



## Alternative high street

Councillor Mike Haines, Deputy Chair LGA Economy and Transport Board

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## In a nut shell

‘...we must begin to think more positively about the challenge facing our town centres. We have to go back to the start, moving beyond retail, and refocusing places as centres of social, community and cultural economies.’

Local Government Association, 2012



## Retail spending on the high street is declining

'...the model of the high street as a shopping centre that has been dominant for the last 150 years is approaching its end in many of our town centres'

Julian Dobson, Urban Pollinators, 2012



## So, for growth, we must look beyond retail

'...towns and cities have always been centres of trade and exchange. But it's no coincidence that the great towns and cities of the world have always been much more than that.'

Mary Portas, High Street Review, 2012



## Reflecting and responding to community wishes and need

A specific mix of uses that respond to the wishes of local communities, including: community, social, cultural, retail, and living uses.

We need:

- the planning tools
  - economic development levers
  - strong local partnership
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## The role of councils

Local authorities are fundamental to providing the basic services that make high streets tick; but beyond can play a pivotal convening, facilitating, investing role.

Less well acknowledged, is councils' mediating role.



## LGA activity

Our aim is to represent and support councils, through:

- Lobbying – planning, economic development, transport
- Improvement –Portas pilot support
- Exploration – funding heritage, new deal with business



## In sum ... redefining our objectives

- Empower new ways of thinking about and using town centres
  - Led by wide needs and wishes of communities, rather than consumers
  - Linked to wider sub-regional strategy for growth
  - Removing structural barriers preventing adaptation and innovation
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