



Jessica Mistry, Consultant

Jessica joined AspinallVerdi in 2016. She has an undergraduate degree in Geography BA (Hons) which covered GIS, economic development and the urban environment.

Jessica has always taken a keen interest in the regeneration and economic development of places and the positive outcomes it brings to areas and communities. She has gained a lot of experience in research during her degree.

Qualifications\

- 2:1 BA (Hons) Geography, University of Leicester (2015)
- 3 A levels, B-C Ashton Sixth Form College (2012)
- 11 GCSE'S, A-C, Droylsden Academy (2010)

Career History\

- Tameside Metropolitan Council (Department of Planning and Building) - Jessica worked with various members of the department to gain a broader understanding into town planning and working within the public sector realm. Here Jessica assisted planners on site visits to heritage and listed buildings as well as overseeing planning and building applications.

Project Experience\

Economic Viability Studies\

- **Local Plan Viability, Harborough (Harborough District Council)** - property market research was undertaken for the development of 3 proposed sites using Land Registry and EPC property data for the achieved values of different housing types to in the Harborough District.
- **Luton Town Center, Luton (Luton Borough Council)** - carried out property market research as well as written analysis for 1 and 2 bedroom residential flats in Luton Town centre. Property valuers were also contacted to gain a better understanding of market prices for new developments.
- **Former Cookridge Hospital, Leeds (Chartford Homes)** – preparation of a draft report for the viability of new residential development at the former Cookridge hospital site in Leeds.
- **Land at Old Lane Beeston, (Bramston Developments)** - undertook property market research and analysis for the ward of Beeston. Also carried out research for CIL and affordable housing policy requirements.

Market & Viability Report\

- **Flitwick town centre (Central Bedfordshire Council)** - carried out residential market analysis in the town center of Flitwick. This included looking at the sold and asking prices for 1 and 2 bedroom apartments in the centre in order to gain an understanding of value assumptions for new builds.

Master-planning and regeneration\

- **Tolworth Masterplan, Kingston (Kingston upon Thames Council)** - undertook commercial market research for retail and office use space in Tolworth town centre. A written analysis was also included along with the findings from the research into an EVA report.