



**Communities invest, develop and
build the places they want**

Big Local May 2016

George Grace (Founder, TownCentred, Bristol)

Regenerate, Revitalise, Refresh, Renew, Revive, Reconsider High Streets & Town Centres

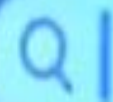


**BIG
IDEAS**

**PROVEN
PARTNERSHIPS**

Projects in SW

- Bedminster **Town Team**, BID and Developer Partnership
- Gloucester Road **BID**
- Patchway Town Centre **Retrofit**
- Southmead **Revitalisation and Retrofit**
- Weston-super-Mare Town Centre **Vision**
- Clevedon **Economic Plan and BID**
- Bournemouth Local Asset Backed Vehicle (**LABV**)



Scan it



Snap it

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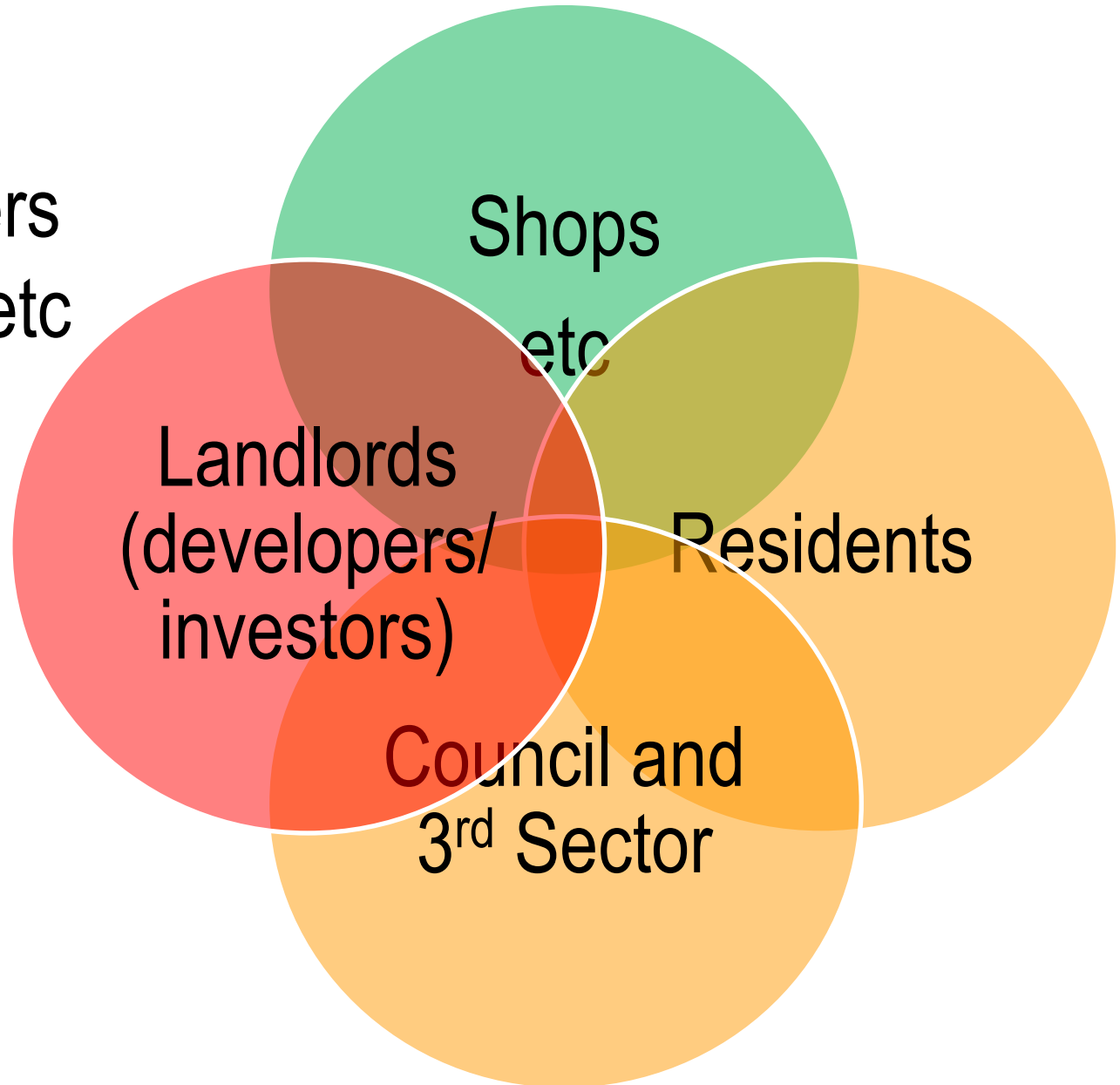
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Anatomy Urban Centres – stakeholders

Agenda

1. Shop owners
2. Landlords etc



Shop Owners

Business Improvement District 'BID'

- 1. Consult** businesses and produce biz plan:
 1. Marketing and promotion
 2. Street improvements
- 2. Ballot** businesses to pay more rates (c2%)
- 3. Few hundred businesses** => £1-200,000 pa

Bedminster Town Team & Business Improvement District (BID)
Annual Report 2013/2014

BS3T for Business





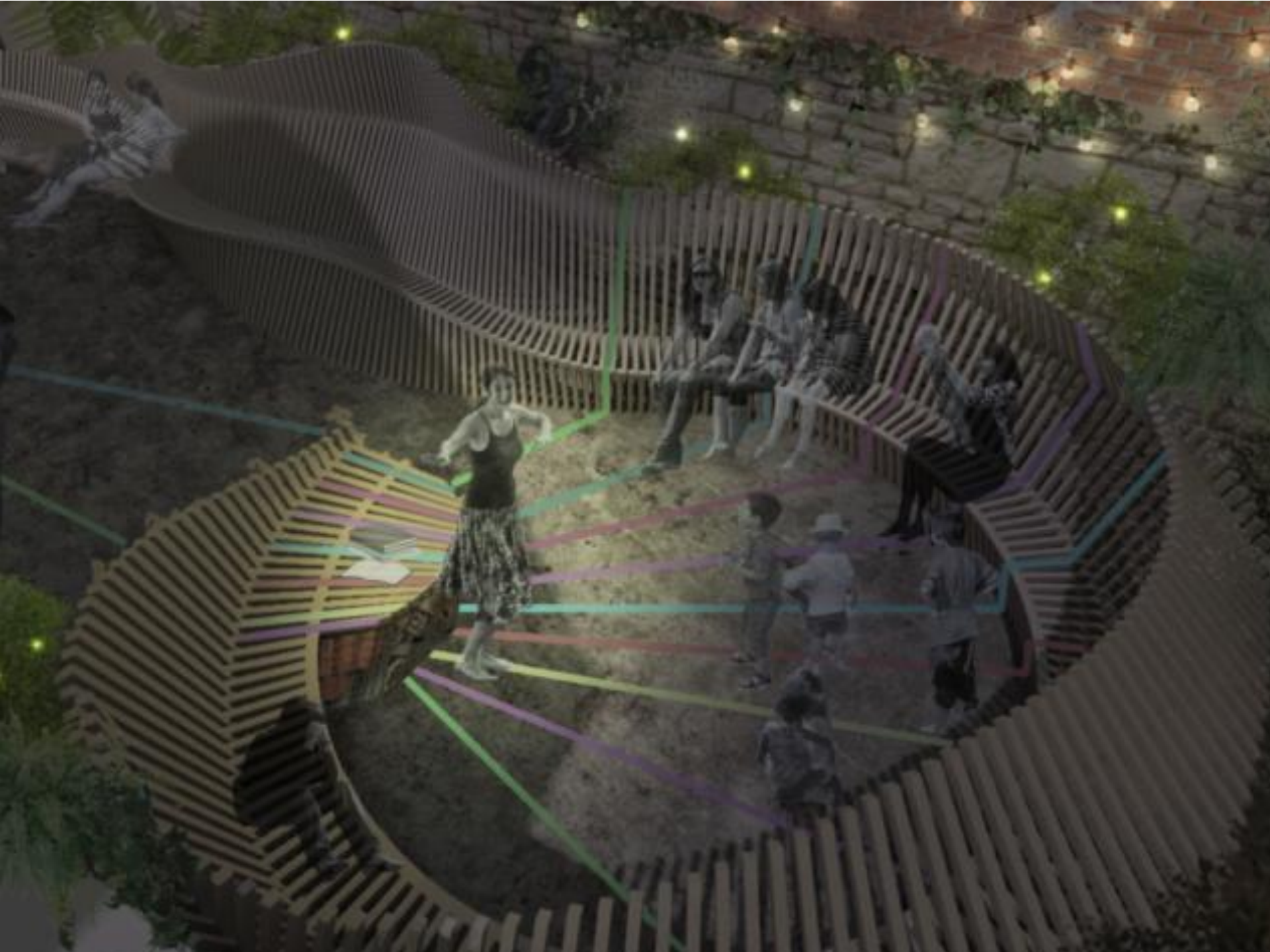
Events

The Elf Takeover

A troupe of 100 mischievous elves will peer from windows, trees and streets across Redminster throughout the festive season, designed and decorated by local artists and schoolchildren. Elf seekers can check out special candy check-points to record

how many they've found and even get a photo with an Elfie stick. Stripy nights and pointy shoes are strongly encouraged.
Redminster
Throughout December
www.redminster.org.uk

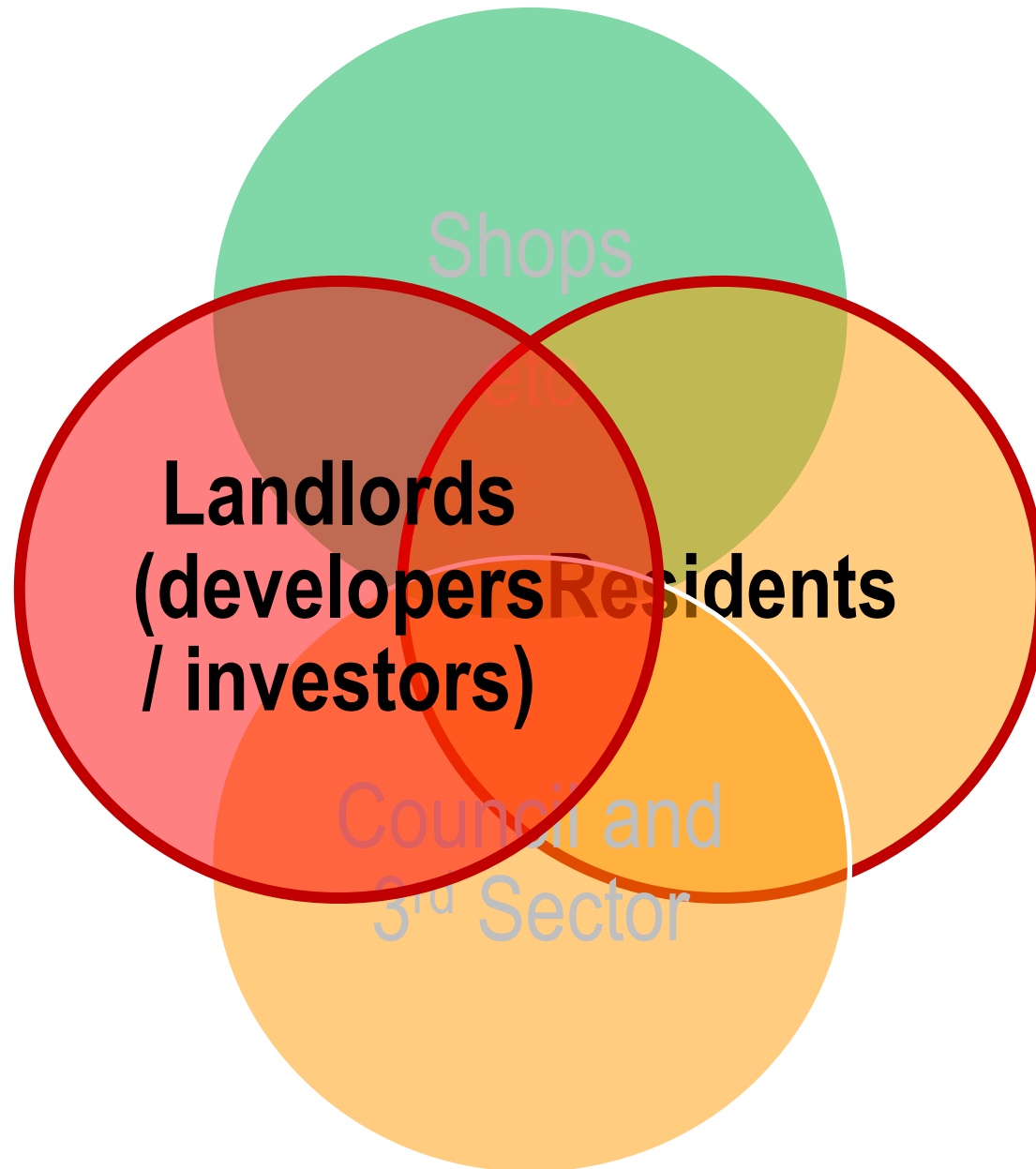




Agenda

1. Shop owners
2. Landlords etc

Landlords





 **TOWN
TRUSTS**
communities building the places they want

**Enable communities to
invest in and own their
town, neighbourhood or
village centres and
develop and build the
places they want.**

- 20% + house values
- CIL, NHB, EZs
- EIS etc

Crowd funding

Low cost housing,
living, carbon

Better health,
transport, economies

Save high streets,
greenbelt, countryside

DENSIFICATION

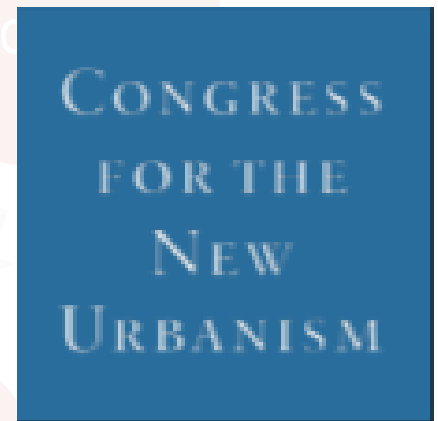
'Town Trusts' - Community Enablers



Town Trusts Community Enablers

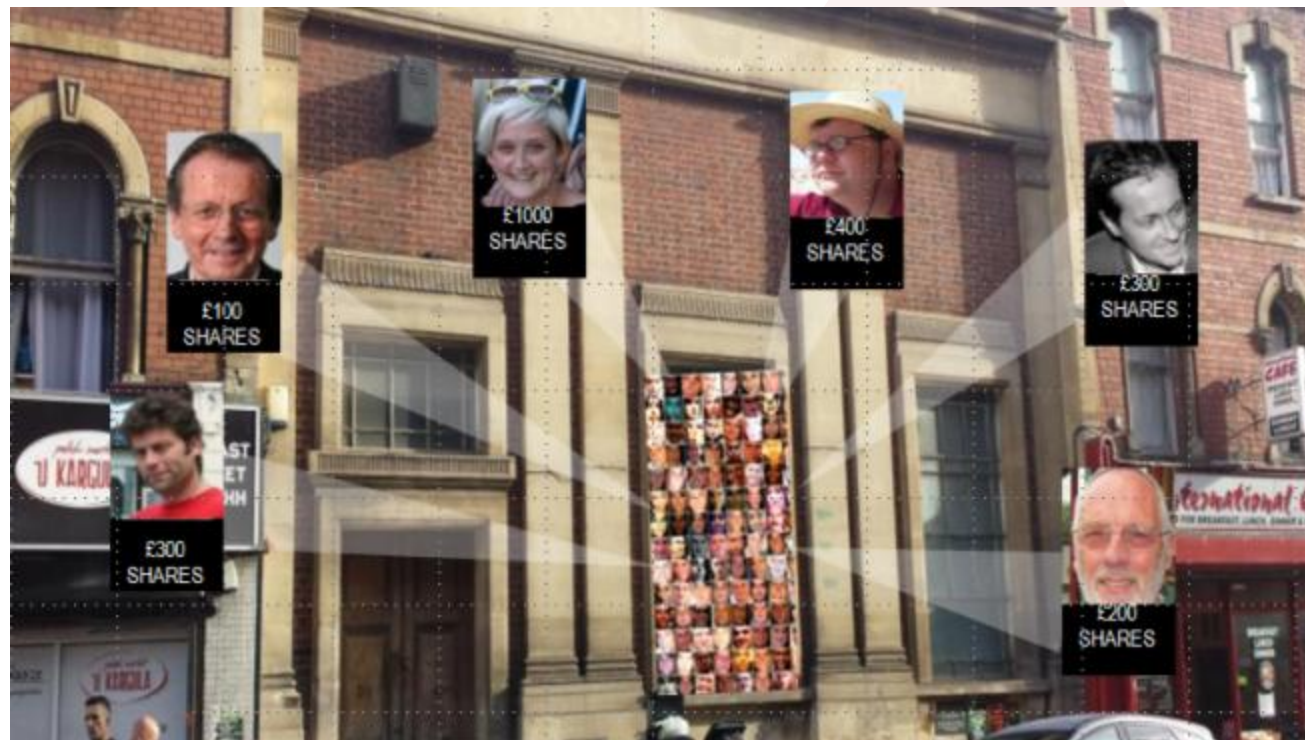
1 Strategy

ie videos, metrics (esp catchment), a 'MOOC'



Restoration of existing urban centers and reconfiguration of sprawling suburbs into communities of real neighborhoods





Invest in Bedminster's future for as little as £100. Earn a projected 8% annual return.

2
Process

4
Resource

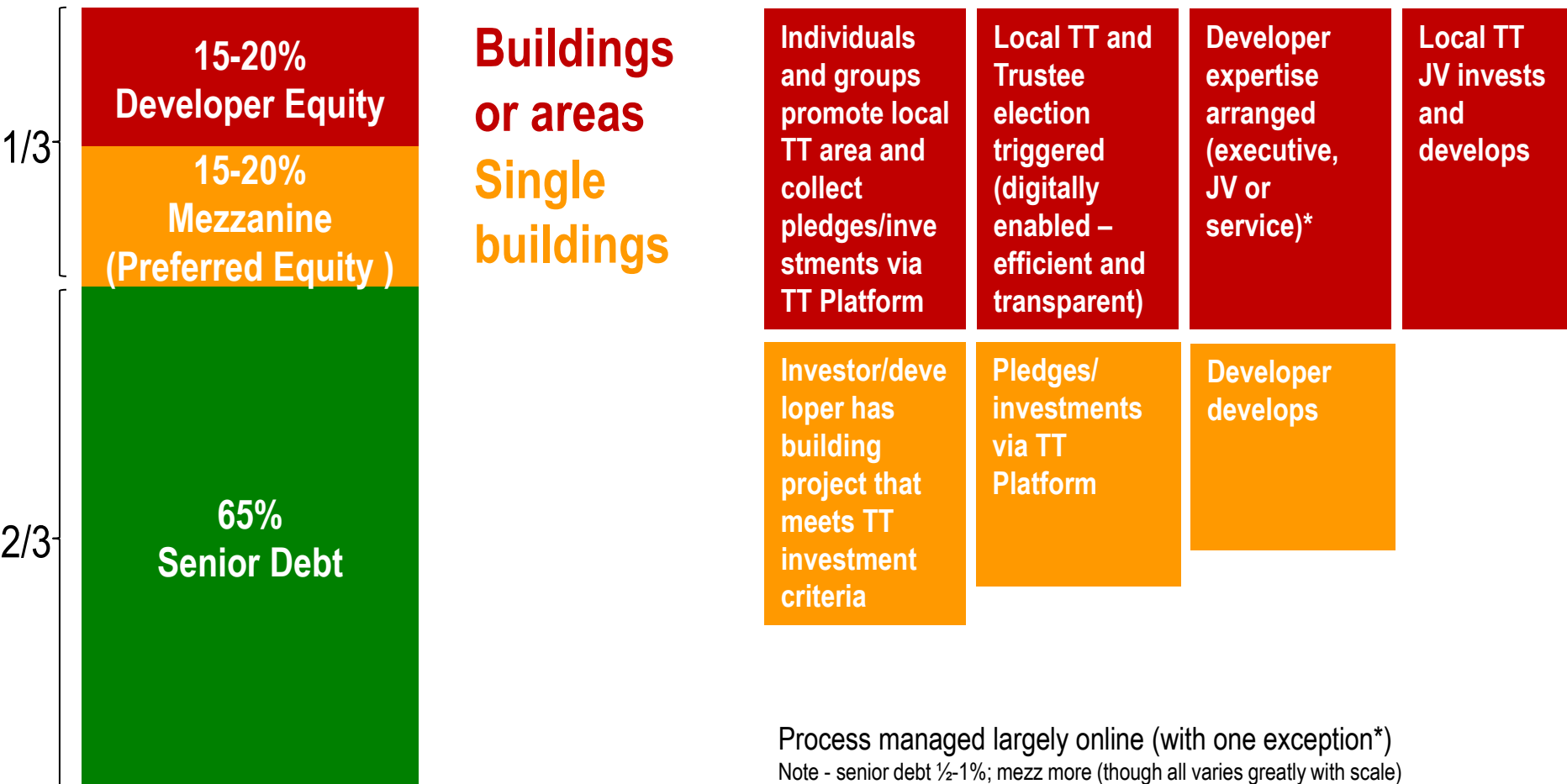
5
Structure

Financing Process

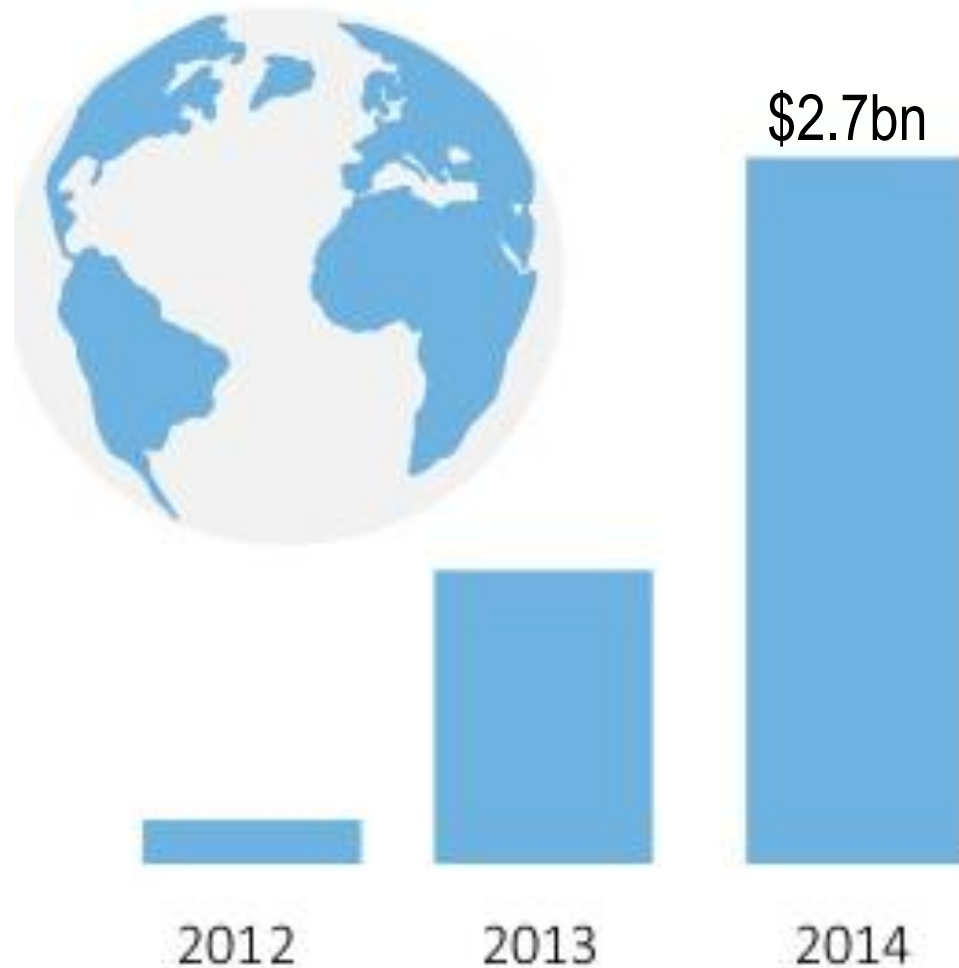
Typical Property Financing:

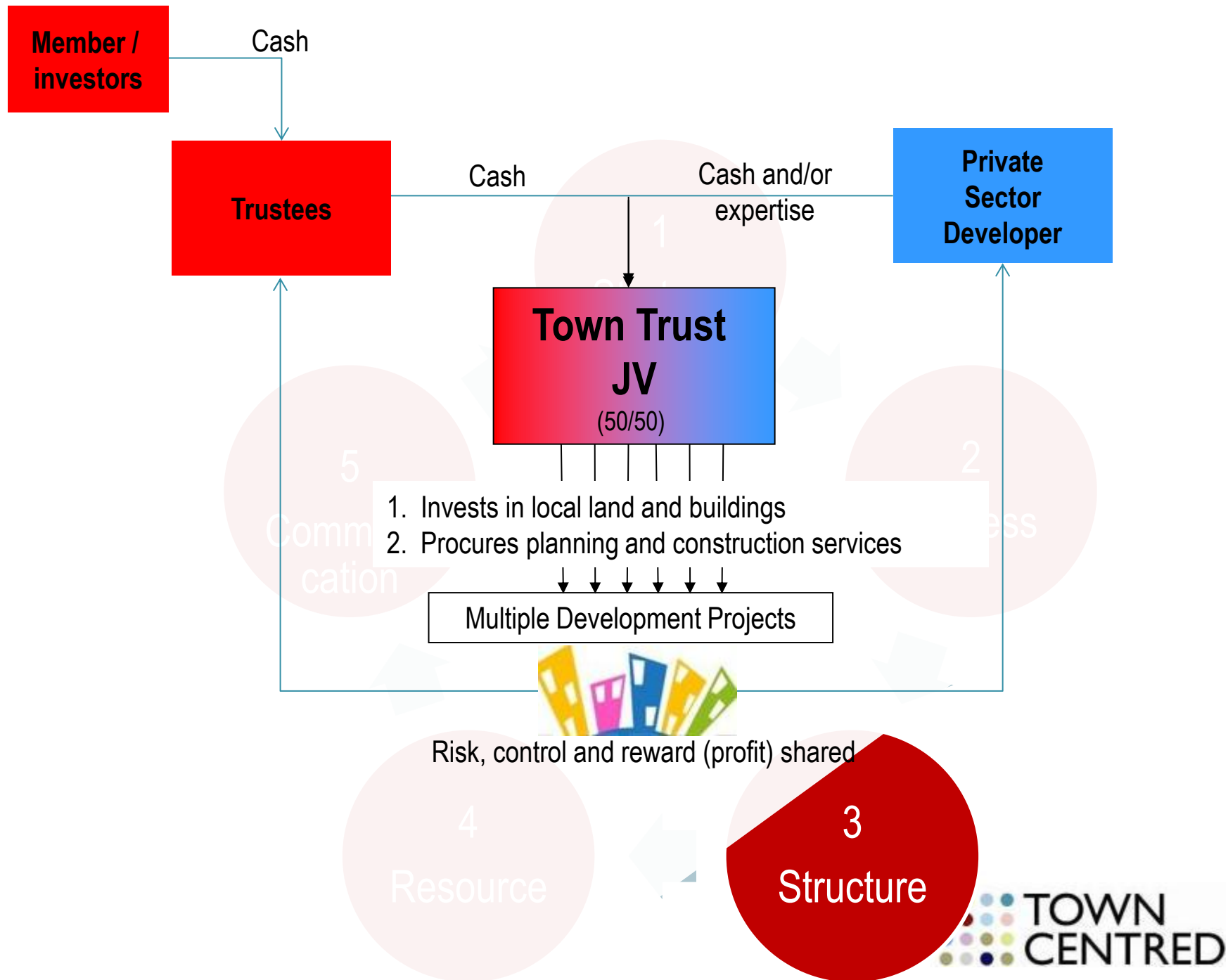
Town Trusts Finance:

Process



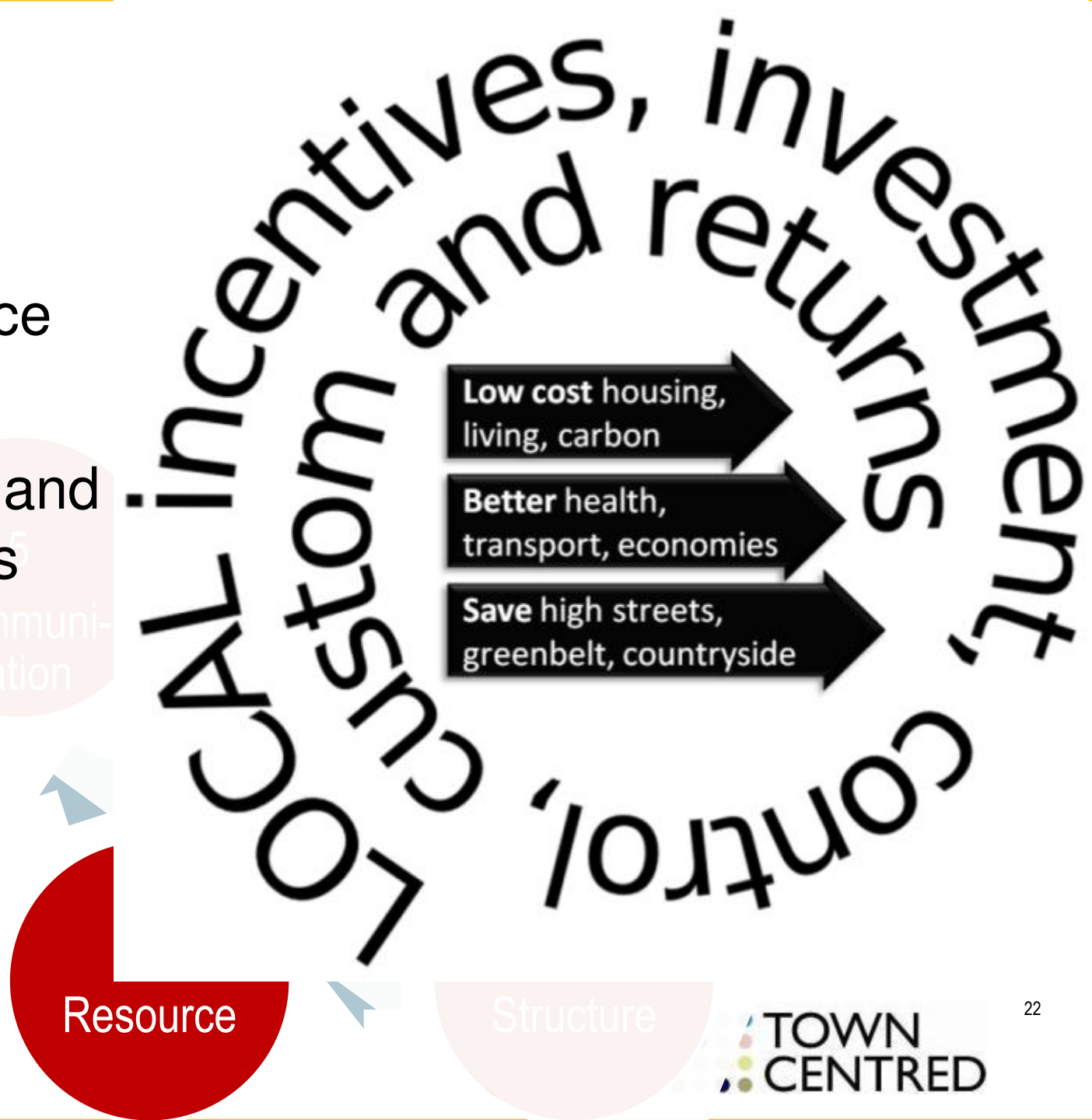
The Potential – Property Crowdfunding Growth





4. Resource

- Local finance
- Local knowledge and connections
- Developer expertise
- Future customers



5. Communications



Evidence

553
people/ha

903
people/ha

Best cities



Transport

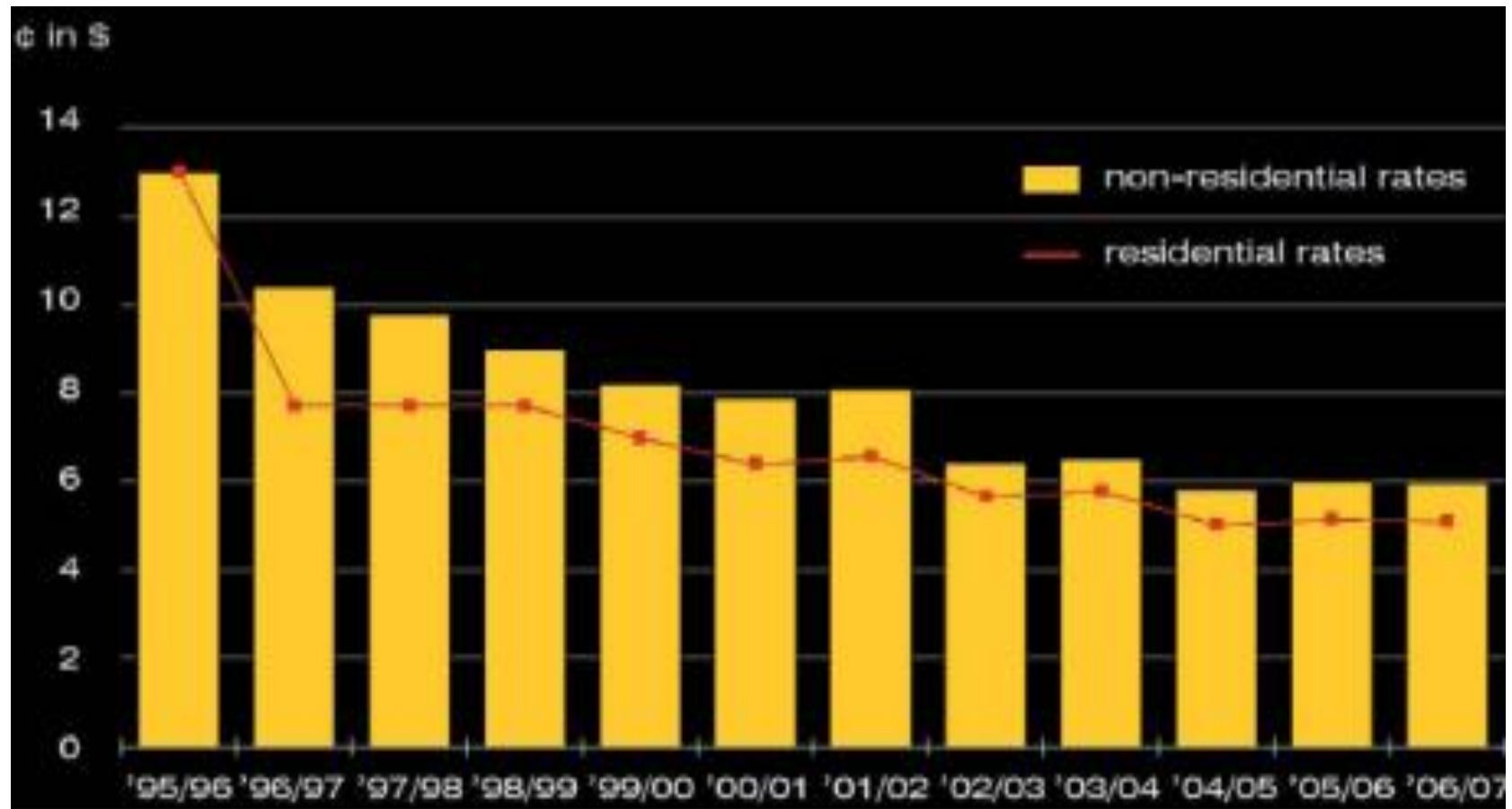
'health... [and therefore] economic benefits of walking and cycling are highly significant'

'social exclusion... comparable to smoking 15 cigarettes or being an alcoholic'

UK Family Outgoings

Clothing & Footwear

Evidence – property rates halved (Melbourne)



Evidence - *Transforming Australian Cities*



Maribyrnong Road, Maribyrnong study area, currently

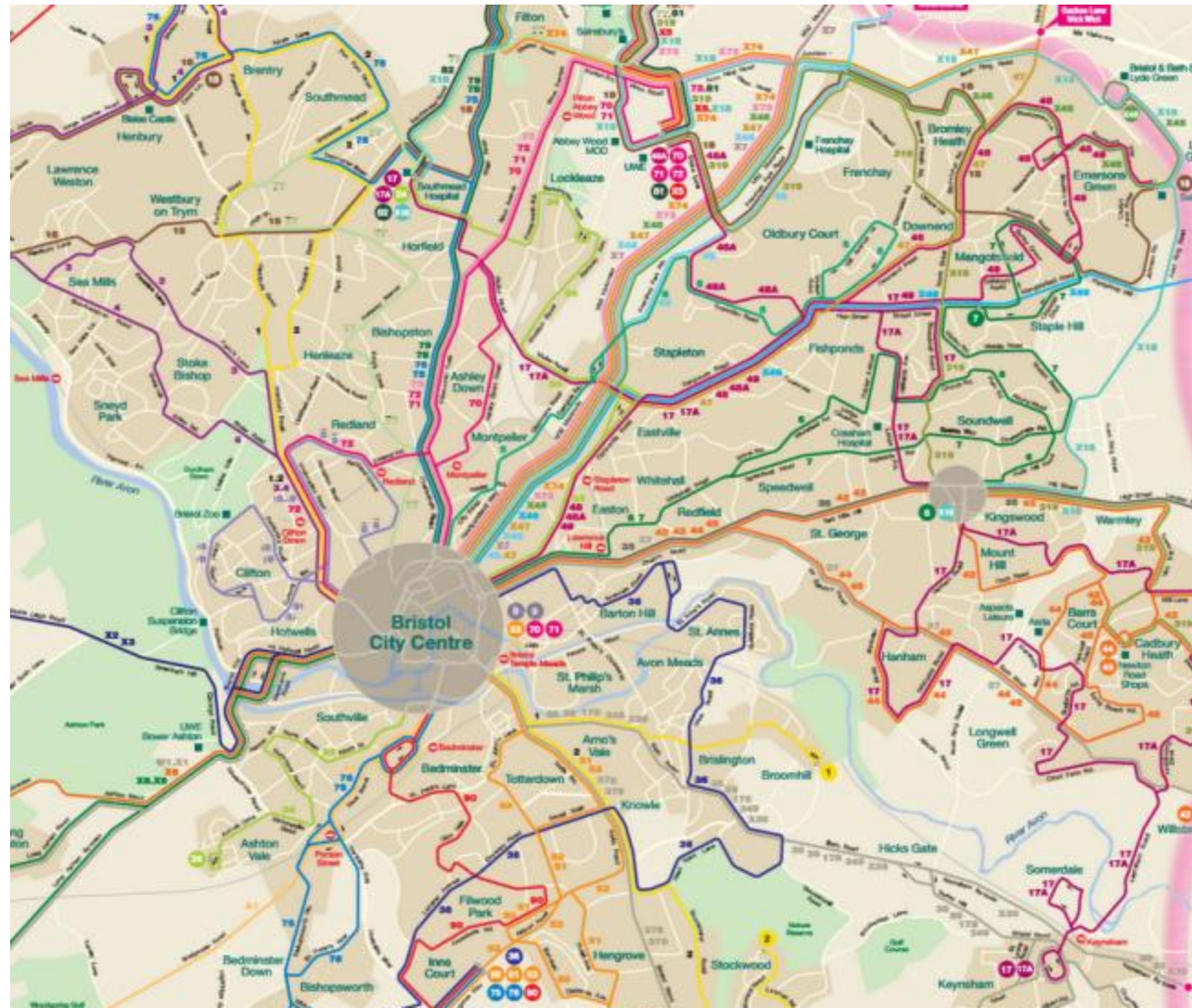


Melbourne Growth Projections

- doubling Melbourne's population (3.8m)

- centres and 'arteries' only

- requires only **7.5%** of the land



For Example: Church Lane, Bristol

BUY OUT SHEDS
AND DEVELOP
MID-RISE

SLOT A BUILDING
IN HERE

PUNCH HOLES IN
GROUND FLOOR
FOR ACTIVE USES

4-6 STOREY RESI
ABOVE ACTIVE
GROUND FLOOR

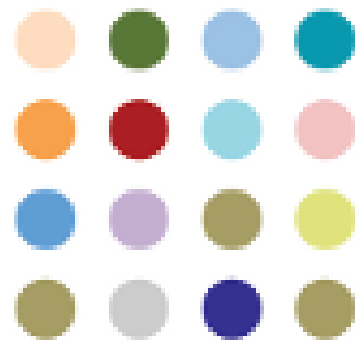
BUY OUT TYRE
PLACE AND
REDEVELOP MID-
RISE & ACTIVE GF

CONDENSE
JUNCTION FOR
MORE
PEDESTRIAN
PRIORITY

CYCLE
LANE?

PAVEMENTS ARE
OK (WIDE), BUT
PLANT TREES





TOWN TRUSTS

communities building the places they want



Thank you