



Richard Grocott, Consultant

Richard joined AspinallVerdi in March 2021 having worked as Senior Parliamentary Assistant to Mark Menzies MP for three years. Prior to this, Richard completed his Biology (BSc) degree at Liverpool John Moores University and subsequently a Real Estate (MSc) course, also based at LJMU, which is a RICS accredited course covering Development, Valuation and Real Estate Management and Investment.

Richard has a keen interest in connectivity and town centre regeneration, having been involved in several infrastructure and regeneration projects throughout his time in Westminster, including a successful Future High Streets Fund bid for Kirkham Town Centre. Richard also has experience of the shale gas industry, having been responsible for this caseload on behalf of the MP, who's constituency covers the first horizontal well site in the UK, at Preston New Road.

Since joining AspinallVerdi, Richard has been able to gain a wide variety of experience, including development viability, masterplanning, and s106 agreements. Richard's experience has also allowed him to develop skills in residential and commercial market research and valuation as well as cash flow modelling using ARGUS Developer and Microsoft Excel.

Qualifications

- Real Estate MSc, Liverpool John Moores University (2020-2021)
- Biology BSc, Liverpool John Moores University (2016)
- 3 A-Levels (Biology, Chemistry, Physics), Blackpool Sixth Form College (2013)

Career History

- Consultant, AspinallVerdi (March 2021 – Present)
- Senior Parliamentary Assistant, Office of Mark Menzies MP (March 2017 – October 2020)

Project Experience

- **Clatterbridge Hospital, Wirral** - AspinallVerdi is part of a BDP led masterplanning team for the redevelopment of Clatterbridge Hospital. Richard undertook a review of the residential and specialist elderly persons' accommodation markets in Wirral as well as completing a full development appraisal of the final masterplan.
- **South Worcestershire Local Plan Viability Review** - AspinallVerdi completed a review of the South Worcestershire Development Plan, including a viability report and review of the land and residential markets. Richard assisted with this, undertaking research into the student housing and specialist elderly persons' accommodation markets within South Worcestershire.
- **St Helens Glass Future Phase 2** - AspinallVerdi is property advisor to Phase 2 of the Glass Futures Project. Richard carried out a review of employment land in St Helens as part of the Foundation Industries masterplan being undertaken by St Helens Borough Council as well as undertaking research into the manufacturing industry in St Helens and wider market. He has also assisted in discussions with developer Network Space.
- **Birkenhead Northside and Scott's Quay Development Framework** - Richard undertook a detailed property market review of this dockside area in Wirral. This included employment and residential markets. He also undertook an occupiers audit and land ownership review.

- **Wirral Local Plan Viability Review** - AspinalVerdi completed a review of Wirral Council's Local Plan including a viability report and review of the land and residential markets. Richard was part of the team working on this, completing the land market paper and supporting colleagues with their respective tasks.
- **Birkenhead Property Market Review** - AspinalVerdi is currently working on a thorough review of the Birkenhead Property market to provide evidence in support of the new local Development Plan, including a review of the land and residential markets. Richard assisted with this, undertaking research into new build accommodation and Wirral Waters. He also undertook a review of placemaking activity and best practice from other towns and cities in the UK.
- **The Old Toby Inn, Skelmersdale** – AspinalVerdi were commissioned to undertake a viability appraisal to assess the commercial feasibility of restoring dilapidated barn buildings in support of an imminent planning application. Richard completed this under the supervision of Director Andy Delaney.

26102021 Richard Grocott CV