



Profile

Tim Rainbird

Director

tim.rainbird@quod.com

Responsibilities:

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 a decade of planning experience dealing with applications and appeals across a wide spectrum of planning issues, with a strong retail focus. He regularly acts as lead consultant, managing large project teams, with notable success in gaining consent for out-of-centre retail developments in both the non-food and food sectors. Tim also has long-standing experience in the trade and storage and distribution sectors, and has secured a number of consents for large scale 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.

Key Experience:

- **Bentley Bridge Shopping Park** - Retained planning advisor to AXA Real Estate regarding the ongoing asset management of the 18,000 square metre Bentley Bridge Shopping Park in Wolverhampton.
- **South West London** - Head consultant advising a JV on a new 20,000 square metre retail park development in South West London.
- **1-3 Uxbridge Road, Hayes** - Acting as lead consultant, Tim is currently advising AXA Real Estate on the comprehensive redevelopment of a 3.8 hectare site in LB Hillingdon. Resolution to grant consent was achieved for 16,000 square metres of B8 distribution space in April 2013. The S106 is currently being negotiated.

Projects:

Crossley Retail Park,
Kidderminster

The Hough Retail Park,
Stafford

Harlow Retail Park, Harlow

White Lion Retail Park,
Dunstable

Lady Bay Retail Park,
Nottingham

1-3 Uxbridge Road, Hayes

Poole Retail Park, Poole

Bentley Bridge Shopping Park,
Wolverhampton

Coppins Bridge Retail &
Leisure Park, IoW

Osier Way, Buckingham

Plymouth Road, Tavistock

Merrields Retail Park,
Dagenham

Waterside Retail Park,
Ashbourne

Gloucester Road, Cheltenham

Speke Boulevard, Liverpool

Former Huncoat Powerstation

Profile: Tim Rainbird

- **Crossley Retail Park, Kidderminster** – recently advised 90 North on the asset management potential of this retail park which led to the completion of the purchase in November 2013. Quod is now instructed to move forward the planning strategy identified.
- **Lady Bay Retail Park, Nottingham** – advising Threadneedle Investments on various asset management opportunities.
- **Travis Perkins Group** - Planning advisor to Travis Perkins Group dealing with all planning matters associated with its UK wide business including acquisitions, estate management and disposals across the Group's fascias. This work also includes the expansion of Travis Perkins' distribution network with Tim having secured and advising on numerous large scale B8 developments.
- **Poole Retail Park** - Ongoing advice to Land Securities Plc on asset management matters arising at the Poole Retail Park in Poole.
- **T J Morris Limited.** - Sole retained UK planning advisor on all leasehold and freehold acquisitions relating to the extensive new store roll-out including new-build units in Harwich, Prescott and a new 2,300 square metre flagship store in Speke which forms part of a retail-led regeneration scheme on a 5 hectare site fronting Speke Boulevard. Tim also advises T J Morris on their expanding B8 distribution network.
- **Osier Way, Buckingham** - Advising BNP Paribas Real Estate on the future use of the former Focus unit in Buckingham as a foodstore. Consent secured in July 2013.
- **Plymouth Road, Tavistock** - Lead consultant on a foodstore proposal in Tavistock (Marchfield Properties Limited).
- **Gloucester Road, Cheltenham** - Lead consultant on a 100 unit residential scheme in Cheltenham which also includes 4,500 square metre builders' merchant facility on Tewkesbury Road (Taylor Wimpey and Travis Perkins plc). Resolution to grant secured in June 2013.
- **Former Huncoat Powerstation, Lancs** - Providing strategic planning advice on the 30 hectare site of a disused power station near Accrington including appearance at EiP. Pre-application discussions are currently progressing for an extensive B8 distribution scheme covering some 18 hectares of the site (Omega Atlantic Limited).
- **Gala Coral Group Limited.** - Sole retained UK planning advisor dealing with all planning issues relating to the existing Gala Bingo portfolio.

Clients:

90 North
 AXA Real Estate
 BNP Paribas Real Estate
 Canada Life
 Carpetright
 CBRE Global Investors
 Cemex Investments Limited
 DTZ Investment Management
 Egan Property Asset Management
 Gala Coral Group Limited
 Henderson Global Investors
 Land Securities plc
 Marchfield Properties Limited
 McLaren Construction Limited
 Pradera
 Shearer Property Group
 Square Metre Properties
 TJ Morris Limited
 Travis Perkins plc