



THE WEST BERKSHIRE PROPERTY FORUM

THE FUTURE OF THE HIGH STREET

A seminar for property professionals
in the West Berkshire area



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Agenda



- **The Future of the High Street** - David Jones, Evans Jones
- **John Lewis & Partners** – Kate Keogan, Branch Manager
- **Thames Valley Berkshire LEP** – Tim Smith, CEO
- **Evans Jones** - Mark Campbell, Principal Planner
- **Morse Webb Architects** – Ian Blake, Director



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Why should we worry?

- £1 in every £5 spent on *line*
- Footfall down 4.2% Nov '17 to Nov '18 (3m fewer shoppers)
- 1,300 store closures in same period
- Over 7 million sqft empty retail space
- Ongoing cycle of store closures and new store openings
- Pressure on retail rent, CVAs
- 75% of respondents saddened by decline of UK High streets
- 25% indifferent to decline



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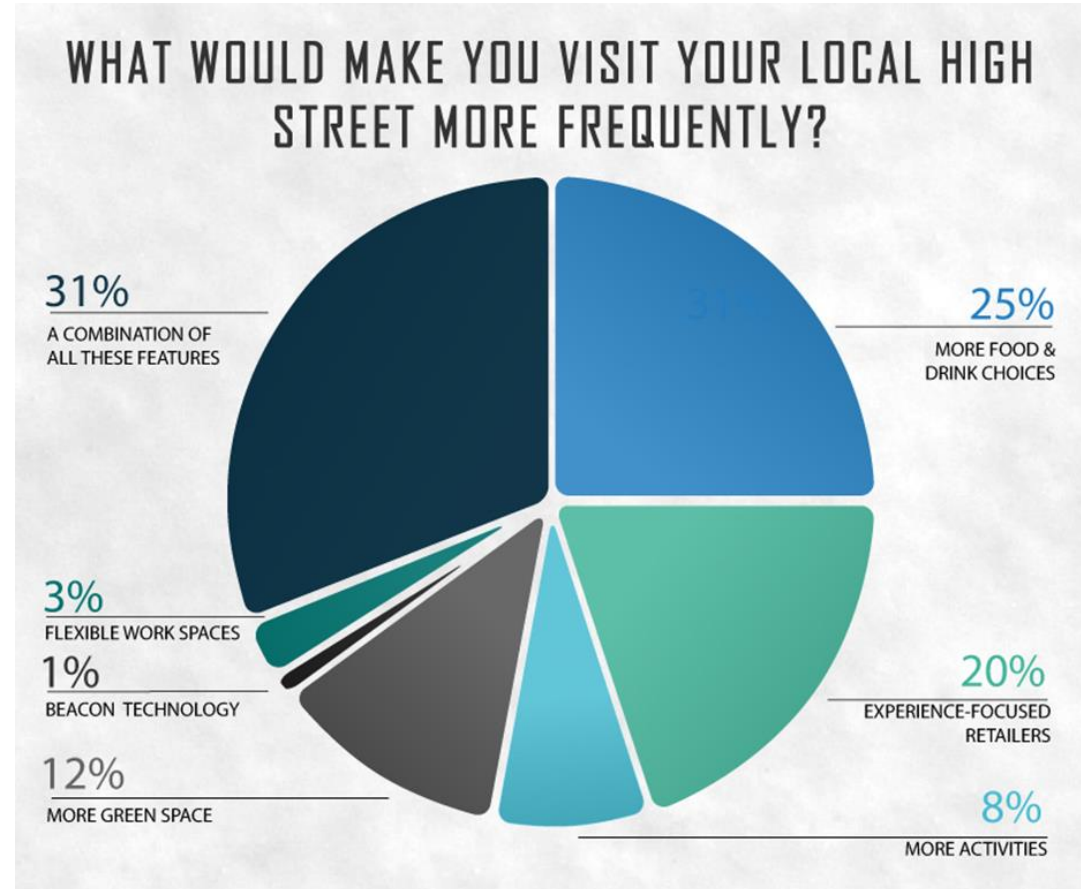


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What is the future?



Survey conducted by ABC Finance 2018 



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THAMES VALLEY
**CHAMBER OF
COMMERCE**
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Thames Valley Berkshire LEP

local growth...
national impact



“Local Enterprise Partnerships are business led public-private partnerships entrusted with investing public funds to drive growth England. Together they are responsible for a significant amount of public funding to drive inclusive growth, increase prosperity and improve productivity”

HMG, November 2018

Strategy

implement a Strategic Economic Plan (SEP) to 2020/21 and develop a Local Industrial Strategy (to 2030) by early 2020

Allocation of funds

identify and develop investment opportunities, prioritising the award of local growth funding, and monitor and evaluate the impacts of activities to improve productivity across the local economy

Co-ordination

bring together partners from the private, public and third sectors to implement strategy

Advocacy

collaborate with a wide-range of local partners to act as an informed and independent voice for Thames Valley Berkshire

...LEPs will adopt a **single mission**: to promote *productivity* by delivering Local Industrial Strategies





Thames Valley Berkshire

Impact Report 2018 - 2019

Our starting point - productivity

The Cisco UK Productivity Index (2019) suggests that productivity in all local areas of Berkshire is above the “industrial benchmark”

Slough stands out – it is over 50 percent more productive than its industrial makeup alone implies

Local area	Rank (out of 391)	Index
Slough	3	153.7
Reading	16	126.9
Wokingham	19	124.8
Windsor and Maidenhead	36	116.5
West Berkshire	38	116
Bracknell Forest	64	109.7

Source: The Cisco UK Productivity Index
https://www.cisco.com/c/dam/m/en_uk/productivity/pdf/cisco-productivity-index-report.pdf

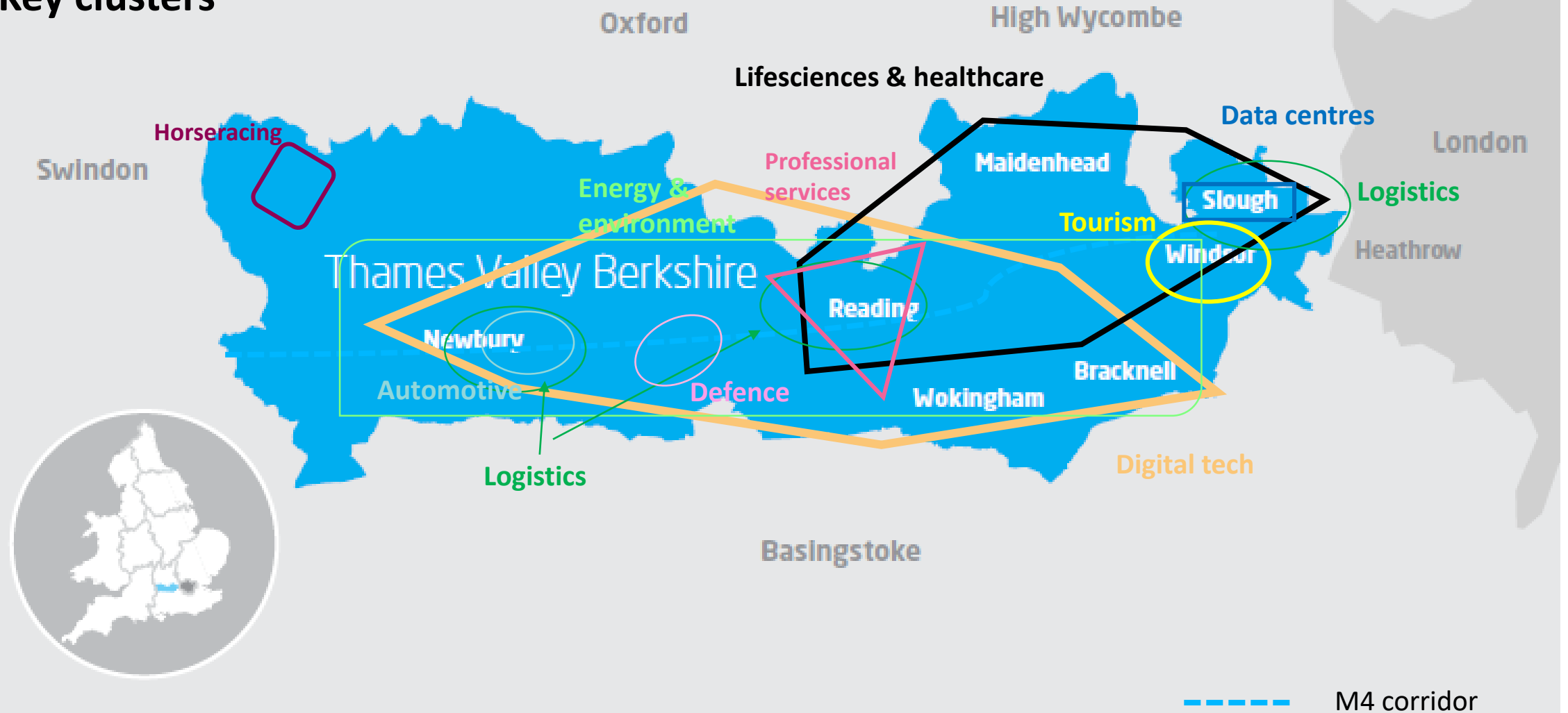








Key clusters



The BLIS and the High Street

Support the role of Berkshire's town centres as economic hubs:

- Berkshire's town centres – both major ones, and within smaller market towns – are undergoing major changes as the retail sector is restructured and the role of High Streets develops. They need to function as economic and cultural hubs.
- We will work with local authorities to develop alternative strategies for Berkshire's High Streets, positioning them as places for enterprise, innovation and culture in a broader sense.
- We will support the conversion of underused spaces into cultural venues or affordable spaces for early stage (including creative) businesses.



Stronger Towns Fund

- £1.6 billion Stronger Towns Fund for England
- £1 billion allocated using a needs-based formula
- Formula targets funding at those places with economies that are performing relatively less well to the England average, whose residents are living on lower incomes, and where larger proportions of the population have low skill attainment
- Of the £1 billion, £37m will be allocated to the South East (not Berkshire)
- £600 million available through a competitive process



Future High Streets Fund

- £675 million *“to help local areas make their high streets and town centres fit for the future”*
- £325 billion added to Fund by MHCLG
- Eols in March 2019 from Bracknell, Slough & West Berkshire (Thatcham)
- 101 towns to benefit; none in Berkshire



Historic High Streets

- £95 million “*to revive historic high streets*”
- £14.3 million to London & South East
- Reading to “get a share”



The High Streets Task Force

- Set-up to strengthen local leadership in high streets and town centres
- Offering information, advice, training, knowledge and guidance
- Data dashboards: to help local leaders know that their projects are making a difference
- Offering bespoke guidance through a network of HSTF experts and mentors
- Delivered by a consortium of experts, experienced place leaders and organisations
- Led by the Institute of Place Management at Manchester Metropolitan University
- Work with local authorities, SMEs, big businesses, property and finance across England
- Offering support to applicants of the Future High Street Fund from September 2019
- Launching in full, 2020





Contact

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Find out more:
thamesvalleyberkshire.co.uk



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@TVBLEP



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**Thames Valley Berkshire Local
Enterprise Partnership**

Planning and the High Street

Mark Campbell, Principal Planner



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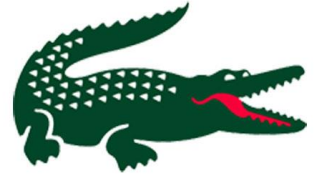
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Current Situation

What planning tools are available?



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Planning Tools

- Development Plan
- SPD's and Design Guides
- Area Action Plans
- LDOs
- NPPF
- Retail Impact Assessments
- GPDO



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Is it working?

Are the tools having any effect?



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Grim Reading

- Nearly 3000 shops shut
- Proportion of empty shops at 10.3%
- Greater online sales
- - 2% change year on year footfall
- 106,000 jobs lost since 2016



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Here is the traffic news. Jams are building on the A35 as the relaxation of the planning laws take effect.



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Placemaking requires a **multi-faceted approach** encompassing:

- Management of public spaces
- Local community assets
- Inspirational spaces
- Spaces that promote health and wellbeing



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What can be done?

Do we need new tools?



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Radical Planning?

- Policy support for tech innovations?
- Less protection, greater flexibility?
- Fully mixed use?
- Re-evaluate transport links?
- Assess scope of GPDO?
- Zonal Planning?



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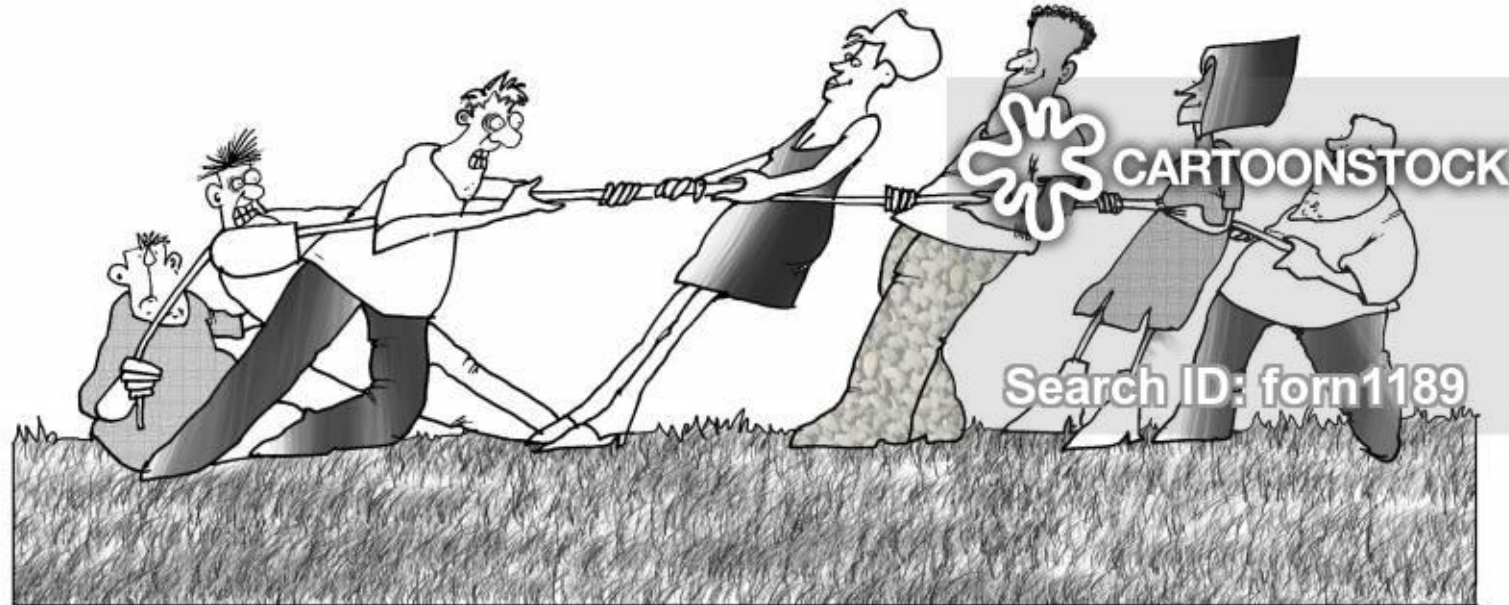


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IT'S EASIER IF WE ALL PULL TOGETHER



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Any questions?



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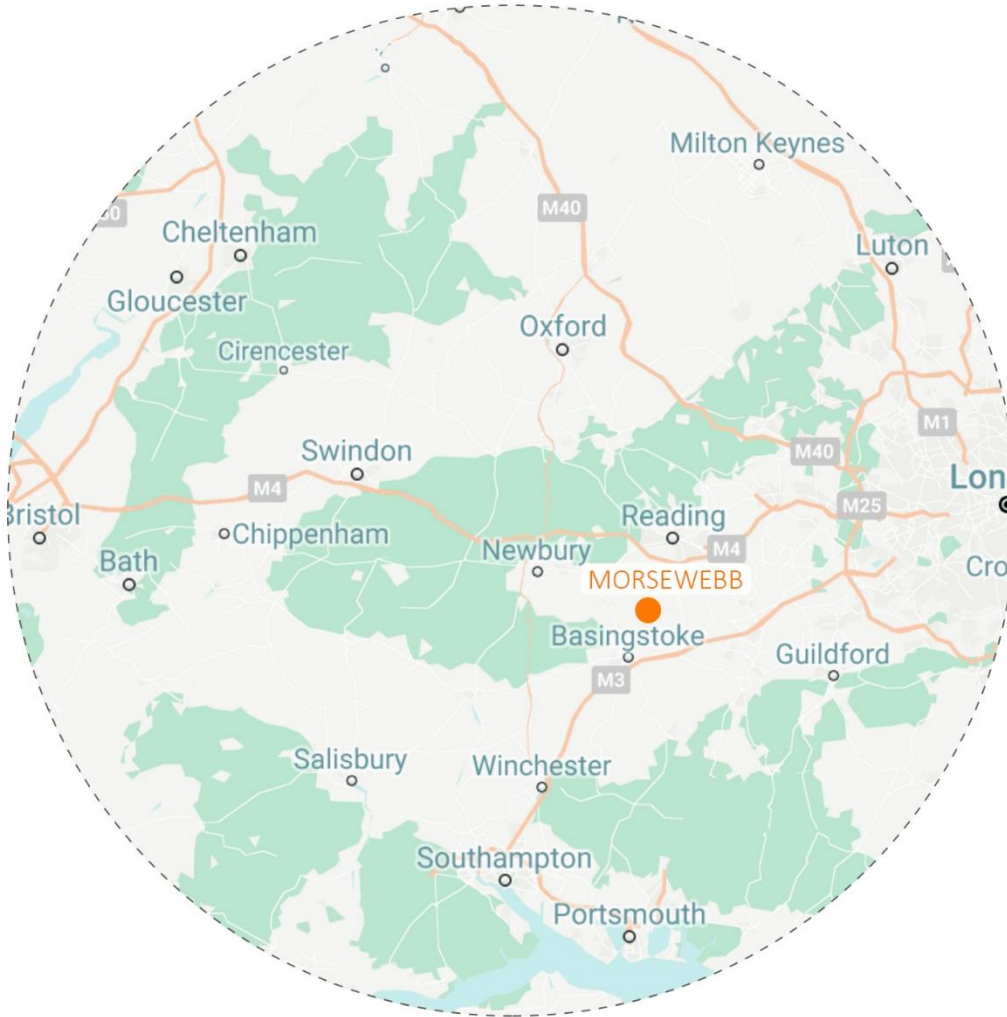
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Ian Blake

Morse Webb Architects

The Future of the High Street?



- **Education**
- **Residential**
- **Retail & Leisure**
- **Workplace**
- **Healthcare**
- **Architecture**
- **Masterplanning**
- **Interiors**
- **Conservation**
- **Project Management**



Shearer Property Group
Standard Life Investments
 187 apartments
 270,000 sqft retail space

Parkway Berkshire

Grimsey Review 2 A Changing Landscape for Town Centres
Montagu Evans (July 2018)

- Accept there is too much retail space
- Town Centres must become places where people want to
WORK
REST
& PLAY
- Bring back a variety of uses including;
Residential
Cultural
Sports
Entertainment...
- Variety and differentiation are essential to attract visitors
- No one-size-fits-all approach

It's Time to Take Placemaking Seriously

from Workman Placemaking July 2019

- No longer means simply “**making a place**”
- U+I Deputy Chief Exec, Richard Upton, speaking in March, said

*“Placemaking is as much about the building as drinking is about the glass. You need the glass, but **the real story is about the contents**”*

- Success of retail, commercial and mixed-use assets are increasingly determined by provision of quality experience.
- Local solutions with independent operators and local stakeholders.



Placemaking...

APRIL
Easter Bunny Hunt
Saturday 6th - Monday 22nd
Puddle Jumping - Sunday 14th

MAY
Crafty Craft
Bank Holiday Monday 6th
Bike Display - Saturday 18th

JUNE
BBQ Festival - Sunday 16th
Vegan Market - Sunday 23rd

JULY
Jazz & Blues
Saturday 13th | Sunday 14th

AUGUST
Newbury Rocks
Saturday 3rd | Sunday 4th

SEPTEMBER
Back to School
Saturday 7th | Sunday 8th
Chilli Festival - Sunday 15th

OCTOBER
Halloween Haunt Hunt
Saturday 26th - Sunday 3rd

NOVEMBER
Christmas Lights Switch On
Sunday 17th

DECEMBER
Santa Run - Sunday 1st
Christmas Sing-Along (TBC)
Friday 13th

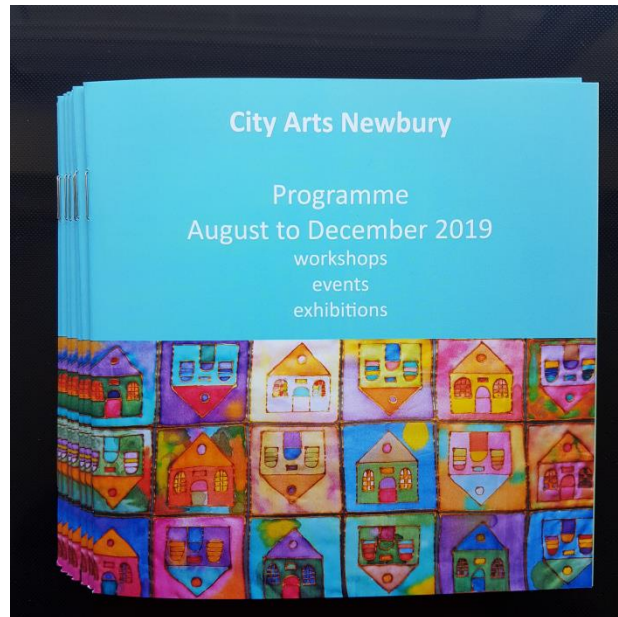
**VISIT
NEWBURY**
part of
NewburyBID
2019



Business Improvement Districts (**BIDS**)



Newbury **Events**



Newbury Events & Pop-ups



Street Food Market **Copenhagen**



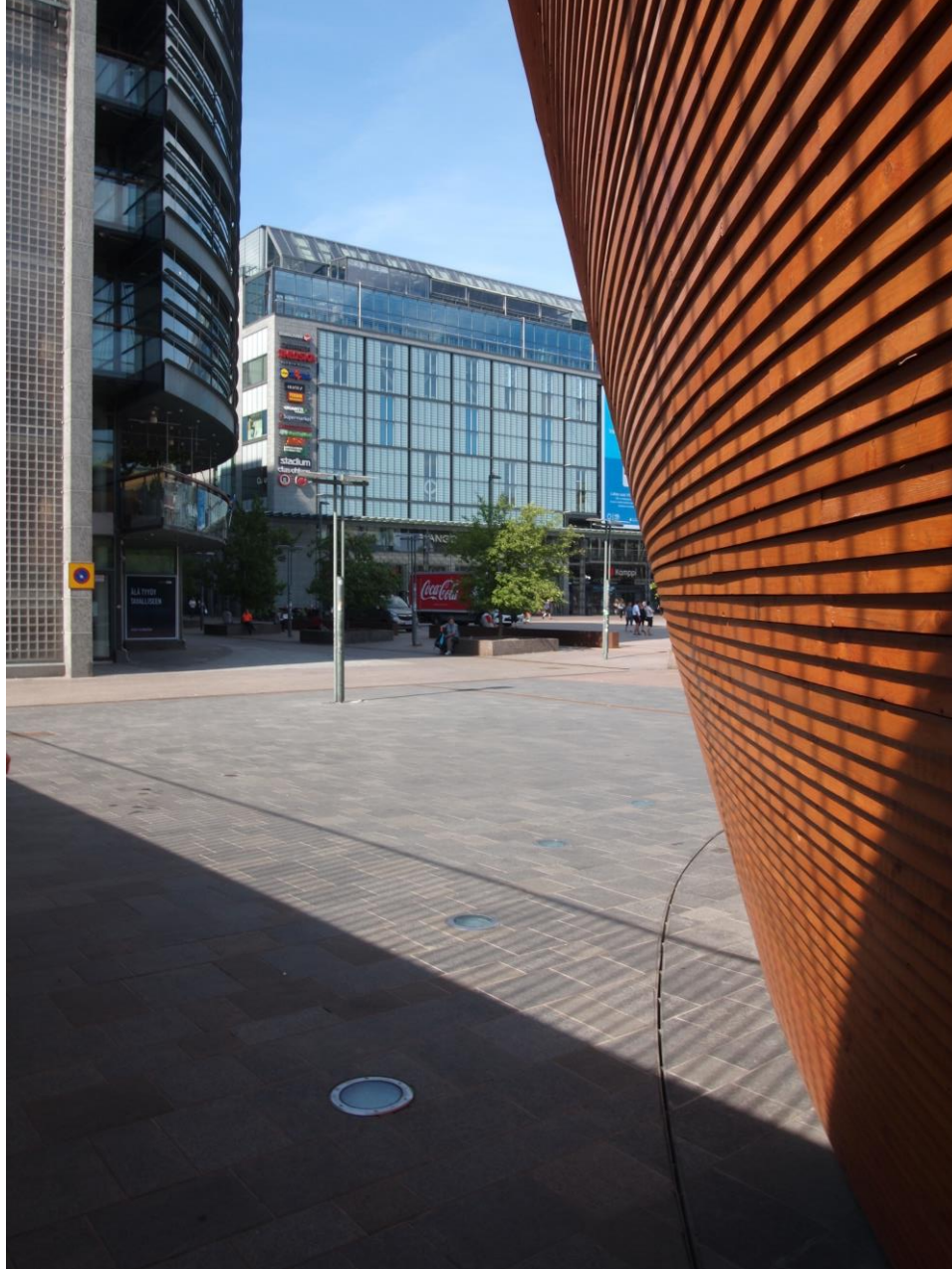
Fish Market **Lisbon**



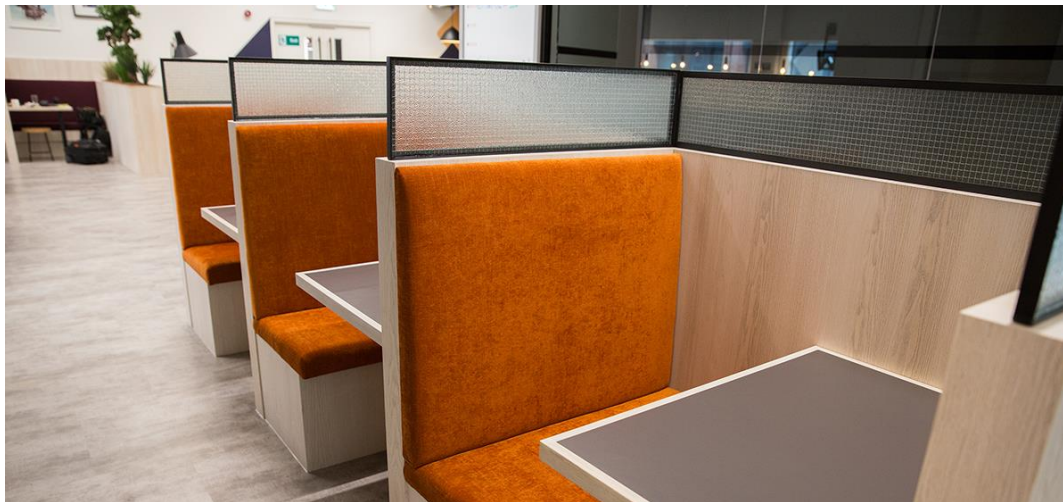
Ofelia Beach **Copenhagen**



Mixed-use Streetscape **Copenhagen**



Plaza Narinkka & Kamppi Chapel **Helsinki**



Co-Working - The White Building Reading



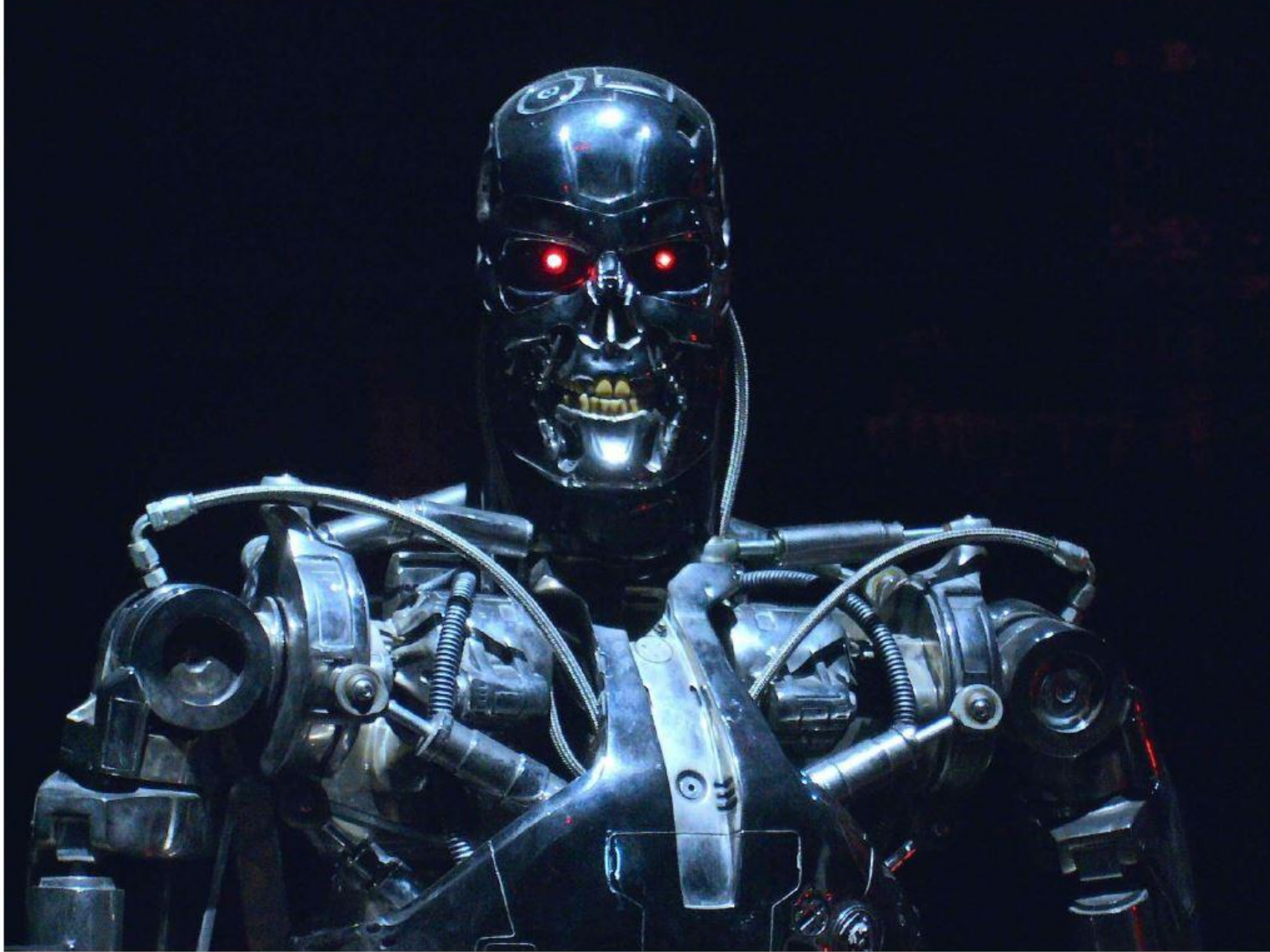
Urban Living - Market Street & Parkway Newbury



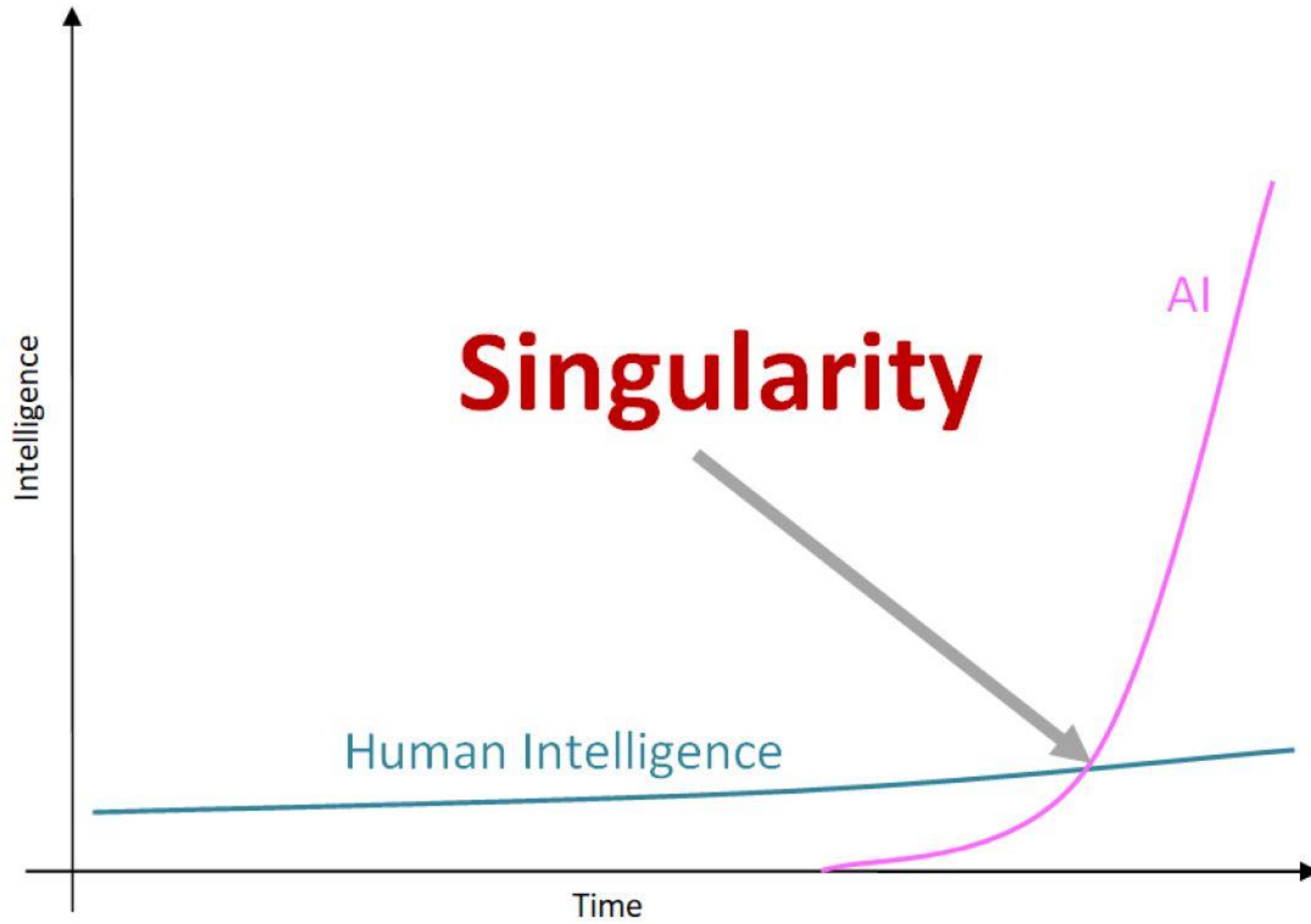
“Technological **Singularity** is the hypothesis that the invention of artificial superintelligence (ASI) will abruptly trigger runaway technological growth, resulting in unfathomable changes to human civilization.”

Essentially an explosion in machine-based super-intelligence.

above extract from
The Future of Property & Finance Presentation
by Property Finance Group March 2019

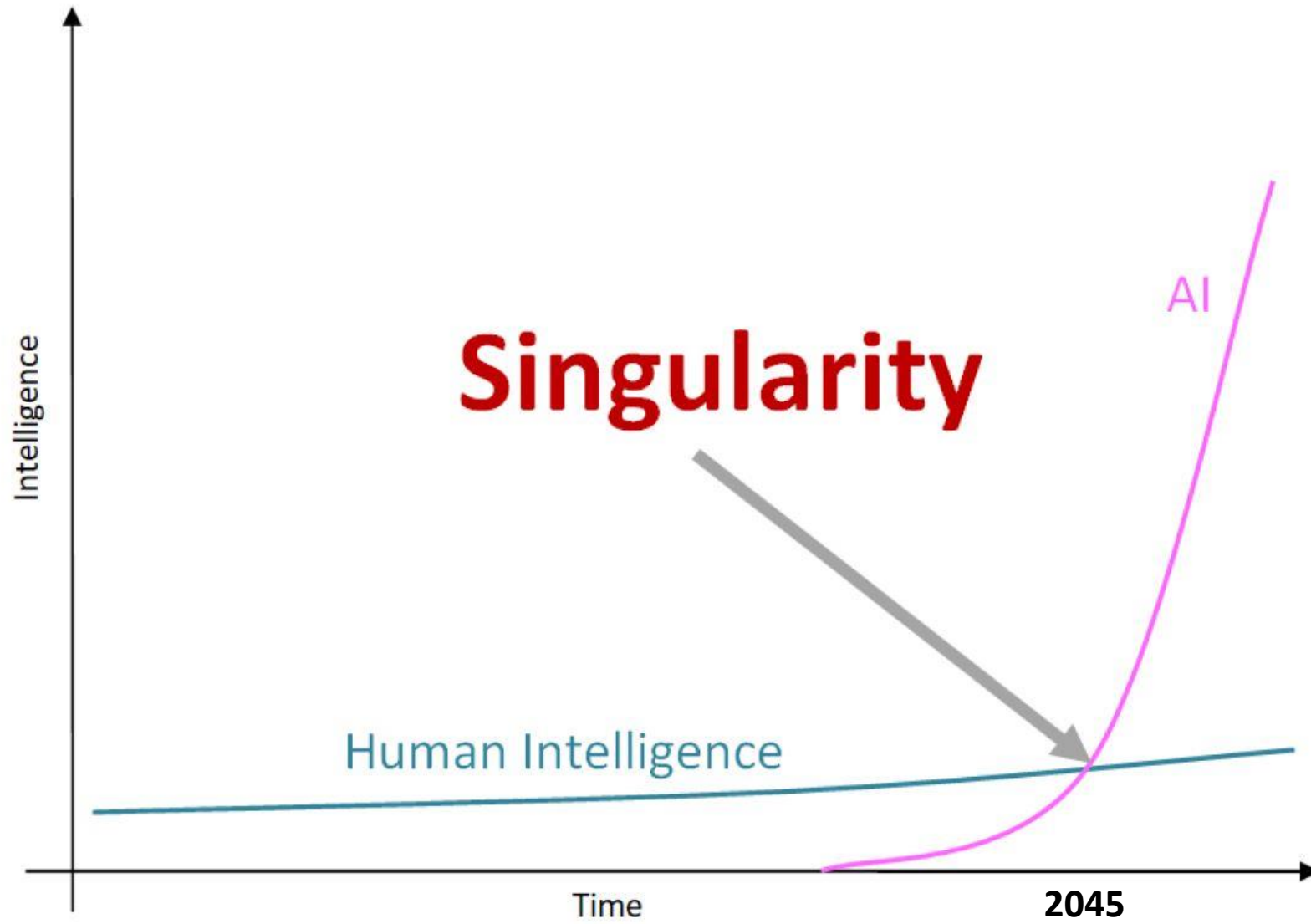


Artificial Intelligence



Property Finance Group March 2019

Artificial Intelligence



Property Finance Group March 2019

Artificial Intelligence... **takes over**



Artificial Intelligence... **Now**



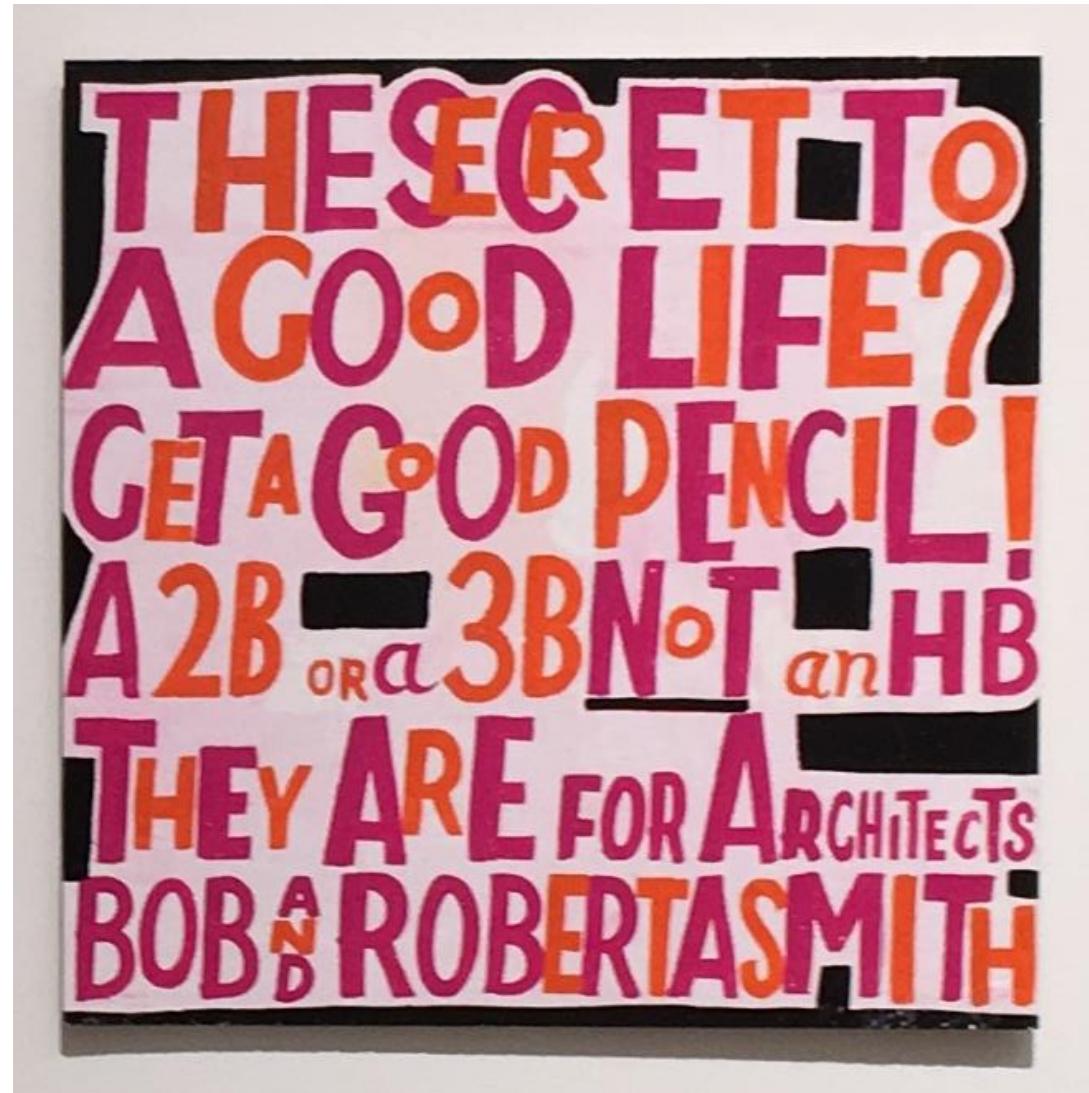
BT Tower Newbury



BT Tower Newbury



The “Vetail Park”



...The End

Any questions?

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