



## Jamie Gellert, Principal Consultant

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Jamie has over 15 years of experience working directly in property. He is a Chartered Surveyor and RICS Registered Valuer with a Masters degree in European Real Estate from Kingston University and an undergraduate degree in Civil Engineering from the University of Leeds.

Jamie started his career working and training as a structural engineer, specialising in land feasibility assessments while undertaking structural design work, this period also including a client-side secondment working in retail development. Following a change of career path to work exclusively in property, Jamie gained extensive experience in commercial and residential investment and development valuation where he worked across the mainstream commercial asset classes and emerging regional Build to Rent residential sector. Clients primarily included high street and investment banks, institutional funds and regional property companies.

Skills include using Argus Investor and Developer software to undertake Red Book valuations of property investments and developments, together with financial modelling using Microsoft Excel. He has successfully run and managed national portfolio valuation instructions while overseeing the training and progression of team members.

### Qualifications\

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- Member of the Royal Institution of Chartered Surveyors (2009) – Registered Valuer
- MA European Real Estate, Kingston University (2005)
- BEng (Hons) Civil Engineering, University of Leeds (2000)

### Career History\

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- Surveying Consultant, Livingston Clark, Wetherby (2020)
- Associate Director, Valuation Advisory Services, CBRE, Leeds (2010 – 2019)
- Graduate Surveyor, Valuation, Colliers CRE, London (2006 – 2009)
- Value Manager UK and Ireland (seconded), Tesco, Welwyn Garden City (2002 – 2003)
- Graduate Structural Engineer, Pinnacle Consulting Engineers, Welwyn Garden City (2000 – 2004)

### Project Experience\

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#### Development Consulting\

- **Spofforth, Harrogate (Palmer Capital / Opus North)** – Quarterly valuation of a proposed residential scheme on a greenfield site for the fund while the development manager worked towards securing planning permission ahead of selling the site to a housebuilder.
- **Mill Dam Lane, Pontefract (HSBC)** – Part of a larger portfolio of commercial assets, this property comprised several brownfield land parcels containing obsolescent industrial units making the site prime for redevelopment. A loan security valuation of the proposed residential scheme with benefit of outline planning permission was provided.

#### Planning Consultancy\

- **Kirkstall Road, Leeds (Thyssennkrupp)** – Advising on a flood damaged industrial property located on a key arterial road with an underlying higher value alternative use. Key site issues of flooding, contamination and planning position were researched before identifying potential likely end uses, respective land values and potential purchasers.
- **Pinfold Lane, Bridlington (DC Thomson)** – Assessing two cleared industrial sites situated on either side of the industrial estate spine road. Review of planning policy in the context of the subject property and surrounding area which had been identified as being suitable for housing

provision and also the change in policy position since previously assessing the property a number of years earlier. Advising on the shift in local authority sentiment, likely achievable scheme, potential purchasers and land valuation.

### Public Sector Funding\

- **Various sites, North Shields (North of Tyne Combined Authority)** – Providing funding due diligence by undertaking viability assessments to support the North Tyneside Council application for public sector funding from the Brownfield Housing Fund to enable delivery of new housing on stalled sites.
- **Advanced Manufacturing Park, Waverley (Rotherham Metropolitan Borough Council)** – Supporting the Local Authority application to the Sheffield City Region Jessica Fund to secure funding to mitigate against any potential future depreciation in value of a proposed high-tech industrial development.

### Regeneration\

- **Mustard Wharf, Leeds (Legal and General)** – Quarterly valuation of a 250 unit Build to Rent residential scheme, the first such purpose-built development in Leeds, located on a former surface car park located at the gateway to the Holbeck regeneration area.
- **Lisbon Square, Leeds (Investec)** – Loan security reporting to advise on the existing use value as obsolescent offices and the Gross Development Value of Phase 1 of a 155 unit Build to Rent scheme (of a total 240 units), together with the underlying residual land value.
- **Gourley Place, London (London Borough of Haringey)** – Valuation of dated retail and industrial assets held by the Local Authority and those under separate ownership, determining the Gross Development Value of a residential led redevelopment and recommending how the resultant uplift in land value should be apportioned.
- **Eastcote Lane North, Northolt (Metropolitan Police)** – Preparing a residual land valuation of a property in isolation and determining the uplift in value (marriage value) created by incorporating an adjacent Local Authority property, enabling a larger overall residential scheme to be achieved.

### Commercial Valuation Experience\

- **North and South Shields (Port of Tyne)** – Incumbent valuer undertaking annual asset valuations on a mixed-use commercial portfolio of land, industrial, office and miscellaneous assets across a 600+ acre landholding. Offering ad-hoc valuation advice when significant potential lease regearing negotiations progress or windfall property acquisition opportunities arise.
- **Various assets (Jack Lunn)** – Lead valuer on a loan security valuation of a mixed-use portfolio of assets comprising office, industrial, trade counter and retail properties primarily located in the Yorkshire region.
- **Various assets (Wykeland)** – Lead valuer on a loan security valuation of a mixed-use portfolio of assets comprising office, industrial and retail property primarily located in the Yorkshire region.
- **White Rose Shopping Centre, Leeds (Land Securities)** – Portfolio valuation of a regionally dominant out of town shopping centre ahead of a significant extension to provide further leisure provision.
- **Pinnacle, Leeds (Wells Fargo)** – Asset valuation of a prime mixed-use city centre property comprising offices, retail, leisure, supermarket and multi-storey car park.
- **Various assets (Logicor)** – Valuing industrial assets held across Yorkshire and the North East within a larger pan-European portfolio ranging from single let units to locally significant multi-let industrial estates.

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