

# Accessible Retail Review 2007-2008

Will McKee

CEO

# Membership

- 950 members of whom:-
  - 27% owners and investors
  - 13% occupiers
  - 56% agents
  - 4% others
- Aim to grow members especially occupiers
- AR able to speak more authoritatively

# Mission Statement 2008

*‘To promote the retail warehouse property sector, representing the interests of owners, investors and occupiers together with their agents’*

# Principal Activities

1. lobbying Government (town planning, tax and financial issues)
2. Providing professional development and support
3. organising dialogue and communication opportunities
4. raising funds for charitable purposes

# Professional Development and Support

- Annual conference
- Visits to developments
- Professional evenings
- Seminars

# Dialogue and Communications

- Annual Conference (300+ delegates)
- AGM
- Xmas Charity Lunch (1000+ attendees)
- Sporting and activity events
- Website
- Newsletter

# Charity Fund Raising

- Annual fund raising programme of events
- Culminating in the Xmas Charity Lunch
- Last year raised £45,000
- 75% goes to core charity (Variety Club)
- 25% for member requests
- AR a conduit only for charity money

# Lobbying

- Work on issues adding value and income
- Proactive as well as reactive campaigns
- Supporting research commissioned
- Annual monitoring of sector performance
- Work alone and with other trade bodies
- Must get trust of Government
- Must have reputation for expertise

# Economic Importance of the Sector

- Retail industry comprises:-
  - 8% of GDP
  - 3 million employed
- Of this retail warehouses and parks are:-
  - 3% of all retail outlets
  - 30% of retail spend
  - property assets worth £15-20 billion (pre credit crunch) (50% pension funds)

# Campaigns 2004-2008

- PPS6 (2004)
- Mezzanines
- Planning Call-ins
- Barker Report (planning and the economy)
- PPS4 (economic development)
- Sub-national economic development
- Killian-Pretty (development control)
- PPS6 (2008)

# Research 2004-2008

- Contribution of the sector to economic growth and competitiveness (2004)
- Contribution of the sector to employment and regeneration (with BITC 2006)
- Factors affecting the vitality and viability of town centres Part 1 (2008)
- Factors affecting the vitality and viability of town centres Part 2 (starts late 2008)
- Annual monitoring of economic performance (starts late 2008)

# PPS6 (Tests)

- Welcomed impact instead of need test
- Asked for clarity between key and wider impacts (different planning presumptions)
- Suggested 2,500 sq metres threshold becomes 5,000 sq metres
- Suggested no sequential test needed for the remodelling of existing parks where no material increase in floorspace

# PPS6 (Economic/Market Factors)

- Welcomed inclusion of market and economic factors
- Asked how PPS4 will be given sufficient weight (economic considerations)
- Concerned at capacity of LPAs to understand market factors and conditions

# PPS6 (Overall Retail Balance)

- Concerned that still gets balance between town centres and out-of-centre wrong
- Suggested a more complementary policy can be applied without harm to centres
- Asked for evidence that out-of-centre is the main cause of town centre decline

# PPS6 (Next Steps)

- Seek consultation on guidance to be issued re impact tests
- Undertake Part 2 of research into the causes of town centre decline/prosperity
- Scope research to test assumption that town centre retail provision is 'greener' than out of centre
- Press for radical review to incorporate a more balanced and complementary policy