

Cabinet

12 December 2018

Town and Village Centres – Way Forward



Report of Corporate Management Team

Ian Thompson, Corporate Director of Regeneration and Local Services

Councillor Carl Marshall, Cabinet Portfolio Holder for Economic Regeneration

Electoral division(s) affected:

Countywide.

Purpose of the Report

- 1 The purpose of this report is to set out proposals for an enhanced approach to the regeneration of towns and villages across the county. The report seeks to:
 - (a) Confirm the continuation of town centre regeneration in line with the suite of established masterplans for the main centres;
 - (b) Highlight the opportunities for a renewed regeneration focus in towns and villages across the county; and
 - (c) Highlight opportunities for concerted programmes of activity to make step change improvements in selected centres.

Executive summary

- 2 Since 2010 there have been a wide range of successful regeneration projects and programmes delivered by the council and its partners across the County, with a particular focus on the larger towns. Building on this success the council is looking to develop a stronger focus on local priorities in towns and villages, addressing those issues that are identified by local communities as most important to them.
- 3 This report sets out the type of issues that have been identified through discussions with local members, based on the AAP geography, and highlights the 'toolbox' of actions available to the council and its partners to tackle them. The issues range from the need to support local retail, to problems with vacant buildings and land, the condition of

the environment and the impact of private landlords and empty properties.

- 4 The council needs to take a comprehensive approach to tackling these issues. This report is linked to the paper on selective licensing agreed by Cabinet on 17 October 2018, and the forthcoming housing strategy paper. It also identifies additional capital funding to help deliver the local projects and programmes.

Recommendation

- 5 Cabinet is recommended to:
 - a) Agree the approach to the delivery of an enhanced town and village programme.
 - b) Support an increase in capital programme investment through the capital bidding process.
 - c) Support further work being undertaken to identify strategic town centre regeneration schemes that alongside partner investment can deliver transformational change in key town centres.
 - d) Agree the programme management approach suggested at paragraph 46-48.

Background

- 6 The Council's approach to regeneration is set out within the Regeneration Statement, identifying the key priorities for investment to transform the economy of the county and ensure residents and businesses benefit from the opportunities delivered.
- 7 Since 2010, there have been a wide range of successful projects and programmes undertaken against these priorities delivering or securing in excess of £790 million of investment in the County Durham economy and supporting the creation of over 9000 jobs.
- 8 Alongside these strategic programmes the ongoing regeneration of the county's main towns has remained a constant element of the council's work. Since 2010, investment of almost £12 million across our main centres has delivered a variety of projects including improved public realm, enhanced parking provision and support packages for town centre businesses in line with the suite of masterplans that have been created, consulted upon, delivered against and systematically refreshed.
- 9 This approach has delivered significant visible improvements to the fabric of some of our town centres, improving shopping areas, car parking and acquiring and assembling sites for retail development being delivered by the private sector. Alongside this, over 500 town centre businesses since 2012 have received bespoke programmes of support including shop front improvements, marketing advice and digital skills support to assist with trading online. This approach has created over 250 FTE jobs and supported the development of 43 new businesses. A summary of regeneration investment across the county to date is set out in Appendix 4.
- 10 It is important that we build on the successes achieved through this work to date, which includes not only the physical changes seen in our main centres, but also more integration of the working arrangements in the range of services that identify, deliver and maintain the improvements made.
- 11 Funding such a programme of improvement requires the ongoing commitment to the current capital budgets which are targeted within our centres to deliver against masterplans and provide maximum effect, frequently supported by wider packages of revenue funded support. However, we also recognise increasing opportunities to address other issues of local concern in towns and villages across County Durham and the need to align existing budgets to ensure the ongoing maintenance of our towns and villages.

- 12 Given that the pace of change in both our town and village centres continues to increase, we must adjust our approach to ensure we can readily respond and address the issues raised by Members, Area Action Partnerships, residents and businesses. With such diverse challenges it is also essential that partners such as housing providers, property owners and other public services are fully engaged in programmes of change and improvement as we seek to reshape our town and village centres.

Consideration

- 13 Many places in County Durham are also addressing issues related to the future use of historic and heritage buildings. While some can be returned to use effectively, this can often be for a wide range of uses, not always retail. However, historic buildings are distinctive and often valued local landmarks which when sensitively managed provide an attractive environment for a range of uses, as can be seen in Barnard Castle and many of the county's villages. The recently declared Heritage Action Zone in Bishop Auckland is another example where utilising the positive heritage attributes of a town is an opportunity to drive further regeneration and growth.
- 14 The growth of multi-channel shopping has been a major driving force behind change in towns across the country. Despite online shopping having a direct impact on retailer requirements for space, it can also influence high street footfall in other ways. While online shopping can be delivered direct to the customer's home this is not always convenient for the working population. Delivery to a self-service collection point can bring people into other spaces, as can the return of unwanted goods. Click and collect is another popular means of delivery and although the collection point is typically from the retailer's own property, it can also draw shoppers into a centre, which can lead to linked multi-trips.
- 15 Ensuring these tasks can be undertaken conveniently; with readily available short-stay parking helps integrate centres into the online shopping process.
- 16 While the rise in internet shopping and home deliveries by food retailers can be seen to have some advantages for communities outside the main retail centres, the loss of local services such as high street banking has a disproportionate effect on those who are less digitally enabled – often including older people, those in rural communities and those with limited access to personal transport including those unemployed or on low incomes. There is also a consequent impact on the very nature of communities when their local high street no longer

fulfils the basic needs that have been met in that location for many years.

Options

- 17 In applying these issues and opportunities to our approach, the guiding principles for the next phase of town and village regeneration are therefore recommended to include in a tool box of approaches tailored to the requirements and opportunities of the individual towns and villages:
- (a) Concentrating retail uses – shortening traditional high streets where demand for extra space no longer exists and filling retail gaps.
 - (b) Targeted work to address empty and/or poor quality and wrongly configured property through support, conversion, acquisition and assembly. This may lead to demolition of problem local buildings.
 - (c) Utilising enforcement powers to their maximum benefit to address those issues that are dragging down the rest of a community or place.
 - (d) Working with private landlords to raise the quality of the offer in the private rented sector.
 - (e) Maximising partnership opportunities with private and public sector investors to deliver a wider range of uses in town centres that address the decline in retail use.
 - (f) The introduction of alternative uses including leisure, commercial and residential schemes as appropriate to local needs.
 - (g) Responding to market trends, e.g. Click and Collect and working with local companies to maximise such opportunities.
 - (h) Maximising the impact of council land and facilities in and around centres, providing visible facilities, driving building efficiencies and securing capital receipts where possible.
 - (i) Improving accessibility – focussing on transport improvements.
 - (j) Development of digital programmes to support retailers to reflect channel shift in retailing and customer expectations.
 - (k) Maintaining a targeted recruitment and training approach to ensure local residents and businesses benefit from the investment and new job opportunities across centres.
 - (l) Ensuring other elements that make up a town are well managed and support local communities, especially cleansing and environmental maintenance. Joined up approaches will continue to make local places feel better looked-after.

Main Implications

The High Street Challenge

- 18 Over the past year there has been significant press and academic debate about the way town centres operate across the UK. The rapid growth of town centre and edge of centre retailing since the 1990's, changes in shopping trends, transport and accessibility, and a greater focus on leisure opportunities, further compounded by many long established high street names disappearing in recent years have led to profound change to many high streets across County Durham and beyond.
- 19 The challenges and solutions in our town and village centres are not simply based around changes in retailing. Places need to be reshaped and rebalanced to provide a diverse range of functions, including employment, commerce, leisure, community, residential, healthcare and education to meet the current and future needs and/or wishes of local communities, but also to attract business and with it, support local vibrancy and economic growth.
- 20 Capital investment by the Council and key partners is essential in driving this change, supported by targeted business support and a high quality and well maintained environment which builds on recent successful initiatives such as 'operation spruce up' and the delivery of 20 mph zones. This integrated approach is central to achieving comprehensive change and improvement in our towns and villages and addressing local issues.

County Durham Experience

- 21 Local experience tends to reflect current trends nationally, with most towns and villages seeing a loss of comparison retailers – particularly in the face of competition from on line retailers, countered by a slight rise in convenience retailing – with more multi-trip top-up shopping and a focus on discounted retail chains.
- 22 With the shifting profile of retailers, some noticeable trends have been seen with significant new openings of barbers, beauty salons, café/tearooms, convenience outlets and vaping shops. Conversely there has been a continued decline in the number of pubs, women's clothes shops, newsagents, bookmakers and shoe shops.
- 23 Despite these challenges and the ongoing pace of change, County Durham's centres generally continue to exhibit stable levels of

occupancy compared to current national town centre occupancy figures as demonstrated by Table 1 in Appendix 2.

- 24 Public aspirations/expectations for town centres remain high, with recent national surveys highlighting customers valuing the availability of convenience shopping (64%), access to services (56%) and accessibility (56%) as key features. These priorities have recently been borne out by the Durham City Retail Survey (2017) which highlighted range of shopping and accessibility as key attractions.
- 25 These trends are not however restricted to our main towns. Town centre survey work shows shifting patterns of retail and our smaller towns and villages continue to see ongoing reductions to the level of convenience shopping and the withdrawal of facilities such as high street banking.
- 26 The dispersed rural nature of many of the settlements perhaps being linked to a take up of internet based retail and service offers could be one explanation for the trend, but regardless of the reason, across the county these losses are acutely felt and impact greatly on local communities.
- 27 However, whilst some challenges are related to retail and the high street, issues facing communities across County Durham are more diverse and require a joined up response.

Local Discussions

- 28 Recognising the challenges facing towns and villages across County Durham, conversations were initiated by the Cabinet Portfolio Holders for Regeneration and Economic Development and Strategic Housing and Assets with local Members across the county based on AAP geography's to understand local issues and consider particular challenges being faced by local people as well as the opportunities to deliver local improvements.
- 29 These meetings took place over the spring of 2018 and were followed by an email to all Members seeking further comments or contributions in order to ensure all Members had the opportunity to input on behalf of their local areas. A summary of the wide range of issues raised in these meetings is set out within Appendix 3, but it can clearly be seen that local concerns can be grouped into a number of regularly occurring categories as follows:

- (a) A need to go beyond the core town centre environments and improve village and suburban local centres, i.e. the heart of local communities;
- (b) A strong theme was the need to target empty shops, commercial units and problem residential properties, either by bringing them back into a suitable use, improving them, securing them, using enforcement powers fully or acquiring and demolishing eyesore buildings that are having a negative impact on communities and are considered a blot on wider improvements;
- (c) Supporting the private sector where necessary by acquiring, marketing and supporting the development of sites that present opportunities for local places;
- (d) Increased cleansing and environmental targeting to maintain local environments;
- (e) Targeting private landlords and empty or poor quality residential properties in the private rented sector (PRS) which are causing local problems, particularly through full use of enforcement powers and licensing of landlords wherever possible;
- (f) Delivering new residential projects that meet the need of the county's communities, particularly affordable and older persons housing;
- (g) Addressing very localised issues of anti-social behaviour in communities, town and village centres;
- (h) Support local parking solutions for centres that improve accessibility and support local community services and look to support other public transport schemes wherever possible;
- (i) Bring different uses into town and village centres to support their ongoing vibrancy, for example residential or leisure uses;
- (j) Improve recreation uses especially for children, which supports family's use of their town and village centres;
- (k) Ensure that development schemes deliver appropriate local benefits and associated infrastructure, potentially through Section 106 Agreements;
- (l) Many parts of the county are very keen to see development sites and other under-utilised areas brought forward for redevelopment

to ensure continued growth and vitality in local communities. Members were keen to see local areas remain looked-after in order to sustain pride in the communities of County Durham.

- 30 Overall, whilst these points suggest a need to maintain investment into our core centres, they also demonstrate a need for increased focus on other activities to pick up issues that are not being addressed due to a lack of available funds and to find ways of re-prioritising to deliver against these requests.
- 31 By developing a programme of targeted investment and support to drive step change improvements across a number of our places through the continuation of masterplan delivery in addition to wider programmes of activity that target issues of local concern, including more joined up maintenance, approaches to promotion, marketing and investment and other programmes that support ongoing economic growth, this revised approach will provide benefits across County Durham. There was much support for such an approach from local Members across the county during these recent meetings.

Addressing these opportunities

- 32 In addressing the issues set out at paragraph 27, there are various ways in which the Council can achieve greater impact:

Rethinking our town and village centres

- (a) Using enforcement powers more regularly and intensely to target issues of concern or breach;
- (b) Utilising the capital programme, disposals and CPO powers where appropriate to bring forward new development proposals or to address local regeneration opportunities;
- (c) Delivering additional Targeted Business Investment schemes in villages and suburban centres across the county to broaden the support available;
- (d) Targeting empty properties, particularly residential properties to seek to bring such properties back into productive use;

Collective working to drive change

- a. Targeting improvements in locations where local communities are flagging either with local Members or through the AAP that particular buildings or locations have become eyesores that are causing significant concern;
- b. Promoting shop local schemes to support independent retailers who will underpin the future of the local retail market;

- c. Adopting the new Housing Strategy which will set out an ambition towards improving the PRS for all residents;

Effective integration of strategies, services and projects

- a. Joining up services in a concerted approach to target local issues;
- b. Adopting a County Durham Plan that provides clarity to the development market on opportunities that are supported within the county and include associated policies to support s106 negotiations;
- c. Focused activity under cleansing and environmental services;
- d. Ensuring local highways requirements are addressed where possible as part of wider regeneration initiatives.

33 Cumulatively these activities will deliver local improvements and respond to issues of local concern. However, opportunities also exist to deliver further countywide programmes that support economic growth in the retail economy and address countywide opportunities. These proposals will be worked up and evolve over time, but could include:

- (a) **A retail academy** which supports those who are considering developing a retail business in business planning, identification of premises or selling opportunities (e.g. market stalls), test trading, etc. Such a project could be important in assisting those who have an entrepreneurial retail idea but are not sure how best to proceed. To date the Council has provided strong support to those wishing to invest, locate and grow their business in County Durham through Business Durham. However, the retail sector has seen less consistent support and the visitor economy sector supported by Visit County Durham). The wider skills of the council can be pulled together to develop the offer to the retail sector, thereby providing increased focus on the independent businesses that will no doubt be the future of the county's town and village centres.
- (b) **Free Wi-Fi across the County's towns** is an ambition that will be explored. This would be supported by town wide IT strategies and proposals that would support local skills including within retailers.
- (c) **Marketing programmes** that promote shop local and distinctive local opportunities, for example Taste Durham that works well with the visitor economy. Durham welcomed 19.71 million tourism visits in 2017 and the visitor economy is worth £867 million to the county's economy, supporting over 11,600 FTE

jobs. Clearly towns such as Bishop Auckland are seeking to significantly grow the visitor economy through outstanding new product for the visitor to explore.

- 34 It will be important to ensure that any proposals to support the retail sector are responsive to local concerns and opportunities.
- 35 Overall, putting together relevant retail support activity with programmes of maintenance, investment, new development, appropriate infrastructure, and other activities that address local concern should ensure we respond to local opportunities across the whole county.
- 36 This will be further supported by working with AAP's and Town and Parish Councils to draw on their local knowledge, as well as seeking support and funding as appropriate.

Larger scale opportunities

- 37 The challenges faced by our town and village centres suggests that continued successful regeneration will require significant investment over some time, to be secured from a range of funding sources and partners, but facilitated by the council.
- 38 In our identified larger towns, more concentrated retail cores may be capable of being supported by a range of other appropriate town centre uses, such as new residential and commercial development. In many places recent or planned investment in co-located libraries/leisure centres and other public facilities will help draw more users to our towns and increase their dwell time, but opportunities to build upon this should be sought and partners will be key in bringing additional skills, resources and uses into our towns and to deliver larger scale mixed use schemes that achieve real impact and change.
- 39 More emphasis will be given to creating appropriate areas where café bars and restaurants enhance the quality leisure offer and create opportunities for a night time economy accessible and enjoyable to all. Other leisure uses, such as cinemas, gyms and family focused facilities also need to be encouraged in town centre locations to reinforce their leisure focus and broaden the range of attractions and the groups of people who choose to spend time there. Food and beverage operators' benefit from clustering and the creation of a leisure and casual dining zone comprising a mix of bars and restaurants can have a positive effect as seen most recently in the North Terrace area of Seaham.
- 40 Ensuring more people can live in town centres in good quality homes will be an important part of the future of places that are vibrant at

different times of the day and also provide greater community ownership of town centre spaces. An appropriate mix of affordable housing, public and private rented, retirement and assisted living accommodation should all be considered.

- 41 Delivering against large scale regeneration opportunities will require a long term commitment in terms of land acquisition, partnership working, capital investment and also ongoing targeted support. It should be highlighted that by including a wider range of uses in our town centres, the opportunity to increase vitality and choice but also bring different funding partners into schemes, perhaps through a joint venture approach, will be enhanced.
- 42 Further reports on such opportunities will be brought back to Cabinet in the near future once opportunities are clearer.

Delivering a new approach

- 43 The proposed interventions identify the opportunities for transformation beyond the activity currently planned through the town centre masterplan process. The current process provides specific programmes of linked activity, typically costed over a rolling three year period and focussed on improving the physical condition of the town centres and securing regeneration through private sector leverage.
- 44 In the past three years, this activity has delivered strong capital programme performance as highlighted in table 3 below:

Table 2: capital programme spend

Year	Outturn spend (£)	Spend / Final Budget (%)
2015/16	2,481,478	100.73
2016/17	1,766,594	97.6
2017/18(f/c)	1,846,716	107.31

- 45 This investment has seen investments in public realm, car parks, and property improvements and has also levered in major sums of private sector investment. Much of this activity is enhanced by additional support to businesses and environmental maintenance funded through existing revenue budgets

- 46 Moving forward it is proposed to continue this approach to supporting the renewal of our main centres, at a level of approximately £1.2 million per year to ensure we continue to deliver on our agreed masterplan ambitions across all our main centres, but subject to Cabinet agreement, to supplement this programme to deliver further activity countywide to address the issues and themes raised by local Members. The work will need to be prioritised and programmed, but presents an opportunity to address local issues much more directly.
- 47 In order to deliver this further work, an additional resource is sought per annum for 3 years through the capital bidding process in 2018/19 onwards. There is no doubt that far greater resources could be spent, but within the context of austerity budget reductions, the council is seeking to deliver the maximum it can within available resources and will need to ensure that other funding sources are utilised wherever possible, including aligning AAP resources, Member budgets and external resources.

Governance of the programme

- 48 In order to administer the programme it is proposed that the current capital allocation will be increased to £2.5 million per annum for three years and a programme to address the issues being targeted by this funding will be prepared and consulted upon to ensure a transparent approach to the setting of priorities and the allocation of resources.
- 49 It is proposed that the governance arrangements for the delivery of this programme utilise existing arrangement where possible. This includes reference to the groups overseeing capital funding, existing scrutiny arrangements which provide oversight of the town centre regeneration agenda and proposals for a group consisting of lead members and AAP representatives meeting on a bi-annual basis and reflecting the ongoing priorities identified through AAP forums and task groups. The utilisation of these groups will assist officers in managing a programme that often takes time to deliver and will need to be flexible in moving resources to address local opportunities, i.e. managing the expenditure as a programme.
- 50 An element of the overall budget could also be reserved as a local opportunity fund to respond to local issues in consultation with the Portfolio holder. Details on the use of the opportunity fund would be included in a bi-annual report to Cabinet to advise on progress with parallel reporting to scrutiny on the same timescale.

Conclusion

- 51 The approach set out within this report aims to build on the work successfully delivered since 2009 but through a revised and wider approach, ensure that local community concerns and town and village centre opportunities are tackled at different levels to ensure the whole county benefits.
- 52 This will ensure we shine a focus across the county to address the issues raised by local communities whilst at the same time continuing to deliver against town centre masterplans. Further reports will be presented on strategic schemes where opportunities suggest larger scale investment and change that will benefit a wider area are deliverable.

Background papers

None

Other useful documents

Durham City Retail Survey 2017

Beyond Retail redefining the shape and purpose of town centres (2013)

Grimsey Review 2 “it’s time to reshape our town centres” (2018)

County Durham town centre surveys

<https://durhamcounty.maps.arcgis.com/apps/Cascade/index.html?appid=46a72ad369ea43f3b44dfb5bebeb9882>

Contact: Sarah Robson

Tel: 03000 267332

Appendix 1: Implications

Legal Implications

This report highlights a range of initiatives which the council has the legal powers to tackle

Finance

The proposals represent an additional demand on capital directed towards town and village regeneration. The proposals as identified seek to maintain the town centre capital programme at its current level while widening work to include support for further regeneration in towns and villages aligned to local priorities.

Consultation

No identified implications at this stage. Individual project consultations to be undertaken in line with established processes.

Equality and Diversity / Public Sector Equality Duty

The proposal will make positive improvements to town and village centre environments, improving leisure/social, residential and commercial opportunities, which will have a positive impact to all communities. The outlined proposals will have a potential positive impact in particular for older and younger people, women and disabled people.

Human Rights

Any implications of enforcement action or compulsory purchase will be considered in detail in the context of specific proposals.

Crime and Disorder

No identified implications.

Staffing

The current delivery of town centre regeneration activity is undertaken by established teams in Economic Development & Housing (ReaL), liaising with colleagues across the council. The scale and scope of the proposals identified will have staffing implications in terms of both programme and project management.

Accommodation

There are no immediate accommodation issues associated with the report.

Risk

A risk assessment of the approach has been undertaken. Individual projects will have risks assessed and managed as part of project management processes.

Procurement

No identified implications.

Appendix 2:

Table 1: Durham Town Centre Vacancy Rates (Q2 2018)

Town	Vacancy Rate 2017	Vacancy Rate 2018	Variance from 2018 National Rate	Comments
Barnard Castle	4.9%	8.8%	-2.4%	
Bishop Auckland	21.2%	21.2%	+10%	
Chester Le Street	14.8%	11.9%	+0.7%	
Consett	11.4%	11.7%	+0.5%	
Crook	8.3%	7.1%	-4.1%	
Durham (city)	9%	11.5%	+0.3%	Widely reported major retailer losses
Newton Aycliffe	20.6%	19.6%	+8.4%	Units held vacant by owners as part of phased regeneration programme
Peterlee	14.6%	17.1%	+5.9%	
Seaham	10.4%	10.5%	-0.7%	
Shildon	14.6%	14.4%	+3.2%	
Spennymoor	15.1%	16.3%	+5.1%	Festival Walk development awaiting pre planning consultation. Vacant possession sought

Stanley	14.4%	16.2%	+4%	Clifford Road redevelopment recently commenced
National Rate	11.1%	11.2%		

Some of the higher levels of void units illustrated in Table 1 can be attributed to property purposely held vacant to facilitate longstanding regeneration projects.

Appendix 3: Summary of local Member and AAP conversations on local issues

AAP	Discussion
<p>4 Towns AAP</p> <p>Co-ordinator: Lee Copeland</p> <p>AAP has main priorities of:</p> <ul style="list-style-type: none"> • Health and Wellbeing • Children, Young People & Families • Older People 	<p>Discussion Points:</p> <ul style="list-style-type: none"> • Members recognise the benefits achieved through the previous coalfield housing schemes of improvement and selective demolition. Recognise that later phases of the programme haven't been implemented due to government's austerity programme but feel that selective demolitions would be appropriate should the opportunity arise in future • Some longstanding (private) development sites not progressing e.g., NECOL site and the CDP needs to encourage • Still many empty shops to fill in local neighbourhood parades • Opportunities for rail halt/re-opening station linked to Northern Powerhouse/Leamside discussions? • Previous comprehensive approaches to housing regeneration such as at Chilton have worked, although still schemes to progress through to development including addressing long standing demand for bungalows • Lack of neighbourhood facilities linked to new developments which needs to be addressed through the planning process • Declining village centres – some with only one shop. Need to address boarded retail property and consider appropriate uses, access to youth facilities is important and ensure housing and community facilities go hand in hand. • Access to public transport – esp. linking to hospitals for appointments / visiting is difficult in many of the villages
<p>Mid Durham AAP</p> <p>Co-ordinator: Andy Coulthard</p>	<p>Discussion Points:</p> <ul style="list-style-type: none"> • Previous consideration of development on St Agatha's site (Brandon). Need to clarify intentions and timescales • Concern over withdrawal of shopping facilities beyond the main street

<p>AAP has main priorities of:</p> <ul style="list-style-type: none"> • Support the development and sustainability of smaller businesses and local retailers • Support and communicate new housing and business development interest • Keeping absent landlords in check 	<ul style="list-style-type: none"> • Some residential development sites seem to be moving slowly or have stalled, can they be encouraged? • Lanchester – opportunities to bring sites into public ownership to encourage development • Frequent short stay parking issues in Lanchester which could be addressed • Number of small development sites under consideration in Burnhope. Opportunity to look at cumulative impact / joining schemes. • New development generally welcomed, especially if helps maintain school numbers. • Need to build more confidence within the community • Castleside – accessibility of Consett town centre by public transport needs consideration • General concern over quality of management by many of the absentee residential landlords. • Need for a focussed building improvement scheme across much of the area.
<p>Stanley AAP</p> <p>Co-ordinator: Dan O'Brien</p> <p>AAP has main priorities of:</p> <p>Stronger Stanley:</p> <ul style="list-style-type: none"> • Children, Young People and Families • Community Safety <p>Supporting Stanley:</p> <ul style="list-style-type: none"> • Older People • Health and Wellbeing <p>Successful Stanley:</p> <ul style="list-style-type: none"> • Employment, Enterprise, and Training 	<p>Discussion Points:</p> <ul style="list-style-type: none"> • Strong town centre focus has been welcomed and long standing development priorities are now coming forward e.g. former bus station site and Clifford Road • Would like to see a broader programme for Clifford Road and which occupiers will come forward • Prominent town centre properties/sites still to be resolved include Berties Bar, Elite Buildings and Board School • Residential opportunities exist in and around the town centre and would be supported • Car parking accessibility/transport access to town centre and beyond from outlying settlements could be better • Wider regen priorities/opportunities linked to the previous DDP still to come forward • Some problematic properties in the wider Stanley area including The Smiths Arms at Catchgate need to be addressed
<p>East Durham Rural AAP</p> <p>Co-ordinator: Jane Bellis</p>	<p>Discussion Points:</p> <ul style="list-style-type: none"> • Bowburn relief road needs greater consideration in order to ensure that the opportunities presented by development at Integra 61 are maximised for the benefit of Bowburn • Traffic delays impact on frequency of local bus services

<p>Some regeneration projects supported previously, including support for Targeted Business Improvement work</p> <p>AAP now has main priorities of:</p> <ul style="list-style-type: none"> • Activities for Children, Young People and Families • Older People • Health and Wellbeing 	<ul style="list-style-type: none"> • Kelloe – concern relating to loss of local retail provision • Some issues with private rented residential properties • Need better communications with Registered Providers • Some development opportunity sites in Kelloe at present • Need for starter homes which are currently lacking, most development seems to focus on family accommodation • Opportunities to improve/lift Coxhoe with planting, light couplings on street light columns and general environmental improvements • Kelloe recreation area – facilities are lacking • Pedestrian crossing points are needed in Bowburn linked to new development schemes at Parkhill and Integra 61 • Local parking could be better, especially near neighbourhood shops
<p>GAMP AAP</p> <p>Co-ordinator: Brian Riley</p> <p>AAP has main priorities of:</p> <ul style="list-style-type: none"> • Children, Young People & Families • Older People • Employment, Enterprise & Training 	<ul style="list-style-type: none"> • Some neighbourhood shopping parade improvements are required. • Issues of car parking given layout of much of Aycliffe. Causes difficulties for traffic/public transport and results in informal verge parking • Need to ensure flow of communications between town centre owners/town centre partnership and local members, especially concerning the future phases of the town centre masterplan/redevelopment • Apprenticeships – ensuring links at a local level to ensure benefits from new developments and company investments • Implications/opportunity around the West Ward master planning work being undertaken by Livin to ensure local people benefit • Opportunities linked to HIF announcement of funds to support the Low Copelaw project – further details and timescales required • Development plans for the former Elmfield playing field site need clarifying <p>Members also provided a comprehensive list of regeneration opportunities and issues covering the wider GAMP area including the Aycliffe Business Park which have been circulated to lead departments for consideration/action</p>

<p>Durham AAP</p> <p>Co-ordinator: Craig Morgan</p> <ul style="list-style-type: none"> • AAP city centre group includes regeneration team and Durham BID representation. This group meets monthly and discusses the key issues for the city centre • Support for Durham BID with digital marketing project. • Community centres/facilities. The AAP continues to support, where possible, a number of community facilities with information, advice and funding. 	<ul style="list-style-type: none"> • Cheverley Park shopping area requires some focus • Some of the suburban areas haven't seen much investment for some time – issues of limited and poor parking, neighbourhood shopping parades, street surfaces requiring attention • Multiple development sites at Bearpark – comprehensive view of local infrastructure required to ensure they can all effectively come forward. • Sherburn Hill – current school consultation causing concern but recent housing development been positive. Long term aspirations for new community facility. Durham AAP is involved in these discussions. • Maximising the use of the former Durham baths site • Future development opportunities around Dragonville area need clarifying • Highways network – plans for any works in the region of Witton Gilbert roundabout, currently the site of peak time delays • West Rainton – long standing discussions around ensuring access to community facilities. Further opportunities to support linked to current large scale housing application. Durham AAP is working with the Parish Council and Community Association on a long term solution to the issues relating to Jubilee Hall
<p>Spennymoor AAP</p> <p>Co-ordinator: Michael Wilkes</p> <p>AAP has main priorities of:</p> <ul style="list-style-type: none"> • Safer, Stronger and Healthier Communities (to mainly include/focus on the following priority areas): <ul style="list-style-type: none"> ○ Children, Young People & Families ○ Health & Wellbeing ○ Employment, Enterprise & Training • Culture, Your Local Environment, Tourism & 	<ul style="list-style-type: none"> • Clearly defined regeneration priorities including finally resolving the future of the Festival Walk precinct • Need to ensure support provided to existing Festival Walk retailers so they are not lost to the town. • Further priority area around Cheapside/Cenotaph and the 'witches hat' structure which is looking poor and needs upgrading • Ensuring ongoing employment opportunities at Green Lane • Kirk Merrington is used as a back route between many destinations and local infrastructure can't cope with volumes of traffic. • Need to look again at long standing plans for links between Merrington Lane housing developments and town centre

<p>Heritage (to mainly include/focus on the following priority areas):</p> <ul style="list-style-type: none"> ○ Employment, Enterprise & Training ○ Culture, Tourism and Heritage ○ Your Local Environment 	<ul style="list-style-type: none"> ● Significant housing development – being clear on the impacts on key infrastructure across the town – schools , doctors, etc ● Planting on roundabouts – some low maintenance planting seems to collect litter and detract from the town’s appearance at key entry points.
<p>BASH AAP</p> <p>Co-ordinator: Andrew Walker</p> <p>Consistent priorities for a number of years:</p> <ul style="list-style-type: none"> ● Employment, Enterprise and Training ● Community Safety ● Children and Young People <p>Ref to CLLD coverage across some of the BASH area</p>	<ul style="list-style-type: none"> ● Quality of housing stock in some of the areas, especially some private rented stock raises concern ● Impact of long term population reductions which leaves empty properties and reduced demand for retail and other services ● Need to hold more Locomotion visitors and provide further attractions in the Shildon – culture / leisure / specialist retail offer ● Need to grasp wider railway heritage opportunities given presence of NRM. ● New opportunities are welcomed but we need to be mindful of impact on local road network ● Opportunities across Bishop Auckland linked to the forthcoming Spanish art gallery - and links with Durham University through the gallery and The Auckland Project. ● CDHG master planning exercise for Woodhouse Close presents opportunities for new development. Woodhouse needs to be seen to be a more integrated part of Bishop Auckland ● Maximising opportunities in the visitor economy – including increasing overnight stays, especially with the development of the visitor economy
<p>East Durham AAP</p> <p>Co-ordinator: John Murphy</p> <p>AAP has main priorities of:</p> <ul style="list-style-type: none"> ● Children & Young People ● Health ● Maintaining the Social Fabric of Our Communities 	<ul style="list-style-type: none"> ● Need to recognise issues in some key communities – Horden, Deneside, Dawdon, Easington, Eden Hill, Haswell ● Horden - numbered streets issues being addressed through the masterplan work, although external funding will be essential to support any change. ● Use of premises at Seaview also needs to be considered given proximity and employment priorities ● Number of areas with need for intervention to either improve them or deliver change – recognised difficulty with limited resources due to austerity

	<ul style="list-style-type: none"> • Need to look at what is possible with low land and property values which is a feature in some areas. • Caution over links between some new developments and traditional village cores – Thornley/Wheatley Hill developments on the village fringe, not yet seeing any impact in village centre. • Need for pipeline of schemes to prepare for market changes or funding opportunities • East/west transport infrastructure is not strong enough and has long been seen as a barrier - addressing it could open up new development sites. • Greater awareness of impacts from developments across other local authority boundaries in Sunderland and Hartlepool • Cumulative traffic impacts from new developments needs to be monitored / managed. • Management of private landlords in villages – ensuring standards and investment in property. • Many new jobs being created – how do we ensure local people can access the opportunities? • Opportunities for the creation of community assets – previous reclamation areas • Impact on retail areas of clusters of fast food shops – opening times mean poor street scene throughout the day and rubbish accumulation not helpful. • Resolution of Easington Colliery school required for wider impact across the village • Loss of retail / service outlets in many of the former colliery settlements • Visitor opportunities exist along the Heritage Coast. These could be exploited further to provide investment, jobs and footfall.
<p>Three Towns AAP</p> <p>Co-ordinator: Sandy Denny</p> <p>Some recent priorities have included:</p> <ul style="list-style-type: none"> • Jobs and the Economy 	<ul style="list-style-type: none"> • Willington – need to support the independent traders given pressures from new development in Crook. • Strength of the local offer in Crook from the market is a real positive – how do we protect and build on this? • Opportunities in Crook as Civic Centre reopens fully and more staff located back there. To keep under review any town centre car parking pressures. • Opportunities in many of the villages that would flow from a Durham western relief road

<ul style="list-style-type: none"> • Glenholme park including wifi project proposal • Youth engagement/youth cafes and diversionary activities for young people. 	<ul style="list-style-type: none"> • Willington – need to consolidate premises and improve the physical condition of retail properties • Tow Law – future plans for Auction Mart site and its impact on the wider town • Public transport services – limited in number and time/days.
<p>Derwent Valley AAP – March 20th:</p> <p>Co-ordinator: Derek Snaith:</p> <p>AAP has three main areas of priority:</p> <ul style="list-style-type: none"> • Employment, Enterprise and Training • Environment • Health and Wellbeing <ul style="list-style-type: none"> • Within a regeneration context the AAP has struggled to deliver capital projects, but a strong focus on employability, inc apprentices and digital skills. Work with Derwentside Business Network and also focused on some manufacturing skills opportunities. • Also worked on the destination development plan (DDP) looking at tourism and culture. This will be taken forward more prominently in 2018/19 • Linked to the DDP the natural environment is a feature and the AAP has helped bring people together in support of an expression of Interest to the LEP for circa £400k led by Genesis Trust 	<p>Discussion points:</p> <ul style="list-style-type: none"> • Councillors want to promote a new hospital/health centre on the Derwent View site adjacent to Starbucks and KFC. Potentially involving registered providers Karbon in a care facility too. • Leisure and play parks important to local communities but whilst funds can be secured through s106, the Play Strategy can discourage investment in local facilities. • Burnopfield misses parking in the centre, only 8 bays available to support the shops. Been a problem for many years and would be good to resolve. • Private industrial estate on the Hobson not being sufficiently progressed which is disappointing. • Public transport could be better and the road network raises concern. Doesn't feel joined up with GoNorthEast. The local network are largely B roads - missed priority. • Town centre corner site on Medomsley Rd needs sorting • Traffic Lights in Consett – poor environmental quality could we align s106 monies to assist? • The planters at the corner of John Street /Medomsley Road which are crumbling hould be taken out with the aim of creating a small car park with some tree scape. • Empty properties are a problem and examples provided where further action is needed, eg Taylor Street

**Chester le Street AAP –
March 20th:**

Co-ordinator: Andrew
Megginson

- AAP priorities – town centre, employability and welfare reform inc impacts of universal credit.
- Really strong local identity and good input from local businesses
- Have focused on town centre and less on village centres.
- Work to complement the countywide retail support with a smaller scale project that has been well received.
- Look to utilise events as a way to promote the town centre
- Have produced a destination development plan with VCD
- Town masterplan a great opportunity but need to ensure wider coverage, especially to the Riverside Stadium and the park.
- Good links with the DCC employability team to support people into employment/self-employment with an AAP funded post.

Discussion points:

- Lumley – lack of affordable housing, starter homes and bungalows. Also, a plot of land in Lumley on the Front Street that's quite an eyesore – old Dog and Gun site opposite the community centre – an opportunity
- Chester-le Street – Members very keen to see residential development on the former Civic Centre site, potentially over 55's housing. Local estate agents also stating there is much buoyancy in the local housing market and should support further development.
- Also want to build on the existing heritage, especially the history of St Cuthbert, Beamish, Riverside, cricket. The market should improve in the next few years. A very positive night time economy.
- New traffic improvements following the Gibside scheme
- Need to see a clearer (joined up) plan for the town centre. Need to maximise the benefits of the de culverting project.
- Require highway infrastructure improving, eg road outside InShops.
- Local businesses keen to work with the Council to improve the Front Street. Culvert key to unlocking some of these discussions and could support more of a café culture.
- Want to tap into Beamish footfall more.
- Want to progress an improved market, suggestion that through the AAP, Skipton's award winning market should be explored to gain ideas for C-L-S.
- Drum and Stella Gill – use Business Durham to link the businesses more to the local community
- Avenues an area where increased employment support would be beneficial. Need to do as much as possible to address poverty.
- Losing the station master is a concern to Members, but everyone hopeful Network Rail will keep the waiting room open.
- Some local village halls are struggling and questions over long term viability and being able to provide support for communities.
- Opportunities of Lambton Park recognised and a feeling that private investment could be further

	<p>increased in the town centre, especially to support more distinct zones in the town centre, perhaps improving leisure, residential, perhaps a hotel</p> <ul style="list-style-type: none"> • Improve links to the rail station and the Riverside from the town centre • Need to make more of local heritage links eg St Cuthbert's journey
<p>Teesdale AAP</p> <p>Co-ordinator: Adam White</p> <p>AAP priorities</p>	<ul style="list-style-type: none"> • Weakness of retail throughout Teesdale area. Vacancy rates may generally be low but constant churn • Older than average age profile presents specific issues in terms of appropriate retail offer, accessibility etc. • Location and size of new residential developments coming through and existing capacity constraints on local road network can detract from the area. Also linked issue of community infrastructure. • Lack of competition for food retailing in Barnard Castle – long recognised lack of appropriate sites in the town centre • Broadband access improving but still more to be done. • Opportunities to further enhance tourism offer and connectivity of the Barnard Castle to Bishop Auckland route which could be attractive for cyclists and walkers – need facilities to support visitors
<p>Round up session – further comments:</p>	<ul style="list-style-type: none"> • Neighbourhood shopping parades – bin stores / maintenance & cleanliness of service areas • Progress with scheme for Black Diamond site at Delves Lane • Stalled development sites for former community buildings • Opportunities for Credit Union access points / community / internet cafes? • Car washes – pop up facilities – impact on infrastructure • Proliferations of fast food takeaway's • Long standing vacant property on Finchale Ave Durham to be reviewed

Appendix 4: Town and Village Centres

Area Regeneration Summary		
3 Towns AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Crook 7.1%	2018	1.2% reduction since 2017
Key Schemes Delivered 2009-2018		
Industrial Estate Refurbishment	2011/12	Works at St Stephens Court
Housing Development	2011/12	Greenside Place / Park Ave schemes
Queen Street Redevelopment	2014/18	Acquisition and clearance to facilitate food retail development
Croft Street Improvements	2015/16	To link with proposed retail development site
Crook Civic Centre refurbishment	2016/18	As Part of Inspire Programme
Outputs		
67 residential units completed		Inc. 17 Affordable, 4 Bungalows and 46 Apartments.
6 properties acquired		Queen Street Crook
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
4 Together AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Ferryhill – 15.7%	2018	
Key Schemes Delivered 2009-2018		
Industrial Estate Refurbishment	2011/12	Works at Chilton Industrial Estate
Housing Renewal schemes	2011/12	Acquisitions & Demolitions at West Chilton & Environmental works at Ferryhill Station
Environmental Improvement scheme - Dean Bank	2014/15	Part of Empty Homes Cluster Bid
Outputs		
45 properties acquired in Dene Terrace		
Properties demolished in Dene Terrace		
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
Bishop Auckland & Shildon AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Bishop Auckland 22.6%	2018	
Shildon 14.4%	2018	
Tindale Crescent 5.3%	2018	
Key Schemes Delivered 2009-2018		
Scheme	Year	
TBI programme Fortune Court	2011/12	
Market Place Improvements	2011/12	
Auckland Castle	2011/12	
Business security Programme	2012/13	
Railway Station improvements	2012/14	
Dale and Valley Homes Decent Homes Programme	2012/14	
Green Lane GRT site refurbishment	2014/15	
Bondgate Car Park extension	2015/16	Includes footpath extensions
Bondgate car Parking phase 2		In conjunction with A.C.T.
Refurbishment of Shildon Arches	2017/18	
Pedestrian improvements linking Welcome Building (Bishop Auckland)	2017/18	
Outputs		
Over 5500 Decent Homes Property Improvements		Inc. Properties in 3 Towns and Weardale AAP areas Achieved 0% non-decency rating
234 additional car park spaces		
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
Chester Le Street AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Chester Le Street 11.9%	2018	Decrease from 14.8% 2017
Key Schemes Delivered 2009-2018		
Industrial Estate Refurbishment	2011/14	Works at Stella Gill & Sacriston Industrial Estate
Drum Industrial Estate Roundabout	2011/12	
Town centre access improvements	2012/14	Picktree & Ropery Lane improvements plus riverside link improvements
Improvements to DCC town centre premises	2013/14	129& 166 Front St improved to assist in relocation of services
Improved links Town centre – Railway street	2014/15	
Drum Lane GRT site refurbishment	2014/15	
Outputs		
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
Derwent Valley AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Consett 11.7%	2018	
Hermiston 0.0%	2018	
Key Schemes Delivered 2009-2018		
New Leisure facility as part of Academy Project		
Consett Business Park	2011/13	Viewpoint - New Business centre development
Industrial Estate refurbishment	2011/12	Works at Tanfield Lea south
Consett Streetscape		Victoria Road Works / bus station
Outputs		
2000m2 of new office space completed		Initial 33.5 FTR jobs
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
Durham AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Durham City 11.5%	2018	Increase from 9% 2017
Arnison 6.1%	2018	
Dragonville 11.8%	2018	
Key Schemes Delivered 2009-2018		
Bow Lane Improvements	2011/12	
Durham City Vision	2011/12	Works to the Market Place and Vennels
Transit 15	2012/13	Transport improvement programme
WHS visitor Centre	2012/13	Funding contribution to University Project – RICS award for Tourism and Leisure Buildings 2012
Back Elvet resurfacing	2013/14	
GRT Site Refurbishment	2012/13	Adventure Lane works
Durham City Homes- Decent Homes Works	2012/13	
Freemans Reach development	2013/15	NS&I plus HMPO retained in the city
Belmont Business Park	2013/14	Junction Improvements
Durham Urban Traffic Control Programme	2015/17	Works at Gilesgate and Leases Bowl roundabouts
Purchase of Salvus House		To provide business / incubator space
Sherburn Hill Residential Development		Through DVR
Outputs		
11,176 Decent homes improvements		Maintenance of 0% non-decency rating
16 Businesses occupying Salvus House		By April 2018
81 Residential Units developed		Sherburn Hill DVR scheme
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
East Durham AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Peterlee 17.1	2018	Increase from 14.6% 2017
Seaham 10.5	2018	
Dalton Park 11.5%		
Key Schemes Delivered 2009-2018		
North Dock	2011/17	Berths, Business Units, heritage centre, boat hoist and watersports centre
St John's Square	2011/15	Multi user centre / public realm
Group repair schemes	2011/15	Properties improved in Dawdon & Easington Colliery
Church Street (Seaham) Streetscape	2012/13	Part repaving / new street furniture
Novus II Business Space		Grant to EDBS to create SME accommodation at Seaham
Council office Demolition (Easington)	2012/14	Creation of housing development site
East Durham Homes – Decent Homes works 2012/13	2012-2015	
North East Industrial Estate (Peterlee) acquisitions	2013/18	To create housing development site. Outline consent granted for 390 new homes
Peterlee Bus Station acquisition and linkage improvements	2014/17	
Seaham boulevard improvements Railway Station – town centre	2015/18	
New residential development at Seaham and Peterlee	2017-	Through DVR programme
Outputs		
2000 m2 of business space created		With East Durham Business Service
391 properties improved		Easington Colliery / Dawdon 2012/15
4874 properties improved through decent homes programme		Inc some properties in East Durham Rural AAP area- 99.49 % Decency 2015
96 Berths created		Seaham Marina
12 Business Units created		Seaham Marina
9 Long term empty properties brought back into use		Easington Colliery / Dawdon
96 additional car parking spaces		St John's sq, Seaham
Funding		
DCC Town Centre Capital Programme		
£1.7 mill funding for Seaham Marina		Coastal Communities Fund award

Area Regeneration Summary		
East Durham Rural AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
No major centre data recorded		
Key Schemes Delivered 2009-2018		
NetPark	2011/12	Discovery 1&2 Buildings
Housing Renewal	2011/12	Demolition and clearance works at Thornley & Wheatley Hill
Dormand Villa demolition		Station town
New Community Centre - Thornley	2013/15	
Bowburn Improvement programme		Community Centre Works, Bridleway & Romaine Sq improvements
Netpark	2014/15	Phase 2 (Grow on Space)
Outputs		
100 jobs at NetPark		
18 Premises demolished		St Cuthberts / St Bedes
26 Premises demolished		Henderson Ave / Ryan Terrace
		Caine Terrace & Henderson Ave
1 sheltered unit demolished		Creation of development site
654 new residential properties created		Caine Terrace and Henderson Ave Wheatley Hill
Funding		
£6.83 Million Regional Growth Fund		Via NELEP

Area Regeneration Summary		
Great Aycliffe & Middridge AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Newton Aycliffe 19.6	2018	Some units held void as part of ongoing works. Was 20.6% (2017)
Key Schemes Delivered 2009-2018		
Aycliffe to Shildon Cycleway	2012/14	Multi User route scheme
Chapter Homes Development Woodham	2016-	
Library Leisure Centre co-location	2016/17	As part of town centre masterplan programme.
Site Servicing(power & Junction works) – Forrest Park, Aycliffe	2015/17	Enabling works for Employment site
New residential development at Cobblers Hall		Through DVR programme
Outputs		
125 new residential properties constructed		
175 Residential units		DVR scheme at Cobblers Hall
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
Spennymoor AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Spennymoor 16.3%	2018	Increase from 15.1% - Vacant possession sought at Festival Walk to assist redevelopment
Key Schemes Delivered 2009-2018		
Durham Gate – new roundabout to service site	2009-13	
Green lance access improvements - Yorkhill Road		
Sunderland Bridge improvements		Transport scheme
Industrial Estate improvements	2012/13	Works at Coulson Street Industrial Estate
Croxdale improvements		Transport Improvements
Tudhoe School Site demolitions	2014/15	Following merger with Spennymoor Comprehensive
DVR Housing Schemes at Bowburn and Middlestone Moor	2016/18	
Outputs		
2 Development sites created		Tudhoe
83 new residential units		DVR schemes
Funding		
DCC Town Centre Capital Programme		

Area Regeneration Summary		
Stanley AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Stanley 16.2%	2018	Increase from 14.4%
Key Schemes Delivered 2009-2018		
Craghead Group Repair Scheme	2011/16	Including energy efficiency measures
Stanley Front Street improvements	2012/14	
GRT site refurbishment	2012/13	Tower Road works
South Moor Energy Efficiency Improvements	2015/17	
Stanley Louisa Centre / Library works	2016/17	
South Moor Improvements		
Outputs		
251 Properties Improved		Craghead
31 Long term empty properties brought back into use		Craghead
48 Properties improved		South Moor
3048 sq m of public realm improved		
6 Businesses supported		South Moor
Funding		
DCC Town Centre Capital Programme		
Stanley Town Council	£400,000	
Energy Company obligation		Via Warn up North (British Gas)

Area Regeneration Summary		
Teesdale AAP Profile		
<i>Data</i>	<i>Year</i>	<i>Comments</i>
Vacancy Rate		11.2% Nationally
Barnard Castle 8.8%	2018	Increase from 4.9% (2017)
Key Schemes Delivered 2009-2018		
Barnard Castle Vision	2011-17	Teesdale Business Awards for Town centre works 2012
Creation of NeSt & Digital Hub		
Digital Dale 4G scheme		
Witham Hall restoration		
Heart of Teesdale Partnership Works	2011-16	
Outputs		
New 225 seat performance space created		
13 Jobs created at Witham hall		
17 small businesses created		Through Gertain scheme 2011/14
71 miles of pathways improved		
800 volunteers and 1500 people trained		Through Heart of Teesdale Partnership projects
Funding		
DCC Town Centre Capital Programme		
£1.9 HLF secured for Heart of Teesdale		
£3 million to refurbish and extend Witham Hall and Library		

