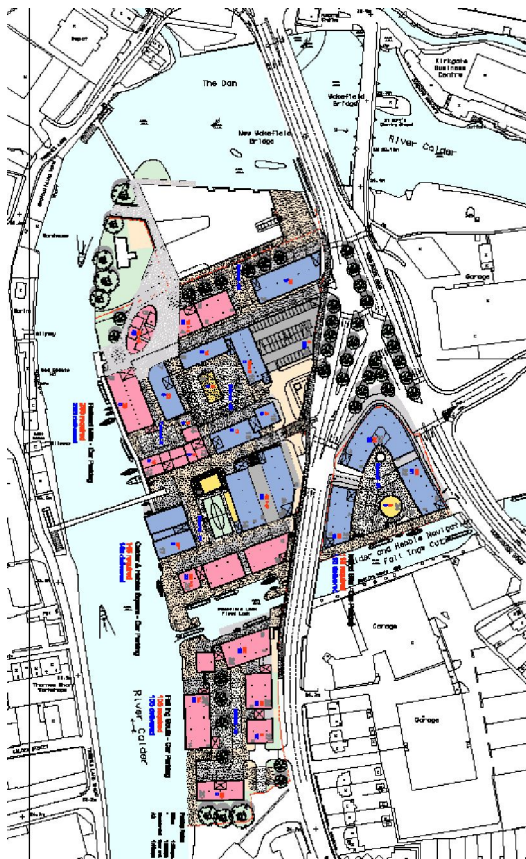


## Project Experience

### Wakefield Waterfront



#### Outline

Ben Aspinall was retained by the preferred developer, CTP St James to provide regeneration funding and development advice. The project involved the redevelopment of the Wakefield Waterfront area to provide a fitting context for the regeneration of the buildings, within a heritage rich area on the River Calder in Wakefield. The site included the historic Calder and Navigation Warehouse which is a Grade II\* listed building at one end, and the proposed iconic Barbara Hepworth/Henry Moore Gallery on the headlands site.

#### Services Provided

Ben Aspinall was responsible for the:

- preparation and negotiation of joint venture development agreements;
- commercial negotiations and valuation advice in order for the developer to acquire land interests by private treaty;
- negotiation and agreement of disturbance compensation in accordance with the principles of the Land Compensation Act 1961 and case law;
- co-ordination of the land referencing and preparation of CPO schedule / Statement of Reasons
- co-ordination of the valuation and quantity surveying advice in order to reflect the latest versions of the evolving master-plan;
- preparation of a bespoke cashflow appraisal to illustrate the various funding streams and their draw-down against "eligible costs", "qualifying expenditure" and "conservation deficit" etc.;
- preparation of a consolidated business plan to satisfy the requirements of all the various funding bodies;
- lobbying funding bodies including, Yorkshire Forward, Government Office for Yorkshire and the Humber, Heritage Lottery Fund and English Partnerships;
- provision of strategic advice to the developers in respect of the viability gap.