

#PLATFORM

Event: Unlocking access to town centre property



*With thanks to Debate
Leader & sponsor:*



Opportunity. Evolve 'clone town Britain' to community-powered places



Meet



Grow



Work



Incubate / trade



Make



Share / Repair



Keep healthy



Live

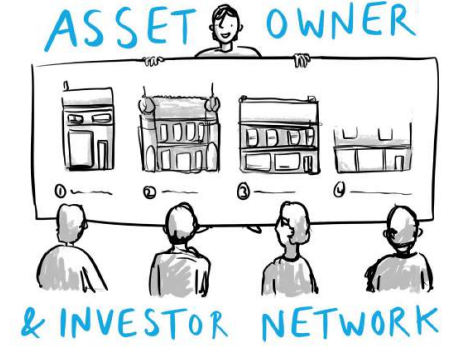
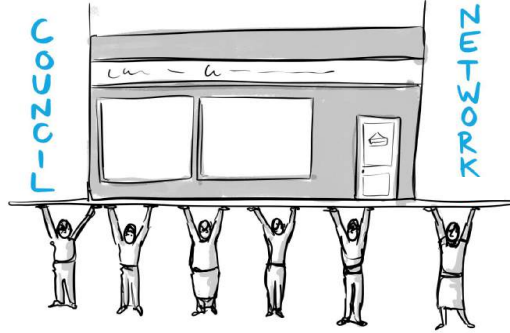
Challenge: To do this, we need to rethink how we do town centre property



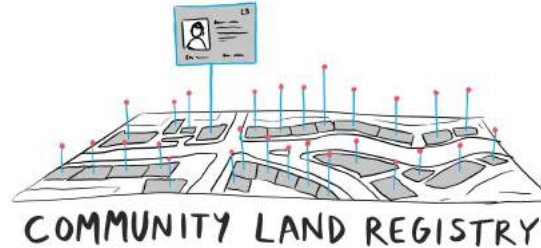
Platform: The brief

Make it easier for community entrepreneurs to access
town centre property

Solutions at a glance



POLICY CHANGE



Solution #1: 'Community Developer' Fund & Incubator

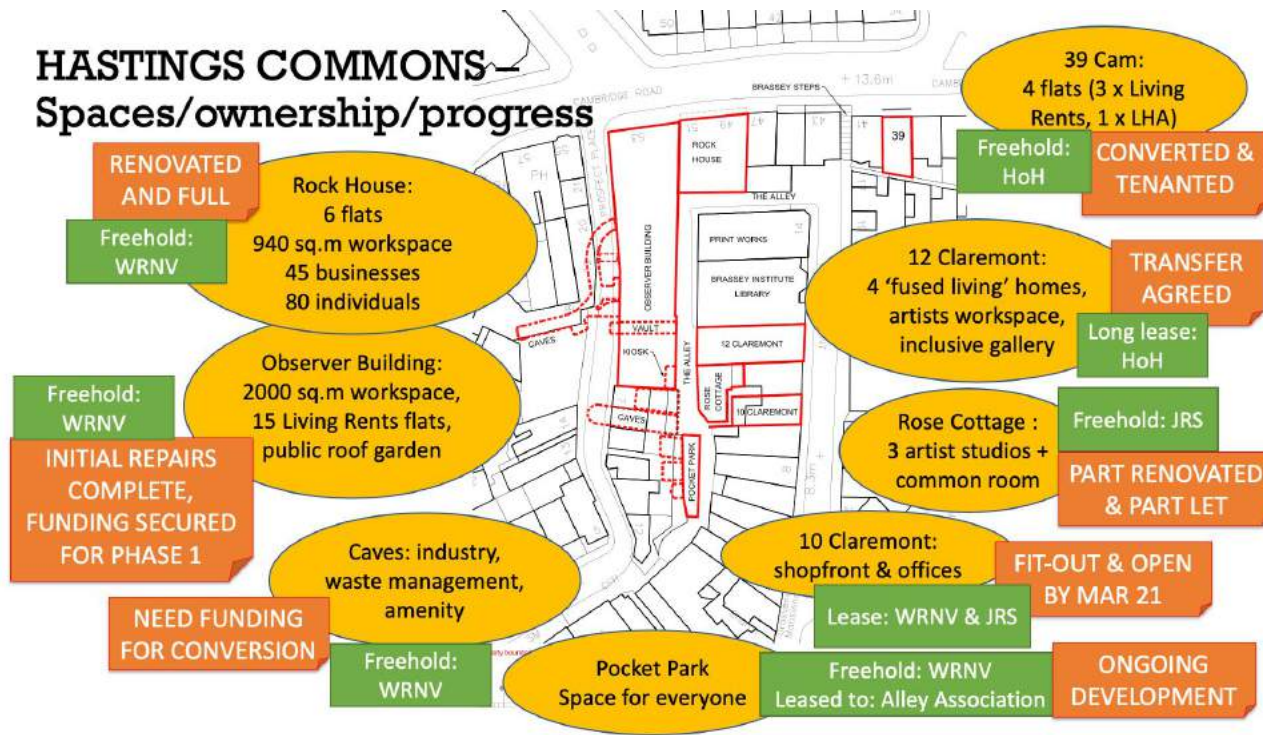
What do we mean by 'community developers'?



Locally-connected & accountable trusts that:

- ✓ facilitate a local vision & plan
- ✓ acquire & activate assets
- ✓ partner with the council & other asset owners
- ✓ have a viable business model – & reinvest profits for local benefit
- ✓ support a thriving ecosystem of local businesses

Community developer example: Hastings Commons

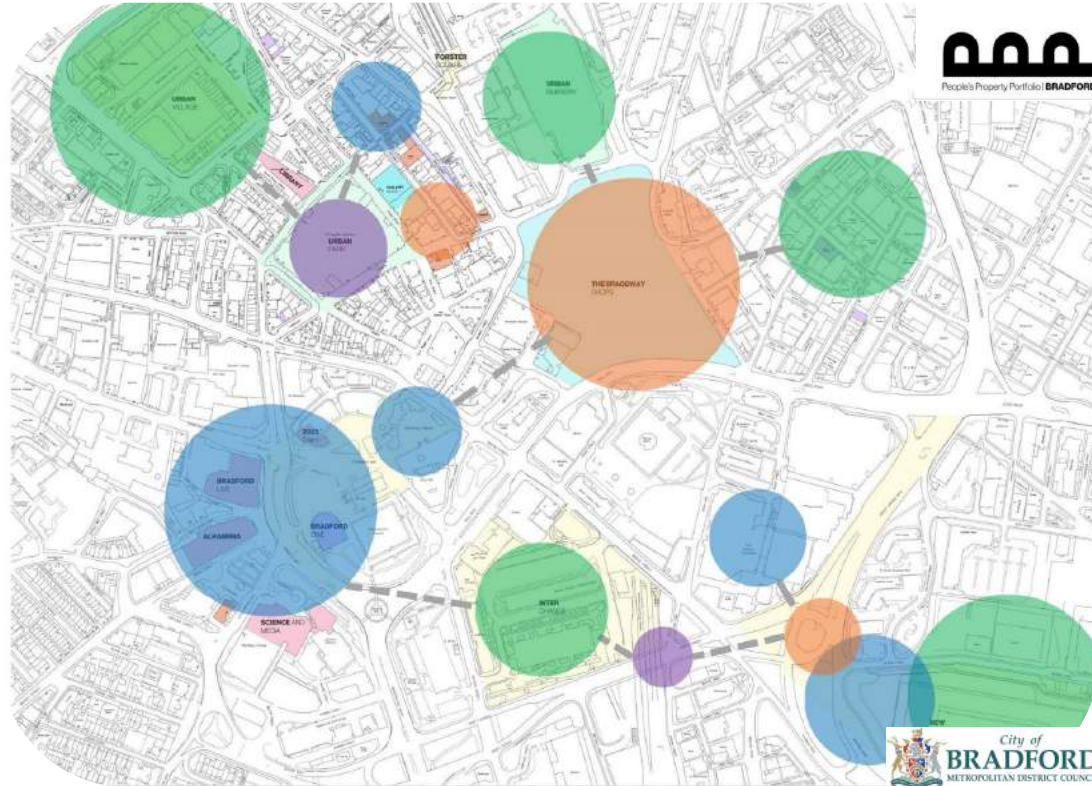


Community developer example: Historic Coventry Trust



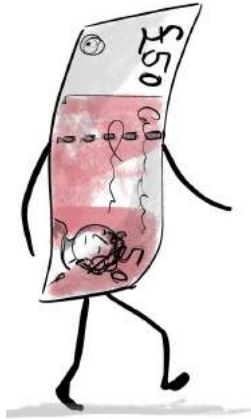
"A regeneration company, merging private sector expertise with social gain. Its vision – to preserve the city's heritage for the next 1,000 years of its history"

Community developer example: People's Property Portfolio, Bradford

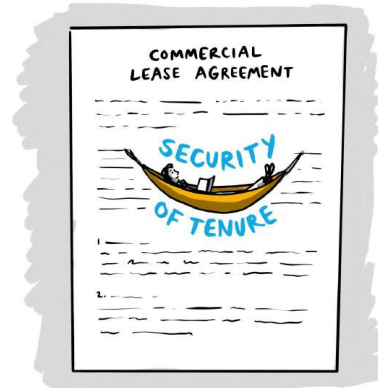


Key barriers to scale

Lack of patient funds for
asset acquisition



Lack of technical expertise



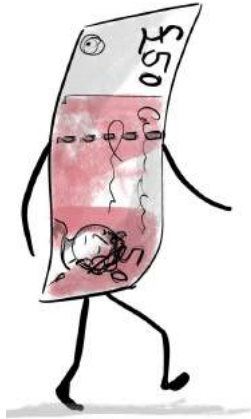
Non-aligned councils &
asset-owners

SOCIAL
IMPACT



What we're building: Funds & an incubator to scale this model

Patient funds for asset acquisition
regionally managed



Technical expertise
from people who've been there before



Storytelling
to bring councils/owners on board



Who we're talking to: Funders & support bodies



Policy ask: Community Right to Buy



Poll: Your first impressions?

First impression of the 'scaling the community developer' solution?



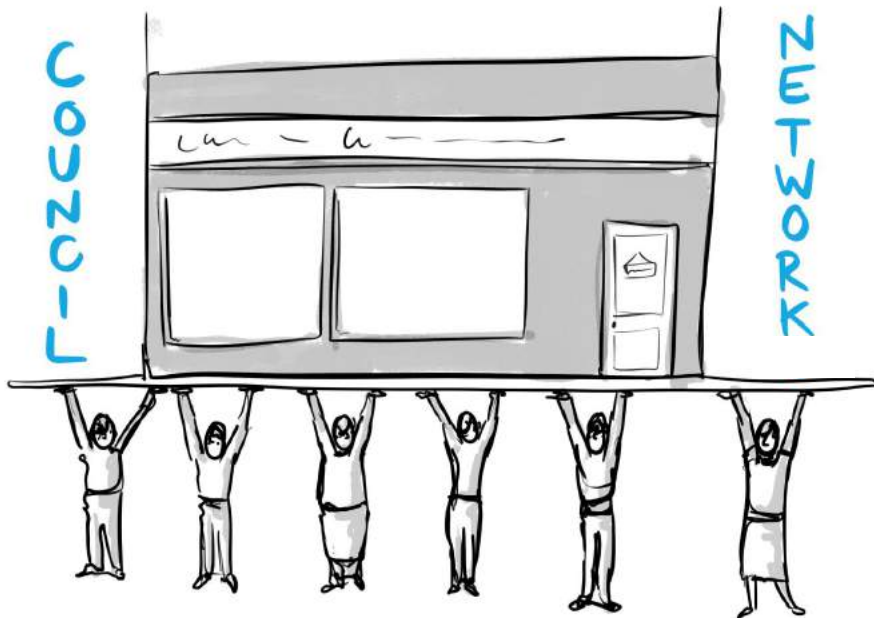
Solution #2: Council Network

What's the role of the council?



THE
UNBLOCKER

What we're building: A peer network for council officers to...



- ✓ Be an ally & partner to community developers eg. using asset transfers
- ✓ Choose community businesses under 'Best Consideration'
- ✓ Access public & private funds for asset acquisition & refurb
- ✓ Share best practice eg. community-as-anchor in town centre developments

Example council best practice: Sheffield City Council



- '15 minute city' principle
- 'Events Central': ~2000sqm
- 'Community as anchor'

Example council best practice: Sheffield City Council



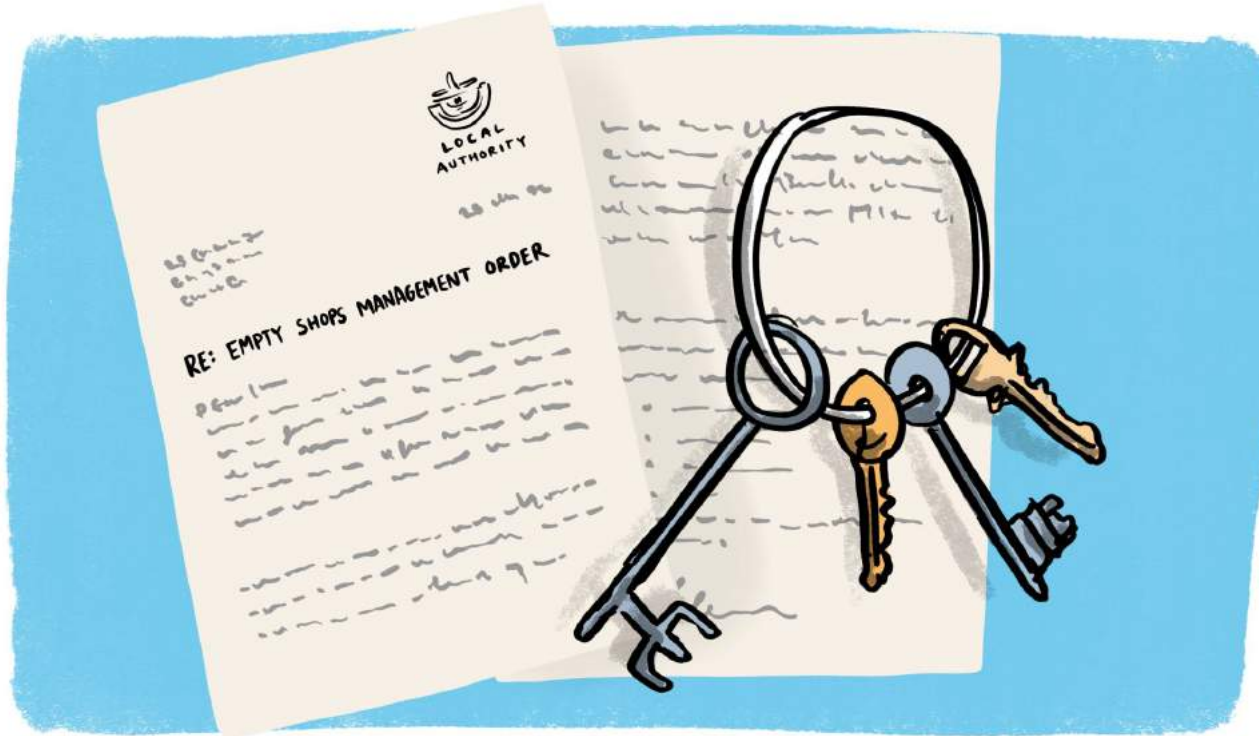
Leah's Yard – Heart of the City

Space for community, independent local businesses, social entrepreneurs & makers

Who we're talking to: Existing council networks

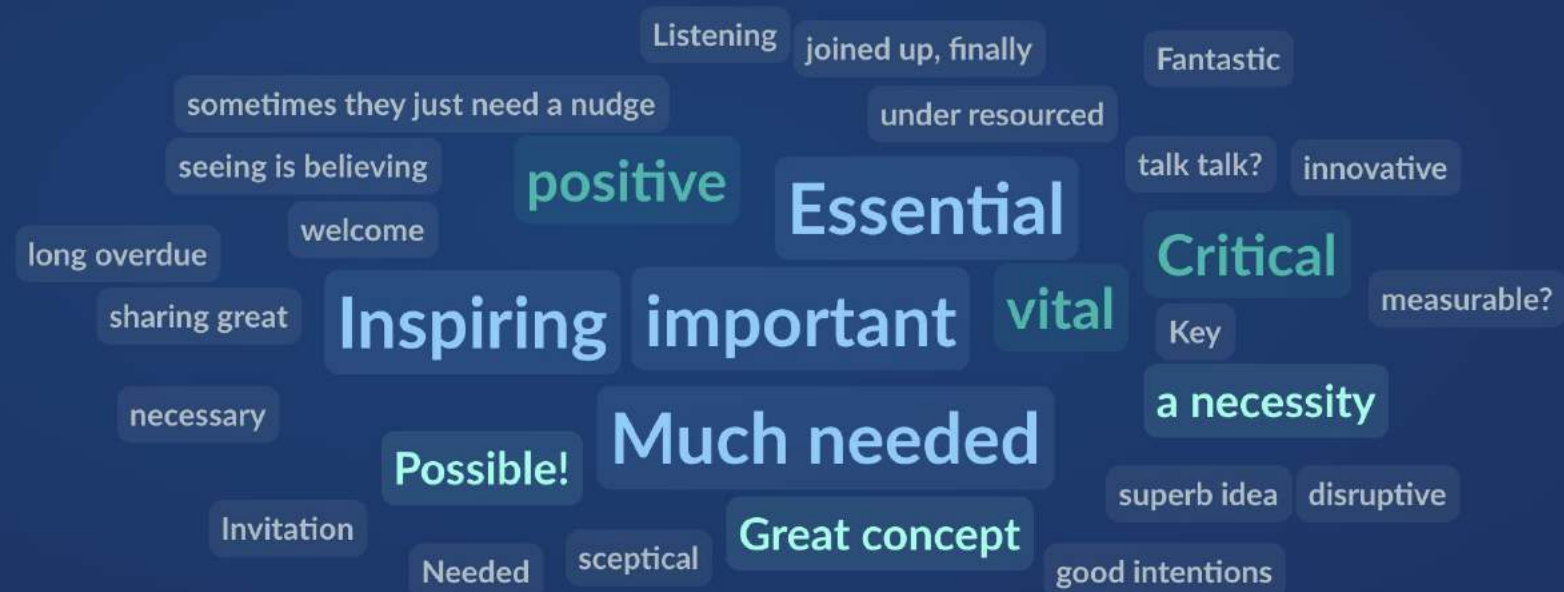


Policy ask: Extend Empty Dwellings Management Order to commercial property, plus strategic use of CPOs



Poll: Your first impressions?

First impression of the 'council network' solution?



Solution #3: Asset Owner & Investor Network

What we're building: A peer network for asset owners/ investors to..



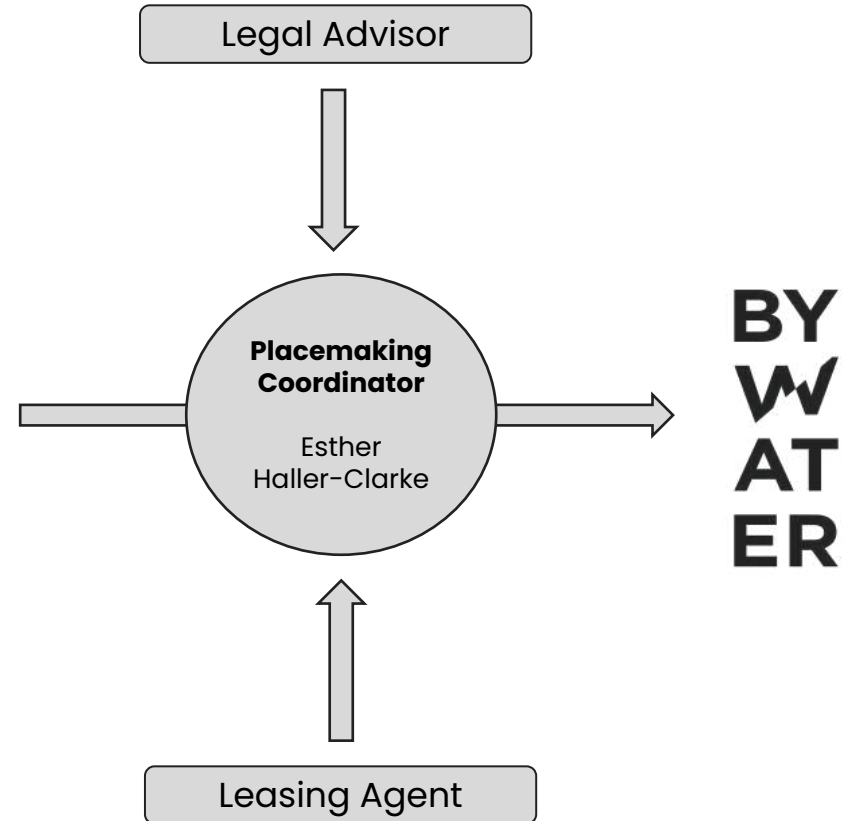
- ✓ Create incentives so that a % of each portfolio is available to community entrepreneurs
- ✓ Overcome barriers to doing so eg. valuation, rent reviews
- ✓ Get investors to change mindset/ finance terms
- ✓ Create toolkits/ templates for tenants
- ✓ Share best practice

Example asset owner best practice: Bywater Properties



- Two terraces in central Belfast next to a mixed use regeneration site
- Bywater owns ~60% of the buildings. Has committed to retain them, bring vacant shops & unused upper parts back into use





Example asset owner best practice: Bywater Properties



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Who we're talking to: Existing asset owner & investor networks



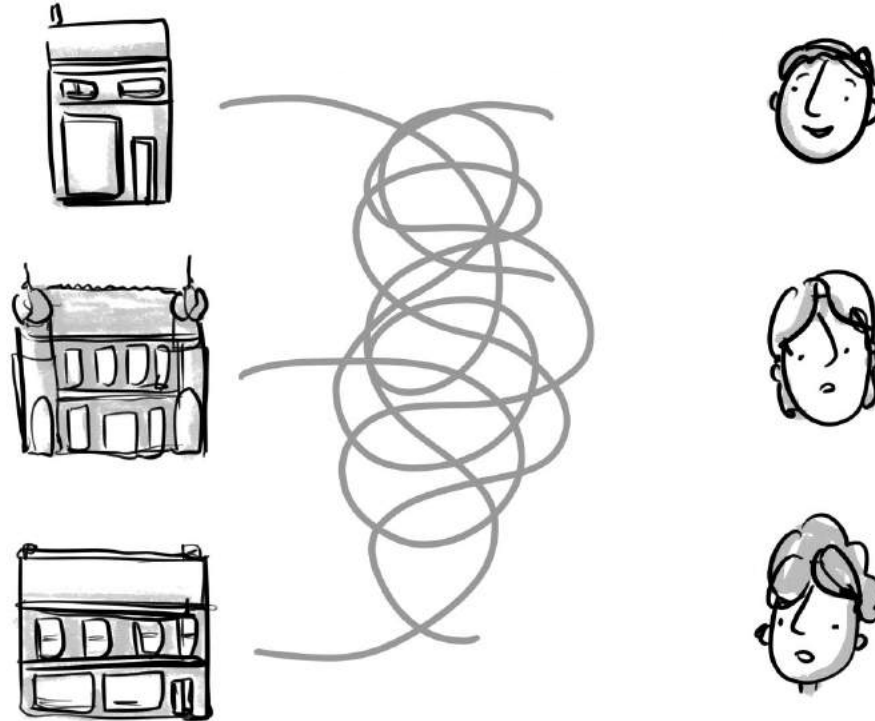
Solution #4: Incentives & match-making

What we're building: An 'ESG lease & badge' for asset owners/ investors

- ✓ A badge for large asset owners who offer properties to community entrepreneurs – on terms that work for both parties
- ✓ A web platform to visualise all properties with ESG badges



What we're building: A tool to matchmake owners & occupiers



Example asset owner best practice: TfL

- RENT POLICY
- AFFORDABLE WORKPLACE
- BUSINESS SUPPORT

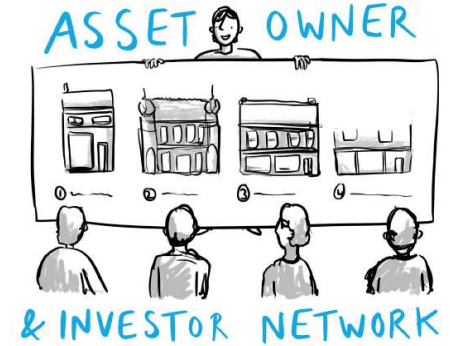
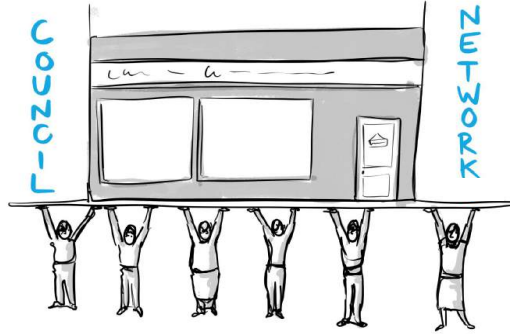


Poll: Your first impressions?

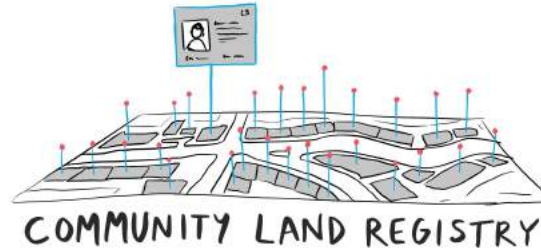
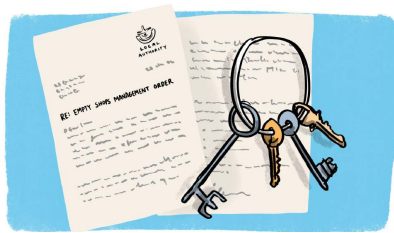
First impression of asset owner/investor network & incentives?



Solutions at a glance



POLICY CHANGE



Feedback?
Questions?
Ideas?

Feedback?
Questions?
Ideas?