

THE CHALLENGE FOR SMALL TOWNS

Medium-sized and Smaller Towns - Raising the Game (2009) published in March suggests a variety of ways for smaller town centres to provide a unique retail offer in order to maintain distinctiveness as a way of generating a larger share of consumer spend.

The report looks at the different ways in which regeneration has been achieved in Dorchester, North Camp, Northstowe, Sherford, Skelmersdale and West Bromwich. Solutions vary from using leading food retailers as a cornerstone of town centre regeneration to maximising the commercial impact of historical landmarks as part of a regeneration scheme.

At the heart of these solutions is the desire to offer a unique retail offer including a key role for smaller independent stores - a priority which BCSC believes is essential to guarantee the long term viability of small town centres.

BCSC also advocates greater interaction between local authorities and the private sector to ensure maximum growth and impact. Leisure and night facilities - within new developments or nearby - and the potential funding of complementary facilities such as parking are some successful outcomes mentioned in the report's case studies.

The report is BCSC's latest offering of in-depth industry research and forms part of a total package of publications, events, online resources and networking opportunities that encourage knowledge exchange and enhance the partnerships that foster retail-led regeneration.

To obtain a copy of the report, please contact Davinder Jhamat, BCSC Knowledge and Research Manager on 020 7227 4480 or davinder.jhamat@bcsc.org.uk

BCSC WELCOMES GOVERNMENT DECISION TO PHASE IN 2009/2010 BUSINESS RATE INCREASES

BCSC was very concerned about the impact that the 5% increase in business rates would have had on retailers and the retail property industry in these economically challenging times. With the majority of independent economists expecting RPI inflation to turn negative at the end of 2009 we wrote to ministers arguing it was absolutely critical that government immediately reconsidered the impact of a business rates increase of this magnitude. As a result we are pleased that the government has taken some action to assist occupiers.

We await with interest further information about the implementation of the changes, in particular how quickly rate payments can be reduced to

reflect an increase of only 2% this year and how the remaining 3% increase will be phased in over the next two years. Clearly these will be key factors for both retailers and landlords. We will certainly monitor the impact of this change closely and seek to work with government to ensure that the way in which this phasing in of rates increases is working and understood at the highest level, and that ministers continue to be made aware of the impact of other rates issues, such as changes to empty property rate relief, is having on the retail and retail property sectors.

To discuss further, please contact Edward Cooke, BCSC Executive Director on 020 7227 4481 or Edward.cooke@bcsc.org.uk



BCSC PURPLE APPLE MARKETING AWARDS 2009

Purple Apple awards, now in their 16th year, acknowledge imagination, innovation and excellence in shopping centre marketing and give BCSC a chance to recognise the sector's achievements and also help to set new standards for marketing in the retail property industry.

On Wednesday 6 May BCSC will host the BCSC Purple Apple Marketing Awards Dinner at the Royal Horticultural Halls, London SW1.

To enquire about tickets, please contact the BCSC events team on 020 7222 1122 or www.bcsc.org.uk/purpleawards

BCSC TOWN CENTRE ENVIRONMENT AWARDS 2009

Town Centre Environment Awards - re-launched this year - are presented to public bodies for projects that have encouraged retail-based development as a basis for regeneration, growth, diversity or prosperity.

You are invited to join us at the Town Centre Environment Awards Seminar and Lunch, to feature presentations from previous winners and to recognise this year's winners, on Thursday 18 June 2009 at the Royal Institute of British Architects, London.

Find out more and book your place by contacting the BCSC events team on 020 7222 1122 or www.bcsc.org.uk/tce

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 industry.

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, or 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



NEW 2009 BCSC PRESIDENT EMPHASISES PARTNERSHIPS TO ADDRESS THE ISSUES AND KICK-START GROWTH



"We need to be looking for short-term solutions to the problem of rising property costs and facilitating a way forward on business rates, service charges and affordable rents. We also need to be looking for longer term solutions to unlock the next wave of private sector investment in retail-led regeneration."

BCSC welcomes Jeremy Collins, Head of Retail Property at John Lewis Partnership, as 2009 President. Developing a greater

mutual understanding of the business needs of retailers, property investors and developers will be top of his agenda for the challenging year ahead.

Jeremy is keen to maintain BCSC's longer term focus in the areas of education and training, sustainability and community engagement. He also wants to emphasise that the foundations of the retail property industry are fundamentally sound.

"By working together, we have a real potential to emerge stronger and even better placed as a key player in UK plc.

"But we face a major challenge: in an uncertain climate, how can we form the partnerships to rebuild a stable market that benefits us all?"

Commenting on his hopes for 2009, Jeremy indicates: "My priorities are to see BCSC grow and develop as a centre of thought leadership and research, to strengthen relationships with partners, especially local authorities and other industry bodies, and to reinforce our standing and influence with government."

HELP WITH THE CARBON REDUCTION COMMITMENT

In partnership with the British Property Federation (BPF) and the British Retail Consortium (BRC), BCSC has published the first in what will be a series of guidance notes on the Carbon Reduction Commitment (CRC).

The note provides an overview of the legislation and considers its implications for businesses, raising industry awareness of this mandatory regulation which will have repercussions for all non-domestic buildings that have an annual half-hourly electricity use of above 6,000MWh (an electric bill of £1 million and over).

The CRC is an emissions trading scheme, aimed at reducing carbon dioxide emissions from large non-energy intensive organisations in both the public and the private sector, and is expected to involve approximately 5,000 firms. The resulting improvements in energy efficiency are predicted to deliver at least 4Mt of carbon dioxide savings by 2020.

The CRC is due to begin with a three year Introductory Phase in April 2010.

BCSC plans to confer with members and stakeholders to assess the views of the industry as part of its response to a consultation recently launched by the Department of Energy and Climate Change on the Draft Order to Implement the CRC. This is the third consultation on the development of the scheme and comes ahead of the identification of CRC participants which will take place in September this year.

The next paper will examine specific issues regarding implementation from the point of view of landlord and tenant.

For more information please contact Davinder Jhamat, BCSC Knowledge and Research Manager on 020 7227 4480 or davinder.jhamat@bcsc.org.uk

QUICK LINKS

BCSC MP Portal: www.bcsc.org.uk/mpportal for research, statistics, industry news, pipeline developments in your constituency

BCSC Sustainability Portal: www.bcsc.org.uk/sustainability for updates on sustainability, community engagement and corporate social responsibility in the retail property sector

BCSC Charter: www.bcsc.org.uk/charter offering sustainability guidelines and good practice for the industry

BCSC website: www.bcsc.org.uk the voice of retail property, with 2,900 members - a forum for debate, networking and idea exchange

**Future high streets -
regeneration - placemaking -
new public private partnerships -
capital markets - sustainable
retail - public infrastructure -
value creating**

BCSC Annual Conference & Exhibition
9-11 November 2009 | Bridgewater Hall and Manchester Central

This must-attend event in the industry calendar brings together major players from across the industry to showcase, network, exchange ideas and do business. Save the dates!

www.bcsc.org.uk/conference

1 Queen Anne's Gate
Westminster
London SW1H 9BT
020 7222 1122
info@bcsc.org.uk
www.bcsc.org.uk

BCSC
SHAPING RETAIL PROPERTY