

Case Study - Strategic Asset Management

Place Review, Redditch



THE BRIEF

Place Partnership is carrying out a series of Place Reviews as part of the One Public Estate programme, an initiative delivered by the Local Government Association in partnership with the Government Property Unit. A Place Review is intended to deliver a comprehensive review of service integration, estate rationalization, identifying community benefits and facilitating regeneration and inward investment.

The first Place Review to be carried out is in Redditch, in conjunction with Redditch Borough Council. It consists of two separate reviews, the first concentrating on the town centre, aiming to use the public sector estate as a catalyst for regeneration with new housing, retail and recreational facilities, and to bring fresh life and energy into an area struggling for identity. The second focusses on the district centres of Matchborough and Winyates, and will map community needs with the aim of redeveloping these areas of deprivation.



OUR APPROACH

A workshop was held with public sector and voluntary sector agencies located in the town centre to confirm public sector ownership, identify services delivered and to consider opportunities for collaboration between stakeholders or to see if assets could be used to assist with regeneration. A number of projects were identified for an initial options appraisal and outline feasibility exercise.

For the district centre review Place Partnership with their urban design consultants have embarked upon a consultation exercise to inform the development of some conceptual designs and feasibility work for both district centres. An initial workshop with officers and councillors has been held and other community engagement events are planned.

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RESULTS

The public sector estate accounts for approximately 60% of property assets within the immediate town centre and as such is strategically placed to drive regeneration and economic growth. Projects that could facilitate this include:

- Potential co-location of Police and Fire services on a single site, releasing a key town centre asset for redevelopment.
- A review of the Town Hall has identified opportunities to make significant changes to use of the building and to release areas of underused space. A collaborative strategy is proposed to utilise the Town Hall as the location for a Public Sector Hub releasing other public sector assets.
- Assets at Church Rd/Smallwood House and Railway Station/ Edward St will provide a catalyst for a comprehensive redevelopment project with other landowners within the area.
- The relocation of a government agency to the library will create an integrated public service, options for relocating library in longer term also being investigated.

The review will provide an outline feasibility report and recommendations regarding all town centre projects identified through the process of the review and for the redevelopment of Matchborough and Winyates district centres.



Place Partnership provides rigorous, cost effective project management for capital investment projects ranging from schools to fire stations, police stations to community centres, in many cases working in partnership with private sector developers, investors and occupiers.

Our highly skilled professionals have spent many years understanding the requirements of clients in relation to the local built environment.

Our Project Management services include:

- Programme Management
- Project Management
- Development Management
- Cost Consulting/QS Services
- Building Surveying Services and Small Works
- Post-project Support

Place Partnership Limited
2 Kings Court,
Charles Hastings Way,
Worcester
WR5 1JR

www.placepartnership.co.uk
contact@placepartnership.co.uk
01905 673190