

## SUSTAINABILITY

A new document called *What's in Store: Ensuring our Sustainable Future* has recently been published, interviewing major retail property developers and other top-level managers who offered their insights into industry-wide strategies to limit effects on climate change and ensure social engagement across the board.

Other BCSC research documents addressing sustainability in the industry include *Future of Retail Property: Future Shopping Places* and a number of guidance notes: *Guidance Note 46 - Sustainability for the Retail Sector* and *Guidance Note 51: Sustainability and Environmental Design Considerations for Retail Developments (Part L)*. For copies of any of these please visit [www.bcsc.org.uk](http://www.bcsc.org.uk)



BCSC has partnered with Business in the Community to develop **The Exhibition** - a series of stands have been showcased in shopping centres across the UK with key messages on actions to

combat climate change. The Exhibition aims to mobilise the general public into environmental action, encourage dialogue and demonstrate the impact of collaborative action.

This year, BCSC has set up a Sustainability Task Force, bringing together a range of experts to assist in developing an appropriate strategy on sustainability and environmental issues for the retail property industry. The Task Force aims to:

- put in place a sustainability (green) charter suggesting achievable environmental targets that the industry should be trying to attain
- develop a Landlord's Energy Statement for shopping centres
- research into freight consolidation, shared vehicle usage and remote storage (currently under way) which will look at the logistics of moving freight most effectively
- develop good practice guidance providing examples of different aspects of sustainability, looking at waste, energy, social and economic views such as advice on the Energy Performance Certificates and Display Energy Certificates, renewable energy sources, green leases, retro fitting, sustainable practices and guidance for retailers on energy levels
- develop a dedicated web portal that sits on the BCSC website to provide advice, examples of good practice,



web links to and from partner organisations and an opportunity to exchange information.

**Parliamentary Showcase, Developing Sustainable Communities -**  
2-4pm, 16th October 2007,  
Attlee Suite, Portcullis House

BCSC members representing the retail property industry will showcase existing and pipeline projects currently being

developed in town centres across the UK. Local Authorities affected by these developments are invited to the Showcase to meet with exhibiting BCSC members, MPs and senior Government representatives to discuss retail-led regeneration in their local areas. MPs and Peers are invited to talk to BCSC members about the environmental and social responsibilities of the retail development industry in creating sustainable 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 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](http://www.bcsc.org.uk)

# BCSC AT CONFERENCES

## Local Government Association Conference

This year BCSC exhibited at the LGA conference, highlighting resources for guidance on town centre planning for local authorities and working to connect developers and retailers with local representatives.

## Party Conferences

BCSC will be sponsoring the NLGN Conference Fringe events at Labour and Conservative Conferences: *The Lyons Review: Its about more than Council Tax*. These events will look at funding for local Government through alternative means such as supplementary business rates and will also examine how this will affect regeneration projects and the shape of our town centres.

BCSC will also be exhibiting at the 2007 Conservative Party Conference. You are invited to visit our stand, take a look at the range of printed and online resources, and ask any questions about retail property issues affecting your constituency.



BCSC is gearing up for its 2007 Conference & Showcase which will take place from 5-7 November at the Sage, Gateshead. This year the event - which expects to top last year's delegate attendance of 3000+ - will focus on the positive *IMPACT!* that the retail property industry can have on communities and the positive changes that can help strengthen sustainable environments for shopping, working and living.

The event expects to build on the momentum of the very successful 2006 BCSC Conference & Showcase which focused on partnerships and how they underpin the development of sustainable communities and retail-led regeneration.

## BCSC Shopping Centre Management Conference: March 2008, Manchester Central

'Rethink Retail' is the theme for this year's Shopping Centre Management Conference and Exhibition in Manchester, 3-5 March 2008. The event will feature workshops, an exhibition and top-level speakers from retail and retail property management who will focus on creative and innovative ways to ensure the growth of sustainable, thriving retail destinations.



## THE IMPORTANCE OF THE SHOPPING INDUSTRY TO THE UK ECONOMY

The next decade is likely to witness more changes than ever before in terms of where and how we shop - the bulk of these changes fuelled by a combination of changes in design, technology, investment and consumer attitudes.

These are some interesting facts that you might not know about the shopping centre industry which have arisen from BCSC's *Future of Retail Property Research series*.

- The population of the UK is set to grow by 2.8 million over the next ten years, of which 1.6 million will come from net immigration.
- Society is aging; over the next ten years the number of people 45+ will increase by 3.6 million, of whom 2.2 million will be over 55.
- In 2006, 75% of companies believed that the impact of their e-tailing channels had increased their overall sales. Only 11% thought it was eroding in-store sales.
- UK households spend £150 billion per year on transport, compared to government expenditure of only £15 billion.
- At the present time, the UK has approximately 111 million sq m of retail space.

# BCSC RESPONSES

## Planning White Paper - Planning for a Sustainable Future

We strongly welcome the Government's continued support for a positive and proactive **plan-led planning system** and, above all, its commitment to the **'town centres first' approach** to investment in town centres for retail developments - a commitment to economically-successful town centres.

However, we are concerned that having developed a successful 'town centre first' policy which has created long-term

confidence in the industry, any suggestion of policy relaxation or change, especially with regard to the 'need' and 'impact' tests, could undermine this confidence that has encouraged regeneration projects in medium-sized and smaller centres, as well as our large towns and cities.

Our primary concern is to improve the **effectiveness of the 'town centre first' policy**. Any changes made to how proposals for out-of-centre developments that are not in accordance with the development plan are

assessed should improve rather than reduce the effectiveness of the policy. We strongly welcome reassurances from the Government who aim to find a more effective assessment framework to look at the impact developments will have on our town and city centres.

## Draft Local Transport Bill BCSC strongly supports

partnerships between public agencies and private operators and welcomes the proposals to ensure that partnerships work better within the new transport bill, making partnership contracts the preferred choice over quality contracts. BCSC want to make sure that Community Transport is more accessible and new routes match the growing demand for flexible transport during evenings and weekends.

If mandatory road pricing is implemented BCSC is concerned that many of the greatest losers would be retailers as consumers

opt to drive elsewhere rather than pay for entry into an area. However voluntary opportunities could work to provide consumers with more choice, more efficient travel and better access to shops.

## MP'S PORTAL:

## WWW.BCSC.ORG.UK/MPPORTAL

In 2006 BCSC launched a web portal on the BCSC website ([www.bsc.org.uk/mpportal](http://www.bsc.org.uk/mpportal)). This facility provides MPs with regularly updated information on topics such as pipeline projects and ongoing developments, BCSC responses to Government consultations, information about the work of BCSC in Scotland, Wales and Northern Ireland and links to the series of research projects undertaken by BCSC over the last 18 months on the *Future of Retail Property*.



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**BCSC**  
SHAPING RETAIL PROPERTY