



High Street Rental Auctions: Defining the designated areas

Open date: 29 June 2026

Close date: 9 August 2026

Name: Economy, Investment and Regeneration Team

Phone: 01494 732 295

Email: economy.investment@buckinghamshire.gov.uk

Overview

We want to hear your views on the proposed areas in Buckinghamshire to use High Street Rental Auction powers.

High Street Rental Auctions (HSRA) aim to revitalise town centres by giving local authorities the power to require landlords to rent out long-term vacant units. The new powers were introduced in December 2024 as part of the Levelling Up and Regeneration Act 2023.

HSRAs offer the opportunity to:

- bring long-term vacant units back into use
- offer tenancy opportunities to businesses and community groups
- determine high street uses, enhancing diversity and restricting less desirable uses
- improve the look and feel of our town centres
- support the regeneration of our priority regeneration towns

The aim is to encourage and support landlords with the letting of vacant premises, with High Street Rental Auctions a tool of last resort.

We will engage with landlords to understand existing efforts to let vacant premises and to consider how we can work together to address any barriers to letting they may be facing.

Vacant residential properties are not impacted.

Eligibility and prioritisation

To be eligible for a High Street Rental Auction, premises must have been unoccupied continuously for 12 months, or for at least 366 days (non-continuously) within a 24-month period. This is known as the **vacancy condition**.

The occupation of the premises for a suitable high-street use should be considered beneficial to the local economy, society or environment. This is known as the **local benefit condition**.

Suitable high street uses can include:

- shops or offices
- services for visiting members of the public
- restaurants, bars, public houses and cafes
- public entertainment or recreation
- communal halls or meeting-places
- manufacturing or other industrial processes compatible with the preceding uses

Premises must also be located within a defined high street area, known as a **designated area**. It is a requirement of the HSRA process that the views of the public are considered when determining these areas.

We will prioritise which vacant premises to target. This will be based on several factors, including level of existing engagement with the landlord, degree of renovation/refurbishment and the potential impact.

How an auction works

The HSRA process consists of a 12-week Notice Period followed by a 12-week Auction Period.

The Notice Period begins when the council serves an initial notice on the landlord of the premises identified as eligible for a HSRA. The landlord can make their own arrangements to enter into a tenancy, subject to approval from the council.

If a suitable tenancy is not entered into within eight weeks the council can serve a final notice on the landlord informing them of their intention to run an auction. The landlord can serve a counter-notice and object to this; if no objection is made, the process moves on to the Auction Period.

The council then has 12 weeks to auction the premises and complete a tenancy contract. During this time the council and landlord will engage on premises information and tenancy terms, the premises will be marketed, and bids invited and received. The auction process concludes when a tenancy contract is exchanged between the landlord and successful bidder.

Not all long-term vacant units within a designated area will be appropriate for auction. For example, premises that face significant issues and require costly renovation or refurbishment and those that are part of wider redevelopment or regeneration schemes. Vacant properties owned by the council are also not eligible.

Further information on HSRAs can be found in the government guidance on [gov.uk](https://www.gov.uk).

The proposed designated areas

We are proposing to use High Street Rental Auctions in the three towns where we have published regeneration plans:

- Aylesbury
- Chesham
- High Wycombe

High Street Rental Auctions support our regeneration plans by:

- reviewing the use of vacant premises
- revitalising high street areas
- creating prosperous places that attract commercial and economic investment and opportunity

View the regeneration plans for our three larger towns on

[buckinghamshire.gov.uk](https://www.buckinghamshire.gov.uk).

Areas of the town centres in which the council might wish to use the powers ('designated areas') have been identified and information on vacant units in these areas has been collated.

We now want to hear your views on the proposed designated areas in Aylesbury, Chesham and High Wycombe.

Please note the proposed areas relate to the use of HSRA powers only. These areas are different to those identified for other activities or policy, including town centre designations in Local Plans.

Related documents and links

Before you respond to this activity, please have a look at the following documents at yourvoicebucks.citizenspace.com:

- Maps of proposed designated areas

View the government guidance on High Street Rental Auctions at gov.uk.

How to have your say

You can tell us your views in one of the following ways:

- complete the online survey at yourvoicebucks.citizenspace.com
- complete, and return, a printed version of the survey below
- email us at economy.investment@buckinghamshire.gov.uk
- write to us at Economy, Investment and Regeneration, Buckinghamshire Council, Walton Street Offices, Walton Street, Aylesbury, HP20 1UA

If you have any questions about this activity, or require this information in another format or language, please email us at economy.investment@buckinghamshire.gov.uk or phone us on 01494 732 295.

Please tell us your views by 11:59pm on Sunday 9 August 2026.

What happens next

We will consider all the responses we receive. The finalised list of proposed designated areas will be presented to Cabinet for a decision in autumn 2026.

We will then identify premises within the agreed designated areas which meet the vacancy criteria, using an agreed prioritisation process, and engage with landlords.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [Privacy Policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

High Street Rental Auctions – Printed survey

Aylesbury

Streets we are proposing to include in the designated area:

- Alexander Road
- Anchor Lane
- Bourbon Street
- Britannia Street
- Buckingham Street
- Cambridge Place
- Cambridge Street
- Castle Street
- Church Street
- Exchange Street
- Friarage Road
- George Street
- Granville Place
- Great Western Street
- Green End
- Hale Street
- High Street
- Kingsbury
- Long Lional
- Market Square
- Market Street
- New Street
- Pebble Lane
- Railway Street
- Rickfords Hill
- Silver Street
- Temple Square
- Temple Street
- Upper Hundreds Way
- Vale Park Drive
- Walton Street

1. To what extent do you agree or disagree with the proposed boundary of the high street area in Aylesbury for the use of HRSA powers?

Please tick (✓) one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

2. Please give the reasons for your answer:

If you think there are other streets in Aylesbury that should be included in the designated area, please tell us the name of the street(s) here.

Chesham

Streets we are proposing to include in the designated area:

- Blucher Street
- Church Street
- East Street
- Elgiva Lane
- Francis Yard
- High Street
- Honey Yard
- Lewins Yard
- Market Square
- Station Road
- Stones Courtyard
- Tap Yard
- The Backs
- The Broadway
- White Hill

3. To what extent do you agree or disagree with the proposed boundary of the high street area in Chesham for the use of HRSA powers?

Please tick (✓) one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

4. Please give the reasons for your answer:

If you think there are other streets in Chesham that should be included in the designated area, please tell us the name of the street(s) here.

High Wycombe

Streets we are proposing to include in the designated area:

- Abbey Way
- Abbey Way Gyrotory
- Arch Way
- Bellfield Road
- Bridge Street
- Bull Lane
- Castle Street
- Church Square
- Church Street
- Cornmarket
- Corporation Street
- Crendon Street
- Desborough Road
- Dovecot Road
- Easton Street
- Frogmoor
- Glenisters Road
- High Street
- Kings Court
- Lansdales Road
- Lily's Walk
- Mendy Street
- Oxford Road
- Oxford Street
- Pauls Row
- Premier Way
- Prioriy Road
- Queen Victoria Road
- Queens Square
- Ship Street
- Short Street
- St Mary Street
- Station Approach
- Station Close
- West End Street
- Westbourne Street
- White Hart Street

5. To what extent do you agree or disagree with the proposed boundary of the high street area in High Wycombe for the use of HRSA powers?

Please tick (✓) one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

6. Please give the reasons for your answer:

If you think there are other streets in High Wycombe that should be included in the designated area, please tell us the name of the street(s) here.

Any other comments

7. If you have any other comments about High Street Rental Auctions, please tell us here:

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

8. Which of the following describe you?

Please tick (✓) all that apply

- I live in Buckinghamshire
- I work in Buckinghamshire
- I study in Buckinghamshire
- I am a landlord or property owner within a proposed designated area
- I represent or own a business in Buckinghamshire
- I represent a community or voluntary group in Buckinghamshire
- I am an elected representative in Buckinghamshire
- I represent a Parish / Town Council or Town Committee in Buckinghamshire
- I work for Buckinghamshire Council
- Other (please give details below):

9. How did you find out about this consultation?

Please tick (✓) all that apply

- Local media (newspaper, radio, TV, website or newsfeed)
- Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- Buckinghamshire Council website or Your Voice Bucks website
- Email or newsletter from Buckinghamshire Council
- Buckinghamshire Council staff or other professionals
- Through working at Buckinghamshire Council
- Poster or leaflet
- Friend or family member
- Local community or special interest group
- Councillor, town/parish council or community board
- Other (please give details below):

Responding on behalf of an organisation

10. Please provide the following details:

Name of organisation:

Your job title:

End of survey if responding on behalf of an organisation

Responding as an individual

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

11. What is your postcode?

Why we ask this: We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

12. What is your age?

Why we ask this: We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- Under 16
- 16 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 to 84
- Over 85
- Prefer not to say

13. Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?

Why we ask this: We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- Disability / disabilities
- Impairment(s)
- Long term health condition(s)
- No
- Prefer not to say

14.Are you:

Why we ask this: We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- Female
- Male
- Prefer not to say

15.How would you describe your ethnicity?

Why we ask this: We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- Asian - British
- Asian - Bangladeshi
- Asian - Chinese
- Asian - Indian
- Asian - Pakistani
- Any other Asian background - Please give details below
- Black - African
- Black - British
- Black - Caribbean
- Any other Black, African or Caribbean background - Please give details below
- Mixed or multiple ethnic groups - White and Asian
- Mixed or multiple ethnic groups - White and Black African
- Mixed or multiple ethnic groups - White and Black British
- Mixed or multiple ethnic groups - White and Black Caribbean
- Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- Any other Mixed or Multiple ethnic background - Please give details below
- White - English, Welsh, Scottish, Northern Irish or British
- White - Irish

More answer options on the next page

- White - Gypsy or English traveller
- White - Irish Traveller
- White - European
- Any other White background - Please give details below
- Other ethnic group - Arab
- Other ethnic group - Arab British
- Other ethnic group - Please give details below
- Prefer not to say

Please give other details here:

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by 11:59pm on Sunday 9 August 2026.
You can:

- email it to economy.investment@buckinghamshire.gov.uk
- post it to Economy, Investment and Regeneration, Buckinghamshire Council, Walton Street Offices, Walton Street, Aylesbury, HP20 1UA