

A background network diagram consisting of numerous grey nodes of varying sizes connected by thin grey lines, creating a complex web-like structure. The nodes are scattered across the dark grey background, with some clusters and some isolated points.

Lambert
Smith
Hampton

REGENERATE.
REPURPOSE.
REVITALISE.

DELIVERING
THE
RENAISSANCE
OF OUR TOWNS
AND HIGH
STREETS

lsh.co.uk/regeneration

Our cities, towns and high streets are facing unprecedented challenges to their vitality and prosperity.

The impacts of the pandemic, the housing and climate crisis, planning reforms, technological changes and the growth of online shopping are all transforming the way the nation lives, works, shops and plays.

Successful centres will be those that are valued for more than just their shops and services. They will need to promote health and well-being, tackle deprivation and climate change, and provide beautiful and viable places that everyone can enjoy.

There is no 'one-size-fits-all' approach to the regeneration, repurposing and renaissance of our centres.

Our dedicated and highly experienced team can help at all stages of the regeneration lifecycle. Working in partnership with the public and private sectors, key stakeholders, and communities, we have a strong track record of unlocking the social, environmental and economic value of places and property assets for the benefit of all.

To find out more, please do call or email me.



DR. STEVE NORRIS
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+44 (0)773 312 2420

With 30+ offices and over 1,000 dedicated staff, our multi-disciplinary teams can help you plan, fund, assemble and deliver transformational regeneration projects. The services we offer include:

Planning and Development

Town Centre Strategic Visions

Urban Design and Masterplanning

Socio-economic assessments

Housing and employment land appraisals

Retail, leisure, and town centre need assessments

Stakeholder and community engagement

Land assembly and CPO advice

Estate strategies

Development feasibility and viability

Development finance

Green Book Appraisals

Procurement

Project Management

Building Consultancy

Valuation

Agency and Investment

Property and Asset Management

YOU'RE IN GOOD COMPANY





TILBURY TOWNS FUND

We prepared the Town Investment Plan (TIP) in 2020 that helped secure £23 million of capital investment from the Government-backed £3.6bn Town Deal Fund, made available to 101 centres. Underpinned by wide-ranging engagement and consultation with stakeholders and the local community, the funds will help to kick-start key projects and interventions in Tilbury Town Centre; including new healthcare and youth facilities, improvements to the Station Hub Gateway, and stronger connections to the riverside and port.



CANNOCK CHASE DISTRICT COUNCIL

We provided property and planning advice to help inform the Council's £24m bid to secure Levelling Up Funds, matched by £14m of Council funding. The money will be used to help deliver new cinema and theatre improvements, along with offices and housing in the heart of the town centre.



ROCHDALE BOROUGH COUNCIL

Lead adviser on the planning, development and funding of Rochdale Riverside; a circa 200,000 sq ft new retail and leisure scheme delivered by the council in partnership with Genr8/Kajima and M&G Real Estate.



BURNLEY BOROUGH COUNCIL

We appraised development funding options for two major town centre schemes: Pioneer Place and Vision Park. This included commercial and financial appraisals of the development proposals, and advice on the potential options, benefits and risks.



LONDON BOROUGH OF EALING

Advised the council on its strategy to generate new development options, income streams and social and economic benefits from its main property assets. This included an appraisal of the council's residential portfolio, advice on the redevelopment of its 240,000 sq ft headquarters in Ealing Town Centre, and the redevelopment of the Gurnell Leisure Centre in Greenford.



CORBYS TOWNS FUND

We unlocked £20 million of capital funds to help deliver new regeneration and infrastructure projects across the town centre. The TIP involved significant collaboration, engagement and partnership-working during the height of the pandemic. This helped inform the preparation of a robust vision, and prioritise key interventions; including the repurposing of a long-term vacant building in the town for new education uses.



GRAYS TOWNS FUND

Project managed and prepared a Town Investment Plan (TIP), securing nearly £20 million of capital funds. This will provide a "once-in-a-lifetime opportunity to transform the town into the leisure heart of Thurrock"; including creating a brand new river front destination.



BERWICK COMMUNITY TRUST

We provided creative urban design and commercial advice to assist in the delivery of the economic potential of the Quayside and capitalise on the town's historic connection with the River Tweed. Our unique regeneration vision and strategy identified the potential for a smokehouse, restaurant, bar and micro-brewery, as well as a fisheries-based research and education facility.



URBAN SPLASH

Advised Urban Splash since 2011 on their iconic Royal William Yard redevelopment in Plymouth. Our marketing programme has secured lettings to a number of high profile restaurant operators. More recently we have secured a boutique hotel and cinema, enhancing the place making.



By working alongside LSH and the Corby Town Deal Board, we successfully developed Corby's Town Investment Plan. Through these partnerships we were able to secure just under £20m which will see Corby's next stage of growth & regeneration and aims to unleash the economic potential of this area. LSH's attention to detail and structured approach supported each stage of this process.

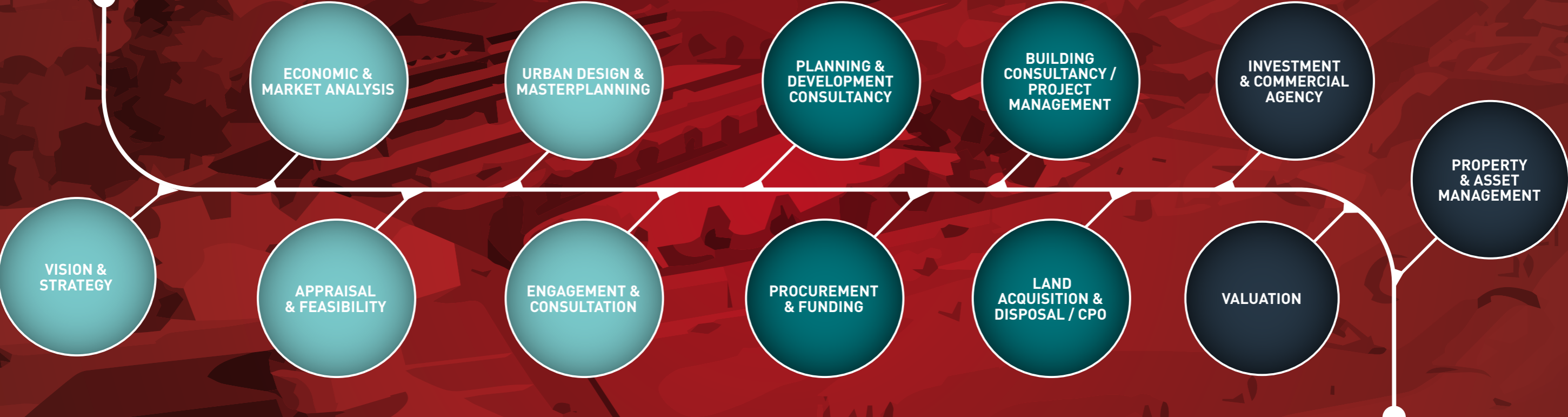
Rob Harbour, Associate Director of Growth and Regeneration at North Northamptonshire Council

£200m +

Over the last two years we have helped our clients successfully bid for over £200m of capital investment from the Government-backed Future High Street and Town Deals Funds

WITH YOU AT EVERY STAGE OF THE REGENERATION LIFECYCLE

START



DESTINATION

● STRATEGY & VIABILITY

● PLANNING & DELIVERY

● INVESTMENT & MANAGEMENT



HIGH PEAK BOROUGH COUNCIL

Advised the Council on its bid submission for the Government's Future High Street Fund for Buxton Town Centre. We led a multi-disciplinary team on the preparation of a commercial masterplan and business case, which helped to unlock £6.6m of funds to progress a mixed use redevelopment focused on The Springs shopping centre and surrounding sites. We have been retained to advise on the procurement of a development partner to deliver the comprehensive redevelopment.



LONDON BOROUGH OF SUTTON

Provided advice in relation to the purchase of a 440,000 sq ft shopping centre in the heart of Sutton town centre. This included cash-flow analysis, appraising future repurposing and redevelopment potential, and occupational market overviews.



LONDON BOROUGH OF ENFIELD

We have supported the Council on the redevelopment and regeneration of the 180-acre Meridian Water site over three years to help deliver c.10,000 new homes, c.6,000 new jobs and significant new infrastructure. Our advice has included financial modelling, testing delivery and funding options, and land assembly. We also advised on the procurement of a development partner to deliver the first two phases of new residential.



RUSHMOOR BOROUGH COUNCIL

Advice on the feasibility and viability, delivery options, and consideration of areas of risk for a mixed residential, commercial and place-making scheme in the heart of Aldershot. The Council will finance, develop and own the completed investment.



STAFFORD BOROUGH COUNCIL

Provided property and viability advice to help inform the preparation of a commercial-led masterplan and delivery strategy for Stafford town centre that helped to unlock over £12m of Future High Street Funds. We have been retained to provide planning, development and acquisition advice on the delivery of a number of priority projects.



ROTHERHAM BOROUGH COUNCIL

Advised on the preparation of a Town Centre Masterplan and Delivery Strategy. This provided a long term vision for the town centre and identified key development opportunities. Our involvement has since extended to the Council's Future High Street Fund (FHSF) and Town Fund bids in 2020, which secured over £45 million of capital funds.



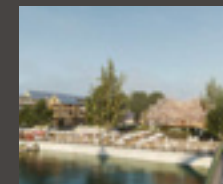
CROWN WORKS, BIRMINGHAM

Secured planning permission for over 200 apartments (10% affordable housing) and have been retained to work with the appointed contractor to secure approval for various post-permission minor amendments.



PYDAR STREET, TRURO

Providing commercial advice, an estates management strategy, soft market testing, viability analysis and specialist funding advice as a part of a multidisciplinary team advising Trevech Holdings (Cornwall County Council) on a highly complex mixed-use regeneration project.



LONDON BOROUGH OF RICHMOND

Providing on-going advice to the Council to deliver a high quality £30m mixed-use waterfront scheme at Twickenham Riverside. Leading on feasibility and viability services, commercial considerations, securing an affordable housing partner and addressing social value considerations.



GOUGH STREET, BIRMINGHAM

Advice on the redevelopment of a property on the edge of Birmingham city centre. Secured planning consent for the delivery of over 20,000 sq m of offices across two blocks. Advising on the residential development of the remainder of the block.



BLACK COUNTRY AUTHORITIES

Advising on the future roles, needs and competitive positioning of the main strategic centres in the Black Country - Wolverhampton, Walsall, West Bromwich and Brierley Hill - as well as 17 other town centres and 93 smaller centres.

Experts every step of the way.



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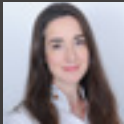
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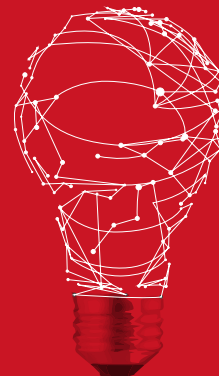
HOME OF THE KNOWLEDGE NETWORK

PROPERTY EXPERTS
ACROSS THE UK & IRELAND

Lambert
Smith
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We help owners, investors and occupiers achieve their business goals with a suite of integrated services including sourcing, planning, funding, advising, managing, valuing and selling properties, across both the public and private sectors.

We are passionate about the work we do within the built environment, ensuring communities remain connected, while relentlessly challenging the status quo. After all, it's our lifeblood to find new ways to solve the biggest property challenges of our time.





www.lsh.co.uk/regeneration

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