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Surveying



Access



#### Agenda



- Swindon and Wiltshire Local Enterprise Partnership (SWLEP): Paddy Bradley
- Is the planning system fit for purpose for the 21st century?: Evans Jones
- Evolving workspaces: Kerr Office Group















### The Swindon and Wiltshire Local Enterprise Partnership

Swindon and Wiltshire Property Forum 12<sup>th</sup> June 2019



supporting



skills growth



transport c



digital capability



place shaping





of investment
secured for projects
between 2014-2021
including £169m from the
Local Growth Fund



+18%

more start-ups in 2014 compared to economic boom of 2007



Top 5 business locations in England



Centrally located with excellent connections



An attractive location for foreign businesses

7th

Highest in England for employment for science, research, engineering and technology fields

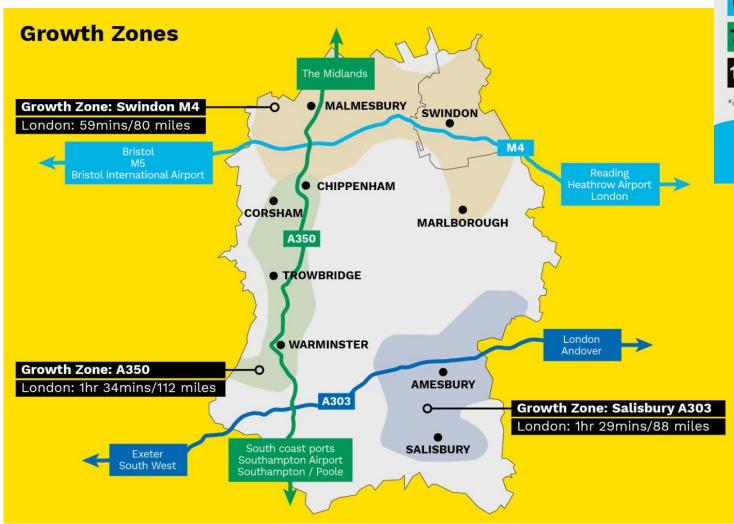


Highest in England for business R&D expenditure



Most competitive LEP area among 38 in England





24%
A350 Zone

13%
A303 Zone

7% Chippenham & Corsham\*

15%
The rest of S&W
\*counted in both M4 and A350 Zones

GVA by Growth Zone



- Growing Places
   Infrastructure Fund
- Investment Prospectus open call
- £8.68m revolving loan fund
- To provide loans, investments and grants to businesses (prioritising small and medium sized enterprises) in Swindon and Wiltshire to support innovation, enterprise and growth.





The commitment of the SWLEP to skills development

First strategic priority of our Economic Plan

Supported by Local Growth Deal Investment

**Strategic Objective 1:** Skills and talent - we need an appropriately skilled and competitive workforce to achieve our growth ambitions.





The SWLEP has identified four themes in its Skills Plan under which action will be progressed to achieve this objective. These are:

 Improve the skills system. Making the education and skills system more effective and

#### Priority actions

#### Skills system:

- Ensure there is a robust and responsive post 16 education and skills sector operating to meet the needs of learners and employers which is financially efficient, sustainable and operates from campuses which are fit for purpose;
- Improve progression routes to employment in the post 16 education sector, with strong employer involvement in the curriculum to ensure improved employability;
- Deliver options to enhance higher education participation across Swindon and Wiltshire meeting the demand for higher level and degree-level qualified employees locally; and
- Ensure that the learning and skills offer reflects the needs of the area, including the priority sectors, providing effective Science Technology Engineering and Maths (STEM) skills.

#### Skills for growth:

- Develop a skilled and competitive workforce meeting the needs of employers;
- Develop higher level skills provision through smarter engagement between the higher and further education



## LGD Investment in Skills Wiltshire College

Salisbury Campus - £13.83m

**Lackham Campus - £8.2m** 









Brokering University level courses to meet business needs in the region



Impartial guidance on apprenticeships and organisational development

Supporting **109** local businesses across multiple sectors

The **triage** service for skills support through the Growth hub.









3. Institute of Technology (IOT)



1 in 3 Swindon businesses face a skills gap issue



**Businesses** 





A STEM based higher education offering aligned to local industry needs



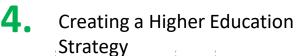


**£4** million ESIF investment

Supporting **82** local businesses within the construction sector



Engaging **503** learners in the construction industry





Data provided by UKCES **80%** Working Futures, suggests % required for new roles in these sectors requiring level 4+ skills.



Creation of a LEP wide HE strategy to address the long-term issue and highlight options

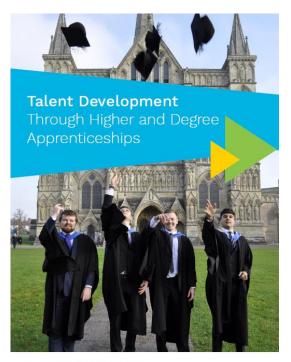








Strategy guidance in a series of e-books





Research, Design and Manufacturing of New Energy Vehicles in Swindon & Wiltshire









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#### Any questions?







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#### Welcome

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# Is the planning system fit for purpose for the 21st century?

#### **Main Topic Points**

- Delivery of Housing
- Response to Change











#### What is the planning system?













#### What is the planning system?

- Legislative and Regulatory Framework to control development;
- Two main functions
  - Policy Making
  - Decision Taking











#### Delivery of Housing







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#### Where are we now?

- Housing Crisis in England
- Gov aspiration 300K per year
- Circa 222K provided in 2018











#### What Planning Tools are there?

- NPPF, Local Plans, NDPs, PD
  - Standard Methodology
  - Tilted Balance
  - Housing Delivery Test











# Is the planning system delivering enough housing?





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#### Head of the NAO said:

"From the <u>flawed method for assessing the number of homes required</u>, to the failure to ensure developers contribute fairly for infrastructure, it is clear the <u>planning system is not working well</u>. The government needs to take this <u>much more seriously</u> and ensure its new planning policies bring about the <u>change that is needed</u>."











#### What can be done to fix it?





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#### Possible solutions?

- Return to Regional Planning?
- Deregulation?
- Increase of PD rights?
- "Requirement" to cooperate?











#### Response to change







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### What changes does planning face?

- Significant High Street issues
- Employment changes
- Move towards electric cars
- IT advances











# How does the system currently deal with change?





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#### Answer:







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#### What can be done to fix it?





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#### Possible solutions?

- Quicker Local Plan process?
- Greater use of LDOs?
- Future proofing decisions?
- More flexible uses?











#### Verdict:







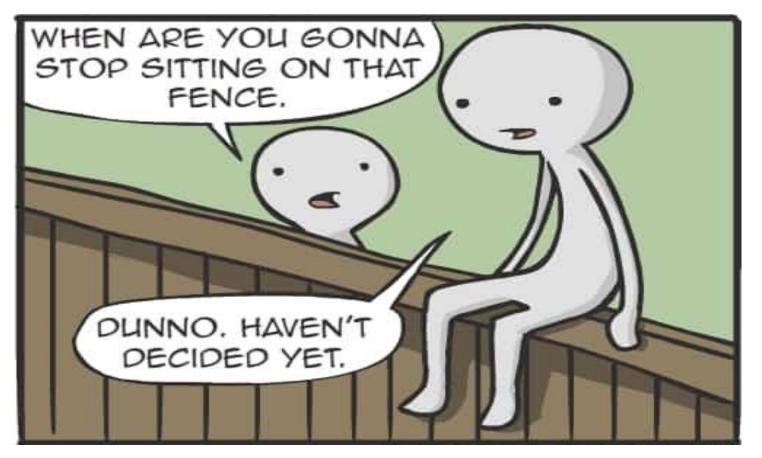
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#### Verdict:







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#### Any questions?







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# Evolving workspaces

Top office trends for 2019



#### "Office design is the greatest asset to business success"





#### Challenges of the modern-day workspace

- Large office-based firms could collectively find an extra 131 million square feet within their existing real estate
- The cost to big businesses in England and Wales of this hidden space exceeds £10 billion a year
- A third of office space in England and Wales is underused, equivalent to an area the size of Slough



### The age of Coworking / Flexible Space

- 'Flat White' culture
- High quality building services
  - Kitchen, coffee, beer
  - Outside space
  - Casual seating
  - Plants
  - Games
- The value of communities
- High set-up cost
- Competition



#### Outgrowing coworking: The Rise of Cat A+

- Almost as comprehensive as a tenant's fit-out instruction.
- 'Plug and play' space with full functionality, including data fibre and cabling
- Requires more up-front investment from the developer or landlord, it allows them to secure tenants sooner and eliminates the need for rent-free periods because the space is ready to go from day one.



### Key interior design trends

- Biophilia
- Audio privacy
- Relaxation spaces
- Gym / Fitness / wellbeing space
- Brand integration
- Worker profiles
  - Anchor
  - Agile
  - Nomad



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#### Any questions?







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