

Andrew Haynes

BSc MRICS

Partner, Residential

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Andrew works with developers to help turn proposals into reality, advising on viability and delivery of residential and mixed-use projects.

He enjoys the challenge of helping to turn something on a sheet of paper into a real project to be proud of. To Andrew, there is no better satisfaction than seeing a completed project with people living in it.

He prepares development appraisals and financial models to help his clients with site acquisition, land promotion or planning applications. Having worked on 'both sides of the fence' during his career, he has a unique understanding of the interaction between affordable housing and development viability.

He is also an experienced negotiator, appearing at planning hearings and inquiries, and brokering deals between landowners, developers and local authorities to ensure that schemes happen.

For six years Andrew was a trustee of Empty Homes, a charity which promotes bringing empty residential properties back into meaningful use. Seeing homes being delivered and schemes being built is job satisfaction for him.

Key relevant project experience

Twinwoods New Settlement, Bedford for Bedfordia Group

Andrew is part of a professional team which is promoting land for 6,000 home mixed use new settlement on farmland owned by his client on land to the north of Bedford. He provides advice on residential and commercial uses, scheme viability and deliverability. He has created valuation models which allow the viability of the scheme to be modelled as proposals for the scheme emerge and a planning application is formulated.

Oxpens, Oxford

Andrew works to advise OXWED (a joint venture between Oxford City Council and Nuffield College) on proposals to redevelop a major 16.7 acre brownfield site in central Oxford. He is advising on the viability of emerging masterplan proposals, including the mix of residential, commercial and leisure uses, and on the selection of a partner to take the development process through planning to the construction phase.

Mitchams Corner, Cambridge

Acting on behalf of Pan Albion, Andrew worked closely with the client team to achieve a planning consent in Summer 2020 to redevelop an island site in central Cambridge to deliver 11,000 sq ft of retail/community space and nineteen HMO units. It was agreed by the Council that the scheme could afford to provide no affordable housing.

The Stage, Shoreditch, London

Acting on behalf of the landowner, the Bard Family, Andrew produced a viability assessment and affordable housing statement in support of the planning application for a £450m mixed use scheme, including 400 homes. A planning consent was obtained in Summer 2013 with zero affordable housing provision.