Title: Speak to the intelligence team

Copy: Institutional enquiries, licensing, data partnerships and press. We respond to qualified enquiries within one working day.

- **Institutional enquiries** — intelligence@sankofaresources.co.uk
- **Data partnerships** — partnerships@sankofaresources.co.uk
- **Registered office** — Sankofa Resources Group Ltd, London, United Kingdom

Form fields: Full name · Organisation · Work email · Enquiry ("Which intelligence modules are relevant to your mandate?") · Submit enquiry.

Footer

Logo plus: © {year} Sankofa Resources Group Ltd. Registered in England & Wales.

PART 5 — BUILD NOTES & ROADMAP

Current build

- TanStack Start (React 19, Vite), file-based routing under `src/routes`.
- Single route / composed of self-contained section components.
- Tailwind v4 via `src/styles.css` with `@theme` tokens; fonts loaded from the root route head.
- Route-level `head()` supplies title, description and Open Graph metadata.
- Responsive: single column under `md`, two-up at `md`, three-up at `lg`; ticker scrolls horizontally on mobile; nav collapses above the CTA pair.
- Accessibility: semantic landmarks, single H1, decorative grid marked `aria-hidden`, visible focus states on all inputs.

Phase 2 — make it live

1. Enable the backend (database, auth, storage, server functions).
2. Replace ticker, dashboard series and signal feed with real records refreshed on a 24h cycle.
3. Persist contact enquiries and route them to the intelligence team inbox.
4. Add a research library index and individual report pages with downloadable methodology annexes.

Phase 3 — the product

1. Authenticated Client Portal: organisation accounts, per-team entitlements, scheduled extracts.
2. Module-level detail routes for each of the six intelligence modules.
3. Delivery API surface with versioned schemas, keys and audit lineage.
4. AI Research Copilot over the document corpus, answers cited to source documents.
5. Thought Leadership as long-form essay routes with structured data for search.

Guardrails when extending

- Never hardcode colours; extend the token set instead.
- Never introduce rounded, soft, pastel or purple styling.
- Every number shown must be attributable to a real source once live data lands.
- Keep the mono/uppercase label system on every new section for consistency.

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