



## Brett Devenish, Director

Brett has 14 years' experience in property regeneration, management and valuation. He is a Chartered Surveyor and RICS Registered Valuer with a Masters degree in Real Estate Management from Northumbria University, with an undergraduate degree in Geography with Computer Science.

Brett has spent his career working in both the public and private sector, acting for a range of clients across the country. Brett led the property team at North Tyneside Council ensuring delivery of KPIs. He was involved in a full range of property issues including: master planning, regeneration schemes, viability, acquisitions, disposals, funding bids, property management, and landlord & tenant.

Brett also delivered valuations and financial viability assessments for clients across the country including: Northumberland Council, High Peak Council, Staffordshire Moorlands Council, Blackburn Council, Salford Council, Manchester Council, Rossendale Council, Calderdale Council, Leeds City Council, Gosport Council, Mendip Council, Hart Council, Havant Council, Barnsley College and WISE Academies. This involved delivering continuous business growth for clients.

### Qualifications\

- Member Royal Institution of Chartered Surveyors (2009) – Registered Valuer
- MSc (Hons) Real Estate Management (2007)
- BSc (Hons) Geography with Computer Science (2005)

### Career History\

- Surveyor, North Tyneside Council (2007 – 2009)
- Senior Surveyor, North Tyneside Council/Capita (2009 – 2014)
- Principal Estates Surveyor, Capita (2014 – 2015)
- Head of Property, Capita (2015 – 2021)
- Director, AspinallVerdi (2021 - present)

### Project Experience\

#### Regeneration\

- **North Shields Masterplan (North Tyneside Council)** – Undertook a market review, looking at retail, leisure and office accommodation in the town centre. Prepared an Acquisition Strategy to support the regeneration of the town, centered on a new transport interchange. This involved identification of suitable assets, title checks, open market valuations and possible CPO costs for the potential acquisitions.
- **Spanish City, Whitley Bay (North Tyneside Council)** – Provision of an options appraisal, and viability assessments in support of the successful Heritage Lottery Fund (HLF) bid. Duties also included soft market testing, marketing and negotiation of lease terms with the end user.
- **Spanish City Hotel Site, Whitley Bay (North Tyneside Council)** – Brett provided advice to the Council on the disposal of a site adjacent to the Spanish City on a long lease to Robertson Group, with Premier Inn as the end user of the 68-bed hotel, along with a 190 cover Beefeater Restaurant. Brett provided valuation and lease advisory services to the Council.
- **Old Low Light Heritage Centre, North Shields Fish Quay (North Tyneside Council)** – worked with the Tyne & Wear Building Preservation Trust and local community groups to grant a building lease following receipt of funding from the Coastal Communities Fund.

## Planning and Financial Appraisal\

- **Local Plan (North Tyneside Council)** – Provided viability advice in support of the development of the Local Plan, looking at residential and commercial area wide viability assessed through a range of typologies and localities.
- **Murton Gap & Killingworth Moor Strategic Sites (North Tyneside Council)** – prepared a report into the deliverability of two key strategic sites within North Tyneside, amounting to 5,000 dwellings, as part of the Local Plan submission to the Planning Inspector. Collaborated with key stakeholders including landowners, housebuilders, technical experts in planning, highways, education and external agencies such as the HCA. After submission of the report, setting out development values, costs and consideration of benchmark land values, Brett provided evidence to the Planning Inspector. The submission was found to be sound.
- **Honeywell Lane, Barnsley (Barnsley College)** – prepared a financial viability assessment on behalf of the landowner for a residential development scheme. Using comparable evidence and costs provided by appropriate experts, demonstrated that the scheme was not viable based on the local planning authority's requested S106 contributions.
- **Various residential development sites (Salford Council, Blackburn Council)** – carried out a number of financial viability assessments acting on behalf of the local planning authority. Reviewed and challenged where appropriate the applicants' assumptions on values and costs. Advised the local planning authority whether the assumptions and overall viability proposed by the applicants was reasonable or not.
- **Land at Tyne View Park, Benton (North Tyneside Council)** – Brett prepared a review of the applicant's viability assessment for a 60+ unit residential scheme. Brett provided the Council with advice on where evidence suggests that values and costs may differ from the applicant's submission, and what S106 and affordable housing contributions could be deliverable whilst maintaining viability.

## Acquisitions & Disposals\

- **Wallsend Customer First Centre (North Tyneside Council)** – negotiation and acquisition on an Agreement for Lease on behalf of the Council for a new 'Customer First Centre' within a shopping centre, whereby the developer refurbished the existing property to the Council's requirements. The Council then entered into a lease for the property. Brett also disposed of the former Customer Service Centre on Park Road which was now surplus to requirements.
- **Wallsend Town Hall and Wallsend Police Station (North Tyneside Council)** – this transaction involved a swap deal between the former Town Hall, which was owned by the Council and surplus to requirements, and the former police station, which was owned by a private developer. Brett marketed the Town Hall, negotiated terms, investigated title discrepancies, obtained formal client approval and instructed solicitors. The Council demolished the police station and built affordable housing, and the Town Hall was converted to SME office workspace.
- **Affordable Housing Sites, various (North Tyneside Council)** – over a number of years, disposals were carried out of 20+ small sites of approximately 3 – 30 units to Registered Providers for the delivery of social housing. Where appropriate, Cabinet approval was obtained to dispose of land at less than best consideration, on the basis of the social benefits. Sites were marketed to a list of registered providers, with terms negotiated and solicitors instructed and handled through to completion.
- **Former Monkseaton Middle School (North Tyneside Council)** – disposal of a cleared site to McCarthy & Stone for a 38 unit sheltered housing scheme. Marketing, assessment of offers, negotiation, seeking client approval, and instructing solicitors through to completion.
- **Quadrant West sub-letting, Cobalt Business Park (North Tyneside Council)** – Brett successfully negotiated terms for a sub-let of one floor of the Council's HQ to Accenture on a five-year lease. On agreement, Brett sought formal Council approval and instructed solicitors, dealing

with enquiries through to completion. This included the implementation of a new service charge process.

- **Various residential properties, Leeds (Leeds City Council)** – supported the Council in the acquisition of private dwellings, to be repurposed as Council housing. Undertook inspections, prepared valuations, agreed client instructions and price parameters, negotiated with owners, and provided instructions to legal representatives.
- **Grey Street, North Shields (North Tyneside Council)** – Following a gas explosion, Brett acquired part of the cleared site from a private individual, as part of a site assembly scheme to provide 3 new affordable homes on the site.

### Asset Reviews\

- **Property Rationalisation (North Tyneside Council)** – working as part of a project team to review the Council's operational estate. Considering which properties could potentially be surplus to requirements as part of the Council's hub and spoke model, and considering alternative uses and what the cost savings and income/capital receipts may be.
- **Property Business Cases (North Tyneside Council)** – working as part of a multi-disciplinary team, preparing proposals for alternative uses for a range of sites using the Treasury 5 Cases model. Prepared written reports and verbal presentations to the client on potential developments and delivery options.
- **Cemetery Review, North Tyneside (North Tyneside Council)** – led a team in preparing a review of the Council's cemetery buildings and lodges. Advised on values and options for repurposing / disposal.

### Valuation\

- **Asset Valuations for annual accounting purposes (North Tyneside Council)** – on an annual basis prepared asset valuations for the Council's operational and non-operational assets over a rolling 4-year period. Using various methods of valuation, including DRC, investment and residual. All assets were valued in accordance with RICS and CIPFA guidance. Brett also provided quality assurance and signed off valuations prepared by other members of the team. Prepared responses to auditors.
- **Housing stock valuations for annual accounting purposes (North Tyneside Council)** – On a rolling 5-year basis, Brett undertook residential valuations on the Council's dwellings, using the Beacon valuation method. Provided responses to auditors where appropriate.
- **Asset Valuations for annual accounting purposes (High Peak Council and Staffordshire Moorlands Councils)** – prepared asset valuations for the Council's operational and non-operational assets. High value assets valued on an annual basis. Valuations were prepared using the DRC, investment and residual methods. All assets were valued in accordance with RICS and CIPFA guidance. Provided responses to audit queries.
- **Asset Valuations for annual accounting purposes (Havant Council)** – prepared asset valuations for the Council's PPE assets using the DRC and investment methods in accordance with RICS and CIPFA guidance. Provided responses to audit queries as required.
- **CPO advice, Wallsend High Street (North Tyneside Council)** – undertook title investigations and prepared indicative valuation advice for potential acquisitions under CPO for a range of retail properties.
- **Annitsford Farm, Annitsford (North Tyneside Council)** – provided a range of development appraisals, looking at potential housing options for a 17 ha site suitable for c. 400 units. Undertook market research into development values, and worked with technical experts including Quantity Surveyors to assess potential development costs. Presented to Senior Officers and Members, and provided sensitivity and scenario testing considering splitting the land into parcels or different tenures.

- **Stephenson House, North Shields (North Tyneside Council)** – acting for the Council, who had sold the property a few years earlier with a restrictive covenant for office use. The current owner requested the covenant be released to allow residential conversion. Assessed the uplift in value and negotiated a premium payable to the Council from the owner.

### Property Management\

- **Quadrant West, Cobalt Business Park (North Tyneside Council)** – lead surveyor for property management issues on a multi-let office building on the UK's largest office park. Duties included service charge management, picking up facilities issues, responsibility for covid compliance and any other day to day issues.
- **North Shields Fish Quay, North Shields (North Tyneside Council)** – responsible for property management of a range of retail, office and industrial premises. Responsible for marketing, lettings, rent reviews, lease renewals, assignments, consents, terminations, service charge management and any other day to day property issues.
- **Swan Hunter site, Wallsend (North Tyneside Council)** – undertook lettings and disposals on the site, to a range of occupiers and users.
- **Prospect Terrace Industrial Estate, North Shields (North Tyneside Council)** – managed all landlord and tenant issues on an estate of 15 industrial units.
- **Railway Street, North Shields (North Tyneside Council)** – managed all landlord and tenant issues on a parade of 5 town centre retail units.

### Pro-bono\

- School Governor - Stephenson Memorial Primary School, Wallsend
- Chair of the Safe-guarding sub-committee - Stephenson Memorial Primary School, Wallsend
- Committee member - 1947 Club

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