

# Bishop Auckland Regeneration Town Council Briefing

February 2022

Geoff Paul / Graham Wood : Durham County Council



# Regeneration Programme Update

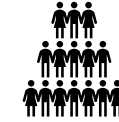
- What are we trying to achieve for the town
- Town Investment Overview
- Focus on Future High Street Fund and Stronger Town Fund
  - Background
  - Projects
  - Governance
- Communications

# Engagement & Ambition



# Ambition and Planning

- 2017 & 2018 Masterplan Consultations – 1,300 responses
- Heritage AZ 2019/2020 80 events, 4,000 people
- Mytown webpage



Increase visitors



Vibrant town centre – celebrates the town heritage



Improved leisure



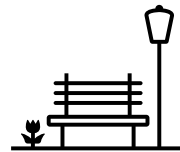
Jobs & Apprentices



Reinvigoration of historic buildings



Fewer empty shops



Better public spaces



Broadband



Traffic management



Better use of the market place



A better food and drink offer



Better car parking

# Town Investment Plan

- Part of the Stronger Town Bidding process
- Consultation Dec 2020 – Jan 2021
- 965 responses - Positive on vision and projects

## Our Vision for Bishop Auckland will be

A visitor destination of choice with international importance; a thriving 21st Century market town and service centre for the whole of South West Durham, and the Gateway to the undiscovered Durham Dales, with:

- Inclusive growth
- Sustainability and resilience
- Digital capabilities
- World Class visitor infrastructure and offer
- A diversified town centre and visitor offer

## Outputs / Outcomes

- 1.5 million annual visitors
- >20% boost to the County Durham visitor economy
- £300 million of investment into Bishop Auckland
- 3,000 jobs
- £240m economic activity per annum
- Ultrafast broadband connectivity
- 500 youth employability course places per annum
- 90,000 ft<sup>2</sup> of SME business space
- 1,500 new homes

# Investment in Bishop Auckland



# Town Investment Overview

Fund	Projects	Funding	Source	Timescale
Stronger Town Fund	7	£33,200,000	Government +	2021 - 2026
Future High Street Fund	13	£19,856,853	Government +	2021 - 2024
Heritage Action Zone	44	£1,200,000	Historic England	2018 - 2023
Levelling Up	3	£30,860,000	Government & DCC	
Leisure Transformation	1	£20,000,000	DCC	
Restoring Your Railways	1	£72,000	Government and TAP	
11 Arches	1	£240,000,000	11 Arches and TAP	
The Auckland Project	6			

# Future High Street Fund





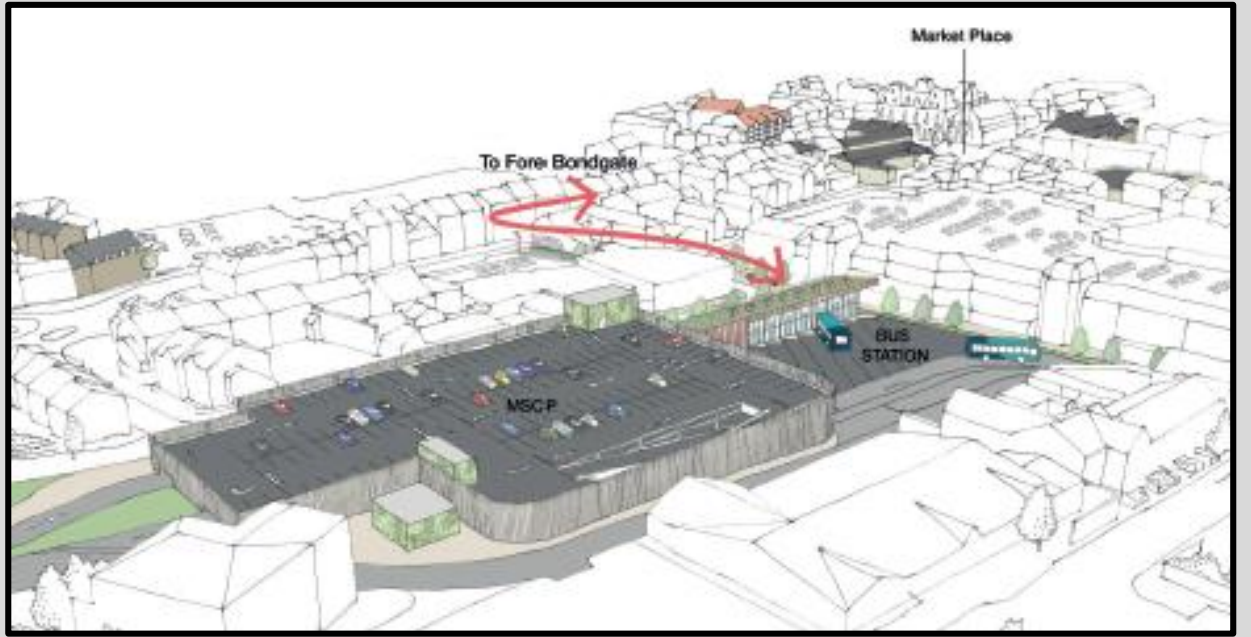
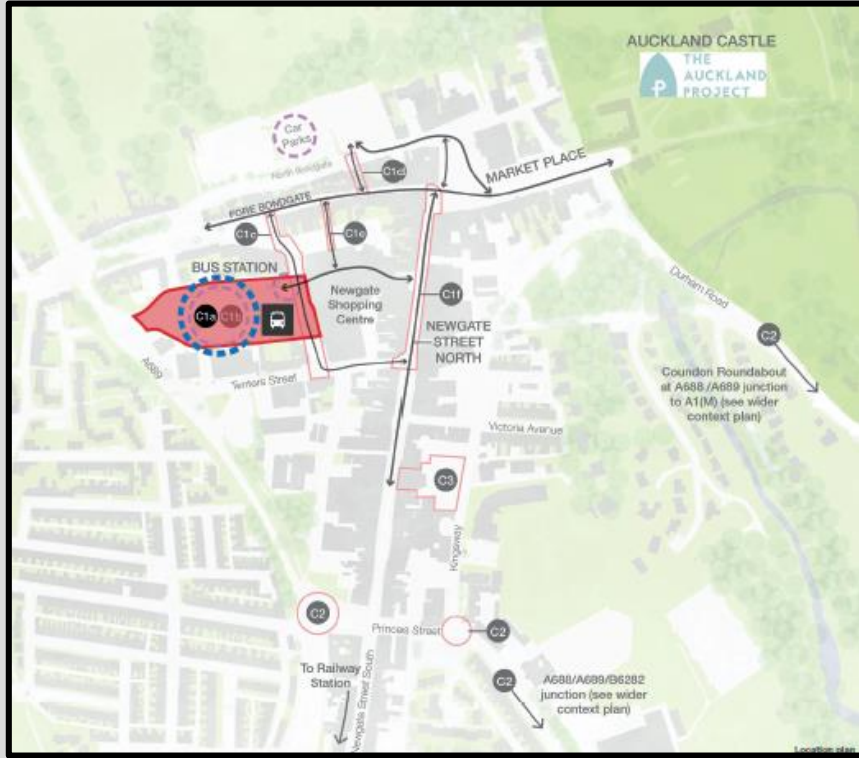
# FHSF

- Bishop Auckland one of 101 towns nationally invited to bid
- Durham County Council submitted bid in June 2020
- December 2020 – Government Announced £18.8m
- To support the delivery of specificied projects
- DCC working on design and delivery of the projects

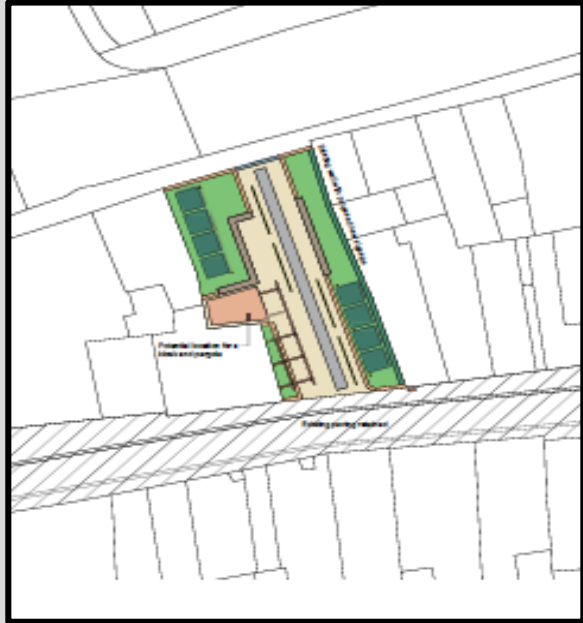
# FHSF - Projects

Bus Station & Multi Storey Car Park	£11.8m	<p>Both projects are designed to provide a quality entrance to the town for both residents and visitors with the extra car parking catering for the anticipated visitors to the town centre.</p> <p>These two projects represent a substantial part of the overall funding and are being delivered in tandem.</p> <p>DCC is currently progressing detailed designs and it is expected that pre planning consultation will take place in the Spring of 2022.</p>
Kingsway Car Park and Public Square	£1.2m	<p>Project includes the creation of a new car park at Kingsway. It requires demolition of two properties in Newgate Street to create access and new public realm space.</p> <p>Planning permission required for demolition</p>
Spanish Gallery Spill Out Space	£105K	<p>Additional public realm work. Works programmed for October 22 to minimise disruption to Gallery operations / Programme</p>
Hotel Development	£1.1M	<p>This is in support of a TAP project. £1.1M originally identified to support demolition of Queen's Head and creation of a new hotel with Post Chaise.</p> <p>TAP accommodation strategy has changed since submission changed with emerging plans to develop two hotels in the Market Square in existing buildings.</p> <p>Requirement to formally amend funding allocation with Government</p>
9/11 Newgate St	£3.2m	<p>Project to secure a food and drink use for the site. DCC progressing developer procurement for site development.</p>
Junction Improvements		<p>To improve the capacity of key roundabout junctions in the town. Being programmed to fit in with other projects. Design work ongoing.</p> <p>Traffic assessment currently being updated.</p>
Various Public Realm Works	£963K	<p>Improvement in public realm and access routes in the town centre including securing an access to Fore Bondgate from North Bondgate through demolition of an existing building. In design.</p>
Property Reuse Fund	£1M	<p>Fund to support building owners to bring properties back into use of secure new use for the buildings. Launched in Summer 2021. Currently working on 17 applications : good take up with pressure on £1M budget</p>

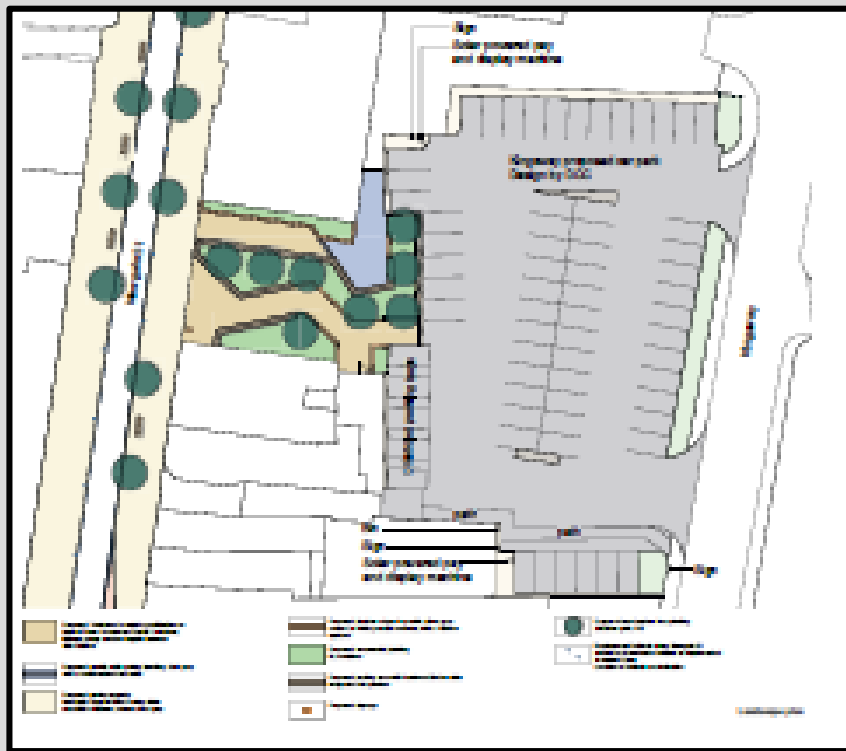
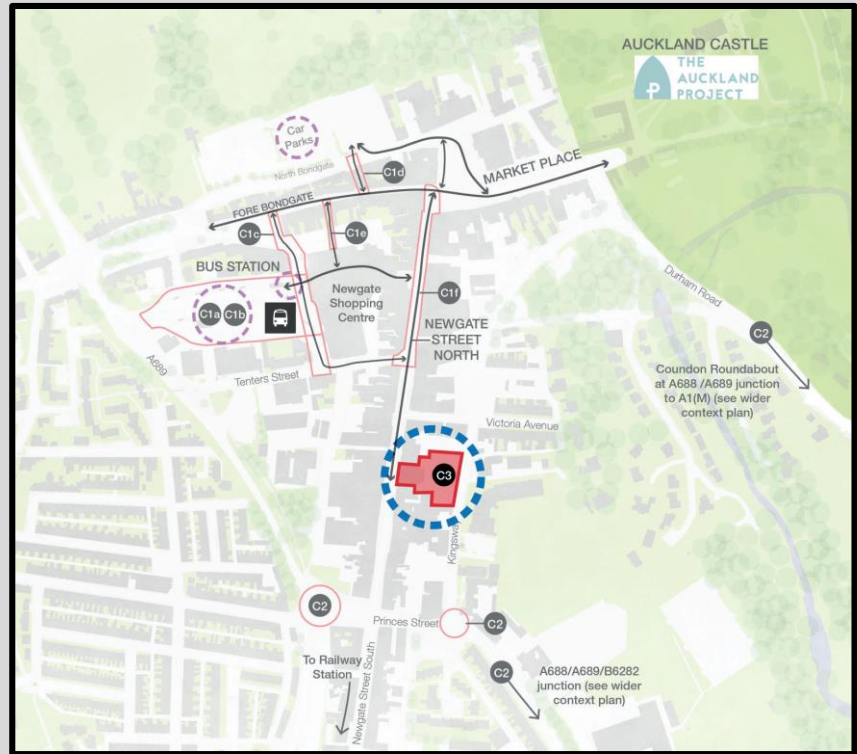
Investment Theme 1: Transport and Connectivity Improvements  
Project C1a New Bus Station



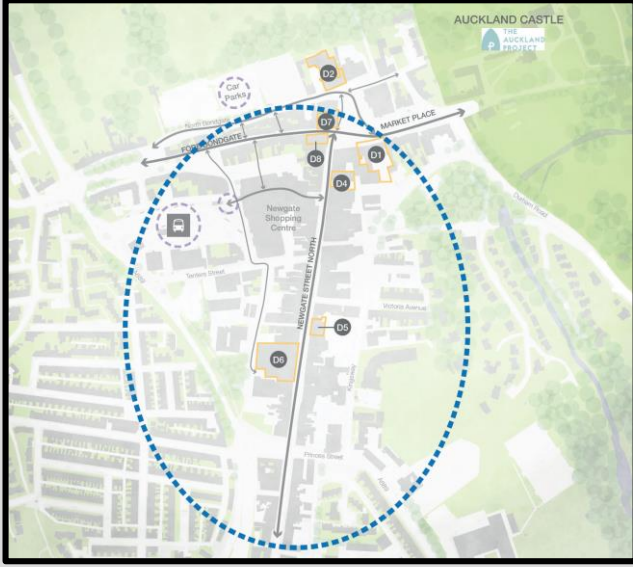
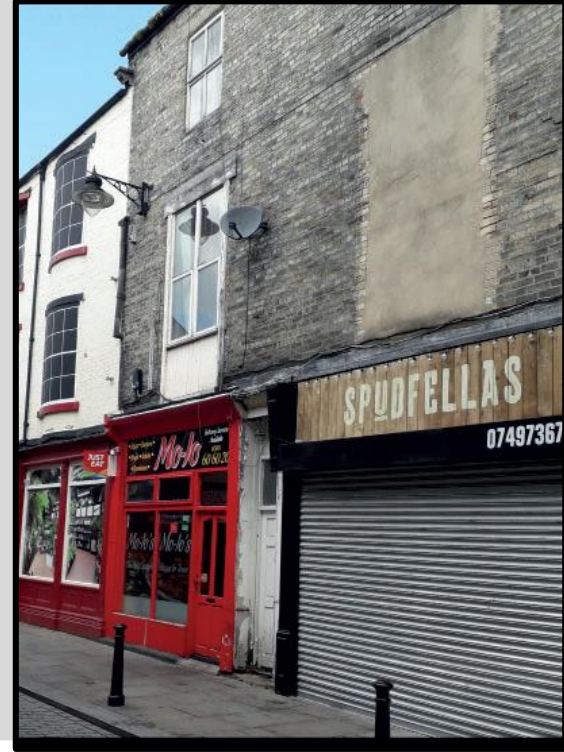
Investment Theme 1: Transport and Connectivity Improvements  
Project C1d Route 2: North Bondgate to Fore Bondgate



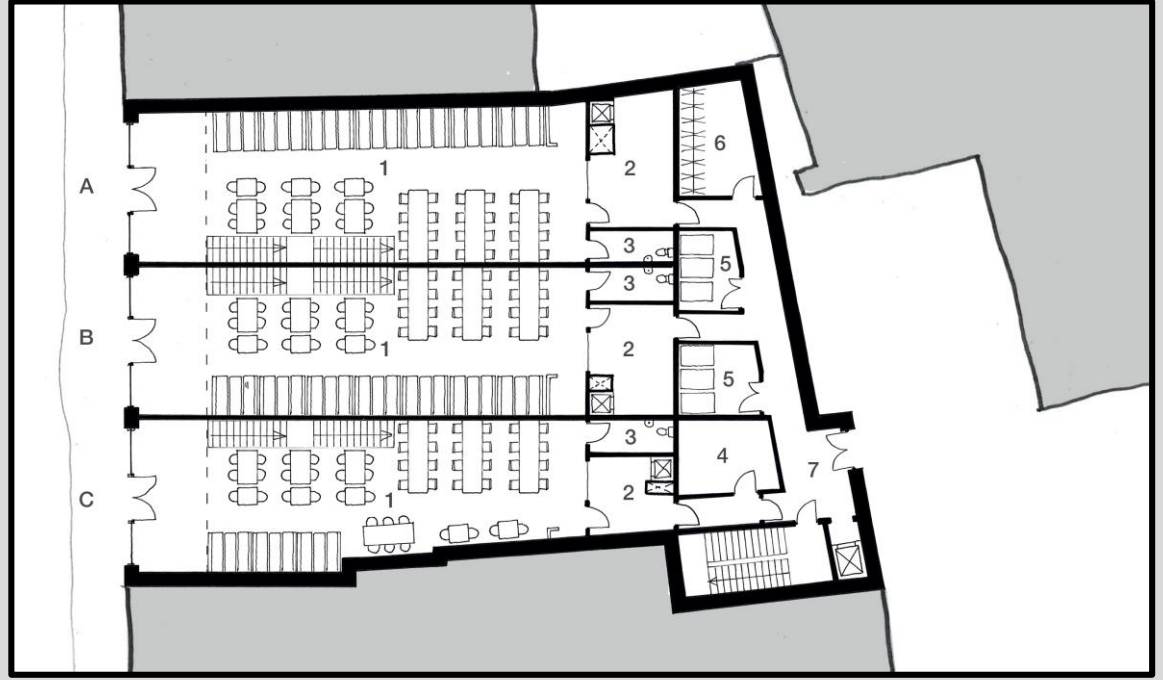
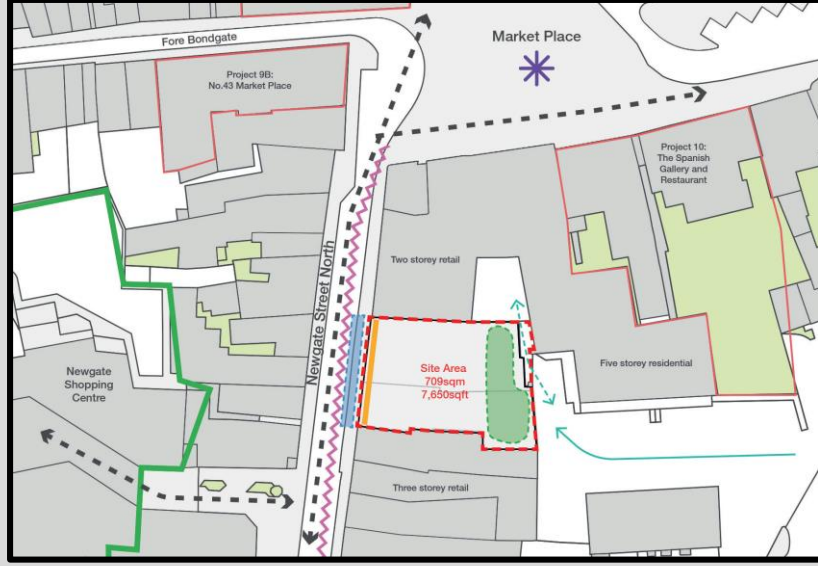
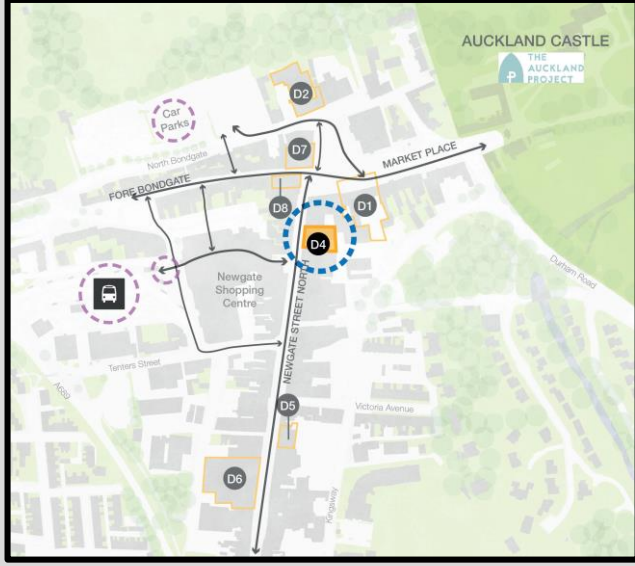
**Investment Theme 1: Transport and Connectivity Improvements**  
**Project C3 Kingsway Car Park and New Public Square**



Investment Theme 2: Enabling Town Centre Economic Diversification  
Project D3 Town Centre Property Reuse Fund



**Investment Theme 2: Enabling Town Centre Economic Diversification**  
**Project D4 Newgate Street Food and Beverage Units**



# Stronger Town Fund





# Stronger Town Fund

- Bishop Auckland Invited to make a bid for funds
- Government process outlined in December 2019 'Prospectus'
- Towns must set up a Stronger Town Board
- Prospectus set out the make up of the board – 'Must Include'
- Other tiers of local government, the MP, Local Business / investors, the Local Enterprise Partnership, Communities (eg local civic and faith organisations)
- Board established in early 2020 in accordance with Prospectus
- Board make up : Bishop Auckland Town Council x1, Durham County Council x2, BA & Sildon Area Action Partnership x1, the MP, The Auckland Project x2, Business & Investors x 3, Bishop of Durham, North East LEP x1, BA FE College x1, Believe Housing Group x1, Jobcentre Plus x1.
- Prospectus 'expects the chair to be from the private sector.'
- [Bishop Auckland Town Deal Board Members - Durham County Council](#)

# Stronger Town Board Role

- To develop and submit a Town Investment Plan to Government
- This plan to include proposals for projects that would support the vision for the town
- Consultation expected before submission
- Consultation Dec 2020 – Jan 2021 – vision and projects to be delivered
- Town Investment plan submitted 31<sup>st</sup> January 2021 (ask of £46m)
- Government announce indicative allocation of £33.2m in June 2021
- Stronger Town Board agree to prioritise projects to get within the amount available
- DCC and partners working on developing detailed business cases to Govt by June
- Business cases to be approved by DCC as accountable body and chair of the STB
- STB still to consider allocation of £6.1m
- Durham County Council : Delivery and Accountable Body

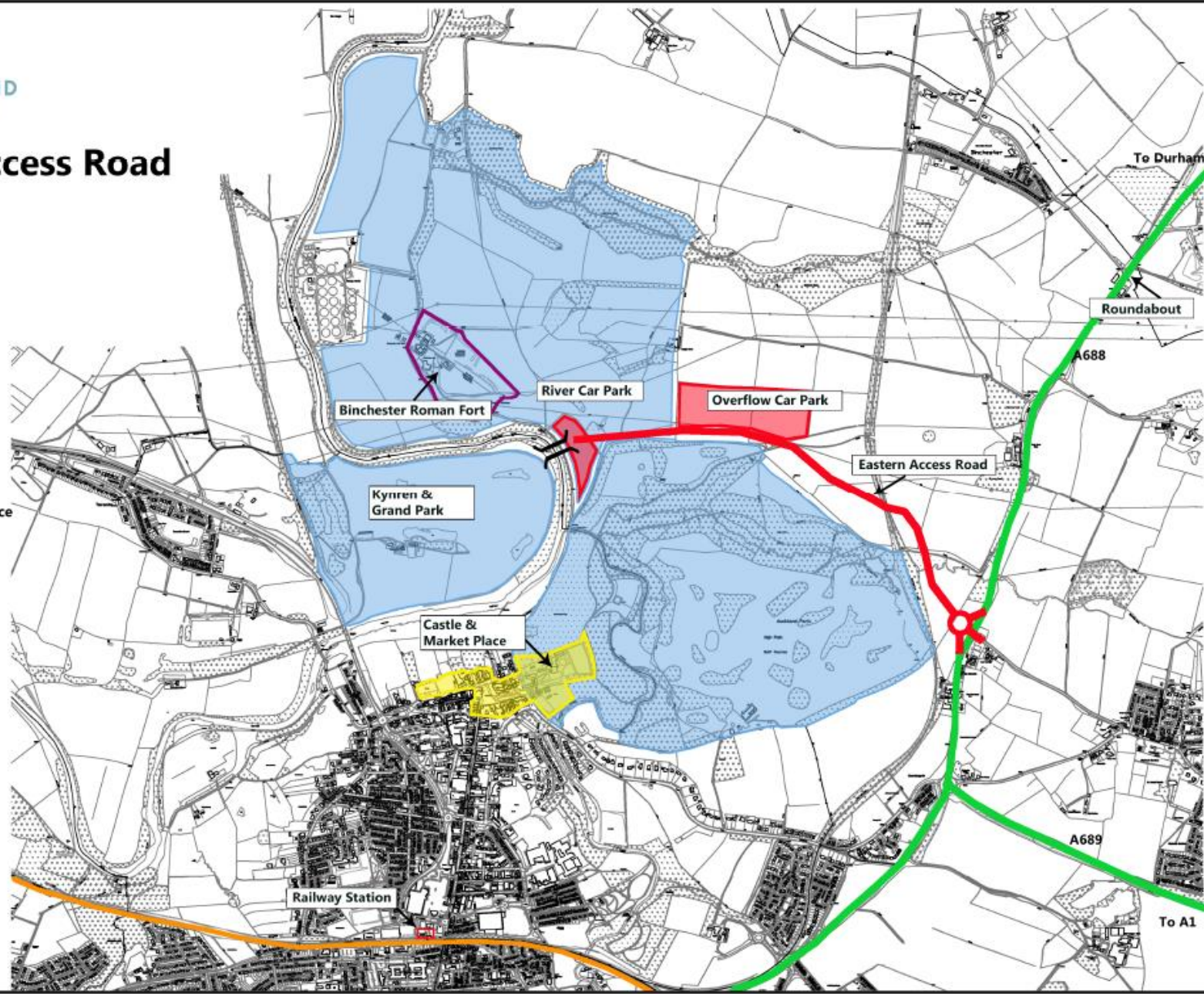
# Stronger Town Board Projects

Eastern Sustainable Access Corridor	£15.7M	<p>New road and car parks to provide access to Kynren and Day Park. The most complex and costly project in the STF programme.</p> <p>Ecology and Environmental Impact Assessment during 2022 will lead to planning application in early 2023</p>
Town Centre Diversification	£8.1M	<p>A series of projects to improve the Northern End of Newgate Street. £2M available for gap funding for hotel development in Newgate Street.</p> <p>At present the STB has only allocated £2m of this to support a potential redevelopment of the Former Beales store.</p> <p><b>The remaining £6.1m is to be considered by the STB at its next meeting.</b></p> <p><b>Information will be provided to the Board on the deliverability of the ‘canopy’ project and other projects that may be considered.</b></p>
Durham Dales Gateway	£900K	<p>Project sponsor is The Auckland Project to improve the facilities at the Southern End of Newgate Street / Railway.</p>
South Church Workspace	£1.7M	<p>Provision of new workspace for Small and Medium size businesses. Design currently being undertaken.</p>
Springboard to Employment	£1.3M	<p>Lead organisation BA College. Project to link skills provision to job opportunities.</p>
Tindale Triangle Infrastructure	£3M	<p>Improvements to road network at Tindale Triangle. Design currently being undertaken</p>

## Eastern Access Road

**Key:**

-  TAP Proposal
-  TAP Land
-  Castle & Market Place
-  Railway Line
-  A Roads



Facade Perimeter: 635m

Tarmac Area: 3375m<sup>2</sup>

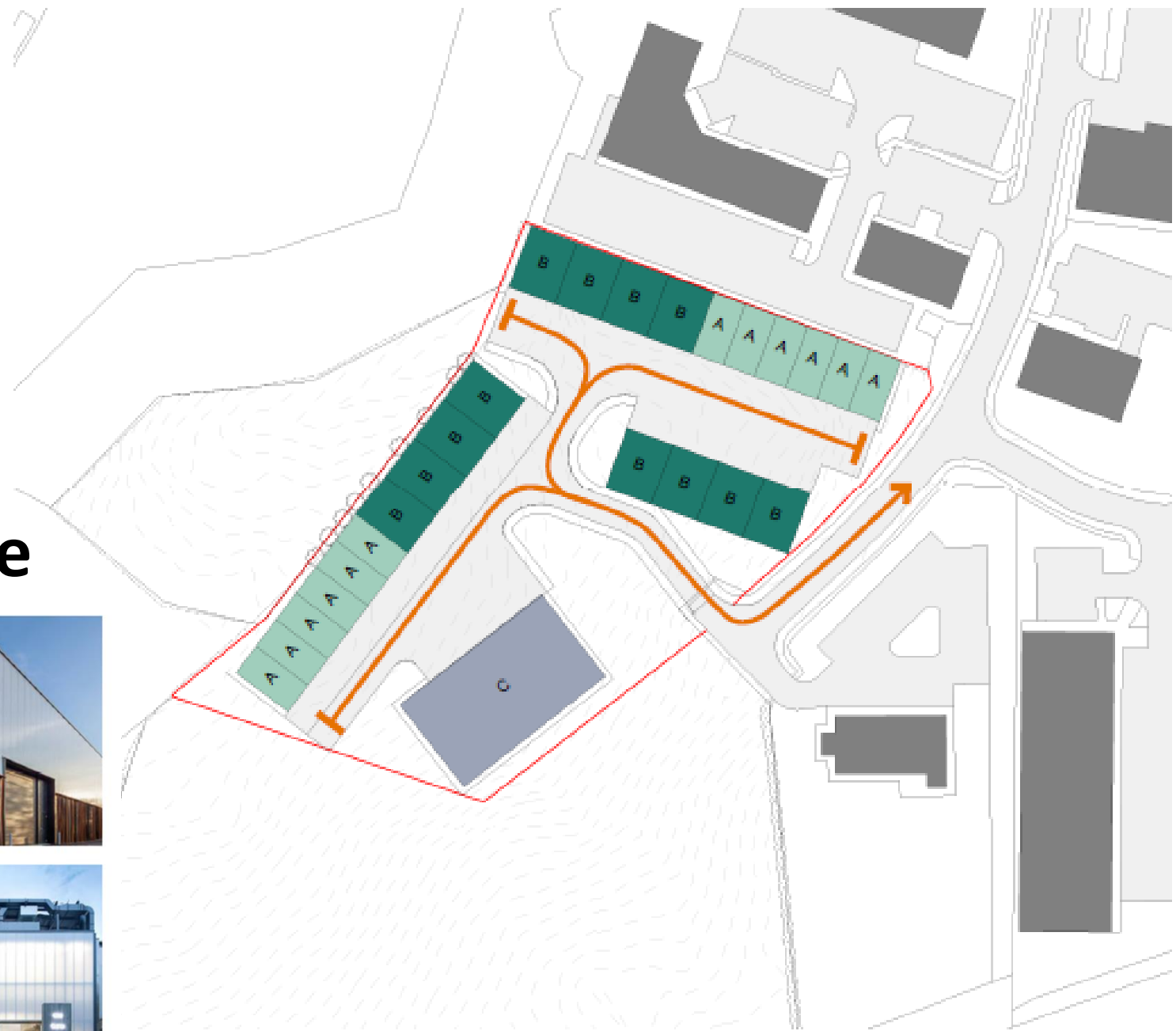
### Pros

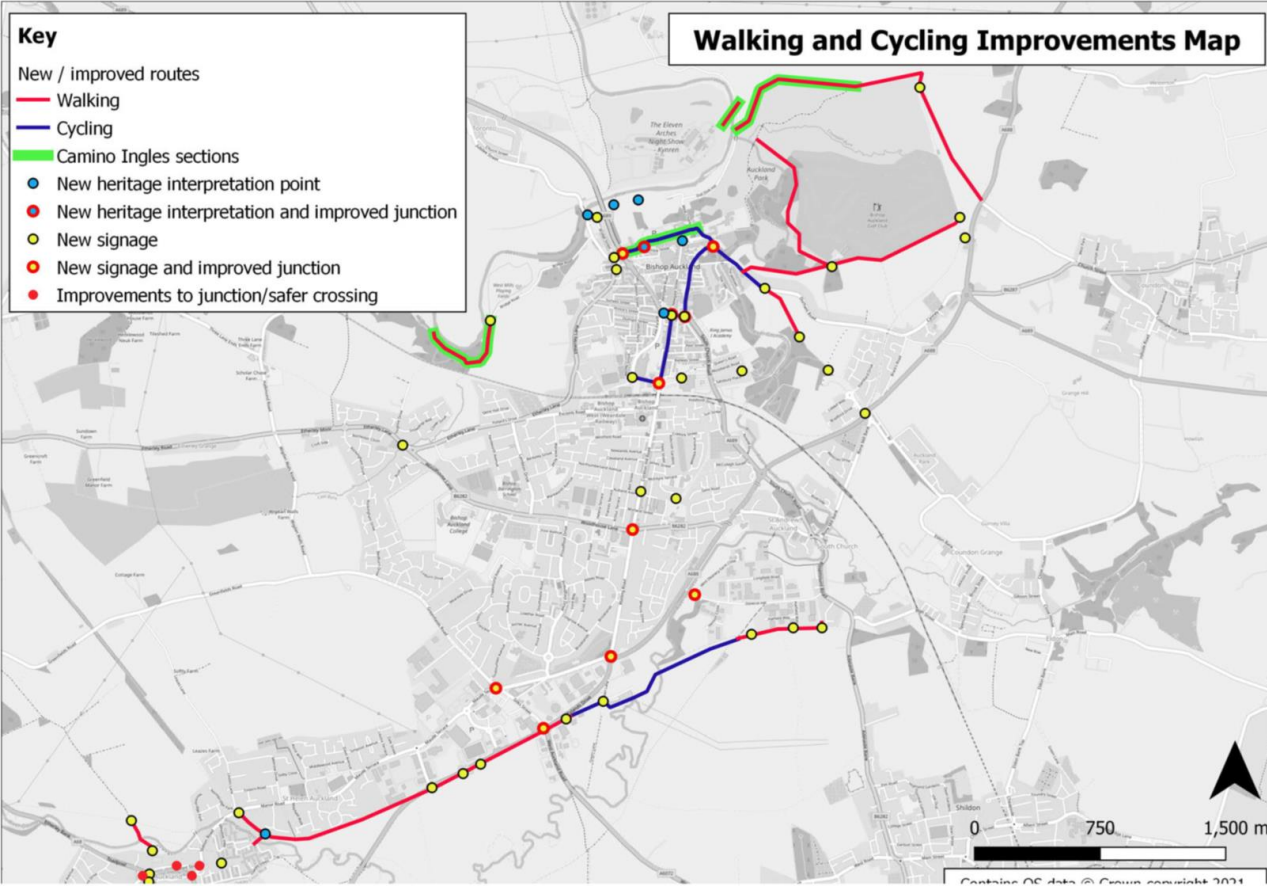
- Single entry / exit
- Using existing hammerhead junction

### Cons

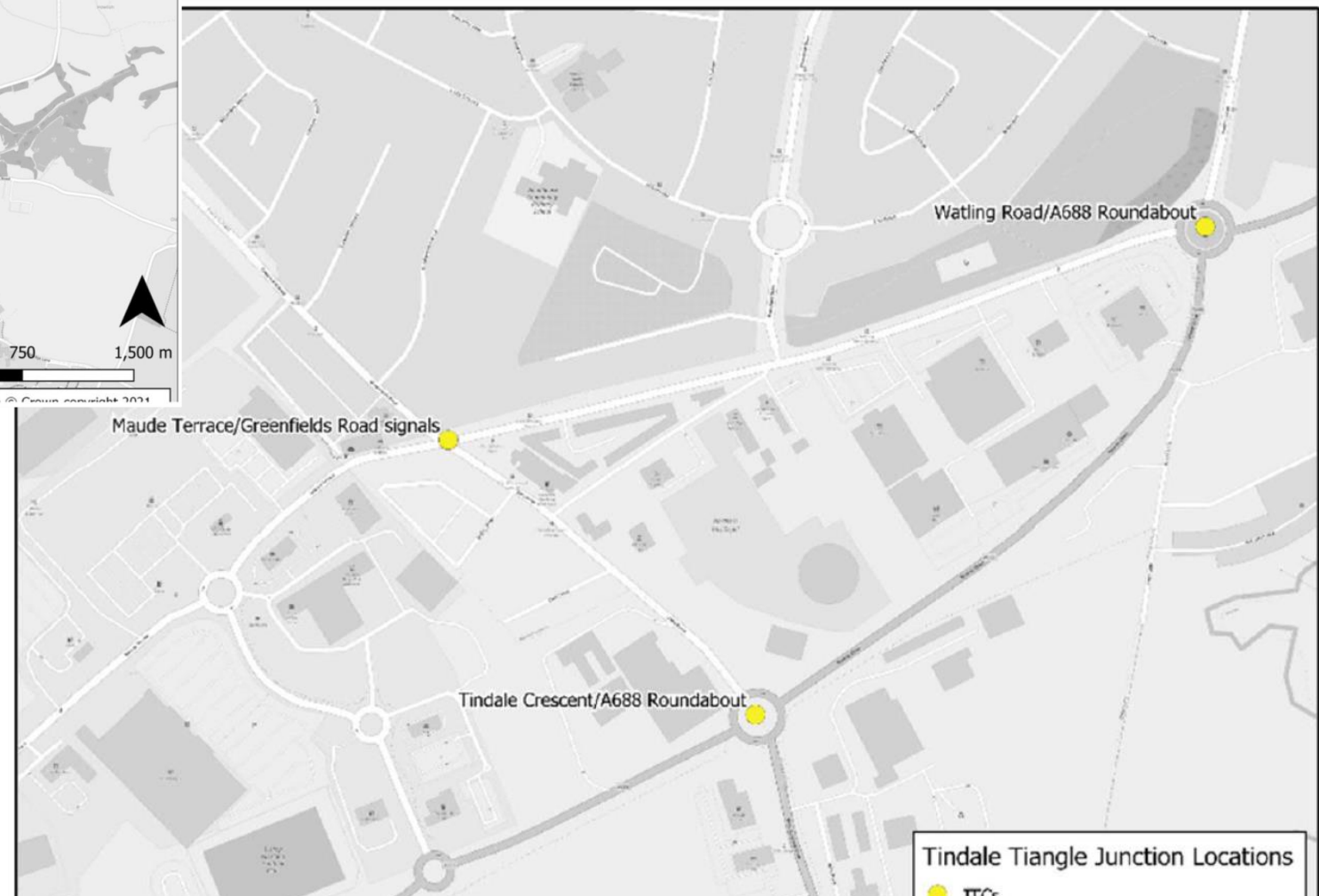
- Very high perimeter ratio, additional costs for cladding
- Energy inefficient layout
- 3x dead end vehicle circulation, no turning space for articulated vehicles
- High area road infrastructure
- Layout does not respond to falls across site

# South Church Workspace





# Tindale Junctions & Walking and Cycling



# STF and FHSF Delivery Timeline

# Project Position : (Dec 2021)

		2021/22				2022/23				2023/24				2024/25				2025/26			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
FHSF	Bus Station	Design	Design	Design	Design	Design	Design	Design	Design	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery						
	MSCP	Design	Design	Design	Design	Design	Design	Design	Design	Delivery	Delivery	Delivery	Delivery	Delivery							
	Public Realm Links				Design	Design	Design	Design		Delivery	Delivery	Delivery	Delivery								
	Junction Improvements				Design	Design	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
	Kingsway Cr Park				Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery							
	Spanish Gallery Spill Out Space				Design	Design	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
	Queens Head / Hotel				Approval	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
	Property Reuse Fund				Approval	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
	9-11 Newgate St				Approval	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
					Design	Design	Design	Design	Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery
STF	ESAC				Design	Design	Design	Design	Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	
	Town Centre Diversification				Design	Approval	Design	Delivery	Delivery	Delivery	Delivery	Delivery									
	Durham Dales Gateway				Design	Approval	Design	Delivery	Delivery	Delivery	Delivery	Delivery									
	South Church Workspace				Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
	Springboard to Employment				Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery								
	Heritage Walking and Cycling				Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery									
	Tindale Triangle Infrastructure				Design	Approval	Delivery	Delivery	Delivery	Delivery	Delivery	Delivery									
	Design																				
	Approval																				
	Delivery																				

Consultation : Vision : Projects : Outcomes : Opportunity



# Town Wide Communications



# Communications

- This is a current priority.
- The Council is aware of the need to make sure that effective communications is provided for local people and businesses. Work is currently ongoing with a view to sharing a town wide proposal for a detailed plan with key partners in February.
- This will cover
  - Tell the positive story about Bishop Auckland and demonstrate the benefits flowing from the investments.
  - Build a positive ongoing conversation, raising awareness of the wider programme, providing progress information and capturing feedback.
  - Raise awareness of how the town centre is revitalised, the reduction on empty properties and support the communications around the creation of new food, drink and entertainment offers
  - Create an awareness of the Town's visitor offer both nationally and internationally.
  - Raise awareness of the proactive roles of DCC and key partners in delivering the inclusive economic growth plan for Bishop Auckland.
  - The extent of disruption

Thank You



# Stronger Town Board membership

guidance suggests (p19-21) alongside the lead council (DCC) Boards should include

- Other tiers of local govt
  - Members of Parliament
  - Local Businesses and Investors
  - Local Enterprise Partnerships
  - Communities
- They may also include
- Job Centre Plus
  - Anchor institutions
  - Private investors / developers
  - Bishop Auckland Town Council
  - Dehenna Davison MP
  - David Land, Mike Matthews, South Durham Enterprise Agency, T.A.P
  - Helen Golightly
  - AAP Chair & Bishop Paul Butler,
  - Katy Severs – JCP
  - Bishop Auckland College, Believe Housing
  - Jonathan Ruffer