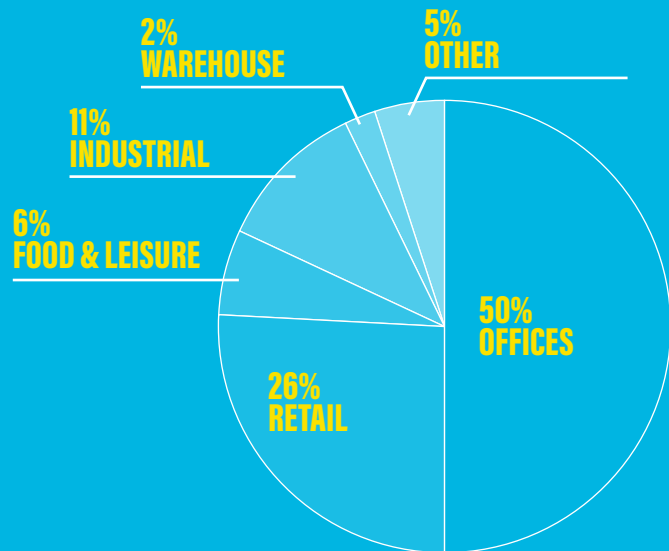


**MONTAGU  
EVANS  
ADVISES IN...  
TOWN CENTRE  
REGENERATION**



## 894 TOWNS IN GREAT BRITAIN AND 12 CORE CITIES\*

OF 63 LARGEST URBAN ECONOMIC AREAS  
IN ENGLAND AND WALES, AVERAGE  
COMMERCIAL LAND USE COMPRISES:\*\*



**“NOW MORE THAN EVER, THE SUCCESS OF TOWNS IS DEPENDENT ON COLLABORATION ACROSS A VARIETY OF PUBLIC AND PRIVATE STAKEHOLDERS TO SUSTAIN THEIR POSITION IN A RAPIDLY CHANGING MARKET”**

**ALAN HARRIS, PARTNER AND HEAD OF TOWN CENTRES**

## BUILDING SUSTAINABLE COMMUNITIES.

Town and City centres play a key role in addressing wider social and economic issues. Now, as we face unprecedented change and disruption, the role of our urban centres and the way we use them, their purpose and their requirements will change at an unprecedented pace.

The role of the town centre or high street has evolved to become less about shops, and more about local amenities, community, a sense of place and their management. Successful towns embraced their individuality to create a stable community, one that has ownership of its vision, understands its requirements for housing delivery, employment growth, health and wellbeing, connectivity and the confidence to embrace its purpose.

Our future is uncertain, but our places will always need to provide compelling offers and a diversity of use to thrive. We know that's not easy. Solutions are complex by their nature, often combining multiple stakeholders across

private and public sectors. Having knowledge of the full development cycle and linking public and private imperatives can unlock value and help towns not only be resilient to change, but adapt and thrive.

Major owners of town centres are recognising collaboration is key to delivering successful places. This enables sustainable, long term place shaping through strategic, interventionist investment, drawing on the relative strengths of the public and private sectors.

Montagu Evans exists to create inspiring places to live, work, communicate and connect. These places are the lifeblood of our local economies and collective wellbeing. We care about legacy, partnerships and people, advising clients with complex planning and development challenges.



# TAKING AN **INTEGRATED** APPROACH...

Our specialist sector teams span across the entire planning and development lifecycle from ideas and feasibility testing, through planning, delivery and place management.

Well considered projects combined with a clear vision brings together a variety of stakeholders. Successful delivery depends on those stakeholders being fully integrated, solution driven and experienced in town centre resilience to build sustainable local economies and communities.



# COLLABORATIVE APPROACH. HEART OF SLOUGH. SLOUGH BOROUGH COUNCIL

HOUSING, LOCAL GOVERNMENT, TOWN CENTRE,  
DEVELOPMENT CONSULTANCY, LAND AGENCY,  
MASTERPLANNING, PLANNING, REGENERATION, VALUATION,  
VIABILITY

Montagu Evans is advising Slough Borough Council across a number of projects in its town centre, including assets delivered under the joint venture with Morgan Sindall, called "Slough Urban Renewal".

Advice includes supporting the Council in the delivery of the mixed-use scheme at the North West Quadrant / Thames Valley University site, which when developed will comprise circa 1,200 residential units and circa 300,000 sqft of new office space.

We are also advising the Council across a number of infrastructure and mixed-use development projects, including the potential redevelopment of the Queensbury and Observatory shopping centres.



# SUSTAINABLE FUTURES.

## REGENERATING A SURREY TOWN CENTRE.

SURREY HEATH BOROUGH COUNCIL

HOUSING, LOCAL GOVERNMENT, RETAIL & LEISURE,  
TOWN CENTRE, AGENCY, ASSET MANAGEMENT,  
DEVELOPMENT CONSULTANCY, INVESTMENT, LAND  
AGENCY, MASTERPLANNING, PLANNING, PROPERTY  
MANAGEMENT, RATING, VALUATION, VIABILITY

Montagu Evans have advised Surrey Heath Borough Council for many years on the ongoing regeneration of Camberley Town Centre.

The town is dominated by a covered shopping centre which, when it proved impossible to deliver meaningful change with the struggling owner, the Council bought in 2016.

Since then, we have provided asset and property management advice, unlocked a 5.5 acre development site, completed a £6m refurbishment, delivering a new, joined up programme of town centre events with the Council and the BID whilst also maintaining footfall above the regional average, keeping vacancies below 3% and maintaining the net operating income in line with the business plan.



# COMPLEX PROBLEM SOLVING.

## SHEFFIELD HEART OF THE CITY.

### QUEENSBURY / SHEFFIELD CITY COUNCIL

HOUSING, LOCAL GOVERNMENT, OFFICES, RETAIL & LEISURE, TOWN CENTRE, PLANNING

Sheffield City Council took over the development of this key city centre site from Hammerson to change the approach from the insertion of a shopping centre to an office-led mixed-use scheme. With retail, residential and hotel uses negotiated on a block by block basis it allowed for phasing and changes to the approach to individual blocks.

Montagu Evans has assisted with the design development and has negotiated all the planning permissions, working with a variety of different architects.



# INNOVATION. DEVELOPING A MARKET TOWN, BANBURY. CHERWELL DISTRICT COUNCIL

LOCAL GOVERNMENT, RETAIL & LEISURE, TOWN CENTRE, DEVELOPMENT CONSULTANCY, PROPERTY MANAGEMENT, RATING, VALUATION

Banbury town centre, like many others, has been suffering from too much retail and a lack of identity. Montagu Evans have been involved for several years in various aspects of town shaping.

Advice included a development agreement to deliver a new leisure extension to the Castle Quay shopping centre, comprising a new cinema, food and beverage, food store and car parking with major public realm improvements along a canalside setting. A vital part of broadening the town's offer and appeal.

Acting for the Council, we acquired the shopping centre to give them control over the development and the direction of a major town centre asset. The leisure scheme is now under construction and we are retained to asset and property manage the centre. Montagu Evans continue to advise on the wider vision for Banbury which includes land assembly and development advice on the major, residential-led, canalside scheme that links the station to the town centre.

- 1 VISION & STRATEGY
- 2 ECONOMIC & MARKET ANALYSIS
- 3 APPRAISAL & FEASIBILITY
- 4 URBAN DESIGN & MASTERPLANNING
- 5 ENGAGEMENT & CONSULTATION
- 6 PLANNING & DEVELOPMENT CONSULTANCY
- 7 PROCUREMENT & FUNDING
- 8 PROJECT AND DEVELOPMENT MANAGEMENT
- 9 LAND ASSEMBLY & CPO
- 10 RESIDENTIAL AND COMMERCIAL TRANSACTIONS
- 11 VALUATION
- 12 ASSET AND PLACE MANAGEMENT

# THINKING DIFFERENTLY...

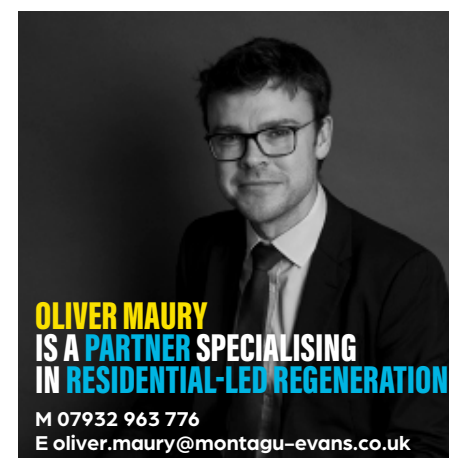
**CONTINUED PUBLIC AND PRIVATE SECTOR COLLABORATION WILL MAKE OUR PLACES MORE RESILIENT AND CREATE A POSITIVE ENVIRONMENT TO REBUILD THE ECONOMY. THOSE THAT EMBRACE CHANGE, ARE ADAPTABLE AND WELCOME THESE NEW PARTNERSHIPS WILL NOT ONLY SURVIVE IN THIS NEW WORLD, BUT THRIVE.**

It can feel like we're in the darkness now, but with every change there is light. We are rediscovering our community spirit and placing renewed value on human interaction and shared purpose. We are reflecting on our priorities and the extent to which this crisis might lead to a reshaping and reimagining of the world: the opportunities that change enables.

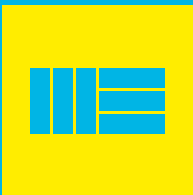
All across the private sector are countless examples of support from discounted coffees to keeping supermarket shelves stocked and repurposing production lines for vital supplies. This collaboration, this working together, this positive sharing of skills and expertise all represent the very best of partnerships.

Change has, and will, take effect. But what measures us is how we react and positively harness that change. We have the chance to learn, and to build on new relationships that have worked well. Continued collaboration across the public and private sectors will help us respond, restart and, no doubt, rebuild with new opportunities for the future.

# MEET THE TEAM



**FOR MORE INFORMATION ABOUT OUR  
THINKING AND WORK WITHIN TOWN  
CENTRES AND COMMUNITIES  
[MONTAGU-EVANS.CO.UK](http://MONTAGU-EVANS.CO.UK)**



**LONDON · EDINBURGH · GLASGOW · MANCHESTER**