



Josh Wedge, Consultant

Josh joined AspinallVerdi in 2017 having completed his International Real Estate and Planning (MSc) from University College London. This is a RICS and RTPI accredited course which focuses on the relationship between the property development process and planning systems on an international scale. The course covers Real Estate Development, Investment, Valuation & Appraisal, Spatial Planning, Planning Practices, and looks at major urban regeneration projects internationally. Josh also has an undergraduate degree in Geography (BA Hons) from Northumbria University, where he studied *inter alia* Urban Regeneration, Housing Policy and gained experience using ArcGIS.

Josh has a keen interest in financial viability in planning having undertaken his MSc dissertation on the delivery of Affordable Housing in London via planning obligations.

Qualifications

- MSc International Real Estate and Planning, University College London (2016)
- First Class BA (Hons) Geography, Northumbria University (2014)

Career History

- Consultant, AspinallVerdi, Leeds (2017-Present) – Having graduated with a RICS and RTPI accredited degree in September 2016, Josh joined AspinallVerdi as a Consultant in January 2017.
- Rating Intern, Colliers International, London (2016) – Josh was part of Collier's Business Rates team where he gained experience in measuring and valuing a variety of commercial property types, producing reports for the Valuation Office as well as negotiating with them on behalf of clients.
- Junior Planning Assistant, Platinum Property Partners, Bournemouth (2014) – Josh first joined Platinum Property Partners (PPP) on a two-week placement, and later returned on a three-month internship. PPP are a property franchise that offer advice to partners establishing a portfolio of houses in multiple occupation for professional let. Josh consulted partners regarding change of use, permitted development rights and wrote news bulletins regarding relevant policy changes. He was also responsible for creating six online regional maps providing partners with planning information to enable them to make more informed decisions about where to establish their portfolio.

Project Experience

Market Analysis

- **The Prince Regent, Sutton (London Borough of Sutton)** – Josh conducted the residential and comparison retail market analysis which informed the assumptions for a Section 106 Viability Assessment. In doing so, he liaised with local property agents and researched numerous online resources to compile data which was then assessed in relation to the proposed scheme, and subsequently presented via a written report.
- **Local Plan & CIL Viability (Craven District Council)** – Josh undertook an assessment of the land market in Craven. This involved researching land transaction evidence, current market listings and entering discussions with local agents to determine a minimum and maximum land value per hectare/acre for both agricultural and residential consent land. This was used to inform an appropriate Threshold Land Value for the numerous typologies of development within the District. Josh attended the stakeholder consultation with local landowners, developers and agents and is awaiting feedback on the initial report.

- **East Street, Fareham (Fareham Borough Council)** – Josh assisted in the residential and office market analysis which informed the assumptions adopted in an Economic Viability Appraisal. The findings were used to determine whether the proposed scheme could meet the affordable housing requirements of the Council.
- **Power Court, Luton (Luton Town Football Club)** – Josh produced the residential market analysis of Luton, and a wider analysis of commuter belt destinations. This compared travel times and distance from London, to understand their impact on both achieved and asking prices across the respective locations. This demonstrated Luton’s comparative affordability to the rest of the commuter belt. His work was provided in a written report and informed both the assumptions adopted in the viability appraisals of the specific scheme, but also the sensitivity testing of the proposed development.
- **The Thatched House, Sutton (London Borough of Sutton)** – Working on behalf of the Council in regards to a viability assessment for a retirement living scheme, Josh consulted local property agents in Sutton and Purley to compare the respective markets. Josh then undertook further research in response to the applicant’s argument for a higher profit margin based on previous retirement living schemes. In alignment with the RICS Financial Viability in Planning guidance, Josh’s research demonstrated that such schemes were not comparable to the proposed development. Overall, Josh’s research was used as evidence to support the assumptions adopted in AspinallVerdi’s appraisal of the scheme.

Economic Viability Assessments

- **Residential Call for Sites, Hambleton District Council (Landowners)** – Acting on behalf of three landowners, Josh firstly carried out the market research to form the assumptions adopted in the viability assessments of the respective potential schemes. He then was involved in producing the viability assessments which were submitted to the Council on behalf of the client.
- **Medina Yard, Isle of Wight (Isle of Wight Council)** – Josh is working as part of a team examining an applicant’s viability appraisal for a large mixed-use development on the Isle of Wight. Thus far, Josh has been involved in assessing the assumptions adopted by the applicant in their appraisal - this has involved using the HCA’s DAT Toolkit. The project is still ongoing.

Planning Policy Analysis

- **Gosforth Business Park, North Tyneside (Greggs Plc)** – AspinallVerdi are acting for Greggs Plc in respect to a parcel of allocated Employment Land at Gosforth Business Park which has been highlighted as a potential Starter Homes Exception Site. Josh has undertaken planning policy analysis, reviewing the North Tyneside Strategic Housing Market Assessment and taken account of changes to Starter Homes policy made by central Government. His work has informed a report submitted to the Council.

Masterplanning

- **Eastern Gateway, Halifax (Calderdale Borough Council)** – AspinallVerdi are leading a team to explore development options at four key sites. Working with engineers and masterplanners the commission involves detailed examination of constraints and identification of the development potential.

Document1