



## Lawrence Owho, Assistant Consultant

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Lawrence joined AspinallVerdi in October 2017 as an assistant consultant in the London office. He is currently enrolled as a student with the University College of Estate Management undertaking a Bachelor's degree in Real Estate Management. The course is a RICS accredited and will allow Lawrence to undergo his Assessment of Professional Competence and become a Chartered Surveyor.

Since joining AspinallVerdi, Lawrence has been actively involved in a number of plan wide studies and site specific projects for planning purposes. Lawrence regularly undertakes residential and commercial market research, reviews planning documents and attends site visits and stakeholder events.

### Qualifications\

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- BSc (Hons) Real Estate Management Student (Present)

### Project Experience\

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#### Employment Studies\

- **Lewisham Local Economic Assessment (London Borough of Lewisham)** – AspinallVerdi has been appointed alongside CAG Consultants to conduct an assessment of the local economy in the Borough. Lawrence is currently conducting office and industrial research for the different areas of the borough using data from the VOA and EGi. Lawrence is also organizing and conducting consultations with local agents, developers and stakeholders to inform the market report. Lawrence also attended an initial stakeholder event where his findings were tested.
- **Windsor and Maidenhead supplementary market analysis for ELR (Royal Borough of Windsor and Maidenhead Council)** – Lawrence undertook this work on behalf of the council, collating availability data for different areas in the borough, he also collated evidence of B1, B2 and B8 property transactions. This was achieved using data from the VOA and EGi. Lawrence also arranged and engaged in telephone consultations with active agents, stakeholders and developers
- **Charnwood ELR (Charnwood Borough Council)** – Lawrence undertook this work on behalf of the council, collating evidence of B1, B2 and B8 property transactions. This was achieved using data from the VOA and EGi. Lawrence attended a stakeholder workshop where his findings were tested
- **East Northants and Kettering ELR (East Northamptonshire and Kettering Borough Councils)** – Lawrence undertook this work on behalf of the council, collating evidence of B1, B2 and B8 property transactions. This was achieved using data from the VOA and EGi. He also conducted site assessments of existing and potential employment sites. Lawrence also arranged and engaged in telephone consultations with active agents, stakeholders and developers and also attended a stakeholder workshop where his findings were tested
- **Swale ELR (Swale Borough Council)** – Lawrence carried out a commercial property market assessment of B1, B2, and B8 uses. This was used as additional evidence to support the council in allocating /deallocating employment land. Lawrence completed a desk-based analysis, along with consultations with local agents, stakeholders & developers

- **Property Market Review and Assessment of Employment Sites (Corby Borough Council)** – Lawrence undertook this work on behalf of the council, collating availability data for different areas in the borough, he also collated evidence of B1, B2 and B8 property transactions. This was achieved using data from the VOA and EGi. Lawrence also arranged and engaged in telephone consultations with active agents, stakeholders and developers. Lawrence undertook the market analysis using published data and telephone consultations with local agents.
- **Taunton Deane and West Somerset ELR (Taunton Deane and West Somerset Borough Councils)** – Lawrence undertook this work on behalf of the council, helping to provide a market report to informed allocations or deallocations of employment sites in the development plan. He completed a market assessment using published B1, B2, and B8 employment data and undertook telephone consultations with active local agents, stakeholders and developers.

### Independent Expert Advice\

- **Maybrey Works Planning Appeal (London Borough of Bromley)** – Lawrence undertook this work on behalf of the council. This job focused on the potential loss of an employment site in Bromley. Lawrence collated evidence of B1, B2 and B8 property transactions. This was achieved using data from the VOA and EGi. Lawrence also arranged and engaged in telephone consultations with active office and industrial agents in the area. He also attended a conn with the barrister where his findings were put together as part of the appeal strategy. Lawrence also attended the appeal hearing

### Economic Viability Assessments\

- **Sutton Point, Sutton Point EVA (London Borough of Sutton)** – Lawrence undertook a review the applicant's EVA on behalf of the Council. The scheme comprised the provision of an eleven storey building, a twenty storey building and a twenty two storey building all to provide 332 residential units in a mix of 1, 2 and 3 bedroomed self-contained flats (36 affordable units), commercial floor space for uses falling within Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), B1 (Offices) and D1 (Health and Fitness); a 80 bed hotel and 59 bed apart-hotel (Class C1) together with car parking at ground basement levels. Lawrence conducted research on the residential and Build to Rent markets in Sutton. Lawrence was responsible for acquiring capital values, rents and yields for properties in the area. Lawrence used a range of sources including published research by commercial and residential agencies, He was also responsible for consulting residential agents active around the site area to get a general tone of the rented market and the achievable values for the scheme. The market assessment was used to check and challenge the applicant's assumptions
- **Brewers Quay Car Park, Brewers Quay EVA (Brewers Quay Investment LLP)** – The scheme consists of 46 residential units in a mix of 1,2,3 and 4 bedroom self-contained flats, and 2 and 3 bedroom terraced houses, museum; wet weather/ exhibition space and cultural experience space and 4 Class A1/A3 units. Lawrence undertook research on the Residential, Retail and F&B markets in Weymouth and surrounding areas, Lawrence also acquired capital values, achievable rents and yields. This was achieved by consulting a range of published sources such as EGi and published yield statistics. He also consulted with local agents regarding the state of the residential market in Weymouth and the values being achieved for different property typologies. The market assessment was used to inform the assumptions in the development appraisal.
- **Henderson Hospital EVA (London Borough of Sutton)** – Lawrence undertook property market analysis, planning policy review and a planning history assessment to inform the appropriate level of affordable housing the development could viably support. The scheme comprised 12-units (4 bed terraced houses) and a doctors' surgery. Lawrence supplemented property market analysis through telephone consultations with local agents.

- **Victoria House Planning Appeal (London Borough of Sutton)** – Lawrence undertook a property market analysis, planning policy review and a planning history assessment to inform the appropriate level of affordable housing the development could viably support. The scheme comprised 88 residential units with ancillary cycle stores, bin stores and parking together with 537.4m2 GIA of retail space.

#### Plan Viability Assessments\

- **Waveney Whole Plan Viability (Waveney District Council)** – The purpose of this study was to inform appropriate level of S.106 obligations and CIL charges. Lawrence undertook market assessment to inform values for schemes in different areas of the borough. Lawrence performed widespread residential market research consisting of land registry data and Rightmove/zoopla data analysis. Lawrence also consulted a range of residential and commercial agents to determine the values of residential land commercial properties across the district. The output of the market assessment was used to inform the assumptions in the development appraisal.

#### Masterplanning\

- **Leiston Masterplan, (Navigus Planning)** – Lawrence undertook market assessment to inform values for residential properties in Leiston. Lawrence performed widespread residential market research consisting of land registry data and Rightmove/Zoopla data analysis. Lawrence also consulted residential agents to determine the values of comparable residential properties in the area.

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