

CURRICULUM VITAE

**Professor Graham Frank Chase Dip Est Man FRICS FCI Arb C.Arb FRSA
FInstCPD (RICS Registered valuer)
Chartered Surveyor & Chartered Arbitrator**



1. Introduction

- 1.1 My name is Graham Frank Chase. My working and professional career has been in the commercial property sector since 1975, specialising in retail and leisure property since 1978.
- 1.2 I am currently Chairman of Chase & Partners, Chartered Surveyors, Commercial Property Consultants and Chartered Town Planners based in central London, W1. I hold a Diploma in Estate Management, I am a Past President and a Fellow of the Royal Institution of Chartered Surveyors, a Chartered Arbitrator and CI Arb Panel Member, a Fellow of the Royal Society for the encouragement of Arts, Manufactures and Commerce, Chairman of the Covent Garden Area Trust, a Freeman of the City of London, a past Master of the Worshipful Company of Chartered Surveyors, the honorary Surveyor to the Worshipful Company of Information Technologists, the past Chairman and the current President of the Association of Town & City Management, an Honorary Fellow of the London South Bank University, an Honorary Fellow of the University College of Estate Management and a visiting Professor at Westminster University.

2. Working and Professional Career

- 2.1 My first employment was with the BBC as a Property Manager and building surveyor in the Estates and Planning Department based at Bentinck House Bolsover Street and broadcasting House, London W1. (1976 to 1978).
- 2.2 For 2 years I was employed by Ladbroke Racing Limited as the Retail Property Manager for the south-east (1978 to 1979).

- 2.3 I joined Clive Lewis & Partners on the 1st January 1980 as a shop agency surveyor, moving to the Investment Department in 1983 and creating the company's Out of Town Retail Department in 1984. In 1989, I returned to the Shops Department as the Director in charge and continued in this role until the 1st January 1993 when following the merger with Edward Erdman, I became the Head and subsequently Chairman of the Retail Division of Colliers Erdman Lewis. This group, of some 200 surveyors, was based in London but included regional teams located in Leeds, Birmingham, Glasgow, Dublin and Belfast.
- 2.4 On 1 June 1995, having resigned from Colliers Erdman Lewis I set up my own practice trading as Chase & Partners, specialising in the shops, retail warehouse, food store and leisure property sectors in the areas of occupational and investment agency, development, consultancy and professional work representing landlords, tenants, developers and Local Authorities. Chase & Partners is a Limited Liability Partnership and has always traded from central London covering the UK and republic of Ireland.
- 2.5 I was a Non-Executive Director of Assura Limited from its listing on the London Stock Exchange in November 2003 until July 2010. The company develops and invests in primary healthcare property. It grew to an asset base of over £300million by the time of my departure.
- 2.6 I had been a long-standing member of a number of property-based trade bodies including the Shops Agents Society, REVO (British Council of Shopping Centres) and Accessible Retail. I remain member of the Investment Property Forum (IPF) INDEX and ARBRIX. I am a current member of three surveyor "ginger" groups, The Committee Club, the 1894 Club and the Twenty Club.

3. Market based activities

- 3.1 My principal areas of work cover both the in-town and out-of-town retail and leisure property sectors and mixed-use projects in occupational and investment agency, development consultancy, valuation and professional work including CPO compensation and town planning.
- 3.2 I have advised many parties on development, investment and valuation issues relating to food superstores. I have acquired retail premises for many retailers throughout my career and currently advise a number of national and international retailers on their UK acquisition programmes, the most recent being the acquisition of a shop in Seven Dials, London in January 2012, for the design award winning Swedish based international retailer Gudrun Sjödén.
- 3.3 Another active retailer client is "Lords" a retailer involved in the sale of homeware and other household goods in London suburbs and their subsidiary "Lords of Notting Hill" which specialises in affluent London locations.
- 3.4 Current instructions include the asset management and letting of Waverley House a large office block in Noel Street London W1 comprising approximately 56,000 sq ft of grade A offices, active asset management on a mixed-use block of properties at Park Lane and letting of retail, office, restaurant and residential accommodation in Covent Garden.
- 3.5 I have personally been involved in the acquisition and sale of over £5 billion of retail warehouse property and over 20 shopping centre developments and investments including Lincoln, Bristol, Edinburgh, Glasgow, Haverfordwest, Chesterfield, Wrexham, Sevenoaks, Kidderminster and Enfield.

- 3.6 Other notable activities include advising on the acquisition of the Iceland Group and Booker Group with sale and leasebacks having a value in excess of £350 million.
- 3.7 I advised HBOS on the valuation and business planning for the financing of the Agora and Catalyst shopping Centre portfolios with a combined value of over £700 million.
- 3.8 In March 2012 I advised the London Borough of Tower Hamlets on the substantial Cross Harbour mixed used development project and in June 2012 advised London Thames Gateway Development Corporation on the sale and viability of the Sugar House Lane site and development to IKEA for their first non-operational development in the UK and one of the largest regeneration projects in London with an end value exceeding £1 billion.
- 3.9 In September 2013 I advised the London Borough of Wandsworth on the viability of the retail elements of the Battersea Power Station regeneration project.
- 3.10 In 2014 C&P LLP were instructed by East Lindsey District Council to dispose of the existing Livestock Market in Louth and secure the letting of a new livestock market. A selected developer for the existing site has been appointed and negotiations have commenced with potential occupiers of the new livestock market facility.
- 3.11 In 2016 C&P LLP were instructed by "Helping Hands" part of Midshires Care Ltd to acquire shops and other property facilities in London and where a number of locations have been secured with further expansion confirmed.
- 3.12 In 2017 I was instructed by private clients to let their 50,000 sq ft office block known as Waverley House in Noel Street London W1 during its staged refurbishment on a floor by floor basis. The same client instructed me to advise on estate management and valuation issues in respect of their holdings in Old Park lane which includes one of the UK's leading casinos.
- 3.13 In 2018 C&P LLP advised Mid Sussex District Council on the potential and viability of their town centre regeneration proposals including mixed use development including retail, leisure, food & beverage, car parking and residential.
- 3.14 In 2018 I advised developers Marsh Baxter on the extension of the Ryecroft Retail Park at Woolstanton where planning permission was granted.
- 3.15 In 2019 I advised St Modwen on dispute issues of the regeneration projects at Crawley and Stoke on Trent comprising 500,000 sq ft of distribution warehousing.
- 3.16 In 2019 C&P LLP advised Redhill and Banstead Borough Council on the viability, deliverability and other issues relating to their town centre regeneration project at Marketfield Way Redhill including mixed use of retail, leisure, food and beverage, residential and parking.
- 3.17 In 2019 I was instructed by private clients to advise on valuation issues in the dissolution of a JV partnership based in Leeds comprising assets of an Aparthotel, A multi storey car park, and a new residential block of flats with extensive ground floor restaurant, leisure and retail facilities.
- 3.18 In 2018 I was appointed as asset manager on a central London Estate including residential, offices, casino, leisure and car parking facilities and where I have undertaken rent reviews and strategic advise consultancy on options available for the owner when the current leases expire in mid-2022.

3.19 I am able to provide a detailed project list of past and current instructions and activities if required.

4. Professional consultancy and Expert Witness activities

4.1 As well as operating within the marketplace, I act as an Expert Witness at Public Inquiries, The High Court and Third-Party References since 1995.

4.2 In June and July 2011, I appeared as an Expert witness on development, investment, letting, financial and viability issues in the High Court in Multi-Veste v Northern Ireland Investors where judgement was found in favour of the client with costs awarded.

4.3 I appeared as an Expert witness in the High Court in April 2012 for the Defendant in Ampurius Nu Homes Holdings Limited v Telford Homes (Creekside) Ltd where valuation issues were decided in my favour.

4.4 In 2012 I was instructed to assess various issues on the retail & leisure elements of the Gemini portfolio and valuation.

4.5 In 2014 I was appointed as the commercial property expert witness at the Rushden Lakes Public inquiry for the £150 million new town centre development on behalf of LXB Properties Ltd where a landmark consent approving planning permission was secured from the Secretary of State.

4.6 In 2015 I was appointed as the Expert Witness on viability and commercial impact issues have included the Exchange Moor District Centre development at Exeter on behalf of CPG Developments.

4.7 In 2015 I acted as the commercial property expert witness on valuation, viability, market and development agreement issues for the Whitgift Trust in objecting to the Westfield and Hammerson redevelopment of Croydon town centre.

4.8 In June 2105 I was instructed as the Expert Witness in the planning appeal for the development of a district centre on the Honiton Road at Exeter.

4.9 In 2015 I acted for Grosse Investments Limited, the Feuhold owner of the John Lewis department store in the St James Centre Edinburgh objecting to their interest being included within the St James Quarter CPO.

4.10 In December 2015 I was appointed by Fenwick limited to advise and negotiate in their objections to the proposed Compulsory Purchase of their long leasehold interest in the Brent Cross shopping centre and subsequently to negotiate the terms of their ongoing occupancy in the redeveloped centre.

4.11 In June 2016 I was appointed as the Expert Witness to represent developer clients at Three Milestone Truro on the appeal against the refusal of planning permission for the development of the Hendra retail Park.

4.12 In 2018 I represented CPG Ltd developers as their appointed Expert Witness at the Call In Public Inquiry on the potential extension of retail facilities at Handforth Dean Manchester but where planning permission was refused.

4.13 In 2018 I was appointed the Expert Witness in litigation relating to the renewal of a lease on retail premises at Marble Arch on behalf of the tenant and where the

landlord withdrew their objection to a new lease being granted 2 days before the County Court hearing.

4.14 In 2019 I was appointed the Expert Witness on litigation as to profit share and overage issues by St Modwen on their distribution warehouse development comprising some 165,000 sq ft at Junction 10 of the M23 Crawley. I made representations to the Independent Expert following which a settlement agreement was sought by Crawley borough Council without submitting expert evidence from their side.

4.15 In 2019 I was appointed by Chancerygate to act as expert witness in a residential development overage dispute at Beeston Derbyshire on land previously designated for warehouse development.

5. Alternative Dispute Resolution appointments

5.1 I have been a member of the RICS President's Dispute Resolution Panel since 1998 as both an Arbitrator and Independent Expert. I have issued over 150 awards and determinations.

5.2 I receive a number of appointments as an Independent Expert and Arbitrator on disputes between parties on rent reviews, service charges, development profit, tenant mix, user covenants and other issues in the shop, shopping centre, department/variety store, retail warehouse, food superstore and leisure sectors. Since qualifying as a dispute resolver, I have awarded and determined decisions on over 200 cases. This has included decisions where the parties to the disputes have been Government and Statutory bodies, public companies, pension funds and insurance companies, private companies and private individuals.

5.3 Recent Awards and Determinations include my appointment as Arbitrator on the rent review dispute on Harvey Nichols Knightsbridge, as the Independent Expert on Polo Ralph Lauren Maison in Bond street London, as the Independent Expert on the rent review of the B&Q retail warehouse in Jersey, as the Independent Expert in a dispute on development profit issues on residential development land in St Helens and as an Independent Expert on the issue of onerous conditions attached to a planning permission on land in Exeter.

5.4 In 2018 I was appointed as a Pubs Code Arbitrator by both the Panel of the Chartered Institute of Arbitrators and The Presidents Panel of the Royal Institution of Chartered Surveyors Dispute Resolution Service.

5.5 In 2019 I was appointed as one of the 3 Panel Arbitrators, chaired by Lord Neuberger of Abbotsbury in the Site Rental Value dispute between Annington Properties Limited and the Secretary of State for Defence of the 47,000 residential estate of the Ministry of Defence

5.6 In 2020 I was the appointed Arbitrator in the Sheffield United Football Club dispute on the Market Value of the property assets of the Club and the purchase price payable by one 50% joint shareholder to the other.

5.7 In 2020, I was appointed as the arbitrator to settle the dispute on overage payments relating to a research and business park development in Oxford.

6. Royal Institution of Chartered Surveyors Appointments and positions held

6.1 I was elected to the RICS as a Professional Associate in 1980 and as a Fellow in 1988.

- 6.2 I was President of the Royal Institution of Chartered Surveyors from 3 July 2006 to 16 July 2007.
- 6.3 Between 11th July 1995 and 1 June 1999, I was Chairman of the Commercial Market Panel of the Royal Institution of Chartered Surveyors.
- 6.4 I was President of the General Practice Division of the Royal Institution of Chartered Surveyors from 1999 to 2000.
- 6.5 Between 1997 and 1999 I was the RICS representative to the Department of the Environment Property Industry Forum.
- 6.6 From 1996 to 2003 I was appointed as RICS Retail Property Spokesman.
- 6.7 From 1995 to 2004 I was appointed RICS Commercial Property Spokesman.
- 6.8 I have regularly represented the RICS on national television news and current affairs programmes.
- 6.9 I was a member of both the General and Governing Councils of the RICS between 1998 and 2003.
- 6.10 Between February 2001 and July 2004, I was Chairman of the RICS Commercial Property Faculty.
- 6.11 On October 2014 I was invited to join the RICS Working Group advising on the future of PACT and how it can be more successfully integrated into lease renewal activity.
- 6.12 In August 2014 I was appointed to the RICS Valuers Registration Scheme Review Working Group.
- 6.13 From July 2014 I was appointed to monitor and advise on the need to review the RICS Practice Statement & Guidance Note for Chartered Surveyors acting in the capacity of Commercial Agents (The Purple Book).
- 6.14 From November 2007 to July 2013 I served on the RICS Leadership Nominations Committee.
- 6.15 I was a member of the RICS Working group updating the Practice Statement and Guidance Note for Chartered Surveyors acting as Expert Witnesses (June 2013).
- 6.16 From February 2009 I chaired the RICS Working Group which produced and published the first RICS Guidance Note on Conflicts of interest in February 2012.
- 6.17 During 2012 I was a corresponding member with the RICS Working Group which completed and published the first Guidance Note for Financial Viability in Planning.
- 6.18 In December 2011 I was appointed Chairman of the RICS Working Group investigating breaches of Practice Statements and Guidance notes by Chartered Surveyors in the area of Alternative Dispute Resolution.

6.19 I have been a member of other RICS Committees including:

- (i) Commercial Property Panel
- (ii) Code of Measuring Practice
- (iii) Metrication
- (iv) International

6.20 In May 2020 I was appointed by RICS DRS to advise on the launch and implementation of the Evaluator Mediation initiative to settle disputes arising between Landlords and tenants as a result of trading and business interruption in support the Government's "*Code of Practice for commercial property relationships during the COVID-19 pandemic*"

7. Chartered Institute of Arbitrators Appointments and positions held

7.1 I have been a Member of the Chartered Institute of Arbitrators since 1995, A Fellow since 1999 and a Panel Member and Chartered Arbitrator since 2009.

7.2 In July 2013 I was appointed to the Chartered Institute of Arbitrators Committee for the Centenary Conference held in January 2015 in Birmingham.

7.3 In March 2015 I was elected as member of the Chartered Institute of Arbitrators London Branch Committee with my term coming to an end in March 2020.

8. External Appointments and Positions held

8.1 On 11 June 1999 I was appointed to the Property Advisory Group (PAG) of the Office of The Deputy Prime Minister (ODPM) where I was a member until it was disbanded in July 2003.

8.2 Between July 2001 and January 2004, I was a member of the Bank of England Commercial Property Forum reporting to the Bank of England's Monetary Policy Committee.

8.3 In 2004 I represented the RICS on the Government's Modernising Stamp Duty Group.

8.4 In 2004 I was appointed a member of The Empty Property Review Committee of the Office of the Deputy Prime Minister (ODPM).

8.5 I am the past Chairman of the former Joint Oxford Study Weekend supported by the RICS, the Bar Council and the Law Society.

8.6 In May 2003, representing the RICS, I appeared before the House of Lords Select Committee investigating the Chancellor of the Exchequer's proposals as set out in his budget speech for stamp and lease duty modernisation.

8.7 In 1993 I appeared before the House of Commons Select Committee investigating the "Future of Shopping" and gave evidence in respect of the retail property market place, its activities, function and technical matters on behalf of the RICS and on a second occasion on behalf of Chelsfield Plc in respect of the Merry Hill Centre Development.

8.8 I am a regular speaker at professional conferences, as well as the author of a number of articles on the retail and leisure industry in both the Property and National Press. This includes regular lectures for the CPD Foundation since 2000,

London South Bank University on their Estate Management Masters course since 2008 and at The IPF Diploma course on analysing leases and incentives since 2009.

- 8.9 In June 1998 I delivered a Paper at the prestigious series of Blundell Memorial Lectures on the subject of "Assignment – Reasonableness Revisited". I am also a Director of the CPD Foundation which provides and administers lifelong learning and CPD to professionals.
- 8.10 I was the Consultant Editor for the textbook entitled "A Surveyor's Handbook - Business Tenancy Renewals" by Adam Rooney and Julian Cridge, published in 2006.
- 8.11 In April 2012 I was elected to the Advisory Panel of the British Council of Shopping Centres and remained in post until June 2015.
- 8.12 I was Chairman of the Association of Town & City Management (ATCM) from September 2008 until August 2011 and have been appointed its President until September 2017.
- 8.13 In April 2009, as a founding member, I was appointed to the Governance Board of "Expert Advisors in Planning Services" (EAPS) under the Chairmanship of Mr Robin Purchas QC, which provides expert services to HM Planning Inspectorate.
- 8.14 In 2015 I was appointed as a Trustee and Member of the Covent Garden Area Trust and in March 2016 was elected its Chairman.
- 8.15 In March 2016 I was invited to be the Consultant Editor on Valuation and Arbitration Practice for the next edition of the "Handbook of Rent Review" by Kirk Reynolds QC and Guy Fetherstonhaugh QC.
- 8.16 I have written an annual report on the retail and leisure property markets since 1984 when I was the co-author of the Clive Lewis and Partners Mid-Summer Retail Report, following on from its 1st year of publication in 1983. I have written an annual market report of the retail and leisure commercial property market ever since, although my last report of this type was published on the 1st June 2020, a unbroken period of 36 years. Future market reports will be on more specific markets across a broader spectrum of commercial property types depending on the market activities of Chase and Partners.

9. The City of London and Livery Companies

- 9.1 I was admitted to the Livery of the Worshipful Company of Chartered Surveyors in 1991 and elected to its Court in 2002. On 20th October 2014 was installed as Master until 19th October 2015.
- 9.2 I have served on several the Chartered Surveyor's Company Committees including:
- (i) Finance & General Purposes
 - (ii) Education (Chairman)
 - (iii) Charitable Board
 - (iv) Elections
 - (v) I was responsible for PAMADA and the Property Marketing Awards for 3 years
 - (vi) For 3 years I looked after the Company web site
 - (vii) Editor for the Court Circular for 3 years
- 9.3 I was elected a Freeman and Liveryman of the Worshipful Company of Arbitrators in July 2015.

9.4 In April 2019 I was appointed as the Honorary Surveyor to the Worshipful Company of Information Technologists.

10. Education and related appointments

10.1 Between 1996 and 2001 I was a Governor of Woodhouse Sixth Form College.

10.2 I was a Governor of Mill Hill School between 2000 and 2007.

10.3 I have been a Trustee, Governor and Director of Alford House since 1999, a youth club in Lambeth which provides facilities for local disadvantaged youth and currently chair its Development Committee with a new £50 million facility currently under completion.

10.4 I was a Director of CPD Limited and a Founding member and Fellow of the Continuing Professional Development Foundation from 2001 to date.

10.5 I sat on the Advisory Board of the Institute of Continuing Professional Development until it was taken over by the RICS in 2011.

10.6 In March 2004 I was appointed as a Trustee and Director to the Board of the University College of Estate Management and in April 2008 took up the position of Chairman of its Education and Research Committee until April 2010. I completed my term as Trustee in December 2016.

10.7 In November 2008 until 2012 I was appointed an External Examiner to Northumbria University.

10.8 In December 2009 I was appointed an External Examiner to Kingston University until 2013.

10.9 In June 2012 I was awarded the position of Honorary Fellow of London South Bank University.

10.10 In August 2015 I was appointed as a visiting Professor to Westminster University with a seat in the Urban Environment Faculty, now known as the School of Applied Management and where I continue to advise the University, deliver lectures and support Real Estate student activities as its visiting Professor.

10.11 In December 2015 I was appointed to the steering group of the Saracens RFC "community regeneration project" at Graham Park in NW London which includes the development of the Saracens Community High School and as Chairman of the Trustees in May 2016.

10.12 In October 2016 I was appointed as a Trustee and Governor to Kings Ely School and sit on its Board and the Finance and General Purposes Committee but resigned my position in May 2019.

10.13 In July 2019 I was made an Honorary Fellow of the University of the College of Estate Management

GFC 01.01.2021