

# Enterprise and Business Committee Inquiry into Town Centre Regeneration

## Evidence from Stan Edwards MBA FRICS



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Date: 7<sup>th</sup> 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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