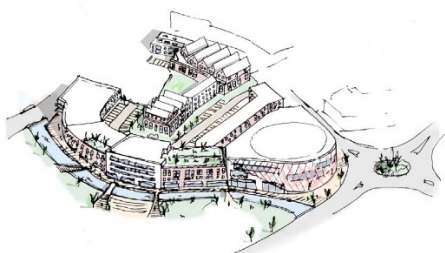


Project Experience

Nuneaton Developer Information Packs



Outline

AspinallVerdi were engaged by Nuneaton and Bedworth Borough Council to prepare information packs for developers on 10 key regeneration sites across the town centre. These packs provided details on commercial considerations for developers who may be interested in bringing forward new schemes on each of these sites. We worked with CampbellReith, who provided input on technical and physical constraints for each site.

This work followed on from a capacity study undertaken by IDP, on behalf of Transforming Nuneaton. This study suggested what types of development could be accommodated on each of the sites.

AspinallVerdi initially undertook a landownership mapping exercise, establishing the ownerships relating to each site and mapping this through GIS so both the Council and developers can understand the ownerships and constraints associated with each site.

We also undertook market analysis to determine the level of demand, and values associated with the uses proposed in the capacity study. This involved research of commercial and residential property data, and consultations with local property agents.

Knowledge of sales values, rents and yields then allowed us to run viability appraisals for each of the sites. We also provided commentary on demand and deliverability for each of the proposals.

Finally, we prepared information packs including details on market considerations, land ownership and physical constraints. We also provided details on the viability of the sites, and the types of development which the Council would consider appropriate. These packs were finished to a standard where the Council could use them for the purposes of marketing each of the sites.

Services Provided

AspinallVerdi provided the following services:

- Project management
- Land Ownership Analysis
- Mapping and GIS
- Property market research
- Development/viability appraisals
- Information Packs

Outcome

The Council will now use these packs when marketing these sites to developers.

