



PUBLIC SECTOR RETAIL-LED REGENERATION

It is vitally important that town and city centres are successful and viable. Successful retail regeneration schemes don't just offer better shopping opportunities. Retail-led regeneration can be the catalyst for wider regeneration, incorporating parking, residential, leisure and important public and community uses.

All this is possible if public and private sector organisations work together in well-planned partnerships. Each sector has its own strengths, but retail-led regeneration will only be a success if both sides recognise their own, and each other's, roles and responsibilities.

High quality design is vital too; both for the new development and any associated public areas, as are sustainable design and building technologies. And let's not forget that it's all about creating places that the public will want to visit and that will engage the community.

With our support, you can achieve all of these.

HOW WE CAN HELP

We at CB Richard Ellis have detailed experience in all sectors of the property market, letting us find you the best partners for your regeneration projects. We'll make sure you are offered the best possible financial terms and that everyone involved recognises the various perspectives of investors, developers, land owners and occupiers.

Supporting you from the start

We can work with you right from the start. Commission us to do a feasibility study and we will offer you robust, reliable advice, using co-consultants where necessary.

Getting the right partners

We'll manage the marketing, encouraging prospective developers to put forward high quality proposals. We'll make sure the marketing complies with all legal requirements too. Our team can critically appraise the detailed submissions and make clear recommendations to help you select the right developer for your project, taking into account the results of public consultations.

Making it a success

Our clients benefit from our comprehensive advice on implementation. We'll help you to address the fundamental financial requirements and give you support with legal documentation. And we can help you balance the need for "best consideration" with the wider benefits that retail-led regeneration can offer.

KEY CONTACTS

**Sarah Whitney | Managing Director
Development & Regeneration**
t: 020 7182 2957
e: sarah.whitney@cbre.com

Stephen Clark | Senior Director
t: 020 7182 2122
e: stephen.clark@cbre.com

Jeremy Freeman | Senior Director
t: 020 7182 2126
e: jeremy.freeman@cbre.com

Neil Parlett | Senior Director
t: 020 7182 2124
e: neil.parlett@cbre.com



RECENT PROJECTS

Cambridge City Council

We helped Cambridge City Council as it undertook a major retail development in the city centre. We supported the proposed development at a planning inquiry, advised on a legal and financial settlement, and represented the Council at a CPO inquiry. With our support, the Council has been able to secure this complex 425,000 sq ft redevelopment project in partnership with Grosvenor & USS, with its specific challenges that included ensuring car parking served both the redevelopment and the city centre, and supplying a temporary store so that the primary retailer, John Lewis, could continue to trade.

Exeter City Council

We have acted as advisor to Exeter City Council on a major city centre retail redevelopment: the award-winning 400,000 sq ft Princess Hay, which incorporates 100 residential units. We negotiated with major land owner, Land Securities, and consulted on the compulsory purchase process, including presenting evidence at the inquiry.

Southgate Centre Project, Bath

Our team worked with Bath and North East Somerset Council to address its concerns about the Southgate Centre Project, which involved the redevelopment of a shopping centre to add new retail outlets, leisure and residential areas and a transport interchange. In particular, we supported the Council successfully in negotiations as it addressed the quality of design, future ownership and stewardship of the scheme, and the financial return to the Council.