



Morley Riches, Chartered Surveyors
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Peter Riches BSc (Hons) FRICS

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Career summary

- Joined the property investment department of Royal London Insurance in July 1981. Responsible for all property management functions, portfolio valuation, asset performance analysis, Lease Advisory and investment acquisitions.
- Moved to Whybrow Commercial in 1986 as a Divisional Director overseeing day to day running of a general practice surveying firm specialising in commercial property. This firm evolved into Whybrow Riches & Dodds in 1992. Concentrating on valuation, property management Lease Advisory and other 'non-agency' clients
- Formed Morley Riches & Ablewhite in July 2001 with Jon Ablewhite (also ex Whybrow) and Samantha Morley

Summary of current work

- Coastal Agent for The Crown Estate in East Anglia, Kent and the River Thames since 1990. Chairman of the Marine Agents' Group
- Complete range of general practice surveying work mainly in relation to commercial property, land development, valuation (residential and commercial) and Lease Advisory. Specialising in development appraisal and options analysis
- Expert Witness on a range of valuation and Landlord & Tenant matters
- RICS Registered Valuer for Red Book and Regulated Purpose valuations

Employment

- 1981 to 1986 – Royal London Insurance, Senior Surveyor in Property Investment
- 1984 – Elected as an Associate Member of the RICS
- 1986 to 2001 – Director, Whybrow Riches and Dodds (formerly Whybrow Commercial and Hepper Robinson Whybrow)
- 1995 – made a Fellow of the RICS
- 2001 to date – Partner, Morley Riches & Ablewhite and director of Morley Riches, Chartered Surveyors

Principal Clients

The Crown Estate, Crown Estate Scotland, University of Essex, Tendring District Council, Maldon District Council, Liverpool City Council, East Suffolk Council, Babergh and Mid-Suffolk Councils, Handelsbanken, Icen Homes & Colne Housing Association, Estuary Housing Association, RHDV Haskoning, Notcutts, RVS, Oyster Yachts, Wheeler Wines, Boughton Estates.

Case Studies

- Negotiation of leases for developments at Port of Felixstowe, Harwich International Port, Eastport (Gt. Yarmouth), Ports of Tilbury, Ramsgate, Dover and Sheerness.
- Adviser to Liverpool City Council on the redevelopment of the Liverpool Cruise Terminal (2016)
- Options appraisal for Babergh & Mid-Suffolk District Councils releasing their office sites following a merger (2017-2018). Part of a project team including architect, QS and Planning Consultant
- Bespoke advice on the valuation of offshore windfarms, Carbon Capture & Storage and other offshore infrastructure assets.
- Retained asset valuer for Tendring District Council valuing operational and investment properties including the re-use of Clacton Town Hall, Princes Theatre and Weeley Offices.
- Development viability studies for a range of housing projects in East Anglia

Professional Memberships

RICS - elected 1984; Fellowship (FRICS) 1995. RICS Registered Valuer 2012