

## Project Experience

### Exemplar Development Framework SPD, Gateshead



#### Outline

As part of a multi-disciplinary team to Gateshead Council - led by ID Partnership - AspinallVerdi were commissioned to provide property market advice, financial modelling of options and soft market testing and developer consultation. This would help inform a new development framework SPD to assist housing developers in delivering the development. The SPD is for 4 sites close to the city centre that were identified as having potential to become an 'Exemplar Neighbourhood'.

AspinallVerdi modelled four options for development, each with differing densities reaching up to 280 residential units. A key aspect of this exercise was the canvassing of developer opinion to assess the deliverability of these options. This was informative as it helped us ascertain what would be the most suitable (in the eyes of the market) housing product to provide for Gateshead.

#### Services Provided

Throughout our commission AspinallVerdi provided the following services:

- Property Market Research
- Soft Market Testing / Consultation
- Development Appraisals
- Existing Use Land Values Analysis
- Preparation of Delivery Plan

