



Jessica Mistry, Senior Consultant

Jessica joined AspinallVerdi in 2016, having previous experience working at Tameside Metropolitan Borough Council in the Planning and Building department. Since joining AspinallVerdi Jessica has obtained a masters in Real Estate and Property Management and is a qualified Chartered Surveyor.

Jessica has always taken a keen interest in the regeneration and development of places and the positive outcomes it brings to areas and communities. She has gained a breadth of experience in research during her degree.

Jessica is experienced in using specialist development appraisal software Argus Developer and bespoke financial appraisals using Microsoft Excel. Jessica advises both private and public sectors clients

Qualifications\

- MRICS
- Distinction, MSc Real Estate and Property Management, University of Salford (2019)
- 2:1 BA (Hons) Geography, University of Leicester (2015)

Career History\

- Senior Consultant, AspinallVerdi (July 2020- Present)
- Consultant, AspinallVerdi (June 2016 – June 2020)
- Tameside Metropolitan Borough Council - (January 2016 - May 2016)

Project Experience\

Economic Viability Studies\

- **Land off Iveshead Rd, Shepshed (Charnwood BC)** - As part of this review , Jessica provided due diligence on the Applicant's financial appraisal. The outturn of our appraisal showed that the scheme was able to provide policy compliant affordable housing as opposed to the Applicant's proposal of no affordable housing provision.

Land at Spalding Lane, Sutterton (Gleeson Developments) –Jessica was responsible for producing an FVA on behalf of Gleeson Developments for a residential scheme in Sutterton. The proposed development comprised a total of 256 houses. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing that the scheme can viability sustain.

- **Land at St Helen's Boulevard, Barnsley (Keepmoat Homes)** - Jessica was responsible for producing an FVA on behalf of Keepmoat Homes for a residential scheme in Barnsley. The proposed development comprised a total of 101 houses. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing that the scheme can viability sustain.
- **Land at West End Hemsworth (Keepmoat Homes)** – Jessica was responsible for producing an EVA on behalf of Keepmoat Homes for a residential scheme in Hemsworth. The proposed development comprised a total of 105 houses. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing that the scheme can viability sustain.
- **Dunlop Ltd, Station Road, Bagworth (Hinckley & Bosworth Borough Council)** - AspinallVerdi were instructed by Hinckley and Bosworth Borough Council to undertake an external economic

viability appraisal (EVA) of a planning application by Partner Construction Ltd for the site at Dunlop Ltd, Station Road, Bagworth. The applicants planning application is for a 100% affordable housing scheme and comprises 67 dwellings. The applicants have concluded that the scheme is not viable with the Council's current requirement for S106 for this development. Jessica has undertaken an independent financial assessment to determine the level S106 contribution that the scheme can viability deliver.

- **Land of Flanshaw Vale, Wakefield (Engie)** - Jessica was responsible for producing an EVA on behalf of Engie for 100% Build to rent scheme in Wakefield. The proposed development comprised a total of 140 low rise houses. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing and S106 costs that the scheme can viability sustain.
- **Peasholm Gap, Scarborough (Benchmark Leisure Ltd)** - Jessica was responsible for producing an EVA on behalf of Benchmark Leisure Ltd for a mixed use scheme comprising the development of a multiplex cinema, restaurant, sky bar, gymnasium, 63 residential apartments and a multi-story car park at the former Atlantis site, Peasholm Gap in Scarborough. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing and S106 costs that the scheme can viability sustain.
- **Gadebury Heights, Hemel Hempstead (Julian Properties Ltd)** - Jessica was responsible for producing an EVA on behalf of Julian Properties. Julian Properties own the buildings known as Gadebury Heights in Hemel Hempstead and are proposing to extend this accommodation primarily on the upper floors to provide 14 new residential apartments. The proposed scheme is an extension (vertical) of an existing building and therefore it can be argued that the building and associated air rights have the potential to be extended. Jessica undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing and S106 costs that the scheme can viability sustain.
- **Land off Birch Close, Earl Shilton (Hinckley & Bosworth Borough Council)** - AspinallVerdi were instructed by Hinckley and Bosworth Borough Council to undertake an external economic viability appraisal (EVA) of a planning application by Kaplan Property Group in partnership with East Midlands Housing Group for the site at land at Birch Close, Earl Shilton. The applicants planning application is for a 100% affordable housing scheme and comprises c.16 dwellings with a mixture of terraced and semi-detached houses and two detached bungalows. The applicants have concluded that the scheme is not viable with the Council's current requirement for S106 of c. £.94,390.34 for this development. Jessica has undertaken an independent financial assessment to determine the level S106 contribution that the scheme can viability deliver.
- **Trafford Street, Chester (Watkin Jones Homes)** - Jessica was responsible for producing an EVA on behalf of Watkin Jones Homes for a residential apartment scheme in Chester. The proposed development comprised a total of 35 units. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing and S106 costs that the scheme can viability sustain.
- **Y Bae II, Bangor (Watkin Jones Homes)** - - Jessica was responsible for producing an EVA on behalf of Watkin Jones Homes for a mixed residential scheme in Bangor, northwest Wales. The proposed development comprised a total of 55 units which included both apartments and houses. Jessica also undertook the financial appraisals to inform the residual land value and the level of S106 contributions, in particular the level of affordable housing that the scheme can viability sustain.
- **Electric House, Croydon (Starview Estates)**- Jessica assisted in the preparation of an economic report on behalf of a private developer for the proposed mixed use development of 99 apartments and a commercial retail unit. Jessica undertook a market assessment to inform the values for the

completed scheme; costs assessment using BCIS data and comparable schemes. Jessica also reviewed planning policy requirements for Affordable Housing.

- **Linden House, Brize Norton (West Oxfordshire District Council)** - Jessica was responsible for producing an EVA on behalf of SODC to assess the clients reduced offer for affordable housing which can be achieved for the proposed planning application. The scheme comprised of an outline planning applications for the erection of 28 residential houses. Jessica undertook the market assessment to inform the values for the residential dwellings and produced a financial appraisal, using an industry standard software, Argus developer. Jessica finalized the report by concluding that the development is viable with the full policy compliant affordable housing requirement.
- **48 Church Street, Woolwich (Lakeview Estates)** – Jessica assisted in the preparation of an economic report on behalf of a private developer for the proposed mixed use development of 117 apartments and two flexible commercial units. Jessica undertook a market assessment to inform the values for the completed scheme; costs assessment using BCIS data and comparable schemes. Jessica also reviewed planning policy requirements for Affordable Housing.
- **Bath Lane, Leicester (Watkin Jones Group)**- Jessica was responsible for drafting an economic viability report for Phases 2 and 3 of the proposed mixed use development of 322 residential apartments and two commercial units at land at Bath Lane, Leicester proposed by a private developer. Jessica undertook a market assessment to inform the values for the completed scheme; costs assessment using BCIS data and comparable schemes. Jessica also reviewed planning policy requirements for Affordable Housing as well as undertaking appraisals in Argus Developer.
- **Parkwood Rise (Chatsworth Settlement)** – Jessica was responsible for drafting an economic viability report for the proposed development of 28 residential dwellings at land at Parkwood Rise, Knightley for a private developer. Jessica undertook a market assessment to inform the values for the completed scheme; costs assessment using BCIS data and comparable schemes. Jessica also reviewed planning policy requirements for Affordable Housing.
- **Land at Pixham Ferry Lane (Malvern Hills District Council)** – Jessica assisted in the preparation of an EVA on behalf of Malvern Hills District Council to assess the affordable housing and S106 requirement that can be achieved for the proposed planning application. The scheme comprised of two outline planning applications for the erection of 113 residential houses and a new community sports pitch. Jessica undertook a market assessment to inform the values for the residential dwellings, these values were used to inform the financial appraisals.
- **St Peters Nursery, Portobello Road, Notting Hill** – Jessica assisted in the preparation of a market paper of behalf of a private client in Notting Hill. Jessica undertook the commercial market research that was utilized in the assessment of the prospective income which would be generated by the proposed redevelopment and increased floor space at St Peter's Hall.
- **East Street, Fareham (Fareham BC)** – Jessica assisted in the preparation of an EVA for Fareham Borough Council in order to assess whether the approach taken by the applicant was reasonable. This scheme involved 16 residential units within a converted Grade II listed former school building. In this case the building necessitated the provision of larger units as part of the proposed design. This was due to the layout of the existing building and was driving down the viability of the scheme. Jessica was responsible for undertaking the residential and commercial market research that would be used to inform the values in the financial appraisal.
- **Mill Field Nursery, Spalding (Jo Jos Beheer bv)** – Jessica was responsible for drafting an economic viability report for a private client for the proposed development of 135 residential dwellings at Mill Field Nursery, Spalding Common. Jessica undertook a market assessment to inform the values for the completed scheme; costs assessment using BCIS data and comparable schemes. Jessica also reviewed planning policy requirements for Affordable Housing.

- **Gosforth Business Park (Greggs PLC)** – Jessica assisted in the preparation of an EVA report on behalf of Greggs PLC to assess the suitability of proposed starter homes on a major employment site in Gosforth Business Park. Jessica was responsible in undertaking planning policy research and property market research.
- **Luton Town Centre, Luton (Luton Borough Council)** – Jessica assisted in the preparation of an EVA report on behalf of Luton Borough Council for the proposed development of one and two bedroom apartments in Luton Town Centre. Jessica undertook a market assessment to inform the values for the scheme. Property valuers were also contacted to gain a better understanding of market prices for new developments.
- **Land at Old Lane Beeston, (Bramston Developments)** – Jessica assisted in the preparation of an EVA on behalf of a private developer to inform the provision of S106 Planning contributions. The scheme comprised the construction of 58 residential dwellings on brownfield land. Jessica undertook a market assessment to inform the values for the completed scheme; costs assessment using BCIS data and comparable schemes. Jessica also reviewed planning policy requirements including Green Space Contribution, Affordable Housing and CIL.
- **Flitwick Town Centre (Central Bedfordshire Council)** – Jessica assisted in the preparation of an EVA on behalf of Central Bedfordshire Council for the proposed development of one and two bedroom apartments in the Town Centre of Flitwick. Jessica undertook a market assessment to inform the values for the completed scheme; costs assessment using BCIS data and comparable schemes.

Site Assessment/ Feasibility Reports\

- **Sheffield Central Area Strategy** – AspinallVerdi are part of a multi-disciplinary project team preparing a Central Area Strategy for Sheffield's Local Plan. The study provides the evidence base for the city center policy in the Local Plan. The objective of the policy is to increase the supply of housing in the City Centre in a way that delivers a quality and attractive place to live. Jessica considered various forms of affordable housing, Build for Sale and Build to Rent. To make sure the recommendations were robust, Jessica then tested the economic viability of the sites arising from the Central Area Strategy, identifying those that are considered deliverable in the first 5 years following adoption of the Local Plan (2023-2028) and providing a convincing narrative around market demand for sites that are considered developable in years 6-15.
- **Grove House, Harrogate (Springfield Healthcare)** – Jessica was responsible for producing an optimum viable use report, appraisals and a market report on behalf of a private sector client for the proposed development at Grove House, Harrogate which is a Grade II listed building. The options were tested to understand the most viable use for Grove house. This was essentially an enabling development argument.
- **Lea Bridge Road (Tyrens) - Jessica** was responsible for producing a feasibility report for the proposed development and regeneration of 3 sites in close proximity to Lea Bridge Station. Jessica undertook a market assessment which included a number of options that could be feasible for the site. This included undertaking residential market research for sales and 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 as well as contacting occupier interests.
- **Sites at Yorke Drive & Seven Hills, Newark (Newark & Sherwood DC)** – Jessica was responsible for producing a market report on behalf of Newark & Sherwood District Council. The market report assessed and commented on the local market context for these sites including property market sales values, preferred unit sizes and types, and options to maximize sales values. Local agents was also contacted to gain a greater understanding of the immediate locality and values in the area.

- **Bowbridge Road (Newark & Sherwood DC)** – Jessica was responsible for producing a market assessment report on behalf of Newark & Sherwood District Council to assess a number of options for the proposed residential development at Bowbridge Road which would provide the Council with the greatest return. Jessica undertook the market research in order to inform values for the mix and also produced a number of financial appraisals to determine the outcome of the options proposed.
- **Ollerton & Boughton (Newark & Sherwood DC)** - Jessica was responsible for producing a market assessment report on behalf of Newark & Sherwood District Council to assess a number of options for the residential development of an allocated site in the neighborhood plan as part of a wider regeneration of the area. Jessica undertook the market research in order to inform values for the mix and also produced a number of financial appraisals to determine the outcome of the options proposed.

Marketing & Regeneration\

- **Southend Pier, Southend (Southend Borough Council)** – Jessica was responsible for undertaking soft market testing for the proposed regeneration of new development building on the Pier Deck in Southend. A soft market testing matrix was used for the methodology, this involved contacting commercial agents for information for developers and occupiers in South end and their requirements for occupying a new premise.
- **Kirkleatham, (Redcar Borough Council)**- Jessica was responsible for drafting a prospectus brochure for Redcar Borough Council that it is designed to re-establish Kirkleatham potential as a estate and help towards the regeneration and re use of a number of listed buildings present on the estate.
- **Hornsea South Promenade (East Riding)**- Jessica undertook research into marketing strategies in order to assist the regeneration of the coastal promenade of Hornsea as a seaside tourist destination

Public Sector Advice

- **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. Jessica was responsible for reviewing the information provided, running the appraisals and writing up the reports to make recommendations of the level of Gap Funding required to bring forward the speculative commercial development.
- **South Kirkby Grant Appraisal** - Jessica provided due diligence on a grant funding application for a speculative development of four industrial units totalling 65,500 sqft. Jessica reviewed the Applicant's assumptions and produced a gap funding appraisal for the scheme. The Applicant was seeking £2.8 million of grant funding. Our appraisal calculated a lower grant requirement of £2.7m. Jessica concluded the assessment by producing a written report which advised the Council of the level of grant required to bring forward the speculative commercial development. The grant has now been approved and the developer will start on site shortly.
- **Leeds City Region Phase 2 Enterprise Zone Sites (WYCA)**– Jessica helped to advise the West Yorkshire Combined Authority on five Phase 2 Enterprise Zone (EZ) sites. Jessica made recommendations on where the Combined Authority should focus their investment and resources to unlock the remaining sites before the deadline for spending allocated capital funding. Jessica further provided the Council with an opinion of Market Value to help the Council in the acquisition of one of the EZ sites.

Valuation / Site Acquisition / Bid Management and Development Advice

- **Land at St. Cecilia Street & Railway Street (Yorkshire Housing)** – Jessica assisted Yorkshire Housing in terms of the proposed acquisition of the Leeds City Council sites at Land at St. Cecilia Street & Railway Street. Jessica undertook research for sales and rental values at the proposed development and development appraisals to inform the acquisition price. Jessica also helped to coordinate bid requirements to ensure that an appropriate bid with all necessary information is provided to the Council by the bid deadline.
- **Park Hill Flats, Phase 4 (S1 Artspace)** – Jessica undertook a valuation on behalf of S1 Artspace (a non for profit organization) for phase 4 of the wider resilient Park Hill project in Sheffield. The valuation concerned the Duke Street block. The property is Grade II* listed and the building at the time of inspection was in a derelict condition. The valuation was required to inform the capital cost assumption in connection with the client's business plan and grant funding application to the Heritage Lottery Fund. The proposal included both commercial and residential units built to a shell and core specification. The basis of valuation was Market Value. For this valuation a comparable approach to valuation was taken.
- **Cradley Heath, Sandwell (Sandwell Borough Council)** - Jessica successfully assisted Sandwell Borough Council to acquire and negotiate a commercial property in Cradley Heath for which the Council intend to propose residential dwellings for the regeneration of the area. Jessica was responsible for undertaking the property market research to inform the values for the valuation of the property as well as meeting and negotiating with the owner of the property. To finalize this acquisition process, Jessica was responsible for producing a valuation report for the property at Cradley Heath.

Master-planning & Regeneration\

- **Hastings Town Centre and Bohemia AAP (Hastings Borough Council)** - Jessica was responsible in undertaking the residential market research to understand the demand, type and value of residential dwellings that could be brought forwards in the town center and the wider Bohemia area of Hastings. A written analysis was also included along with the findings from the research into an EVA report.
- **Derby Retail & Town Centre Study (Derby City Council)** – working with Nexus Planning and Curtins Consulting, the team was retained to provide a comprehensive retail assessment for the City. Jessica helped to produce site Performa's for key development sites within the town center. Jessica was also involved in hosting a stakeholder workshop to understand the key development opportunities and disadvantages currently in the town center.
- **Tolworth Masterplan, Kingston (Kingston upon Thames Council)** - Jessica was responsible in undertaking the commercial market research for retail and office use space in Tolworth Town Center. A written analysis was also included along with the findings from the research into an EVA report.
- **Radcliffe Town Center Masterplan (URBED)** – Jessica was responsible for updating a previous Masterplan for URBED in Radcliffe Town Centre. Jessica undertook residential and commercial market research and assisted in producing a market review paper for the viability of proposed new residential and commercial buildings for new allocated sites in the town center of Radcliffe.

Local Plan Viability\

- **Local Plan Viability (South Worcestershire District Council's)** – Jessica was responsible for undertaking the viability assessment to inform the Council's emerging Local Plan. The study involved the preparation of a typologies matrix, residential market paper, land value market paper and a review of the existing Council's polices. Jessica also produced a number of high level financial appraisals which tested the viability of schemes across South Worcestershire.

- **Local Plan Viability, West Oxford (West Oxfordshire District Council)** - Jessica was responsible for undertaking market research of land values to gain an understanding of values for land across the district. Key policies were reviewed in support of a plan viability update to a previous viability study undertaken for West Oxfordshire District Council
- **Local Plan Viability, South Oxford (South Oxfordshire District Council)** –Jessica undertook an update of the retail and commercial market in West Oxfordshire producing a retail and commercial market paper to supplement the overall study. This involved researching transactions based evidence using EGi, current market listings on Rightmove to inform the current demand, rental values and yields. Jessica was also responsible for reviewing the local plan policies for the Councils updated core strategy preferred options which directly and indirectly affect viability.

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