

Profile

Tim Rainbird Director

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Areas of Expertise:

Tim is a Founding Director of Quod. He is responsible for a diverse range of instructions, providing commercially focused advice, responding directly to clients' specific needs. His private sector client base includes numerous high profile institutions, developers, retailers, land owners and individuals. Tim has more than 15 years of planning experience dealing with applications and appeals across a wide spectrum of planning issues. He regularly acts as lead consultant, managing large project teams, with particular success in gaining consent for out-of-centre retail developments and strategic industrial and warehousing schemes. Tim also has a lot of experience in the trade sector, having secured a large number of consents for major developments. Retail park asset management is one of Tim's key strengths, identifying where potential opportunities exist and working with his clients to maximise value. Programme delivery is also one of the principal reasons behind Tim's repeat business.

Key Experience:

- **Castle Acres Shopping Park, Leicester** – Acting as lead consultant for Next Retail Limited, Tim has successfully negotiated a planning application for a 30,000 square metre shopping park adjacent to Fosse Shopping Park in Leicester. The application was approved in February 2017.
- **Times Square, LB Merton** – On behalf of Aviva Investors and Shearer Property Group, Tim has secured a resolution to grant consent for a new 15,000 square metre retail park at 80-86 Bushey Road, Raynes Park. The site is now being considered for a high density residential scheme, with Tim retained as Lead consultant.

Key Projects:

Castle Acres Shopping Park,
Leicester

Times Square, Raynes Park
B&Q, Exeter

Minor Centre, Maidstone

Southgate Centre, Bath

Weston Lock Retail Park, Bath

White Lion Retail Park,
Dunstable

Colonnades Leisure Park,
Croydon

Bessemer Road, Welwyn
Garden City

Rolls Royce, Bognor Regis

Euro Retail Park, Ipswich

Bentley Bridge Shopping Park,
Wolverhampton

Speke Boulevard, Liverpool

Tesco, Tavistock

The Hub, Birmingham

Four Ashes, South
Staffordshire

Former Focus DIY Store,
Aylesbury

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- **Gloucester Road, Cheltenham** – Lead consultant on a 100 unit residential scheme in Cheltenham for Taylor Wimpey. Planning permission was granted in July 2015.
- **Bessemer Road, Welwyn Garden City** – On behalf of L&G's Industrial Property Investment Fund, Tim successfully negotiated full planning permission for a 6,000 square metre Wickes anchored Trade Park under delegated powers in February 2016.
- **Former Focus, Buckingham** – Acting for BNP Paribas real Estate UK, Tim secured planning consent to convert a DIY store into a supermarket. Aylesbury Vale District Council were the determining authority.
- **B&Q, Exeter** – Acting for British Land, Tim is advising on the redevelopment of the existing B&Q Warehouse to provide a new 17,000 square metre retail park.
- **Bentley Bridge Shopping Park** – Retained planning consultant to Aviva Investors advising on the asset management of Wolverhampton's most successful shopping park.
- **Rolls Royce** – in August 2014, acting as retained planning advisor to Bericote, Tim secured full planning permission for a new 38,000 square metre, state of the art logistics facility for Rolls Royce in Bognor Regis. The facility was formally opened in January 2016.
- **Travis Perkins Group** – Planning advisor to Travis Perkins Group dealing with all planning matters associated with its UK wide business across the Group's 17 fascias. This includes Wickes, with planning permissions recently secured for freehold developments in Aylesbury, Norwich, Corby, Wisbech and Staines.
- **The Hub, Birmingham** – Acting for IM Properties, Tim secured consent in September 2015 to relocate Birmingham's wholesale market to The Hub. Tim is also advising IMP on the development of the remaining plots covering 12 hectares.
- **White Lion Retail Park, Dunstable** – Retained by Pradera, Tim has secured consent to facilitate new lettings to Next, Sports Direct, Brantano and Decathlon.
- **Weston Lock Retail Park, Bath** – Acting for British Land, Tim secured planning permission for M&S Simply Food to occupy part of the existing Currys PC World unit at Bath's only retail park. Tim is also advising British Land and Aviva Investors on Place Making and asset management initiatives at SouthGate, Bath.

Key Clients:

Aviva Investors
 AXA Real Estate
 Bericote Properties Limited
 British Land
 Canada Life
 CBRE Global Investors
 Columbia Threadneedle
 DTZ Investment Management
 Ediston
 Frogmore
 Gala Coral Group Limited
 IM Properties
 JLL
 Kier Property
 Legal & General
 Land Securities
 Next Retail Limited
 Orchard Street Investment Management LLP
 Pradera
 Rockspring
 Royal London Asset Management
 Savills Investment Management
 TJ Morris Limited
 Travis Perkins plc

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- **T J Morris Limited** – Sole retained UK planning consultant advising on all leasehold and freehold acquisitions to support the extensive new store roll-out. This includes new retail units in Prescot and a flagship store in Liverpool which forms part of a retail-led regeneration scheme on a 5 hectare site fronting Speke Boulevard. Tim has also secured more than 30 planning consents for HB on behalf of landlords.
- **Plymouth Road, Tavistock** – Tim successfully gained planning permission for a new Tesco store in Tavistock, despite an officer recommendation for refusal and a subsequent JR Challenge. Tesco opened in Summer 2015.