



## Andy Delaney, Director

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Andy has over 20 years' experience in the planning, delivery and funding of major regeneration projects. He is a Chartered Surveyor and Chartered Town Planner with a degree in Real Estate Management and a Masters' Degree in Civic Design (Town & Regional Planning) from the University of Liverpool

Andy has recently joined Aspinall Verdi from Colliers International. Andy founded the Liverpool office of Colliers International in 2016. He is currently working on several transformational schemes across the Liverpool City Region. These include Pall Mall Office development, Cain's Brewery Village and Festival Gardens. He is also very active in Preston and Lancashire, Cheshire West and the Welsh border areas. Prior to this, Andy previously spent 15 years working in Manchester on Strategic Development and Consultancy for several major surveying practices

### Qualifications\

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- Member Royal Town Planning Institute (2006)
- Master of Civic Design (MCD), University of Liverpool (1997)
- Member Royal Institution of Chartered Surveyors (1993)
- BSc (Hons) Real Estate Management, Liverpool John Moores University 1990)

### Career History\

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- Director, Development Consulting & Agency, Colliers International (2010 – 2015, Manchester; 2016 – 2019, Liverpool)
- Director of Regeneration, Lambert Smith Hampton, Manchester (2004-2010)
- Senior Consultant, DTZ Pieda Consulting, Manchester (2003 - 2004)
- Senior Consultant BE Group (2001-2003)
- Consultant, Enterprise plc (1997 – 2000)

### Project Experience\

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#### Town Centres\

- **Stoneygate, Preston (Preston City Council, Homes England)** – worked with Nexus Planning, Buttress Architects and WSP on a Masterplan for the Stoneygate area of Preston. This was a pilot project that aims to establish city centre living in Preston. Duties included a market review, development appraisals, market testing and delivery strategy.
- **Ellesmere Port Town Centre Masterplan (Cheshire West and Chester Council)** – worked with Allies and Morrison and Mott McDonald on a masterplan to restructure the town centre. Original instruction was from Cerberus, which was investigating the feasibility of reducing retail and including more residential accommodation in the mix.
- **Wrexham Gateway Masterplan (Wrexham County Borough Council/ Welsh Government)** – Working with the Urbanists and Mott McDonald on a masterplan looking to transform the western gateway of Wrexham with significant government investment into Wrexham General station and the Racecourse Ground (home of Wrexham FC and occasionally the national team)
- **Distressed Towns Taskforce (MHCLG/ BIS/ BPF/ RICS/ RICS)** – Member of reporting team appointed by HM Government to respond to the Portas Review. I had responsibility for 10 northern case study towns (inc. Rotherham, Stockton, Birkenhead, Tamworth) and the funding chapter.

#### Development Consultancy\

- **Pall Mall, Liverpool (CTP/ Kier/ Liverpool City Council)** – Long-standing development advisor to client group on landmark 450,000sq.ft Grade A office/ 4\* hotel in Liverpool City Centre. Introduced

CTP to LCC and supported through procurement process with subsequent SIF application and appointment on offices, hotel and funding.

- **Festival Gardens, Liverpool (Liverpool City Council/ Midia Group)** – Appointed as ‘critical friend’ to architects appointed to produce ‘vision’ for 100 acre site on the banks of the Mersey. Now working with council’s JV partner on the development and planning strategy going forward.
- **Samblesbury Enterprise Zone, Lancashire (Lancashire County Council/ Lancashire LEP)** – Appointed to undertake due diligence on 100 acre Aerospace EZ site next to the HQ of BAE Systems. Subsequent assistance on appraisals, development agreement, masterplan, benchmark review and latterly as retained development advisor and agent.
- **Plan-wide Viability Study, Pendle (Pendle Borough Council)** – Colliers International and Aspinall Verdi worked together on the Plan wide Viability Study for Pendle. Nelson Town Centre was included in the development scenarios that were modelled.

### Public Sector Funding\

- **Warrington Town Centre, Electrical Capacity, Housing Infrastructure Fund (Homes England)** – recent instruction from Homes England to provide due diligence services on a £26.6m bid from Warrington BC for HIF Forward Funding. The money will be used to alleviate problems with the town centre’s electrical capacity, which will enable town centre housing to be built.
- **Strategic Investment Fund, Appraisal Panel, (Liverpool City Region Combined Authority)** – Appointed as a real estate viability advisor to the CA. I provide market assessment, gap funding and valuation advice on funding appraisals of applications for SIF funding.
- **Regional Growth Fund Application, Hull/ East Riding (East Riding of Yorkshire Council)** – I was heavily involved in the Siemens inward investment at Green Port Hull and during this time, I was asked to work with Regeneris on a successful £10M application.

### Regeneration\

- **Collyhurst Regeneration, Manchester (Manchester City Council)** – worked with MCC Housing and Buttress Architects on a market study, development brief and soft market testing for a deprived area north of Manchester City Centre. This has subsequently been integrated into the Northern Gateway Programme that is being delivered by MCC in partnership with Far East Consortium.
- **Cain’s Brewery Village, Liverpool (Brewery Village Limited)** – original involvement was for development appraisals to inform section 106 discussions. Subsequently turned into long-term development advisory role for landmark regeneration project supporting over 300 local jobs and over 500,000 leisure visits per annum
- **Halifax Market Feasibility Study, Calderdale MBC** – Worked with IBI and AECOM on a feasibility study for the landmark Borough Market. The study was to be used for a funding application to the Heritage Lottery Fund. The repositioned building will provide a new retail, leisure and residential offer.
- **New Ferry, Wirral (Wirral MBC/ Homes England)** – Development Brief, Viability Appraisals and Market Testing to inform SIF and MHCLG funding applications. Also provided support for procurement of development partner to rebuild New Ferry after a catastrophic gas explosion destroyed the village centre in 2017.

### Pro-bono\

- Guest Lecturer, University of Liverpool, Department of Civic Design;
- Liverpool John Moores University, Practice Liaison Panel
- APC Assessor (Planning & Development, RICS)

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