

## CURRICULUM VITAE

<b>NAME</b>	Kevan Ward Carrick
<b>POSITION</b>	Director, storeys:ssp
<b>QUALIFICATIONS</b>	BSc (Estate Management), University of Reading Fellow of the Royal Institution of Chartered Surveyors (Diploma Number 49685) Member of the Chartered Institute of Arbitrators CEDR accredited Mediator
<b>POSITIONS HELD</b>	<u>Current</u> Member of Regeneration Policy Panel, RICS Member North East RICS Regional Board Spokesman NE Region RICS on Policy matters  <u>Professional Appointments</u> Member of Panel from which the President, RICS, considers making appointments for arbitration, independent expert and mediator Panel Listing to Chartered Institute of Arbitrators for Appointment of Mediator  <u>Voluntary Appointments</u> Chairman Percy Hedley Foundation Director, Sunderland Urban Regeneration Company Chairman of The Knowledge Foundation Vice Chairman, Northern Dispute Resolutions, promoting mediation  <u>Past</u> Past Chairman of Commercial Policy Panel, RICS Past Member of Council for England and Wales, RICS Past Chairman North East RICS Regional Board Past Chairman of the Northumbria Branch of the Chartered Institute of Arbitrators
<b>EXPERIENCE</b>	Over 40 years experience in property consultancy.  Responsible for Consultancy Services, Property Market Economic and Strategic Reports, Research, Professional Services and Development advice.  Active in the development, investment, management and letting of office, industrial, retail and leisure properties, mainly in the north of England and southern Scotland.  Appointments received from President of the RICS and others to act as Arbitrator, Independent Expert, Mediator, in commercial disputes on land and property: rents, compensation, values, boundary, planning, development; and professional negligence. Receives court appointments to act as Expert Witness.

Acts as Expert Witness for parties in property, dispute, litigation, public and planning enquiries.

**Recent Cases (public information)**

Feasibility Study on the formation of the Tyne & Wear Development Corporation.

South East Northumberland Economic Development Strategy.

Consultation on major comprehensive redevelopment schemes including Royal Quays, North Shields - 215 acres; Tyne Park (ex Gateshead Garden Festival) - 55 acres; retail development, town centre, Long Eaton, Derbyshire - £20 million; East Quayside, Newcastle upon Tyne - 25 acres.

Expert witness on behalf of Tyne & Wear Development Corporation at the Inquiry on the compulsory acquisition of land to establish the East Quayside development site.

Expert witness on behalf of Tyne & Wear Development Corporation at the Public Inquiry on the proposed Integrated Treatment Centre at Howdon, Tyne & Wear.

Expert witness on behalf of Gateshead Metropolitan Borough Council at the Planning Inquiry on the proposed clinical waste incinerator at Follingsby, Tyne & Wear.

Regeneration Study for St Andrews Dock, Hull (including Marina use).

Delivery of Quayside, Newcastle, Regeneration Scheme (£200m).

Office Market Strategy for City of Newcastle upon Tyne.

Vision for Regeneration, Development & Strategy and St James Boulevard, Newcastle.

Seahouses Harbour Regeneration Strategy.

Evidence given to House of Commons Select Committee on Regional Development Agencies.

Submission to Law Commission on the Review of Compensation and Compulsory Purchase Law.

Advice to Network Rail on compensation for compulsory sales and easements in the north of England.

Spanish City (Leisure) Whitley Bay, regeneration scheme.

Development of Holiday Parks, Northumberland.

Master Plan for 1m sq ft Mixed Use Scheme, City Centre Newcastle upon Tyne.

Co-ordinator for £50m mixed use regeneration scheme at East Blenheim Street, Newcastle.

Adviser to £120m mixed use development at Gallowgate, Newcastle.

Advice on £250m Ferensway site and Paragon Station, Hull transport interchange and regeneration scheme.

Advice to Newcastle Estate Partnership in PFI scheme for 1 m sq ft DSS/Benefit Agency development.

Merger of Percy Hedley Foundation and Northern Counties School.

*Port of Sunderland Regeneration Study (2001):* analysis of market for development options within the port, and on adjacent former railway goods yard, on behalf of Sunderland City Council and One North East.

*Spennymoor & Newton Aycliffe Town Centre Studies (2000):* analysis of market for retail, leisure, offices and housing to support the development of town centre strategies on behalf of Sedgfield District and Durham County Councils.

*Morpeth Integrated Land Use & Transportation Study (2000):* analysis of the markets for retail, leisure, offices, industrial and residential properties to assist Castle Morpeth Borough Council in preparing a town centre strategy.

*Hexham Railway Station (2000):* analysis of local markets for employment, retail, leisure and residential property. And advice to Railtrack on redevelopment options for the Goods Yards.

*Hexham Market Assessment (2001):* analysis of markets for employment land & premises, on behalf of District Council, County Council and ONE NorthEast. The research considered the suitability of a site for employment and forestry related industry, and incorporated a questionnaire to industrial occupiers.

*East End of Newcastle (2001):* analysis of markets for employment land and premises at local, district and county levels, to incorporate in evidence of expert witness to call-in inquiry. Study included development appraisals and review of grant funding regime.

*Hartlepool New Deal for Communities (2001):* analysis of the market for employment land, industrial, office, retail & leisure property. Consideration of the market for identified sites within the NDC area

*Lambton Cokeworks (2001)*: analysis of the market for employment land, industrial, office, retail & leisure property on behalf of Sunderland City Council, One NorthEast and English Partnerships. The analysis supported the appraisal of options for the remediation of a major brownfield site.

*Site Search, Tyneside (2001)*: identification and appraisal of competing sites for major PFI office requirement on behalf of developer.

*Holy Island Harbour Regeneration Study (2000-01)*: researching land ownership, planning policy and sources of funding and analysis of development options on behalf of Holy Island Community Development Trust.

*Ashington Managed Workspace (2002)*: assessment of sites, analysis of local office and industrial markets, and preparation of business plan including profit and loss forecast for proposed managed workspace development, for Wansbeck District Council & SENET.

*Vaux Brewery Site Conceptual Study (2002)*: development appraisal of mixed-use regeneration option for major city centre brownfield site on behalf of Sunderland ARC.

*Appraisal of Options of the Vaux Site (2003)*. Preparation of development appraisals to inform the choice of development options on a major mixed-use site on behalf of Sunderland Arc.

*Pandon Bank Feasibility Study (2002)*: analysis of market for office, hotel, parking, residential and student accommodation for site on periphery of Newcastle City Centre for Spacia.

*Spanish City Sea Front Regeneration (2002)*: appraisal of mixed use regeneration of brownfield sites in Whitley Bay, to support Closegate Development's bid for preferred developer status and joint venture partner with North Tyneside Council.

*Newbiggin Managed Work Space (2003)*: Appraisal of the market for industrial premises within Newbiggin, and commentary on proposed workspace scheme for South East Northumberland Enterprise Trust.

*Wear Valley Commercial Floorspace Study (2003)*: Identification of redundant buildings with potential for conversion to commercial floorspace, and analysis of demand for industrial and office premises, particularly in rural areas, on behalf of Wear Valley District Council.

*Barrow Port Regeneration Study (2003)*. Assessment of property markets to inform regeneration options for Port and surrounding land, on behalf of Barrow Borough Council, West Lakes Renaissance and Associated British Ports.

*Ellington Colliery Options Study (2003).* Assessment of property markets in Castle Morpeth, Wansbeck and Blyth Valley to inform the land use options for redevelopment of the site, on behalf of UK Coal Mining Limited.

*Blyth Valley Managed Workspace (2004).* Analysis of the markets for office and industrial accommodation in Blyth Valley to support a feasibility study for new managed workspace provision on behalf of Blyth Valley District Council, Northumberland County Council and One NorthEast.

*Alnwick Employment Sites (2004).* Analysis of the market for employment land, industrial, office, out of town retail and leisure property to inform feasibility studies for five sites on the edge of Alnwick. On behalf of Alnwick District Council, One NorthEast and Northumberland County Council.

*Middlehaven, Middlesbrough (2004):* Development appraisal of mixed-use scheme incorporating leisure, retail, residential and workspace for private developer.

*Tanfield Lea Business Centre Feasibility Study (2004):* Analysis of the office market in Derwentside to inform feasibility study into development of a Business Centre. On behalf of Derwentside District Council.

*Office Market Regeneration Comparator Study (2004):* Comparative analysis of regeneration schemes with significant office content to inform the proposal for mixed-use development at the Vaux site, on behalf of Sunderland arc.

*Linton, Northumberland (2005):* Analysis of the market for employment land and premises in Castle Morpeth, Wansbeck and Blyth Valley to support planning application for residential redevelopment of redundant industrial premises.

*Groves and Pallion Masterplans, Sunderland (2005):* Review of residential and commercial property markets to allow comparative analysis of financial viability of alternative masterplan proposals; on behalf of Sunderland arc.

*Dumfries & Galloway Regeneration (2005):* Financial appraisal of residential, commercial and leisure development proposals on sites throughout region to support the regeneration strategy of Scottish Enterprise Dumfries & Galloway. Preparation of property strategy followed by strategic development advice and bringing forward schemes for development.

*Dumfries and Galloway:* Regeneration, special purpose vehicle, preparation of specific development proposals in phase 1 (10 cases) and phase 2 (15 cases) including acquisitions and appraisals.

**COMPULSORY PURCHASE  
AND COMPENSATION  
SYNOPSIS**

Advice and implementation of procedure to clients is given on the formation of a report to support the resolution to use a CPO with a budget of the costs likely to be incurred.

Research into the legal interests and services within an area is carried out, providing the basis of the schedule to be attached to the CPO. Statutory enquiries are made of the legal interests. Where necessary access for survey and site investigation is carried out.

Assistance is given to the solicitor acting for the client in the preparation of the draft CPO in preparation of schedule of interest and CPO plans.

Support, and in some cases the lead is taken, for clients in the consultation process up to the announcement of the draft CPO, process and negotiation of objections to remove as many as possible before the public inquiry.

Evidence is prepared and given at the inquiry jointly with the solicitor, barrister and planning consultant. As much effort as possible is made to acquire interests, to show as much land (red) as possible has been acquired by agreement, or agreements and option to purchase entered into. The factors necessary to achieve success and approval are fully addressed, namely achievable scheme, viability, developer commitment and funding are in place.

When the CPO is approved, working with the client and team to serve GVD's or NTT and NoE in full communication with legal interests, always seeking to achieve and effect a purchase and obtaining early possession.

Managing the CPO and compensation process to seek relocation, determine compensation and advice, to resolution at the earliest date. In the event of no agreement on the payment of compensation, managing the case and presenting evidence to Lands Tribunal.

Where judicial review, appeal to the High Court and ultimately to the House of Lords has arisen, give full support to the client, legal team and appointed JV partners to manage the impact. Practical experience of these issues was gained at East Quayside, Newcastle upon Tyne and a successful outcome achieved.

**SPECIFIC TASKS**

1. Commercial property advice on master planning a development area and advice upon the lands required for redevelopment and/or regeneration.
2. Initial research into legal interests and boundaries to form a draft CPO.

3. Assistance in preparing draft CPO and plan and supporting procedures, including the drafting of recommendations to achieve approval to run a CPO, together with viability and financial reports.
4. Opening negotiation with legal interest to purchase by agreement, or to dispose by agreement.
5. Assisting in the running of a draft CPO up to and including public inquiry, or advising potential parties affected by proposed draft CPO.
6. Negotiating and removing objections to draft CPOs and entering into agreements on acquisition and relocation or termination of business, alternatively achieving agreement to a development and/or compensation basis in consideration of withdrawing an objection to a draft CPO.
7. Preparing and giving evidence at Public Inquiry in support of CPOs and advising of objections to CPOs.
8. On confirmation of CPO assisting in the service of notices (to treat, of entry and GVDs) and dealing with consequent issues and managing the process.
9. Negotiating compensation and dealing with compensation or cessation of business.
10. Preparing for and arranging Lands Tribunal representation (regrettably all cases referred to Lands Tribunal have so far been agreed and no evidence presented – but plenty of other expert witness experience has been gained).

Experience also includes advice to clients whether as the acquiring authority or developer, on the preparation of development agreements and disposals. There are occasions where such development agreements need to include compulsory purchase and compensation issues, not the least of which is the justification by the acquiring authority that its regeneration/development proposals are achievable.

### **Presentations and Papers**

Presentation talk to RICS Yorkshire and Humberside Commercial Property Briefing February 2006, "The Northern Way: An Area of Exceptional Opportunity – A Commercial Market Perspective."

Presentation and Talk on Planning Gain Supplement.

Presentation and Talk on Real Estate Investment Trusts.

Presentation on Expert Witness for Dickinson Dees.

RICS Regeneration Seminars in Sunderland, Newcastle, Middlesbrough and Hexham, 2005/2006.

Mediation training to School of Law, Northumbria University May 2006.

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