

11 Downing Street Seminar – Smaller Town Development

Hosted by the Smith Institute, the event at 11 Downing Street on 22nd June, brought together senior government officials, MPs and property industry executives. There were speeches from Minister at the Office of the Deputy Prime Minister, Yvette Cooper, MP, Paul Finch, Deputy Chairman of CABE and Andrew Ogg, Chairman of BCSC's Urban Task Force.

Several key themes emerged, including the early involvement of all stakeholders in the strategic planning process. This along with increased numbers of planners, encouraged through education and training schemes, will help to speed up the planning and site assembly

process and enable the regeneration of smaller towns that reflects the economic sustainability of the local area and then important needs of the local people. Grounding re-development in local identity was another key theme highlighted through seminar discussion.

BCSC made the case for smaller towns to enjoy the benefits of retail-led regeneration that has been seen by a number of major urban centres. In partnership with Government, both national and local, the businesses that make up the retail industry can create more growth in the retail sector, better environments and improved planning decisions for communities.



BCSC in Westminster

BCSC is the organisation representing retailers, developers, landlords, architects, agents and local authorities; all sections of the industry with an interest in the managed retail environment. BCSC activity includes reviewing legislation, disseminating information and developing policy appropriate for this sector.

To make contact with the retail property industry in your locality, to discuss the impact of legislation on shopping centres large or small in your area, to understand the retail economy and the people it serves in your constituency please contact BCSC on 020 7222 1122.

For further information on BCSC and our activities, please visit our website:
www.bcsc.org.uk

Decision – Commercial Property Leases

The Government has chosen to defer legislation to reform Commercial Property Leases and has instead given the industry the opportunity to undertake a review of the Commercial Property Code of Practice. Yvette Cooper, then Under-Secretary at the Office of the Deputy Prime Minister made the announcement earlier this year. It has been welcomed by BCSC President Bob De Barr, 'As an umbrella organisation whose membership comprises retailers and developers, BCSC is keen to facilitate dialogue between principal landlords and tenants to ensure positive industry-led outcomes for the future'.

Following the outcome of the Reading Report the Government has proposed a review period of three years in which the retail property sector must demonstrate that the Code of Practice is promoting flexibility in order for legislation to be avoided.

BCSC will be working hard to ensure that the Government and industry work together to provide the optimum solutions to this issue.

BCSC Recommend;

- A thorough dialogue involving all industry partners about what would make the Code of Practice workable;
- Consideration of business needs for all partners including small businesses;

- Provision of a forum for consensus on leasehold issues;

For more information about the Code of Practice, Commercial Property Leases or the impact on the industry please contact our expert Marcus Kilby on 020 7478 4950.

Planning Policy Statement Six: Planning for Town Centres

Also published this spring was the Government's Planning Policy Statement (PPS) Six.

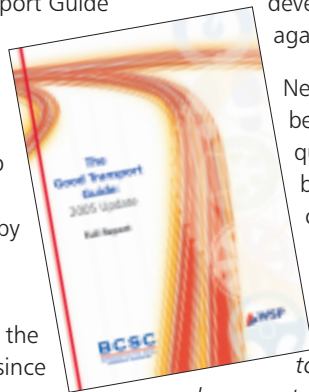
Designed to aid the vitality and viability of existing town centres, it aims to help growth and development so that the range of services are accessible, meet the needs of the socially excluded and support a good range of transport choices. The statement stresses the importance of planning town centre developments, based on the services in the surrounding area, and also the need for monitoring of the planning process through regular 'health checks'.

BCSC welcomed this move towards the greater planning and development of town centres, President Bob De Barr said, "BCSC is clear that retail developments are a central part of economic development and regeneration and they are integral to the communities they serve. The retail sector is leading the way in developing environments which communities can be proud of. It's good to see that the Government is working to enable this to be an easier process."

The Good Transport Guide (2005)

The original "The Good Transport Guide" was written in 1999, in response to the Government's 1998 White Paper on Integrated Transport. Its aim was to help local authorities reduce reliance on private car travel by managing the transition to alternative transport options.

The 2005 update focuses on the changes that have occurred since 1999. Case studies have been updated and key players from retailing,



development and transport have again been interviewed.

New thinking and literature has been reviewed and a further questionnaire based survey has been undertaken. An appraisal of relevant changes in the retail industry is also included.

For further information on the Good Transport Guide or to order a copy of the report, please contact Kate Logan at BCSC on 020 7227 3461.

BCSC's other recent publications:

The Shopping Centre Industry: It's Importance to the UK Economy (2004) – A useful guide for both private and public sector organisations, helping to adapt to consumer needs.



Centre Retailing (2004) – Produced yearly in conjunction with Estates Gazette, this concentrates on issues concerning the Managed Retail Industry within the year, and lists the centres to be opened during the year and in the future.

The Smaller Towns Report – Delivering retail led renaissance in towns and smaller cities: 2004 – The report defines the five key issues that determine the success or failure of towns and smaller cities – Catchment, Competition, Character, Choice and Convenience.



Guidance notes for BCSC members on:

Drugs Awareness

Green Travel Plan

The Private Security Industry Act 2001



Occasional papers for BCSC members on:

Shop Fitting Guide for New Tenancies

Forward Look

BCSC Annual Conference and Showcase – Monday 31st October – Wednesday 2 November 2005, Waterfront Hall & St George's Market, Belfast

Conference keynote speakers will include: **Senator George Mitchell**, Chair of peace negotiations in Northern Ireland and Partner, DLA Piper Rudnick Gray Cary; **Stuart Rose**, Chief Executive of Marks & Spencer; **Sir Tom Farmer**, former Chairman of Kwik-Fit; Olympic Gold Medallist **Sir Matthew Pinsent**; **Senator Feargal Quinn**, Founder of SuperQuinn and Senator, Irish Parliament, and **Francis Salway**, Chief Executive of Land Securities Group PLC.

For further information, ring BCSC's Conference line on 020 7227 3450.

Research – BCSC aim to embark, this year, on a significant research project, to produce the definitive guide to retail property development for the next ten years. Mapping the future in a thoughtful and practical way will allow the industry to make better use of society's scarce resources and enjoy greater stability. As this project develops we will provide you with further information.



The importance of the shopping industry to the UK economy

There can be few decades which have witnessed such changes in where and how we shop fuelled by a combination of structural events, technology, investment and consumer attitudes.

These are some interesting facts that that you might not know about the shopping centre industry and the contribution it makes to the UK economy.

- The retail industry employs 3.1 million people, as at the end of December 2004 (up from 2.7 million in 2000). This equates to 1 in 9 (12%) of the total UK workforce
- Regional forecasts predict increased growth in retail employment within the South West, Scotland, South East and East of England over the next five years.
- Investment in construction for all types of shopping centres in the last 35 years amounts to approximately £15 billion.
- The shopping centre industry continues to fuel high levels of construction costs across Great Britain with over £730 million spent in 2003.
- Retail expenditure is expected to grow from £228 billion in 2003 to £256 billion by 2008, an average year-on-year growth of 2.4%.

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