



Rachel Squire, Consultant

Rachel joined AspinallVerdi in 2017 having completed her Real Estate (MSc) degree. This is a RICS accredited course which covers Development and Valuation. She also has an undergraduate degree in Geography and Town Planning where she gained knowledge of Spatial Planning, Urban Design, Planning Practices and gained experience using GIS.

Rachel has a keen interest in regeneration within urban conservation areas having undertaken her MSc dissertation on the regeneration of post-industrial waterfronts. The research, which focused on Kelham Island in Sheffield and Holbeck Urban Village in Leeds, highlighted the key strengths, challenges and risks of regeneration within these areas.

Since joining AspinallVerdi Rachel has gained experience in conducting Economic viability Assessments, Masterplanning, and Planning Policy Analysis. Rachel is currently working towards becoming a chartered member of the Royal Institute of Chartered Surveyors.

Qualifications\

- Distinction, Msc Real Estate, Sheffield Hallam University (2017)
- 2:1, BA (Hons) Geography and Town Planning, University of Sheffield (2014)
- 3 A levels grade A, Luton Six Form College (2009)

Career History\

- Consultant, AspinallVerdi (July 2017 – Present)
- GIS Technician, Morrison Utility Services (2015 – 2017)
- Project Assistant, Aukett Swanke (2014 – 2015)

Project Experience\

Economic Viability Assessments\

- **Cookridge Hospital, Leeds (Chartford Homes)** – Rachel undertook a property market analysis, planning policy review, a planning history assessment and development appraisal to inform the appropriate level of affordable housing the development could viably support. The scheme comprised residential development of circa 200 houses and flats. Phase 1 has been completed; however the listed building element of the approved scheme was found to be undeliverable. The inability to meet the S106 requirements is stalling the scheme.

Masterplanning and Regeneration\

- **Matlock Town Centre (Matlock Community Vision)** – AspinallVerdi are retained by the local community group which are being supported by the District Council. AspinallVerdi are preparing an options study to explore the feasibility of a community project which would provide new community and enterprise accommodation. Rachel was responsible for conducting market research to identifying viable and deliverable options, and for providing feedback to the architect who produced the various options.
- **Piggins Croft, Hucknall, (Ashfield DC)** – This study sought to identify opportunities for development on a site identified as a regeneration opportunity at the heart of Hucknall Town Centre. Rachel worked alongside Nexus Planning and Broadway Malyan to provide a masterplan for this site. Rachel has undertaken property market research and consultation with potential occupiers with a view to identifying viable and deliverable options. This research will inform viability modelling to ensure a viable masterplan for this key strategic site.
- **Outram Street, Sutton-in-Ashfield (Ashfield DC)** – Ashfield Council had identified Outram Street as a gateway opportunity to Sutton-in-Ashfield. However, the area is run down and faces negative perceptions. AspinallVerdi were engaged alongside Nexus Planning and Broadway Malyan to

undertake a masterplan for the area, with a view towards encouraging investment and activity. Rachel has undertaken market research and consulted potential occupiers to help identify opportunities for new development. This information will be used to help inform a range of development options which will be tested for viability.

- **Land at City Road, Fenton, Stoke-on-Trent (Stoke-on-Trent Council)** – The Council owned 4.7 acres of land which they wished to bring forward for development. Rachel undertook residential market research which included analysis of national trends, new-build achieved data and asking prices and rents. This was used to inform an options appraisal of the site. Rachel was responsible for producing a matrix of the different property types, their value psf and build cost psf. This was used to demonstrate to the client to property type which produced the most surplus and therefore best return on their investment.
- **Brookwood Drive, Meir, Stoke-on-Trent (Stoke-on-Trent Council)** – The Council owned 8.15 acres of land which they wished to bring forward for residential development with an element of sheltered housing. Rachel undertook residential market analysis which included research into extra care provision within the area. This was used to inform a financial appraisal of the councils proposed scheme and identify an appropriate mix for an alternative option.

ERDF and Public Sector Funding\

- **Sheffield City Region JESSICA Fund (CBRE)** – CBRE appointed AspinallVerdi to act as a third party in reviewing applications submitted for grant funding by commercial developers in the Sheffield City Region. Rachel undertook a review of the information provided by the numerous applicants and posed clarification questions where information was deemed insufficient to carry out our instructions. Rachel then undertook market analysis and land value research to inform the value assumptions adopted within the bespoke financial models for grant funding purposes - this runs on a Profit on Gross Development Value basis. Rachel was then ran the appraisals and wrote up the reports to make recommendations of the level of Gap Funding required to bring forward the speculative development.

Planning Policy Analysis\

- **Local Plan Viability Assessment (Central Bedfordshire Council)** – AspinallVerdi have been appointed by CBC to provide economic viability advice in respect of the cumulative impact on development of the new Local Plan policies. The new Local Plan includes policies on affordable housing, education contributions and open space contributions (amongst others). Rachel has conducted Land Value Research which she will input into an appraisal that tests the cumulative impact of the policies.
- **Affordable Housing Strategic Advice, Selby (Selby District Council)** – Concerns have been raised regarding the level of Affordable Housing Provision required in Selby. AspinallVerdi have been appointed by SDC to identify the basis of the concerns and provide strategic advice. This involved examining the level of affordable housing that had been achieved and how Selby's target and delivery rates compare with neighbouring authorities; consultation with local Developers and RPs to determine what the problem was; and a review of the current evidence base.

Market Analysis\

- **Lea Bridge Road, London (Tyrens)** - Rachel was part of a team of consultants working on a feasibility report for the proposed development and regeneration of 3 sites in close proximity to Lea Bridge Station. Rachel undertook a market assessment which included a number of options that could be feasible for the site. This included undertaking residential market research for rental values for apartments and houses and commercial market research for A1 and A3 Retail and B1 serviced office space for rents and yields. The research also including contacting local agents.
- **Former Electrolux Site, Spennymoor (Homes and Communities Agency)** – Rachel was working with a team of co-consultants on a 17-hectare brownfield former industrial site in Spennymoor near Durham. The HCA have acquired the site which has outline planning (over the majority of the site) for 425 dwellings and 5,000 sqm of retail / office / industrial uses. Rachel conducted market research to inform viability testing of the existing planning consent.

- **Hammerton, North Yorkshire (Commercial Estates Group)** – Rachel was part of a team of consultants working for strategic land promoters the Commercial Estates Group on the viability of a large new settlement (circa 3,000 homes) in Hammerton, North Yorkshire. Rachel undertook Residential Market Analysis to support an appraisal model which demonstrated the scheme is viable on a policy compliant basis.

Document1