

Enterprise and Business Committee Inquiry into Town Centre Regeneration

Evidence from Stan Edwards MBA FRICS



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Date: 7th September 2011

Committee Members

c/o Siân Phipps,
Committee Clerk,
Enterprise and Business Committee,
National Assembly for Wales,
Cardiff Bay, CF99 1NA.

Dear Committee Members,

Inquiry into the regeneration of town centres

I am pleased to forward my submission based on the capacity as sole Director of Evocati Limited and my experience and knowledge of delivery of town / retail centres for more than 40 years in Wales and recently in England. This is not only from practical viewpoint but also academic and as a commentator in professional journals.

My professional status is that of a Fellow of the Royal Institution of Chartered Surveyors and I hold an MBA from Cardiff Business School.

The situations where I have gained/used specialist expertise are:

Cwmbran Development Corporation (1966-1985)

Employed in the development and management of Cwmbran town centre, neighbourhood / district centres and pantry shops.

Delivery of town and retail centres via compulsory purchase or otherwise by agreement throughout Wales but more particularly at:

Land Authority for Wales (1985-1998)

Caerphilly – Castle Court

Sainsbury's / BAA McArthur Glen factory outlet centre and Tesco/ Parc Derwen- Bridgend Newport

Neath – town centre schemes and Waunceirch

Port Talbot.

Tredegar

Welsh Development Agency – Land Division (1998-2005)

Swansea High Street – compulsory purchase formulation and initial oversight.
Pontypridd
Mountain Ash
Newport
Barry
St David's 2 Cardiff (decision on WDA involvement)

Evocati Limited (2006- Date)

After my time in the public sector, engaged in retail / regeneration and delivering schemes through compulsory purchase orders, I have since 2006 operated a consultancy testing CPO robustness. I now use that experience in England not only challenging them as at Shirley, Solihull but also as a critical friend to the Legal /Planning Department of Birmingham City Council. Out of professional interest I also comment on Welsh schemes in writing extensively in professional journals on compulsory purchase and the delivery of retail development and regeneration..

MSc Planning Practice and Research degree at Cardiff University School of City and Regional Planning.

Since 2003 I have delivered the retail property development module on this RTPI exempting degree, setting and marking the assignments based primarily in the format of commercial planning reports on South Wales town / shopping centres.

Approach to the submission

I have numbered 1-8 the specific areas of interest encapsulating the terms of reference into these where appropriate. Additionally I have provided comments and lists in respect of evaluation criteria under the heading of 'Recommendations'

Should the Committee require clarification on any of the points submitted I would be very pleased to assist.

Yours faithfully,



Stan Edwards

Director
Evocati Limited

Director Stanley L J Edwards Company Secretary Sandra J Edwards
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