



Matthew Scott, Consultant

Matthew joined AspinallVerdi in 2016, having previously worked at Peter Brett Associates. He has a degree in City Planning and Regeneration (MSc) from the University of Glasgow.

Matthew has experience of property market research and masterplanning, having recently provided commercial and residential market analysis to inform development options for the emerging Tolworth Area Plan and for the West Norwood Visioning project. He has also researched commercial and residential markets for the Dartford Town Centre Development Framework.

Matthew's experience also includes a number of site specific feasibility studies. He has been responsible for market research which has helped inform viable designs for a range scheme options. This has been undertaken for sites in Flitwick and Dunstable. He has then carried out viability appraisals for these options in order to help the client select the most appropriate scheme.

Qualifications

- Licentiate Member Royal Town Planning Institute (2015)
- MSc City Planning and Regeneration, University of Glasgow (2015)
- MA (Hons) Philosophy, University of Glasgow (2011)

Career History

- Peter Brett Associates (2015-2016)

Project Experience

Masterplanning

- **Tolworth (Royal Borough of Kingston)** – Matthew was responsible for undertaking a review of the commercial and residential markets in Tolworth. This work involved analysis of property data and engaging with agents, landowners and developers. Matthew also attended meetings with key stakeholders, with a focus on understanding what landowners' intentions were for key strategic sites. He drafted the market report which will be used to inform the viability of various options drawn up by architects for emerging Tolworth Area Plan.
- **Dartford Town Centre Development Framework (Dartford BC)** – For this project, Matthew provided market research and analysis. He looked at the residential and commercial markets in Dartford Town Centre, in order to understand the opportunities which might exist for new development. He was also responsible for researching the Council's planning policies and development monitoring database. This work provided an understanding of what major schemes were proposed, and what would be acceptable within the current policy framework.
- **West Norwood Visioning Project (LB Lambeth)** – Matthew undertook market research and a review of land ownerships for this project. This work helped to inform appraisals for a number of key sites, as well as advice which we provided on how these sites could be delivered.

Employment Studies

- **Hounslow Employment Land Review (Hounslow Borough Council)** – Matthew was responsible for producing a detailed property market report as part of this study. To gain an understanding of employment markets in the Borough, he analysed market data and engaged in agent consultations. He also presented findings to a stakeholder workshop, where attendees included agents, developers, investors and the council.
- **Central Bedfordshire Employment Land Review (Central Bedfordshire Council)** – Similar to the Hounslow ELR, Matthew drafted the property market report for this study. He researched the office and industrial markets in the area and presented findings at a stakeholder workshop. This research highlighted the strongest locations in terms of the employment markets, and helped to inform recommendations over where new employment land should be set aside.
- **Enterprise M3 Commercial Property Market Study** – Matthew was responsible for engaging with agents, landowners and developers in order to understand the challenges in bringing forward employment space along the M3 corridor. This work focused on identifying development constraints and highlighting the role the Enterprise M3 LEP could have in helping to overcome these obstacles.
- **Basingstoke and Deane Employment Land Review (Basingstoke and Deane Borough Council)** – Matthew was responsible for research into the commercial property market. He provided analysis of property data and consulted with commercial agents. This provided an understanding of the supply and demand for office and industrial space in the Borough. Matthew was also responsible for presenting findings at an agent forum.
- **Dacorum Employment Land Review (Dacorum Borough Council)** – As part of this study, Matthew engaged with commercial agents to learn about the market for industrial and office space in Dacorum. He then presented findings to the client and agents at a stakeholder workshop. This work helped to assess whether there was need for further employment allocations in the new local plan.
- **Beddington, Sutton (Sutton Borough Council)** - This study evaluated the viability of potential industrial use on a site in Beddington, Sutton. Working on behalf of Sutton Borough Council, Matthew's responsibilities included telephone consultations with commercial agents and market research to assess supply, demand, costs and values.

Feasibility Assessments

- **Flitwick Station (Central Bedfordshire Council)** – Having undertaken analysis of the commercial and residential markets in Flitwick, Matthew has drafted the feasibility report assessing development options for the Flitwick Station site. He has also been involved in building the development appraisals used to assess the viability of the different options for the site.
- **Dorchester Close, Dunstable** – Matthew was responsible for undertaking consultation with potential occupiers for a new leisure scheme in Dunstable Town Centre. This involved speaking with Cinema and A3 operators. He then undertook viability appraisals for a range of proposed options before delivering a final feasibility report. This provided recommendations which highlighted the most suitable and deliverable options.

Property Market Research

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Economic Viability Assessment

- **Sutton Point, Sutton (Sutton Borough Council)** – Matthew was responsible for research into the Office, Retail and Residential markets. This involved desk-based study and consultation with local agents. This work was used to evidence the sales and rental values used in a Section 106 viability study.
- **Mill Green Business Park (Sutton Borough Council)** – Matthew was responsible for researching the residential market in Sutton. The information gathered then fed into development appraisals to assess the applicant's affordable housing contribution. As well as assessing the viability of the scheme using the Argus Developer package, Matthew drafted the final report.
- **Smith's Yard (Chelmsford City Council)** – This project was another S106 viability study where Matthew was responsible for researching the local markets, testing the viability of the scheme and drafting the final report. This report assessed what level of affordable housing the scheme could provide without having a negative impact on viability.
- **Harefield Road (Desilu Group)** – This project involved submitting a viability assessment on behalf of a private-sector client. It involved market research, running a viability assessment for the proposed scheme and drafting the final report. The purpose of this report was to assess the level of affordable housing which the proposed scheme could viably provide.

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