

From Vision to Delivery:

Designing Masterplans that get Built.



Across the UK, councils are producing ambitious regeneration frameworks and masterplans. The challenge is not the vision. The challenge is turning that vision into a funded, governed and deliverable programme of work.

At MIPIM this year, the message we are championing is clear. Delivery cannot begin at the end of the process. It has to be shaped from the first day you start writing a masterplan or regeneration framework. The authorities that succeed are the ones that make delivery the organising principle, not an afterthought.

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Masterplans need to be delivery-focused from the start

Ambition shouldn't have to be sacrificed when producing a deliverable masterplan, but often the real challenge is translating that ambition into an implementable plan. The critical step is translating the vision into a credible delivery programme shaped by the practical realities of land assembly, infrastructure sequencing, governance, commercial viability, funding routes and achievable development phasing.

This is where Regeneration Delivery adds the most value. We help councils structure the delivery platforms around market logic from the outset. That includes testing assumptions, identifying early tasks, translating vision into a practical route map and ensuring the plan can withstand market scrutiny.

This approach reflects Walker Sime's broader capability as a multidisciplinary consultancy with established expertise in regeneration, delivery, commercial insight, project management and cost management.

Choosing the right delivery route is central to progress

Selecting a delivery route is not a technical detail. It shapes risk, control, funding, land strategy and the pace of delivery. Our work advising authorities, including through delivery route analysis and soft market testing, shows how early clarity on delivery route gives councils a stronger position with funders and partners which ultimately accelerates delivery.

The Regeneration Delivery team at Walker Sime understand how market appetite, landowner positions, council priorities and risk tolerance informs practical choices about delivery structures. This ensures the regeneration framework is anchored in deliverability, turning strategic ambition into a structured programme for implementation.

Our advice supports councils to understand:

- **What delivery structure matches their ambition**
- **How to manage risk and control**
- **How to structure early activity so momentum is maintained**
- **How to communicate a credible delivery approach to investors and partners**
- **How to create multi-stakeholder partnerships**

Building programmes that can be funded and delivered

Once the delivery logic is clear, councils need a programme that can attract funding and withstand scrutiny. We help authorities build programmes that identify enabling works, infrastructure needs, land assembly tasks, governance processes and phasing.

This includes:

- **Structuring early-stage activity to de-risk the site**
- **Shaping technical work needed for funding bids**
- **Sequencing interventions in a way that builds confidence**
- **Aligning governance with decision making that supports progress**
- **Creating a practical route from early work to procurement and then construction**

Because the Regeneration Delivery team works alongside Walker Sime's Project Management and Cost Management teams, the transition from strategy into delivery is seamless. The same organisation that helps shape the vision is also equipped to carry projects through into implementation, creating an integrated and scalable delivery capability.

The outcome: masterplans that do not sit on shelves

The authorities making the most progress are those that design regeneration frameworks and masterplans around deliverability from the start. They choose delivery routes early, even if they take a long time to execute. They build programmes that can be funded. They align governance with action. And they understand land and infrastructure constraints before they become barriers.

Most importantly, they work with partners who stay with them from concept to delivery. That's the role we play at Walker Sime. Our Regeneration Delivery team provides strategic clarity at the early stages, and our Project Management and Cost Management teams deliver the projects that follow. This continuity is what turns plans into places.

If you want to talk at MIPIM about how we can help shape a delivery-focused regeneration framework or accelerate a stalled programme, we'd be very happy to talk.

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