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| Christopher Molyneux, Consultant |
| Christopher joined AspinallVerdi having completed his Real Estate (MSc) degree at Glasgow University. This is a RICS accredited course which covers Development, Valuation and Real Estate Finance & Investment. He also has an undergraduate degree (MA Hons) in Geography from Edinburgh University where he gained knowledge of Urban Regeneration, Planning Policy, Urban Design, Planning Practices and GIS.  Christopher has a keen interest in Planner-Investor collaboration within sustainable Real Estate, having undertaken his MSc dissertation on how planners and property investors interact to advance sustainable real estate development in the UK (with an emphasis on green buildings).  Since joining AspinallVerdi, Christopher has gained experience in Economic/Financial Viability Assessments, Grant Funding Appraisals and Planning Policy Analysis. Christopher is currently working towards becoming a chartered member of the Royal Institute of Chartered Surveyors. |
| Qualifications\ |
| * MSc Real Estate, University of Glasgow (2020) * MA (Hons) Geography, University of Edinburgh (2019) * 4 Scottish Highers grade A, Bishopbriggs Academy (2014) |
| Career History\ |
| * Consultant, AspinallVerdi (September 2020 – Present) * Assistant Surveyor, Whyte & Barrie Chartered Surveyors (2020) |
| Project Experience\ |
| Appraisal\ |
| * **Black Country Local Plan Viability and feasibility assessment (Black Country Authorities) –** AspinallVerdi have been appointed by the Black Country Authorities (Sandwell, Dudley, Walsall and Wolverhampton), to provide economic viability advice in respect of the cumulative impact on development of the new Local Plan policies. The possibility of using CIL and S106 agreements to fund supporting infrastructure is also being considered. The new Local Plan includes policies on affordable housing, education contributions and open space contributions (amongst others). Christopher has conducted Policy analysis and Site Typology assessments to advance this work. * **Selby CIL and Viability assessment (Selby District Council) –** Chris was involved in a viability and feasibility assessment of Selby’s Local Plan and CIL charges. The new local plan will set development policy to 2040. We are also revising the CIL rates in the context of emerging policy costs He has written a commercial market report for this project, and has participated in stakeholder meetings. * **Cousen Road FVA (Selby District Council) –** This scheme in Bradford comprised 11 luxury 4 and 5 bed houses, with floor areas double the size of most others on the market. Chris has assisted with a Financial Viability Assessment for this scheme, to assess whether affordable housing can be supported by the development. * **Manywells FVA (City of Bradford Metropolitan District Council) –** The proposed scheme comprises 25 residential dwellings predominantly over 3 storeys. Chris has gathered data for an FVA of newbuild residential dwellings in and around Manywells Brow, and has assisted in writing up a report based on this evidence. Our appraisal demonstrated that the scheme was viable. |
| Affordable Housing\ |
| * **Hedge End Eastleigh (Eastliegh Borough Council) –** AspinallVerdi have been appointed by Eastleigh Borough Council to provide an FVA for the demolition of an existing farmhouse and associated former farm buildings, the creation of a new access onto Heath House Lane, the erection of 123 dwellings together with internal roads, landscaping and drainage provision. The purpose of the FVA is to assess the viability of the affordable housing requirement for a new development. Christopher has undertaken newbuild housing market research to determine if affordable housing is viable as part of this scheme. Our appraisal found that the scheme could support a 35% affordable housing requirement without grant subsidy. |
| Urban Regeneration\ |
| * **Exemplar Neighborhood, Gateshead (Gateshead Council) –** AspinallVerdi have been appointed by Gateshead Council to assist in the regeneration of the High Street area, specifically on the development of a new neighborhood in High Street South. Chris has completed soft market testing to stimulate developer interest, and will continue to contribute to this. |
| Grant Funding\ |
| * **Melville Building (Historic England)** – AspinallVerdi have been appointed to carry out due diligence for funding of the regeneration of a historic Georgian building within Royal William Yard, Royal William Docks, Plymouth. This 19th century former Royal Navy building is to be regenerated into retail, hospitality and office uses with some raw studio space. Chris has completed three cashflow appraisals: two based on the applicant’s initial and revised figures, and one from AspinallVerdi with our adjusted assumptions. This involved two rounds of clarification questions, and line-by-line scrutiny of lettings plans and cashflows and other evidence. |
| Site Selection\ |
| * **Black Country Key Large Sites (Black Country Authorities) –** As part of his Black Country Viability and Feasibility work, Chris has analysed the potential site allocations’ through a SWOT analysis. He has attended One-to-One meetings with each landowner and/or their representative, to aid in information gathering to appraise the sites, and ascribed a RAG rating to each site, aiding in site selection. Chris cross-referenced the proformas with meeting notes for each site, to aid in this rating process. |
| Sustainable Property\ |
| * **Dissertation: “Towards Sustainable Partnerships Between UK Planners and Property Investors” (University of Glasgow) –** The research has three substantive focusses: (i) communication barriers within the four UK national planning systems, (ii) evidence for a ‘green premium’ in UK real estate investment value, and (iii) lexicon/perspective barriers in planner-investor collaboration towards sustainability. The evidence in support of a long-term green premium from BREEAM and Energy Star is overwhelming and multifaceted, and communication barriers regarding discourse and intelligibility were identified as needing to be overcome to engage stakeholders. Chris achieved a distinction for his research. |
| Housing for Older People\ |
| * **Kendal Magistrates’ Court (South Lakeland District Council) –** Christopher has assisted with a Financial Viability Assessment for 65 proposed older persons’ houses in Kendal. Christopher conducted thorough research into the distinctive tiers of specialist older persons’ housing in terms of care provision. In understanding how age restricted general market housing, retirement living, extra care and nursing Home housing schemes differ as products (as per the PPG), Christopher was able to make best use of available comparable evidence to reach a reasonable market value. |

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