

Cabinet Agenda



**5.00 pm Tuesday, 5 November 2019
Committee Room No. 2, Town Hall,
Darlington.**

Members and Members of the Public are welcome to attend this Meeting.

1. Introductions/Attendance at Meeting.
2. Declarations of Interest.
3. To hear relevant representation (from Members and the General Public) on items on this Cabinet agenda.
4. To Approve the Minutes of the meeting of this Cabinet held on Tuesday, 8 October 2019 (Pages 1 - 6)
5. Matters Referred to Cabinet –
There are no matters referred back for reconsideration to this meeting
6. Issues Arising from Scrutiny Committee –
There are no issues referred back from the Scrutiny Committees to this Meeting, other than where they have been specifically consulted on an issue and their comments are included in the contents of the relevant report on this agenda
7. Key Decision - Tees Valley Joint Waste Management Contract –
Report of the Director of Economic Growth and Neighbourhood Services.
(Pages 7 - 164)
8. Replacement of Dog Control Orders with Public Space Protection Orders –
Report of the Director of Economic Growth and Neighbourhood Services.
(Pages 165 - 182)
9. Darlington Town Centre Strategy 2019/30 - Consultation Outcome –
Report of the Director of Economic Growth and Neighbourhood Services.
(Pages 183 - 312)
10. Darlington Town Centre – Property Acquisitions and Development Site

Opportunities –
Report of the Director of Economic Growth and Neighbourhood Services.
(Pages 313 - 322)

11. Local Wealth Building and Social Value Procurement –
Report of the Director of the Managing Director.
(Pages 323 - 334)
12. Land at Snipe Lane, Darlington - Proposed Acquisition –
Report of the Director of Economic Growth and Neighbourhood Services.
(Pages 335 - 342)
13. Council Tax Support - Scheme Approval 2020/21 –
Report of the Managing Director.
(Pages 343 - 386)
14. Council Tax Empty Property Premium –
Report of the Managing Director.
(Pages 387 - 418)
15. Revenue Budget Monitoring 2019/20 - Quarter 2 –
Report of the Managing Director.
(Pages 419 - 436)
16. Project Position Statement and Capital Programme Monitoring - Quarter 2
2019/20 –
Report of the Managing Director and the Director of Economic Growth and
Neighbourhood Services.
(Pages 437 - 456)
17. Membership Changes - To consider any Membership Changes to Other Bodies to
which Cabinet appoints.
18. SUPPLEMENTARY ITEM(S) (if any) which in the opinion of the Chair of this
Committee are of an urgent nature and can be discussed at this meeting.
19. Questions.

EXCLUSION OF THE PUBLIC AND PRESS

20. To consider the exclusion of the Public and Press :- –
RESOLVED - That, pursuant to Sections 100A(4) and (5) of the Local
Government Act 1972, the public be excluded from the meeting during the
consideration of the ensuing items on the grounds that they involve the likely
disclosure of exempt information as defined in exclusion paragraph 3 of Part I of
Schedule 12A of the Act.



Luke Swinhoe
Assistant Director Law and Governance

Monday, 28 October 2019

Town Hall
Darlington.

Membership

Councillors Crudass, Dulston, Howell, Johnson, Marshall, Mills, Mrs H Scott and Tostevin

If you need this information in a different language or format or you have any other queries on this agenda please contact Lynne Wood, Elections Manager, Resources Group, during normal office hours 8.30 a.m. to 4.45 p.m. Mondays to Thursdays and 8.30 a.m. to 4.15 p.m. Fridays (e-mail Lynne.Wood@darlington.gov.uk or telephone 01325 405803).

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**DECISIONS SHOULD NOT BE IMPLEMENTED BEFORE
MONDAY 21 OCTOBER 2019**

CABINET

Tuesday, 8 October 2019

PRESENT – Councillors Mrs H Scott (Chair), Crudass, Dulston, Howell, Johnson, Marshall, Mills and Tostevin

INVITEES – Councillors Curry, McEwan, K Nicholson and Snedker

APOLOGIES – Councillor Harker

ALSO IN ATTENDANCE – Councillors Mrs Culley, Donoghue, B Jones, Mrs D Jones and McCollom

C50 DECLARATIONS OF INTEREST.

In respect of Minute C55(2) below, Councillor Snedker declared a non-pecuniary interest as he was an allotment holder at the allotments on Pond Field Close, and in respect of Minute C56 below, Councillor Crudass declared a non-pecuniary interest as he was a member of Darlington Friends of the Libraries.

C51 TO HEAR RELEVANT REPRESENTATION (FROM MEMBERS AND THE GENERAL PUBLIC) ON ITEMS ON THIS CABINET AGENDA.

In respect of Minute C56 below, representations were made to Cabinet by members of the public in attendance at the meeting.

C52 TO APPROVE THE MINUTES OF THE MEETING OF THIS CABINET HELD ON 10 SEPTEMBER 2019

Submitted - The Minutes (previously circulated) of the meeting of this Cabinet held on 10 September 2019.

RESOLVED – That the Minutes be confirmed as a correct record.

REASON – They represent an accurate record of the meeting.

C53 MATTERS REFERRED TO CABINET

There were no matters referred back for re-consideration to this meeting.

C54 ISSUES ARISING FROM SCRUTINY COMMITTEE

There were no issues arising from Scrutiny considered at this meeting.

C55 KEY DECISIONS:-

(1) HOUSING ALLOCATIONS POLICY

The Cabinet Member with the Housing, Health and Partnerships Portfolio introduced the report of the Director of Economic Growth and Neighbourhood Services (previously circulated) requesting that consideration be given to approving the proposed changes to the Common Allocations Policy for the Tees Valley Lettings Partnership.

The submitted report stated that the current policy required updating to meet a number of requirements, namely ensuring that the Council met its commitments in respect of the Tees Valley Lettings Partnership; consistency of policy across the sub region, ensuring clarity and transparency for applicants; that the policy was aligned with the legislative requirements; and that the policy was reflective of stakeholder feedback provided during the consultation process.

Particular references were made at the meeting to the support that would be available from the Council to those residents on low income, should they require it; the merging of two bands; and to the need to review and reflect on the impact of the policy following its introduction. The Cabinet Member with the Housing, Health and Partnerships Portfolio and the Assistant Director Housing and Building Services responded thereon.

In reaching its decision, Members took into consideration the Equality Impact Assessment (also previously circulated).

RESOLVED - That the proposed amendments to the Tees Valley Common Allocations Policy, as detailed in the submitted report, be approved.

REASONS - (a) To meet the legislative requirements of the Homelessness Reduction Act 2017.

(b) The policy has not been reviewed since 2012 and requires updating.

(c) There have been recent changes to the Tees Valley Partnership.

(d) A consultation has been carried out and there is strong support for the proposals.

(2) DARLINGTON CREMATORIUM REFURBISHMENT

The Cabinet Member with the Leisure and Local Environment Portfolio introduced the report of the Director of Economic Growth and Neighbourhood Services (previously circulated) providing Members with information on the current position regarding the Darlington Crematorium and the approaching end of life of the cremators.

The submitted report outlined the history of the crematorium; the current situation; stated that the existing cremators within Darlington Crematory were at the end of their lifespan and required replacement with modern, energy efficient and emission compliant equipment; and that the existing chapel required refurbishment/extension.

Particular reference was made to the three options available for the future of the crematorium, namely new build/new site; replace existing cremators and limited improvements to the chapel; and replace existing cremators, redevelop existing chapel into a bereavement office and develop of a new chapel within West Cemetery on part of the land identified for future burials.

Discussion ensued on the level of risk associated with the project; the options available; and the preferred option (Option Three) of replacing existing cremators, redeveloping the existing chapel into a bereavement office and developing a new chapel within West Cemetery on part of the land identified for future burials.

Particular reference was made to the the introduction of the one-way traffic system which would exit onto Salutation Road should Option Three be implemented; the number of vehicles that would use this road/exit; and the implications of the new traffic system on the Allotments on Pond Field Close. The Cabinet Member with the Leisure and Local Environment Portfolio and the Director of Economic Growth and Neighbourhood Services responded thereon.

RESOLVED - (a) That the improvements to the Crematorium, as detailed in Option Three of the submitted report, be approved.

(b) That the capital funding of £4.5m, as detailed in the submitted report, be released.

(c) That the capital funding of £0.4m, already approved in the Capital Programme for the laying out of West Cemetery, be released.

(d) That the project for the new crematorium be added to the Annual Procurement Plan, to be designated as a strategic contract, and it be noted that the works will be procured in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015.

(e) That the Assistant Director (Law and Governance) be authorised, on behalf of the Council, to complete the required deeds and contracts to deliver the works in accordance with the submitted report.

REASONS - (a) To enable the replacement and updating of the current cremators ensuring they meet the requirements of current legislation.

(b) To provide a Chapel that provides the facilities that are expected from a modern Crematorium.

(3) TOWN CENTRE CAR PARKING

The Cabinet Member with the Leisure and Local Environment Portfolio introduced the report of the Director of Economic Growth and Neighbourhood Services (previously circulated) requesting that consideration be given to a number of car parking initiatives, in the town centre, to support the town centre economy.

The submitted report stated that it was proposed to retain the car parking offers

introduced in June 2018 (Minute C11/Jun/18 refers) and, in addition to those offers, provide a 'Free on Sunday' initiative for all Council operated pay and display car parks, Feethams Multi-Storey car park and all on-street pay and display parking bays, to further stimulate town centre trading and to encourage greater use of the town centre; both offers would run until 1 May 2020 when a review would be undertaken on their impact; the Council would work with businesses to promote the offers in order to encourage support for the town centre; and outlined the costs of the initiatives.

It was reported that further initiatives were being developed as part of the review of the Town Centre Strategy and Future High Streets Fund to encourage town centre activity including plans to develop Duke Street and the Imperial Quarter, to increase the amount of parking spaces available in those areas, as they were some of the busiest parking areas, and to refurbish Abbots Yard Card Park.

Discussion ensued on the funding for the initiatives; the perceived discrimination against those residents who used other forms of transport such as public transport; other options considered; the importance of marketing initiatives in a positive way; the health and well-being implications of more cars being driven into the town centre; the importance of supporting sustainable transport; and other initiatives that could benefit from the funding being used for this initiative such as supporting town centre living. The Cabinet Member with the Leisure and Local Environment Portfolio and the Director of Economic Growth and Neighbourhood Services responded thereon.

RESOLVED - (a) That the proposed 'Free on Sunday' initiative be introduced from 1 November 2019 in all Council operated pay and display car parks, Feethams Multi-Storey car park and on-street pay and display parking bays, to run until 1 May 2020 with a review taking place ahead of the end date as referred to in (c) below.

(b) That the parking offers introduced in June 2018 be continued to cover the same period as the 'Free on Sunday' offer as referred to in (a) above, the offer being:

- (i) two hours free car parking in specific car parks located outside of the ring road; and
- (ii) East Street car park having an offer of all day parking for £2.00.

(c) That both the 'Free on Sunday' initiative and the parking offers introduced in June 2018 be reviewed ahead of May 2020, to:-

- (i) determine their impact;
- (ii) consider them in conjunction with the emerging Town Centre Strategy as it is developed; and
- (iii) have regard for the Council's overall financial position.

(d) That plans be developed that can be consulted on to increase the amount of parking spaces available in Duke Street and the Imperial Quarter areas.

REASONS - (a) To approve the amendment to charges.

(b) To enhance the attractiveness of the town centre to visitors and residents.

C56 CROWN STREET LIBRARY TRUSTEES

The Cabinet Member with the Leisure and Local Environment Portfolio introduced the report of the Director of Economic Growth and Neighbourhood Services (previously circulated) requesting that consideration be given to making arrangements for the appointment of additional trustees of the Crown Street building, independent of the Council.

The submitted report stated that the Council was currently the sole trustee of the Crown Street Library building; as the Council operated a Leader and Executive (Cabinet) model of decision making, the role of the sole trustee sat with Cabinet; as both the separate legal responsibility for the service and building sat with the same decision maker there was a conflict of interest; one way of dealing with this conflict would be to appoint additional independent trustees; and outlined the suggested approach to the appointment of the trustees.

Particular reference was made to the plans to develop a Library Service Consultative Group, to be made up of service users and others who were interested in the Library Service, to enable them to meet key staff and the Portfolio holder, to discuss matters relating to the Library Service and provide a forum for concerns and issues to be raised.

A Member of the public in attendance at the meeting addressed Cabinet in respect of the proposal, and in doing so welcomed the opportunity to make the Library sustainable and highlighted the importance of good communication. A visual artist in attendance at the meeting also addressed Cabinet in respect of the work that he was doing at Crown Street Library, as part of a special community art project to trace lines through the borough's history, aimed at encouraging creative conversations around Darlington, with the help of free printmaking activities, and in doing so, stated that to date he had engaged with 987 people.

RESOLVED - (a) That the appointment of up to three independent trustees, of the Crown Street Library building, be agreed.

(b) That responsibility for the recruitment process of independent trustees, be delegated to:

- (i) the Assistant Director Law and Governance, to arrange the advertising, interview arrangements and deal with the legal formalities of appointment; and
- (ii) a Cabinet Sub Committee comprised of the three Portfolio holders of Leisure and Local Environment, Children and Young People and Housing Health and Partnerships (or substitute Cabinet Members) to interview and determine who to appoint.

(c) That the appointment of the independent trustees be confirmed at the next Cabinet meeting following conclusion of the recruitment process.

(d) That the intention to set up a Library Service Consultative Group, as detailed in the submitted report, be noted.

REASONS - (a) To give more formal recognition to the role of the wider community, by moving from the Council as the Sole Trustee of the Crown Street building to appoint in addition a number of independent trustees.

(b) To avoid potential future conflicts of interest between the Council's service provider role and the building trustee role, by having independent Trustees who will be able to discharge the trustee role.

(c) To widen participation about issues concerning library provision in Darlington (re the establishment of a Library Service Consultative group).

C57 MEMBERSHIP CHANGES - TO CONSIDER ANY MEMBERSHIP CHANGES TO OTHER BODIES TO WHICH CABINET APPOINTS.

There were no membership changes reported at the meeting.

C58 TO CONSIDER THE EXCLUSION OF THE PUBLIC AND PRESS :-

That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing item on the grounds that it involves the likely disclosure of exempt information as defined in exclusion paragraph 3 of Part I of Schedule 12A to the Act.

C59 SCHEDULE OF TRANSACTIONS

The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Economic Growth and Neighbourhood Services (previously circulated) requesting that consideration be given to the Schedule of Transactions (also previously circulated) and to seeking approval of the terms negotiated.

RESOLVED - That the schedule, appended to the submitted report, be approved and the transactions completed on the terms and conditions detailed therein.

REASON - Terms negotiated require approval by Cabinet before binding itself contractually to a transaction.

**DECISIONS DATED –
FRIDAY 11 OCTOBER 2019**

**CABINET
5 NOVEMBER 2019**

TEES VALLEY JOINT WASTE MANAGEMENT CONTRACT

**Responsible Cabinet Member – Councillor Paul Howell,
Leisure and Local Environment Portfolio**

**Responsible Director – Ian Williams,
Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. This report seeks Members approval to:
 - (a) Adopt the Outline Business Case (OBC) for the future treatment of municipal residual waste on behalf of the five Tees Valley (TV) Councils (**Appendix 1 Part III exempt**);
 - (b) Enter into an Inter-Authority Agreement (IAA), between the five Tees Valley authorities in respect of the TV municipal residual waste treatment project (**Appendix 2**); and
 - (c) Note the Terms of Reference for the Project Delivery Group (**Appendix 3**).

Summary

2. Currently Hartlepool, Stockton, Middlesbrough, and Redcar and Cleveland operate a single contract for waste disposal. While Darlington is part of the overall Tees Valley Waste Group, we operate a separate Waste Treatment and Disposal Contract.
3. This report advises on the Outline Business Case (OBC) which has been developed to address the future treatment of municipal residual waste (waste remaining after recycled material has been removed) collected by the Tees Valley Councils when the current contract(s) expire in March 2025. The OBC develops the Strategic Outline Case that was agreed by all Councils in 2017. It provides a fully costed Reference Case, based upon a 250,000 tpa (tonnes per annum) Energy Recovery Facility with CHP (Combined Heat and Power) identified as part of the options appraisal undertaken for the update of the Joint Waste Management Strategy which was agreed by all Councils earlier this year.
4. An Inter-Authority Agreement (IAA) sets out the terms of the joint working arrangements for the project, appointing Hartlepool Borough Council as Lead Authority in carrying out the procurement milestones.

Recommendations

5. It is recommended that:-
- (a) Members adopt the Outline Business Case for the future treatment of municipal residual waste on behalf of the five Tees Valley Authorities.
 - (b) Members approve the Council enter into the Inter-Authority Agreement (IAA) between the five Tees Valley Authorities in respect of Tees Valley Municipal Residual Waste Treatment project substantially on the terms annexed and to delegate approval of minor amendments to the IAA to the Managing Director
 - (c) Members note the financial commitment to Darlington's share of the procurement and project costs of £1m and release the funds subject to approval by full Council as part of the 2020/21 MTFP to be applied to the Project in accordance with the IAA.
 - (d) Members approve the Council entering into a loan agreement with the Combined Authority to repay the £1m associated with the procurement over a 25-year period. The final details of the agreement to be delegated to the Assistant Director Resources in consultation with the Director of Economic Growth and Neighbourhood Services, Assistant Director Law & Governance and the responsible member for the Leisure and Local Environment Portfolio.
 - (e) Authorise the Director of Economic Growth and Neighbourhood Services, in consultation with the Assistant Director Resources, Assistant Director Law & Governance and the responsible member for the Leisure and Local Environment Portfolio to accept any minor changes to the Outline Business Case, the Inter Authority Agreement and Terms of Reference of the Project Board if required.

Reasons

6. The recommendations are supported by the following reasons:-
- (a) To enable Darlington to participate in the joint procurement of the wider Tees Valley residual waste treatment facility for post 2025.
 - (b) Entering into the IAA sets down the legal parameters for the procurement, ensuring that no individual authority can withdraw without financially compensating the other authorities for the relevant share of procurement costs and other losses.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

Cabinet report dated 08/01/19 approving the joint procurement approach with the Tees Valley Councils

Ian Thompson : Extension 6628
CD

S17 Crime and Disorder	The content of this report does not impact on crime and disorder.
Health and Well Being	Effective and safe management of waste can have a positive impact on the health and well being of residents.
Carbon Impact and Climate Change	As part of the production of the Joint Waste Management Strategy and OBC, the impact of carbon has been considered and modelled against a number of solutions.
Diversity	There is no impact on diversity as a result of this report.
Wards Affected	There is no impact on any Ward particularly as a result of this report.
Groups Affected	No particular group is affected as a result of this report.
Budget and Policy Framework	The £1m TVCA loan will be repaid via gate fees over a 25 year period. This will be included in the MTFP for approval.
Key Decision	Yes, as it affects all Wards.
Urgent Decision	No
One Darlington: Perfectly Placed	Waste Management from the collection to the treatment and disposal has an impact on the Perfectly Placed agenda.
Efficiency	There is no impact on the Council's Efficiency agenda as part of this report.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Background

7. The joined procurement approach across the five Tees Valley authorities for the delivery of a Residual Waste Management Solution was approved by members in the Cabinet report dated 8 January 2019. This report details further progress on the joined procurement process and detail on how the authorities will work together to maximise competition for the joined solution and how the project will be funded over the immediate and the longer term.
8. The Joint Waste Management strategy (JWMS) for Tees Valley was updated in 2018/19 to extend its validity from 2020 to 2035. It was adopted by the Tees Valley Local Authorities in January 2019 after public consultation. This document sets out the future strategic aims and objectives of the Tees Valley councils as follows:
 - (a) Waste Generation:
 - (i) Aim to maintain the current level of below 1 tonne of household waste per household (it should be noted that all the authorities are significantly below this level).

- (b) Reuse and Recycling:
 - (i) 45% to 50% in the first five years of this strategy (2020 to 2025);
 - (ii) Between 2025 and 2030 seek to further improve reuse, recycling and composting beyond the 2025 levels;
 - (c) Set targets for beyond 2030 during the waste strategy review in 2025. Waste Recovery and Landfill Diversion:
 - (i) Provide sufficient waste recovery capacity to ensure that no more than 10% of LACW waste is landfilled.
9. The other four Tees Valley local authorities currently have a contract with SUEZ for the treatment of residual municipal waste, which expires in 2025. Darlington has a separate contract for the treatment and disposal of municipal waste, which also expires in 2025. Darlington has worked closely with the four Tees Valley local authorities for a number of years with regard to waste management and the opportunities for working together post 2025. Within the north-east region, SUEZ has a monopoly on residual waste treatment with the exception of Darlington, who have a contract with Stonegrave Aggregates Limited.
10. This means that there is limited opportunity for other contracts to offer residual waste treatment capacity and Tees Valley would be faced with going to the market with little chance of effective competition. In order to correct this the Councils took the view that offering the market a site with planning permission for a new residual waste treatment plant would create a more even playing field and increase competition. This was subsequently borne out by feedback from contractors at a Market Awareness day, held on 29th January 2019.
11. By 2025, it is estimated that around 200,000 tonnes per annum (tpa) of residual waste will require treatment in the Tees Valley increasing to around 210,000 tpa by 2050 as a result of housing and population growth. Government policy is expected to widen the definition of municipal waste to include similar commercial and industrial waste, effectively increasing the tonnage of material requiring treatment. This provides the Councils with a commercial opportunity to attract additional waste and income from third parties, thereby offsetting the gate fee (the price paid per tonne of waste). This opportunity was also confirmed during the Market Awareness day, consequently the reference case is based on the procurement of a 250,000 tpa facility.

Procurement Strategy and Residual Waste Reference Case

12. The procurement strategy recognises that strong competition will be needed to deliver the most economical solution and therefore a reference site will be offered to bidders with the benefit of planning permission. Obtaining planning before procurement removes a significant risk which might otherwise reduce the number of bidders willing to participate or be priced into the contract. It also means that any perceived advantage that SUEZ has is mitigated. The procurement will use an output specification with evaluation based around criteria developed by Tees Valley

Councils. This means that any technology that is compliant with the criteria will be considered. The project will seek to use any electricity or heat produced by the facility locally.

13. The Procurement of the solution will be delivered through an Inter-Authority Agreement (IAA) of the five Tees Valley authorities. This agreement sets out the terms of joint working arrangements for the Project, the procurement milestones, and the appointment of Hartlepool Borough Council as the lead authority in carrying out the procurement milestones.
14. To support the delivery of the project and enable the inward investment of energy from waste facilities to Tees Valley it is proposed that the Combined Authority provide support to enable procurement of the project.
15. This is an extremely complex project and a funding requirement of up to £5m has been identified to cover the costs of the procurement, obtaining planning permission on the reference site, project management and external advice in the areas of legal, financial and technical during procurement. The current timetable aims to complete the procurement process during the summer of 2021, with construction of the facility completed autumn 2024 to enable operational commencement by April 2025. The funding arrangements for the £5m procurement costs are detailed in the Financial Considerations section.
16. The procurement has been assessed by the Corporate Procurement team to be a Strategic Contract based on value, complexity and risk and Cabinet is asked to agree the procurement be added to the Annual Procurement Plan and be designated as a strategic contract.
17. The IAA deals with the co-operation of the Tees Valley Councils during the procurement process but once a contractor is identified and the final terms of the contract are agreed that the authorities will need to enter into a Second Inter Authority Agreement setting out their respective rights and responsibilities with reference to the final contract. This second agreement will include but not be limited to the matters set out in the heads of terms (see Schedule 5 **Appendix 2**).

Residual Waste Treatment Options and Reference Site

18. Four options for residual waste treatment were identified in the Strategic Outline Case and taken forward as part of an options appraisal (in the JWMS) with a number of waste collection and recycling options. These were evaluated against a series of criteria agreed at a workshop with Members and Officers, the four options were:
 - (a) Extend the existing contract
 - (b) New build Energy Recovery Facility (ERF)
 - (c) New build Refuse Derived Fuel plant
 - (d) Merchant Capacity

The highest scoring option was the new build ERF, with Combined Heat and Power and high-performance recycling systems. The new build ERF was taken forward as the Reference Case.

19. A Reference Site has been identified at the South Tees Development Corporation (STDC) site and will be offered to the market with outline planning consent. The project is in the process of negotiating the terms of this arrangement with STDC, the design criteria and the requirements for obtaining a planning consent.

Project Team and Governance

20. It is intended that participating Councils will work together under an Inter-Authority Agreement which binds the parties together in a robust commercial agreement (see **Appendix 2**). This was a key issue for a number of the organisations at the Market Awareness day. Representatives from each Council will form the project delivery team which will be supported by external technical, legal and financial advisers. This team will report into the Tees Valley Chief Executive's. The Combined Authority will be part of the Project Team. The Terms of Reference for the Project Team are set out in **Appendix 3**. Further reports to Cabinet will be provided at key points during the project.

Timetable

21. The key dates are:
- (a) Pre-planning preparation: April to December 2019
 - (b) Planning submission: December 2019 – approval March 2020
 - (c) Procurement commencement: September 2020
 - (d) Contract signed: summer 2021
 - (e) Construction: autumn 2021 to autumn 2024
 - (f) Commissioning: autumn 2024 to spring 2025

Risk Implications

22. The five Tees Valley Local Authorities have agreed and implemented a robust risk management strategy to identify the key risk and ensure a consistent approach to both strategic and operation risk across the project. These are set out in full within the OBC.
23. The current waste disposal contract has already been extended and therefore a further extension of the contract without competition could be in breach of procurement rules save as to the case where there are circumstances outside of the Council's control which require the Council to postpone a new procurement (regulation 72 Public Contracts Regulations 2015).

Financial Considerations

24. The basic principles of the payment mechanism have been developed for the OBC and are tabulated in Section 5 of the OBC these will be finalised as part of the procurement strategy with a view to promoting value for money. Key elements involve:
- (a) The Councils each contribute their financial commitment to the cost of the procurement up to the sum of £5m pro rata with their waste tonnages (see OBC page 61, **Appendix 1 Part III exempt**).

- (b) The contractor is incentivised to deliver the required service standards, this means to the timetable and objectives set out in the contract.
 - (c) Tees Valley only pay according to the level of performance actually achieved and the amount of tonnage treated.
 - (d) The contractor is subject to a Performance Framework and is deducted if it fails to meet the agreed performance standards.
 - (e) The allocation of costs will be based on residual waste tonnage produced by each authority and charged at a gate fee on actual waste.
 - (f) There will be a harmonisation of the Gate Fee to ensure that those authorities which are transporting residual waste are compensated for the cost of bulk transfer to the disposal facility (including the costs of a bulk transfer facility and transport costs) to be based on an agreed mechanism (allowing for increase in fuel costs over time) to ensure an equitable sharing of residual waste management costs.
25. The costs, budget and finance section of the OBC sets out the cost of the procurement to the Councils, demonstrates the Value for Money for the Reference Project (based on the Treasury's Value for Money Assessment Guidance) and the affordability of the Reference Project whilst providing the respective Council's budgetary commitment to the affordability implications as far as is foreseeable. Information on the projected gate fee and affordability gap are included in **Appendix 4 Part III exempt**.
26. In November 2017 the Combined Authority approved development funding of £450k to support the preparation of a Strategic Outline Business Case to address the future treatment of municipal residual waste for the Tees Valley Authorities. A budget of up to £5m has been set aside to cover the costs of the procurement and obtaining planning on the reference site. The advance of these funds as lending are subject to approval with the Tees Valley Combined Authority Cabinet (TVCA).
27. It is therefore proposed that the Combined Authority provides a loan facility of up to £5m for the project. The loan will be financed through prudential borrowing. Interest will be included at cost based on the prevalent PWLB rate. The repayment term will be for a 25-year period commencing the first day of operation, with annual repayments made by the five Tees Valley authorities based on a legal agreement with each authority for their share of these costs.
28. Darlington Borough Council will be required to enter into a funding agreement of £1m with TVCA with lending on terms of deferred payment until the site becomes operational and interest repayable at PWLB rates.
29. Subject to approval of the additional funds by Council (as MTFP) the advanced funds of up to £1m are proposed to be released by Cabinet be used to provide project management and external advice in the areas of legal, financial and technical during procurement as further detailed in and required by the IAA.
30. The Value for Money assessment is based upon the assumption that the facility will be project financed. It is subject to a number of qualitative tests to determine if the project is viable, desirable and achievable and a quantitative assessment (as set

out in the Treasury Guidance). The assessments confirmed that the project offers value for money.

31. The affordability analysis is undertaken to determine if there will be a need to commit funds in the future, should the current Council budgets, inflated to April 2025, be insufficient to fund the Reference project. The level of funding available from the Council budgets is based upon the historical costs of operating the current Energy from Waste plant used by the other four Tees Valley authorities whereas the future project costs of the Reference Project are based upon the development of a new facility. These are also compared to the options of do nothing or simply extending the existing contract.

Legal Implications

32. The Council has the legal powers to enter into the Inter Authority Agreement and to implement the project pursuant to powers conferred upon it by s 51 and 55 The Environmental Protection Act 1990, s 19 Local Government Act 2000 and regulation 7 Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000.
33. As a best value authority the Council is under a duty to obtain best value and secure efficient use of resources. The IAA requires that the services obtained by the relevant authorities on behalf of the Tees Valley (ie up to the expenditure of £5m) will be subject to approval the Project Board (including the Darlington representative) and in accordance with the relevant authorities' procurement rules, Public Contracts Regulations 2015 and good industry practice.
34. It is intended to use a contract originally based on H M Treasury's Standardisation of Project Finance Initiative Contracts (SOPC4) as revised by PF2 and the Waste Infrastructure Delivery Programme (developed by DEFRA). This allocates the main risk of construction and commissioning to the developer before any payment is made by Tees Valley. It then provides for life cycle maintenance for the full duration of the contract; this means that at the end of the 25 year contract the Councils' are handed back a fully operational asset. The proposed procurement mechanism is Competitive Dialogue.

Consultation

35. A communications strategy has been developed and Tees Valley is fully committed to providing the required resources to ensure it can be delivered to keep all key stakeholders informed with appropriate information at the right time. The Strategy will be expanded on with the development of detailed plans following approval of the OBC. Key communication channels include social media and the Council's websites.
36. The Public Consultation on the JWMS was very positive with the majority of feedback connected to existing issues and no concerns expressed about the Reference Project.

37. A Market Awareness Day was held in January 2019 to gauge interest in the project from potential bidders. The event was successful with strong interest from all the major Contractors, the key message being that the project must provide a Reference Site with full planning consent.

Place Scrutiny Feedback

38. Place Scrutiny considered the Cabinet report on the Tees Valley Joint Waste Management Contract presenting the Outline Business Case, Inter-Authority Agreement, Terms of Reference for the Project Delivery Group and Financial consideration for the contract, on Thursday 24 October 2019, and the following recommendations were agreed.
- (a) That the report be received.
 - (b) That Cabinet be:
 - (i) advised of this Scrutiny's view that the procurement process should consider the implications of the Government climate change agenda and targets to reduce pollution from consumption, which if met, would result in a reduction in municipal waste;
 - (ii) advised that the adoption of the Outline Business Case, the proposal to enter into the Inter-Authority Agreement and the Terms of Reference for the Project Delivery Group, all as appended to the submitted report, be supported; and
 - (iii) requested to take into account this Scrutiny Committee's views when considering the Tees Valley Joint Waste Management Contract report at its meeting on 5 November 2019.

Conclusion

39. By 2025, it is estimated that around 200,000 tpa of residual waste will require treatment in the Tees Valley increasing to around 210,000 tpa by 2050 as a result of housing and population growth. In addition, Government policy is expected to widen the definition of municipal waste to include similar commercial and industrial waste, effectively increasing the tonnage of material requiring treatment. This provides the Councils with a commercial opportunity to attract additional waste and income from third parties, thereby offsetting the gate fee.
40. An Outline Business Case (OBC) has been developed to address the future treatment of municipal residual waste (waste remaining after recycled material has been removed) collected by the Tees Valley Councils when the current contract(s) expires. The OBC develops the Strategic Outline Case that was previously agreed by all Councils in 2017. It provides a fully costed Reference Case, based upon a 250,000 tpa (tonnes per annum) Energy Recovery Facility with CHP (Combined Heat and Power) identified as part of the options appraisal undertaken when the Joint Waste Management Strategy was updated and agreed by all Councils earlier this year.

41. It is intended that participating Councils will work together under an Inter-Authority Agreement which binds the parties together in a robust commercial agreement. Representatives from each Council will form the project delivery team which will be supported by external technical, legal and financial advisers. This team will report into the Tees Valley Chief Executive's. The Combined Authority will be part of the Project Team. The Terms of Reference for the Project Team are set out in **Appendix 3**.
42. This is an extremely complex project and a funding requirement of up to £5m has been identified to cover the costs of the procurement, obtaining planning permission on the reference site, project management and external advice in the areas of legal, financial and technical during procurement. It is therefore proposed that the Combined Authority provides a loan facility of up to £5m for the project. The repayment term will be for a 25-year period commencing the first day of operation, with annual repayments made by the five Tees Valley authorities based on a legal agreement with each authority for their share of these costs. These funds are subject to approval with the Tees Valley Combined Authority Cabinet.
43. The current timetable aims to complete the procurement process during the summer of 2021, with construction of the facility completed autumn 2024 to enable operational commencement by April 2025.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Date

**TEES VALLEY RESIDUAL WASTE TREATMENT PROJECT: PROFORMA LEAD
AUTHORITY INTER-AUTHORITY AGREEMENT (IAA)**

Dated

20[]

- (1) HARTLEPOOL BOROUGH
- (2) Y COUNCIL
- (3) Z COUNCIL

INTER AUTHORITY AGREEMENT

(Lead Authority)

**relating to the joint procurement of long term
Residual Waste Treatment Facilities**

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1 **DEFINITIONS AND INTERPRETATION**

1.1 **Definitions**

In this Agreement and the Recitals, unless the context otherwise requires, the following terms shall have the meanings given to them below:

Accounting Period	means those periods set out in Schedule 6 (Accounting Periods) ; as may be amended from time to time in accordance with this Agreement;
Acquiring Party	means the relevant Authority named in Schedule 4 and as referred to in Clause 12.8 ;
Authority	means X, Y and Z Councils and “ Authorities ” shall mean all or any of them as the context so permits;
Bidder	means any person who responds to the Procurement Notice relating to the Project;
Business Day	means any day other than a Saturday or Sunday or a public or bank holiday in England;
CIWM	means the Chartered Institute of Waste Management;
Commencement Date	means the date of this Agreement;
Confidential Information	means all know-how and other information whether commercial, financial, technical or otherwise relating to the business, affairs or methods of the Authorities, which is contained in or discernible in any form whatsoever (including without limitation software, data, drawings, films, documents and computer-readable media) whether or not marked or designated as confidential or proprietary or which is disclosed orally or by demonstration and which is described at the time of disclosure as confidential or is clearly so from its content or the context of disclosure;
Contributing Parties	means the relevant Authorities named in Schedule 4 ;

Decision Period	means the period of fifteen (15) Business Days commencing on the date of the relevant Break Point or such other time as is unanimously agreed by the Authorities;
Defaulter	has the meaning given in Clause 18.2 (Termination) ;
Data Protection Legislation	the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of Personal Data (including, without limitation, the privacy of electronic communications) [and the guidance and codes of practice issued by the relevant data protection or supervisory authority and applicable to a party.;
EIR	means the Environmental Information Regulations 2004 together with the Code of Practice issued by DEFRA as amended/ reissued from time to time
EU Procurement Regime	means the Public Contracts Regulations 2006;
FOIA	means the Freedom of Information Act 2000 and any subordinate legislation (as defined in section 84 of the Freedom of Information Act 2000) made under the Freedom of Information Act 2000 from time to time together with any guidance and/or codes of practice issued by the Information Commissioner or relevant Government Department in relation to such Act;
Heads of Terms	means the heads of terms relating to the Second Inter Authority Agreement set out in Schedule 5 (Heads of Terms) ;
Intellectual Property	means any and all patents, trade marks, trade names, copyright, moral rights, rights in design, rights in databases, know-how and all or other intellectual property rights whether or not

registered or capable of registration and whether subsisting in the United Kingdom or any other part of the world together with all or any goodwill relating to them and the right to apply for registration of them;

[Joint Leaders and/or Members Meeting]

means the meetings (comprising the elected mayor and/or respective council leaders) which provide a mechanism to achieve political consensus at a high level prior to the submission of any high-level recommendations¹ to the respective executives across the three authorities;

Joint Sites

means the joint sites listed in **Schedule 4 (Sites)**;

Key Procurement Functions

means those actions identified as Key Procurement Functions in the first column of the table set out in **Schedule 1 (Procurement Milestones)**;

Lead Authority

means Hartlepool Borough;

Material

means all data, text, graphics, images and other materials or documents created, used or supplied by an Authority in connection with this Agreement (unless before the first use or supply, the Authority notifies the others that the data, text supplied by it is not to be covered by this definition);

Matter Reserved to Authorities

means those actions, matters and/or functions identified as such in the fourth column in the table set out in **Schedule 1 (Procurement Milestones)**;

Non-Defaulting Parties

has the meaning given in **Clause 18.2 (Termination)**;

Procurement Notice

means a notice advertising the Project placed in the Official Journal of the European Union or in the UK Government e-notification service, entitled "Find a Tender", if the publication date

¹ Decisions themselves would be taken by the executives.

falls after the day on which the UK exits the European Union;

Open Market Value

means the best price at which the Site in question might reasonably be expected to have been disposed of unconditionally for cash consideration at the relevant time assuming:

- (a) a willing seller;
- (b) that, prior to the relevant time, there has been a reasonable period for the proper marketing of such Site and for the agreement of price and terms for completion of the disposal of such Site;
- (c) the state of the market, levels of values and other circumstances are on any earlier assumed date of exchange of contracts, the same as at the relevant time;
- (d) the relevant Authority has good and marketable title to such Site;
- (e) all necessary consents for any building or other works at such Site have been obtained and such Site can be lawfully used;
- (f) any damage to such Site caused by any insured risk has been made good,

and otherwise taking into account of the actual circumstances as shall exist at the time;

Option

An option agreement where a landowner grants the Authorities (or any one of them) an option to purchase an interest in land for the purposes of the Project;

Original Price

means the purchase price paid by the relevant Authority or Contributing Parties in respect of the purchase of a Site;

Outline Business Case	means the outline business case in relation to the Project set out at Schedule[]
Procurement Milestones	means the procurement stages set out in Schedule 1 to be carried out in order to procure the Project and as may be amended from time to time by the Authorities in accordance with the terms of this Agreement;
Project	means <ul style="list-style-type: none">(a) the procurement process set out in the Procurement Milestones to be carried out by or on behalf of the Authorities with the intention of appointing a preferred bidder for the Project including negotiating and agreeing with such preferred bidder the contract documentation necessary to secure the delivery by the Provider of the Project;(b) the Services and to be provided by the Authorities to enable the Procurement milestones to be met as set out in clause 5 and Schedule []
Project Agreement	means the Project Agreement to be entered into between the Authorities and the Provider relating to the Project;
Project Board	has the meaning given in Clause 7.1 (Project Board) ;
Project Board Matters	means those actions, matters and functions identified as such in the third column of the table set out in Schedule 1 (Procurement Milestones) ;
Project Director	means the person identified as such in Schedule 3 (Project Team) or any replacement of him;
Project Manager	means the person identified as such in Schedule 3 (Project Team) or any replacement of him;
Project Office	means the offices of the Project Director;

Project Team	Subject to Clause 9.4 means the team formed pursuant to the provisions of Clause 9.1 (Project Team) the original members of which are listed in Schedule 3 (Project Team) , for the purpose of assisting to deliver the Project;
Provider	means the private sector partner to be party to the Project Agreement;
Quarter	means each period of three calendar months (or part thereof), the first such period commencing on the Commencement Date;
Residual Waste Treatment Facilities	means facilities designed for processing residual waste, waste being defined in the Waste and Emissions Trading Act 2003;
RPIX	means the Retail Prices Index (excluding mortgage interest rates) as published by the Office for National Statistics from time to time (" the Index "), or failing such publication or in the event of a fundamental change to the index, such other index as the parties may agree or such adjustments to the index as the parties may agree (in each case with the intention of putting the parties in no better nor worse position than they would have been in had the index not ceased to be published or the relevant fundamental change not made) or, in the event that no such agreement is reached, as may be determined in accordance with the dispute resolution procedure set out in Clause 17 (Dispute Resolution) ;
Second Inter Authority Agreement	has the meaning given in recital (D);
Services	means the services to be provided by the Provider pursuant to and defined by the Project Agreement;
Sites	means those pieces of land where an Option is to be secured for the Project on which it is intended that a new residual waste facility may be situated;

Site Options Appraisal	means the appraisal which sets out the methodology for an options appraisal for delivery of the required Sites into the Project at a time and on terms which are most likely to ensure Project deliverability whilst achieving best value for the Authorities;
Unitary Charge	means the payment due under the Project Agreement; and
WIDP	means the Waste Infrastructure Delivery Programme.

1.2 Interpretation

In this Agreement, except where the context otherwise requires:

- 1.2.1 each gender includes all genders;
- 1.2.2 the singular includes the plural and vice versa;
- 1.2.3 a reference to any clause, sub-clause, paragraph, Schedule, recital or annex is, except where expressly stated to the contrary, a reference to such clause, sub-clause, paragraph, schedule, recital or annex of and to this Agreement;
- 1.2.4 any reference to this Agreement or to any other document shall include any permitted variation, amendment or supplement to such document;
- 1.2.5 any reference to legislation (including subsidiary legislation), determinations and directions shall be construed as a reference to any legislation, determinations, directions and statutory guidance as amended, replaced, consolidated or re-enacted;
- 1.2.6 a reference to a public organisation (other than an Authority) shall be deemed to include a reference to any successor to such public organisation or any organisation or entity which has taken over either or both the functions and responsibilities of such public organisation;
- 1.2.7 a reference to a person includes firms, partnerships and corporations and their successors and permitted assignees or transferees;
- 1.2.8 any reference to a requirement for “consent” or “approval” shall be taken to be the prior written consent or approval of the relevant body or person;

- 1.2.9 the schedule, clause, sub-clause and (where provided) paragraph headings and captions in the body of this Agreement do not form part of this Agreement and shall not be taken into account in its construction or interpretation;
 - 1.2.10 the Schedules hereto all form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement; and
 - 1.2.11 words preceding “include”, “includes”, “including” and “included” shall be construed without limitation by the words which follow those words.
- 1.3 The principles set out in **Clause 1.2** above shall be borne in mind and applied so far as appropriate in the interpretation of this Agreement and in the resolution of any dispute under this Agreement.

2 **TERM**

This Agreement shall come into effect on the Commencement Date and shall continue in force in respect of the Authorities until terminated in accordance with **Clause 16**.

3 **PRINCIPLES AND KEY OBJECTIVES**

- 3.1 The Authorities intend this Agreement to be legally binding and mutual commitments between them created by the Agreement shall be construed accordingly.
- 3.2 The Authorities agree to work together to carry out the Procurement Milestones in accordance with the terms of this Agreement.
- 3.3 The Authorities acknowledge and agree that the Heads of Terms are not intended to be exhaustive but to contain the major principles which the Authorities have identified as being pertinent to the Second Inter Authority Agreement and which will be expanded and incorporated in the Second Inter Authority Agreement once the terms of the Project Agreement have been agreed.
- 3.4 Each of the Authorities hereby represents to the others that it has obtained all necessary consents sufficient to ensure the delegation of functions provided for by this Agreement for the Project.
- 3.5 The Authorities shall use all reasonable endeavours to procure that their respective members and officers who are involved in the Project shall at all times act in the best interests of the Project. The Authorities expressly acknowledge that their members and officers involved in carrying out activities

under this Agreement or otherwise in connection with the Project may be required to act in conflict with their duty to their own Authority, and the Authorities hereby authorise them to act in such a manner.

3.6 The Authorities commit to share data and knowledge relevant to the Project where appropriate and in accordance with all applicable requirements of the Data Protection Legislation. This 3.6 is in addition to, and does not relieve, remove or replace, a party's obligations or rights under the Data Protection Legislation. In this 3.6, **Applicable Laws** means (for so long as and to the extent that they apply to the Supplier) the law of the European Union, the law of any member state of the European Union and/or Domestic UK law; and **Domestic UK Law** means the UK Data Protection Legislation and any other law that applies in the UK.

3.7 In working together, the Authorities agree that they will conduct the relationship between them in accordance with the following principles:

3.7.1 **Openness and trust**

- (a) The Authorities undertake to act in accordance with a duty of good faith to each other, be open and trusting in their dealings with each other, make information, data, knowledge and analysis available to each other, use such information to support the Project, discuss and develop ideas openly and contribute fully to all aspects of the successful achievement of the Project.
- (b) While respecting the mutual need for commercial confidentiality, the Authorities undertake to be transparent in their dealings with each other and, without prejudice to the foregoing, the Authorities undertake to respect matters of commercial confidentiality and potential commercial prejudice.

3.7.2 **Commitment and drive**

The Authorities undertake to be committed fully to the Project, will seek to motivate their respective employees, officers and members involved in or attached to the Project and undertake to address the challenges of the Project with drive, enthusiasm and a determination to succeed.

3.7.3 **Skills and creativity**

The Authorities acknowledge and agree that:

- (a) each brings complementary skills and knowledge which they will apply creatively to achieving their respective objectives, resolution of difficulties and the development of the Project and the personnel working within it; and
- (b) to achieve their respective objectives, will involve the appreciation and adoption of common values by each of them.

3.7.4 **Effective relationships**

The Authorities undertake to develop and maintain clear roles and responsibilities for each of them and to develop relationships at the appropriate levels within each organisation providing direct and easy access for the others' representatives.

3.7.5 **Developing and adapting**

The Authorities acknowledge and agree that they are engaged in a long term relationship for their mutual benefit through the achievement of the Project which relationship needs to develop and adapt and each will use reasonable endeavours to develop and maintain an effective joint process to ensure that the Project develops appropriately and in line with the principles set out in this Agreement.

3.7.6 **Reputation and standing**

The Authorities agree that, in relation to this Agreement and the Project generally, they shall pay the utmost regard to the standing and reputation of one another and shall not do (by act or omission) anything which may bring the standing or reputation of any of the other Authorities into disrepute or attract adverse publicity to any of the other Authorities.

3.7.7 **Reasonableness of Decision Making**

The Authorities agree as between each other that all decisions made in relation to this Agreement and the Project generally shall be made by them acting reasonably with procedural fairness and observing any statutory procedural rules.

4 **APPOINTMENT OF HARTLEPOOL BOROUGH AS THE LEAD AUTHORITY**

Subject to the provision of **Clause 5.3** below, Y and Z Councils (acting severally) appoint, with effect from the Commencement Date, Hartlepool Borough to be the Lead Authority for the discharge of the Key Procurement Functions which functions shall be carried out for and on behalf of the Authorities and Hartlepool Borough agrees to act in that capacity subject to and in accordance with the terms and conditions of this Agreement.

5 **SERVICES AND DUTIES OF THE AUTHORITIES**

- 5.1 For the duration of this Agreement Hartlepool Borough as the Lead Authority shall act diligently and in good faith in all its dealings with Y Council and Z Council and shall use its reasonable endeavours to carry out the Key Procurement Functions in accordance with the EU Procurement Regime and any other applicable legislation.
- 5.2 Hartlepool Borough shall be responsible for the procurement and appointment of the legal advisors, planning advisors and insurance advisors to the Project, subject to the costs of such appointments being shared between the Authorities in accordance with **Clause 11 (Commitment of the Authorities and Contributions)**. Hartlepool Borough shall lead on monitoring the performance of these advisors. Hartlepool Borough's Standing Orders and Financial Regulations shall be applicable.
- 5.3 Z Council shall be responsible for the procurement and appointment of the technical advisors and financial advisors to the Project, subject to the costs of such appointments being shared between the Authorities in accordance with **Clause 11 (Commitment of the Authorities and Contributions)**. Z Council shall lead on monitoring the performance of these advisors. Z Council's Standing Orders and Financial Regulations shall be applicable.
- 5.4 For the avoidance of doubt, the provisions of **Clause 5.2** are subject further to such appointments being approved by the Project Board as required by Milestone 2 in **Schedule 1 (Procurement Milestones)** or, to the extent that the actual costs associated with any such appointments undertaken together with all the actual other costs associated with the Project are likely to exceed the approved annual budget of the Lead Authority held on behalf of the Authorities by 5% subject to approval as required pursuant to Milestone 42.
- 5.5 Hartlepool Borough shall at the reasonable request of Z Council and/or Y Council and at reasonable times during normal business hours permit the duly authorised representatives of Y Council and/or Z Council (as the case may be) to examine any documents relating to the Project and/or the Project at the Project Office.

- 5.6 Y Council and Z Council shall each, during the currency of this Agreement, act diligently and in good faith in all their dealings with Hartlepool Borough and shall use its reasonable endeavours to assist Hartlepool Borough to discharge the Key Procurement Functions in accordance with the EU Procurement Regime and any other applicable legislation and shall be timely in responding to requests for information, and in their decision making processes.

6 DECISION MAKING

- 6.1 The Authorities have identified the following three categories of decisions and other actions to be taken and carried out during the Procurement Milestones together with the means by which they will be taken:

- 6.1.1 a “Project Director Matter”, being a matter which the Project Director shall have authority to carry out on behalf of the Authorities;
- 6.1.2 a “Project Board Matter”, being a matter which it is expected that any or all of the representatives of each of the Authorities appointed pursuant to **Clause 7.3 (Project Board)** will be able to make a decision upon and have the power to bind the Authority it represents in doing so; and
- 6.1.3 a “Matter Reserved To Authority”, being a matter which shall be reserved to each Authority for an executive decision under the Local Government Act 2000 as amended by the Local Government and Public Involvement in Health Act 2007 and, for the avoidance of doubt, that matter requiring a decision would not be dealt with by the representatives of the Authorities appointed pursuant to **Clause 7.3 (Project Board)**, the Project Manager or the Lead Authority (as the case may be) until the decision shall have been taken,

and, in each case, such matters are identified in **Schedule 1 (Procurement Milestones)**.

7 PROJECT BOARD

- 7.1 The Authorities shall form the project board (“**Project Board**”) for the purpose of overseeing and co-ordinating the Procurement Milestones and to carry out the functions set out in **Schedule 11 (Project Board Terms of Reference)**.
- 7.2 The Project Board shall not have power to approve any Matter Reserved to the Authorities.
- 7.3 The first members of the Project Board are those persons named in the first column of the table set out in **Schedule 2 (Project Board)**.

- 7.4 Each Authority shall be entitled from time to time to appoint a deputy for each of its representatives set out in **Schedule 2 (Project Board)**, but such deputy (in each case) shall only be entitled to attend meetings of the Project Board in the absence of his or her corresponding principal.
- 7.5 Each Authority shall be entitled to invite appropriate third parties to observe Project Board meetings and such third parties shall be entitled to take part in such Project Board Meetings at the discretion of the Chairperson of the Project Board.
- 7.6 The Authorities shall procure that:
- 7.6.1 the Project Board appoints a person to represent the interests of all of the Authorities in respect of their operational requirements for the Project who shall be called the Project Director and who shall be a member of the Project Board;
 - 7.6.2 the first Project Director appointed in accordance with **Clause 7.6.1 (Project Board)** shall be an officer seconded from Hartlepool Borough and who shall be the person identified as the Project Director and a member of the Project Board in **Schedule 2 (Project Board)**; and
 - 7.6.3 the salary and on costs of the Project Director shall be shared equally by the Authorities; and
 - 7.6.4 The Project Director shall not be removed or replaced unless three (3) months prior written notice is given by the Authorities to the Project Board.
- 7.7 Each Authority may, at their discretion, replace their representatives (and their respective deputies) appointed to the Project Board, provided that:
- 7.7.1 at all times, they have representatives appointed to the Project Board in accordance with the positions identified in **Schedule 2 (Project Board)**; and
 - 7.7.2 any such replacement shall have no lesser status or authority than that set out at the second column of **Schedule 2 (Project Board)**.
- 7.8 The Project Board shall meet as and when required in accordance with the timetable for the Project and, in any event, at appropriate times and on reasonable notice (to be issued through the Project Director) to carry out the Project Board Matters referred to in **Schedule 1 (Procurement Milestones)** and in carrying out such activities.

- 7.9** The details of the ways of working, clerking and other operational matters of the Project Board are set out in **Schedule 11 (Project Board Terms of Reference)**.
- 7.10** Each Authority shall provide all information reasonably required upon request by the Project Board and comply with unanimous decisions of the Project Board to request such information.
- 7.11** Each Authority shall consult with the other Authorities to ensure the diligent progress of the day to day matters relating to the Procurement Milestones.
- 7.12** The Project Board has appointed the Project Director as identified in the table in **Schedule 3 (Project Team)** to carry out the functions set out in **Part 1 of Schedule 10 (Duties of Project Director and Project Manager)**.

[NB Voting provisions to be included at Schedule 11]

8 EVALUATION

The Authorities have agreed that the representative of each of them appointed in accordance with **Clause 7.3 (Project Board)** will be part of the evaluation team for the Project so that the Authorities agree on the selection of the Provider and the terms of the Project Agreement.

9 PROJECT TEAM

- 9.1** The Authorities shall form a Project Team (“**Project Team**”) working under the direction of the Project Director for the purposes of managing the Project Milestones.
- 9.2** The Project Director shall not have power to approve a Project Board Matter or a Matter Reserved to Authorities.
- 9.3** The Authorities have appointed those representatives specified in **Schedule 3 (Project Team)** to the Project Team at the level and for the resource specified in each case together with any other person as may be agreed by the Project Board from time to time.
- 9.4** The Authorities may, at their discretion, replace their representatives appointed to the Project Team, provided that such replacement shall be on the same basis as the original appointee as set out in **Clause 9.3 (Project Team)** and provided further that no member of the Project Team shall be removed or replaced by any Authority without that Authority giving at least three (3) months’ (or such shorter period as may be agreed with the Project Director) prior written notice of its intention to remove or replace that member of the Project Team.

9.5 Unless otherwise agreed by the Authorities, the Authorities appoint the Project Director to lead all negotiations with Bidders in connection with the Project together with the external advisors appointed in accordance with **Clause 5.2 (Duties of Hartlepool Borough as Lead Authority)**.

10 ADMISSION OF ADDITIONAL AUTHORITIES

10.1 The Authorities may vary the terms of this Agreement including admitting additional authorities to the Project, the terms of such admission to be agreed by the Authorities.

10.2 Where an additional Authority is admitted to the Project it shall enter into a Deed of Variation in a form agreed by the Authorities and from the date of its admittance to the Project all provisions of this Agreement shall apply to the admitted Authority and the definition of "Authorities" shall include it.

11 COMMITMENT OF THE AUTHORITIES AND CONTRIBUTIONS

11.1 The Authorities agree and undertake to commit to the Project in accordance with the terms of this Agreement and not to commission and/or undertake any procurement and/or project that seeks or would procure the delivery of all or any part of the Project outside the terms of this Agreement unless and until it shall have withdrawn from the Project in accordance with **Clause 15 (Withdrawal during the Procurement Exercise)**.

11.2 The costs associated with providing internal resources in relation to the Procurement Milestones shall be borne by the Authority providing that internal resource. However, any additional and external costs required shall be financed by equal contributions from the Authorities.²

11.3 Each Authority shall be required to prepare accounts including details of any expenditure incurred pursuant to **Schedule 8 (Heads of Expenditure)** ("the **Accounts**") in respect of each Accounting Period and for such further and/or other accounting periods as the Project Board shall determine and which shall be incorporated into **Schedule 7 (Accounting Periods)**.

11.4 The Authorities shall:

11.4.1 in the Accounts make true and complete entries of all relevant payments made during the previous Accounting Period;

11.4.2 within 5 days of the end of each Accounting Period, Z Council and Y Council provide to the Project Director unaudited Accounts for such

² Authorities will need to make provision in the terms of reference of the project board for the meeting of the board administrative costs. This could be a simple sharing of the costs equally, the meetings could be held at each authority in turn and borne by the host on an in kind basis or could be part of an authority's contribution to the project.

Accounting Period together with certification that such Accounts comply with **Clause 11 (Commitment of the Authorities and Contributions)**.

- 11.4.3 each nominate an individual to be responsible for ensuring that Authority's own compliance with this **Clause 11 (Commitment of the Authorities and Contributions)** and the name, address and telephone number of each individual nominated pursuant to this **Clause 11.4.3 (Commitment of the Authorities and Contributions)** shall be notified to the other Authorities in accordance with **Clause 30 (Notices)**; and
- 11.4.4 Hartlepool Borough shall within ten (10) Business Days of receipt of the Accounts submitted by Z Council and Y Council in accordance with **Clause 11.4.2. (Commitment of the Authorities and Contributions)** prepare a reconciliation statement identifying the payments made by each Authority and the balance due from or owing to each. Hartlepool Borough shall within thirty (30) Business Days of the preparation of the reconciliation statement send out relevant balancing invoices or credit payments to the relevant Authority. An Authority receiving an invoice for payment shall pay it in full within thirty (30) days.
- 11.5** If an individual nominated by an Authority pursuant to **Clause 11.4.3** changes, that Authority shall notify the other Authorities forthwith of the replacement nominees.
- 11.6** The Authorities hereby agree that if one of the Authorities carries out any work or incurs any cost or expenses or requests the Project Team (or any member of the Project Team) to carry out any Work or to incur any cost or expense that is not envisaged by the Project Director to be an efficient use of time and/or resources, that matter shall, at the discretion of the Project Director, be referred to the Project Board for a decision as to whether such work, cost or expense is part of the Project or whether such work, cost or expense should be the entire responsibility of the Authority so carrying it out or requesting it (as the case may be).
- 11.7** The Authorities hereby agree that if one of the Authorities believes it is likely to incur disproportionate internal resource costs pursuant to **Clause 11.2**, that matter shall, at the discretion of the Project Director, be referred to the Project Board for a decision as to whether such costs will be disproportionate and whether any contributions should be made to this cost by the other Authorities.

12 [SITES³

- 12.1 The Authorities have identified the requirement in respect of the Project for Options on *[insert number]* Sites, (*[state in which of]* the Authorities' areas) and the Project Board shall use its reasonable endeavours to formulate a Site Options Appraisal to facilitate the delivery of those Options on Sites as expeditiously as possible.
- 12.2 The approval of the Site Options Appraisal shall be a Matter Reserved to Authorities.
- 12.3 Subject to the approval of the appointment of the external planning advisers pursuant to Milestone 2, the Project Director shall procure that the external planning advisers shall identify potential Sites for the Project and shall report to the Project Director in respect of each potential Site so identified.
- 12.4 The Project Director shall report to the Project Board in respect of the potential Sites identified by the external planning advisers as referred to in **Clause 12.2 (Sites)**.
- 12.5 Where the external planning advisers are unable to identify appropriate potential Sites, the provisions of the Site Options Appraisal shall apply to enable the Authorities to agree an alternative location for the Sites.
- 12.6 Subject to the Authorities approving acquisition of Options and/or Sites in accordance with Milestone 5, the Authorities shall equally participate in the financing of the acquisition of these Options and/or Sites. The respective contributions of the Authorities will be re-evaluated at financial close before the Project Agreement is entered into, and the contribution of each Authority to these Options and/or Sites will be adjusted to be proportionate to their tonnages of residual waste which are to be subject to the Project Agreement at its commencement, and if the Authorities do not use all the Sites then in proportions which accord with their usage in tonnage.
- 12.7 It shall be the responsibility of the Project Director to have overall management, through the Project Team, of the acquisition of such Options and/or Sites.
- 12.8 Each Option and/or Site shall be acquired by that Authority in whose area the property identified for that Site is located ("**Acquiring Party**"). The other Authorities shall be the "Contributing Parties" for the Option and/or Site and shall pay to the Acquiring Party a pro rata contribution of the cost of acquiring and/or securing the relevant Option/and or Site. An Acquiring Party shall be

³ Clauses 12.1- 12.8 will not be required where this Agreement is entered into post OJEU as Options/ Sites would have been acquired.

prepared to use their powers under the Acquisition of Land Act 1981. The Acquiring Party will hold the property on trust for the benefit of all the Authorities.

12.9 The Acquiring Party consents to the entry of the following restriction against the Acquiring Party's title to the Site at HM Land Registry and will provide the other Authorities with all necessary assistance and/or documentation to permit entry of the restriction:

"No disposition of the registered estate [(other than a charge)] by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a consent in writing signed by each of [non acquiring Authorities] of [ADDRESS]"

12.10 If an Authority withdraws from the Project during the Procurement Milestones (whether pursuant to **Clause 15 (*Withdrawal during the Procurement Exercise*)** or otherwise) or is a Defaulter and this Agreement is terminated in respect of that Authority in accordance with **Clause 18.2 (*Termination*)**, the provisions of **Clauses 12.9 and 12.10 (*Sites*)** shall apply.

12.11 Where the Authority referred to in **Clause 12.9 (*Sites*)** is an Acquiring Party of an Option and/or Site, the Acquiring Party and the Contributing Parties for that Site shall jointly procure that an assessment of the Open Market Value of such Site shall be carried out within thirty (30) Business Days of either the Authority's decision to withdraw from the project or the date on which notice is given to an Authority that it is a Defaulter in accordance with the provisions of **Clause 18.2 (*Termination*)** and the Contributing Parties shall at their discretion following receipt of such assessment decide whether the Acquiring Party shall:

12.11.1 Sell the Option and/or Site, in which case the Acquiring Party shall (on completion of the sale) repay to the Contributing Parties the same proportion of the proceeds of sale in percentage terms as it contributed to the Original Price; or

12.11.2 Transfer the Site to the Contributing Parties, in which case the Contributing Parties shall pay to the Acquiring Party an amount equal to the same proportion of the Open Market Value as it contributed to the Original Price.

12.12 Where the Authority referred to in **Clause 12.9 (*Sites*)** is a Contributing Party to an Option and/or Site, the Authority shall notify the Acquiring Party of those Option(s) and/or Site(s) in respect of which such Authority is a Contributing Party as to whether that Authority requires to have its Contribution(s) repaid. If the Authority does so require its Contribution(s) to be repaid, the Acquiring

and Contributing Authorities shall jointly procure that an assessment of the Open Market Value of such Option(s) and /or Site(s) shall be carried out and the Acquiring Party of that Option and/or Site shall within ninety (90) Business Days of such assessment being carried out pay to the Contributing Party the proportion of the Open Market Value (as determined by such jointly procured assessment), in percentage terms as it contributed to the Original Price and such payment shall extinguish any and all claims or rights that the Contributing Party may have in respect of such Option(s) and/or Site(s).]

13 INTELLECTUAL PROPERTY

- 13.1** Each Authority will retain all Intellectual Property in its Material.
- 13.2** Each Authority will grant all of the other Authorities a non-exclusive, perpetual, non-transferable and royalty free licence to use, modify, amend and develop its Material for the Procurement Milestones and any other purpose resulting from the Procurement Milestones whether or not the Authority granting the licence remains a party to this Agreement or the Procurement Milestones.
- 13.3** Without prejudice to **Clause 13.1 (*Intellectual Property*)**, if more than one Authority owns or has a legal or beneficial right or interest in any aspect of the Material for any reason (including that no one Authority can demonstrate that it independently supplied or created the relevant Material without the help of one or more of the other Authorities), each of the Authorities who contributed to the relevant Material will grant to all other Authorities to this Agreement a non-exclusive, perpetual, non-transferable and royalty free licence to use and exploit such Material as if all the other Authorities were the sole owner under the Copyright Design and Patents Act 1988 or any other relevant statute or rule of law.
- 13.4** For the avoidance of doubt, any entity or person who is at the date of this Agreement a party to this Agreement and who has licensed any Intellectual Property under this Agreement will have a non-exclusive, perpetual right to continue to use the licensed Intellectual Property.
- 13.5** Each Authority warrants that it has or will have the necessary rights to grant the licences set out in **Clauses 13.2 and 13.3 (*Intellectual Property*)** in respect of the Material to be licensed.
- 13.6** Each Authority shall indemnify the other Authorities against any loss arising out of any dispute or proceedings brought by a third-party alleging infringement of its intellectual property rights by use of that Authority's intellectual property for the purpose of the Project.

14 REMEDIATION

- 14.1** At any time the Chief Executive of any of the Authorities (the “First Authority”) may serve a notice on one of the other Authorities (the “Other Authority”) a “default Notice”, alleging that that Authority has failed to comply with its obligations under this Agreement, setting out any suggested remedial action and any damage which the First Authority has or is likely to suffer as a result of the alleged failure.
- 14.2** An Authority in receipt of a Default Notice shall have 14 days within which to serve on the Chief Executive of the First Authority who served the Default Notice a “Counternotice”, setting out in respect of every matter contained in the Default Notice proposals for the remediation of the alleged failure and making good any loss which the First Authority has suffered or may suffer as a result of the failure or the reasons why that alleged failure is disputed.
- 14.3** Within 14 days of receipt of a Counternotice, the Chief Executive of the First Authority shall send to the Chief Executive of the Other Authority a “Notice of Acceptance” of any proposals contained in the Counternotice in so far as those proposals are accepted by the First Authority, and may send a “Notice of Dispute” in so far as no proposal satisfactory to the First Authority is contained in the Counternotice, setting out in respect of each proposal which is not accepted by the First Authority why it is considered to be unacceptable.
- 14.4** Where any proposal in a Counternotice is accepted in a Notice of Acceptance, the Other Authority shall implement that proposal as soon as reasonably practicable.
- 14.5** Where any matter is contained in a Notice of Dispute, it shall fall to be dealt with under the Disputes Procedure set out in **Clause 17**.

15 WITHDRAWAL DURING THE PROCUREMENT EXERCISE

- 15.1** Each Authority acknowledges that, if it withdraws from this Agreement, that withdrawal is likely to cause additional cost to the other Authorities including, but not limited to, the cost of undertaking a separate procurement and the costs attendant upon the delayed availability of the services and/ or facilities which would enable it to secure the effective treatment and disposal of waste.
- 15.2** Each Authority agrees that in the event that it gives notice of withdrawal (such notice to be in writing to each Authority to the other Authorities), it will indemnify the other Authorities against any unmitigable **loss** or expense as a direct result of its withdrawal from this Agreement, to the extent that the other Authorities will be entitled to **compensation** to place them in the same position they would have been in, had the notice of withdrawal not been issued. The Authorities shall provide the withdrawing Authority with any information they

may reasonably require in order to assess the validity of any claim to **compensation**.

15.3 Where any Authority withdraws from this Agreement:

15.3.1 The obligations of that Authority in respect of the furtherance of the Project shall cease on such withdrawal;

15.3.2 The Agreement shall continue in force as respect any financial liabilities which have arisen or may arise out of the performance of this Agreement;

15.3.3 The Agreement shall remain in force in respect of any liability of any Authority to indemnify the other Authorities under this **Clause** of the Agreement; and

15.3.4 **Clause 17 (Dispute Resolution)** of this Agreement shall remain in force in respect of any of the matters arising from the performance of or withdrawal of any Authority under this Agreement.

16 CONCLUSION OF THE SECOND INTER AUTHORITY AGREEMENT

16.1 The Authorities will enter into the Second Inter Authority Agreement at the time of the successful award of the Project Agreement as soon as reasonably practicable and in any event within [6] [8] weeks following the successful award of the Project Agreement.

16.2 The Second Inter Authority Agreement shall include:

16.2.1 Full drafting based on and worked up from the Heads of Terms; and

16.2.2 Such other provisions as the Authorities agree (or as may be determined by the dispute resolution procedure in **Clause 17 (Dispute Resolution Procedure)** as a consequence of the terms of the Project Agreement.

16.3 The Authorities shall individually and jointly use all reasonable endeavours to negotiate and agree the Second Inter Authority Agreement in conjunction with the negotiation and agreement of the Project Agreement.

16.4 The reference to “all reasonable endeavours” in **Clause 16.3 (Conclusion of the Second Inter Authority Agreement)** shall include a requirement on all Authorities to:

16.4.1 (without prejudice to **Clause 3.4 (Principles and Key Objectives)**) at all times act in good faith;

16.4.2 Acknowledge that the Authorities have agreed that the Heads of Terms will be expanded to become the Second Inter Authority Agreement and, accordingly, no Authority shall attempt to move significantly away from their intention or purpose;

16.4.3 Ensure that sufficient time is set aside to conduct the negotiations on the terms of the Second Inter Authority Agreement either through correspondence or by holding meetings or a combination of both to ensure that the terms of the Second Inter Authority Agreement are agreed in accordance with the timetable envisaged in **Clause 16.1 (Conclusion of the Second Inter Authority Agreement)**;

16.5 If a dispute or difference arises between the Authorities in relation to a provision of the Second Inter Authority Agreement and such dispute or difference cannot be settled by the Authorities within ten (10) Business Days of it first arising, any Authority may refer such dispute or difference for determination in accordance with **Clause 17 (Dispute Resolution)**.

17 DISPUTE RESOLUTION

17.1 Any disputes and/or disagreements arising under or in connection with this Agreement shall be resolved in accordance with this Clause.

17.2 If a dispute and/or disagreement arises in relation to any aspect of this Agreement, then, save in relation to disputes or disagreements relating to a Matter Reserved to Authorities, the Project Board shall meet within ten (10) Business Days of notification of the occurrence of such dispute and attempt to resolve the disputed matter in good faith.

17.3 In relation to a dispute or disagreement relating to a Matter Reserved to Authorities, or if the Project Board fails to resolve a dispute or disagreement within five (5) Business Days of meeting pursuant to **Clause 16.2**, or fails to meet in accordance with the timescales set out in **Clause 16.2**, then the Project Board or any Authority as appropriate may refer the matter for resolution to:

17.3.1 The Joint Leaders/Members Meeting;

17.3.2 The CIWM or such other party as the Authorities may agree (or the CIWM may direct) for resolution by him; or

17.3.3 The exclusive jurisdiction of the Courts of England otherwise.

17.4 Any dispute and/or disagreement to be determined by the Joint Leaders Meeting, CIWM or the Courts of England (as the case may be) under this Agreement shall be promptly referred for determination to him/them.

- 17.5** The Authorities shall on request promptly supply to the Joint Leaders Meeting or CIWM all such assistance, documents and information as may be required for the purpose of determination and the Authorities shall use all reasonable endeavours to procure the prompt determination of such reference.
- 17.6** The CIWM shall be deemed to act as an expert and not as an arbitrator and his determination shall (in the absence of manifest error) be conclusive and binding upon the Authorities.
- 17.7** The costs of the resolution of any dispute and/or disagreement between the Authorities under this Agreement shall be borne equally by the Authorities to the dispute in question save as may be otherwise directed by the Joint Leaders Meeting, CIWM or the Courts of England (as the case may be).

18 COMMENCEMENT, DURATION AND TERMINATION

- 18.1** This Agreement shall continue in full force and effect from the Commencement Date until the earliest of the following dates:

18.1.1 the Authorities agree in writing to its termination;

18.1.2 there is only one remaining Authority who has not withdrawn from the Agreement in accordance with **Clause 15 (*Withdrawal during the Procurement Exercise*)**; or

18.1.3 the date of execution of the Project Agreement.

- 18.2** Without prejudice to any other rights or remedies of the Authorities, this Agreement may be terminated in relation to any Authority ("**Defaulter**") by the other Authorities ("**Non-Defaulting Parties**") acting unanimously in giving written notice to the Defaulter effective on receipt where the Defaulter breaches any of the provisions of this Agreement and, in the case of a breach capable of remedy, fails to remedy the same within five (5) Business Days of being notified of each breach in writing by the Non-Defaulting Parties and being required to remedy the same.

19 CONSEQUENCES OF TERMINATION

- 19.1** If the Agreement is terminated in accordance with **Clause 18.1 (*Termination*)**, save for the obligations set out in **Clause 11 (*Commitment of the Authorities and Contributions*)**, **Clause 12 (*Sites*)** and **Clause 20 (*Confidentiality and Announcements*)**, the Authorities shall be released from their respective obligations described in this Agreement.

- 19.2** Where an Authority withdraws from the Project and this Agreement in accordance with **Clause 15 (*Withdrawal during the Procurement Exercise*)**

or is a Defaulter and this Agreement is terminated in respect of that Authority in accordance with **Clause 18.2. (Termination)**, the withdrawing or Defaulter Authority shall, if the other Authority or Authorities so require by notice given before the expiry of the period of two (2) months' of the date of such withdrawing Authority's withdrawal or the termination of this Agreement in respect of that Authority as Defaulter, transfer to any one or all of such other Authorities any property acquired and/or secured by such withdrawing Authority or Defaulter for the purposes of the Project at cost (taking into account any contribution made to that cost to the withdrawing or Defaulter Authority from another Authority).

19.3 The Authorities acknowledge and agree that:

19.3.1 the Project has been modelled on the basis of participation by the Authorities and that there are considerable economic benefits to be achieved as a result of such joint working; and

19.3.2 accordingly, save for the circumstances described in **Clause 18.1. (Termination)** or **Clause 15 (Withdrawal during the Procurement Milestones)**, in the event that this Agreement is terminated in relation to any Authority pursuant to **Clause 18.2. (Termination)** or that any Authority otherwise fails to conclude the Second Inter Authority Agreement pursuant to the provisions of **Clause 16 (Conclusion of Second Inter Authority Agreement)** such Defaulter shall, subject to **Clause 19.4. (Consequences of Termination)**, be liable to the Non-Defaulting Authority or Authorities for their consequential loss, including their reasonable and properly incurred abortive costs incurred in the Project (including but not necessarily limited to the costs of legal, financial and technical advice) any costs, claims and damages payable by the Non-Defaulting Authority or Authorities arising from claims from bidders in respect of their abortive costs and costs of re-commissioning alternative provision for the Project, loss of external funding and additional costs as a consequence of the delayed availability of the facilities which were proposed to be procured under the Contract.

19.4 Notwithstanding the provisions of **Clause 19.3. (Consequences of Termination)** the Authorities shall not agree or enter into discussions with a view to agreeing with any Bidder (including any Bidder appointed as preferred or reserved Bidder for the Project) that any of them is or will become liable to that Bidder at the time in question or in the future for any abortive or similar costs or damages of that bidder or its advisers.

20 CONFIDENTIALITY AND ANNOUNCEMENTS

- 20.1** Each Authority shall, both during the currency of this Agreement and at all times following its termination or expiry, keep private and confidential and shall not use or disclose (whether for its own benefit or that of any third party) any confidential information about the business of and/or belonging to any other Authority which has come to its attention as a result of or in connection with this Agreement, in particular (but without prejudice to the generality of the foregoing) confidential information relating to the Second Inter Authority Agreement and/or the Project Agreement.
- 20.2** The obligation set out in **Clause 20.1 (Confidentiality and Announcements)** shall not relate to information which:
- 20.2.1 any matter which a party can demonstrate is already or becomes generally available and in the public domain otherwise than as a result of a breach of this Clause;
 - 20.2.2 any disclosure to enable a determination to be made under **Clause 17 (Dispute Resolution)**;
 - 20.2.3 any disclosure which is required pursuant to any statutory, legal (including any order of a court of competent jurisdiction) or Parliamentary obligation placed upon the party making the disclosure or the rules of any stock exchange or governmental or regulatory authority having the force of law or if not having the force of law, compliance with which is in accordance with the general practice of persons subject to the stock exchange or governmental regulatory authority concerned;
 - 20.2.4 any disclosure of information which is already lawfully in the possession of the receiving party, prior to its disclosure by the disclosing party;
 - 20.2.5 any disclosure of information by any Authority to any other department, office or agency of the Government or their respective advisers or to any person engaged in providing services to the Authority for any purpose related to or ancillary to the Contract; or
 - 20.2.6 any provision of information to the Authorities' own professional advisers or insurance advisers.
- 20.3** Where disclosure is permitted under **Clause 20.2.3. or Clause 20.2.4. (Confidentiality and Announcements)**, the recipient of the information shall be subject to a similar obligation of confidentiality as that contained in this **Clause 20 (Confidentiality and Announcements)** and the disclosing Authority shall make this known to the recipient of the information.

20.4 No Authority shall make any public statement or issue any press release or publish any other public document relating, connected with or arising out of this Agreement and/or the Second Inter Authority Agreement and/or the Project Agreement which is not in accordance with the Communications Strategy as set out in **Schedule 12** (excluding any disclosure required by legal or regulatory requirements).

21 FREEDOM OF INFORMATION

21.1 Each Authority acknowledges that all of the Authorities are subject to the provisions of the Freedom of Information Act 2000 ("FOIA") and the Environmental Information Regulations 2004 ("EIR") and each Authority shall where reasonable assist and co-operate with any other Authority (at their own expense) to enable that other Authority to comply with these information disclosure obligations.

21.2 Where an Authority receives a request for information under either the FOIA or the EIR in relation to information which it is holding on behalf of any of the other Authorities in relation to the Project, it shall (and shall procure that its consultants and/or sub-contractors shall):

21.2.1 transfer the request for information to the other Authority as soon as practicable after receipt and in any event within two (2) Business Days of receiving a request for information;

21.2.2 provide the other Authority with a copy of all information in its possession or power in the form that the Authority requires within ten (10) Business Days (or such longer period as the Authority may specify) of the Authority requesting that information; and

21.2.3 provide all necessary assistance as reasonably requested by the other Authority to enable the Authority to respond to a request for information within the time for compliance set out in the FOIA or the EIR.

21.3 Where an Authority receives a request for information under the FOIA or the EIR which relates to the Agreement or the Project, it shall inform the other Authorities of the request for information as soon as practicable after receipt and in any event at least two (2) Business Days before disclosure and shall use all reasonable endeavours to consult with the other Authorities prior to disclosure and shall consider all representations made by the other Authority in relation to the decision whether or not to disclose the information requested.

21.4 The Authorities shall be responsible for determining in their absolute discretion whether any information requested from them under the FOIA or the EIR:

21.4.1 is exempt from disclosure under the FOIA or the EIR; or

21.4.2 is to be disclosed in response to a request for information.

21.5 Each Authority acknowledges that the other Authorities may be obliged under the FOIA or the EIR to disclose information:

21.5.1 without consulting the other Authority where it has not been practicable to achieve such consultation; or

21.5.2 following consultation with the other Authorities and having taken their views into account.

22 NO AGENCY OR PARTNERSHIP

22.1 Save as expressly provided otherwise in this Agreement or where a statutory provision otherwise requires, the Authorities shall not in any way whatsoever:

22.1.1 be, act or hold themselves out as an agent of the other;

22.1.2 make any representations or give any warranties to third parties on behalf or in respect of the other; or

22.1.3 bind or hold themselves out as having authority or power to bind the other.

22.2 Nothing in this Agreement shall create, or be deemed to create, a partnership between the Authorities.

23 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

Nothing in this Agreement shall confer on any third party any benefit or the right to enforce any term of this Agreement.

24 ENTIRE AGREEMENT

This Agreement constitutes the entire agreement and understanding between the Authorities in relation to its subject matter and supersedes all prior representations, arrangements, understandings, agreements, statements, representations or warranties (whether written or oral) relating to the same.

25 INCONSISTENCY

This Agreement and its Schedules shall be read and taken together. In the event of any inconsistency or conflict between these terms and conditions in this Agreement and the contents of any of the Schedules these terms and conditions shall prevail.

26 SEVERANCE

In the event of any provision of this Agreement being or becoming legally ineffective or unenforceable the remaining provisions of this Agreement shall not be invalidated.

27 WAIVER

27.1 The failure to exercise or delay in exercising a right or remedy provided by this Agreement or by law does not constitute or shall not be construed as a waiver of the right or remedy or a waiver of other rights or remedies nor effect the validity of this Agreement.

27.2 A waiver of a breach of any of the terms of this Agreement or of a default under this Agreement does not constitute a waiver of any other breach or default and shall not affect the other terms of this Agreement.

27.3 A waiver of a breach of any of the terms of this Agreement or of a default under this Agreement will not prevent an Authority from subsequently requiring compliance with the waived obligation.

28 AMENDMENTS

No amendment to this Agreement shall be binding unless it is in writing and signed by the duly authorised representatives of each of the Authorities and expressed to be for the purpose of such amendment.

29 LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the Laws of England and the Authorities irrevocably submit to the exclusive jurisdiction of the English courts.

30 NOTICES

30.1 Any notice required to be given by either Authority pursuant to or in connection with this Agreement shall not be effective unless given in writing and sent by first class post or delivered by hand or facsimile transmission to the address of the Authority set out above or such alternative address as may be notified in accordance with **Clause 30.3 (Notices)**.

30.2 A notice served in accordance with **Clause 30.1 (Notices)** shall be deemed to have been duly served when received except that:

30.2.1 subject to **Clause 30.2.2 (Notices)** if it is received between 4 pm on a Business Day and 9 am on the immediately following Business Day it

shall be deemed to have been served at 9 am on the second of such Business Days; and

30.2.2 if given or made by facsimile transmission, it shall be deemed to have been received once an uninterrupted communication report has been generated, provided the Authority to whom the notice is to be transmitted has not notified the Authority giving or making the notice that the facsimile is unintelligible or incomplete.

30.3 Each Authority shall notify the other in writing within five (5) Business Days of any change in its address for service.

31 GENERAL

31.1 Nothing contained or implied herein shall prejudice or affect the Authorities' rights and powers, duties and obligations in the exercise of their functions as Local Authorities and/or in any other capacity and all rights, powers, discretions, duties and obligations of the Authorities under all Laws may at all times be fully and effectually exercised as if the Authorities were not a party to this Agreement and as if the Agreement had not been made.

31.2 This Agreement is personal to the Authorities and no Authority shall assign, transfer or purport to assign or transfer to any other persons any of its rights or sub-contract any of its obligations under this Agreement.

31.3 Each Authority shall at all times take all reasonable steps to minimise and mitigate any loss for which the relevant Authority is entitled to bring a claim against another Authority pursuant to this Agreement.

31.4 Save where otherwise provided, the Authorities will pay interest on any amount payable under this Agreement not paid on the due date from that date to the date of payment at a rate equal to 4% above the base rate from time to time of Barclays Bank Plc (the "**Prescribed Rate**").

32 COUNTERPARTS

This Agreement may be executed in any number of counterparts each of which so executed will be an original but together will constitute one and the same instrument.

33 COSTS

The Authorities shall be responsible for paying their own respective costs and expenses in relation to the preparation, execution and implementation of this Agreement, except as expressly provided in this Agreement.

IN WITNESS WHEREOF this Deed has been executed on the day and year first above written.

The Common Seal of the
Hartlepool Borough
is hereunto affixed in the presence of

.....

The Common Seal of the
Y Council
is hereunto affixed in the presence of

.....

The Common Seal of the
Z Council
is hereunto affixed in the presence of

.....

SCHEDULE 1**PROCUREMENT MILESTONES****Procurement Milestones**

MILESTONE KEY PROCUREMENT FUNCTION	PROJECT DIRECTOR MATTER	PROJECT BOARD MATTER	MATTER RESERVED TO AUTHORITIES
1. Procurement of external advisers to the Project	Yes		
2. Approval and confirmation of external advisers to the Project		Yes	
3. Review of the Outline Business Case		Yes	
4. Agreement as to recommendation for the Authorities to procure an Option and/or Site.		Yes	
5. Decision to acquire an option on or any or all of the Sites			Yes
6. Drafting and issuing Prior Indicative Notice	Yes		
34 Preparation of the Descriptive Document and Selection Questionnaire ("SQ")	Yes		
35 Agreeing final version of the Descriptive Document and SQ		Yes	
36 Drafting Procurement Notice	Yes		
37 Agreeing Procurement Notice		Yes	
38 Issuing Procurement Notice	Yes		
39 Preparation of Evaluation Criteria for all stages of the procurement process	Yes		
40 Agreeing Evaluation Criteria for all stages of the procurement process		Yes	
41 Organising open days prior to return of SQ's and Expressions of Interest	Yes		

MILESTONE KEY PROCUREMENT FUNCTION	PROJECT DIRECTOR MATTER	PROJECT BOARD MATTER	MATTER RESERVED TO AUTHORITIES
42 Evaluation and Long-listing of Bidders	Yes		
43 Agreement of long list		Yes	
44 Inform successful and unsuccessful applicants.	Yes		
45 Drafting Invitation to Participate in Dialogue (“IPD”)	Yes		
46 Reviewing IPD		Yes	
47 Agreeing IPD			Yes
48 Issue IPD	Yes		
49 Arrange the interviews/bidder presentations	Yes		
50 Evaluation and short listing of IPD bidders	Yes		
51 Provisional agreement to IPD shortlist		Yes	
52 Final agreement to IPD shortlist			Yes
53 Provisional selection of Bidders to go to Final Stage	Yes		
54 Review of evaluation and selection of Bidders to go to Final Stage.		Yes	
55 Final approval of evaluation and selection bidders to go to Final Stage			Yes
56 Evaluation of final Bids and selection of Preferred Bidder	Yes		
57 Review of final Bids and selection of Preferred Bidder		Yes	
58 Agreement to selection of Preferred Bidder			Yes
59 Clarification and Final Close	Yes		Yes
60 Dispatch of Alcatel letters			

MILESTONE KEY PROCUREMENT FUNCTION	PROJECT DIRECTOR MATTER	PROJECT BOARD MATTER	MATTER RESERVED TO AUTHORITIES
61 Agreement and execution of Project Agreement and Second Inter Authority Agreement			Yes
62 Collation of information and provision of information in respect of Project Agreement award procedures required under Regulation 23 Public Services Contracts Regulations	Yes		
63 Approval of additional expenditure for the Project in excess of the £ million budget referred to in the Outline Business Case			Yes

NB Gateway Reviews to be included in the Milestones.

SCHEDULE 2
Project Board
Hartlepool Borough

Z Council

Y Council

Or appropriate deputies

SCHEDULE 3

Project Team

Project Team Role	Name	Organisation	Position
Project Director			
Waste Manager			
Adviser			
Lead Finance Adviser			
Lead Communications Adviser			
Lead Legal Adviser			
Lead Planning Adviser			

Note: To include all advisers.

SCHEDULE 4

[Drafting Note: to be inserted]

PART 1 OPTIONS ON SITES

Location of Site	Acquiring Party	Contributing Parties	Pro-rata Contribution
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PART 2 SITES

Location of Site	Acquiring Party	Contributing Parties	Pro-rata Contribution
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SCHEDULE 5

Heads of Terms

The following heads of terms have been agreed between the Authorities to be expanded to become the Second Inter Authority Agreement to be negotiated and entered into in accordance with the provisions of this agreement. These heads of terms are intended to explain in plain language the intentions and roles of the Authorities.

The Authorities accept responsibility for costs in relation to the Project on the equitable basis of not actively seeking betterment out of the Inter Authority Agreement to the detriment of the other parties, thus attaining pecuniary advantage.

1 **Joint Decision-Making**

It is essential at construction and operational phases of the Project to have joint decision-making at both member and officer level. The Authorities are using the Lead Authority model in the IAA for the procurement phase. The Lead Authority Model will also be adopted in the Second Inter Authority Agreement.

There will be a graded set of decision classifications so that decision making is at an appropriate level through delegated authorities, reserving critical (executive) decisions for all three Authorities. Timescales for decision making will be introduced.

On-going management of the Project will involve a number of areas that require consents or approvals. Some of these may fall to be decided by a single Authority (for example, where only its operations or facilities are affected). Others will require unanimity (for example, changes in key sub-contractors by the contractor or in its funding arrangements). Other areas may permit majority voting, but these are likely to be few.

2 **Appointment of one Authority as sole contracting Authority⁴**

[The Authorities will need to authorise the appointment of an Authority as the sole contracting Authority and that each of the other *[insert number]* Authorities would indemnify the contracting Authority accordingly. Reciprocal indemnities would be given by the contracting Authority to the other *[insert number]* authorities.]

3 **Project and Financial Management**

⁴ Identical resolutions in respect of indemnities to be passed by each authority are recommended. Note that authorities will need to carefully consider this clause depending on which parties are entering into the Project Agreement with the Contractor.

The contracting Authority shall appoint a contract manager to manage the Project Agreement and the Project generally.

Best practice Project Management arrangements will also be in place.

A single interface will be essential in the contract management of the construction phase(s) of the Project and, and a common approach, will need to be considered in the context of matters requiring consent of the Authorities under the Project and areas such as Changes in requirements. There will need to be a coordinated approach between the Authorities in respect of the day to day management of the operational phase(s) of the ultimate waste solution(s).

The *[insert number]* Authorities will need to devise a method of payment of the Unitary Charge to the Contractor.

4 **Allocation of Contract Operational and Capital/Borrowing Costs of Ultimate Waste Solution, and Third Party or other Income.**

All Costs (whether revenue including taxation or capital including land/property) associated with the Project waste solution, or third party income, profit share, refinancing gains derived from the Agreement will be shared between the Authorities in proportions which accord with their relative tonnages of waste which are subject to this Project Agreement at its date of commencement, and if more than one ultimate waste solution then in the proportions which accord with their relevant tonnages of waste delivered to each solution at the date of commencement of operation of that solution. This may be subject to the Change Protocol particularly in terms of tonnages of waste.⁵

5 **Volume Obligations relating to the Contract Waste**

There will be an obligation on the Authorities to commit all its residual waste in volume to be agreed for the purposes of meeting the tonnage requirements under the Project Agreement except for a de minimis level of residual waste that by its nature in terms of composition or structure must go to landfill. The Authorities will undertake to each other not to commission and or undertake any procurement and/or project that seeks or would procure the delivery of all or any part of the Project outside the terms of the Project Agreement subject to partial termination at Paragraph 9 below.

6 **Single approach, Changes in the Project, and dispute resolution**

⁵ It is acknowledged that there may be circumstances where departures from the adjustment to the simple tonnage formula may be considered for specific local circumstances.

To maximise the economies of scale within the Project, the Authorities will need to determine a level of commonality in the Project documentation (for example, in the Construction Requirements and Service Specifications) and provide a single interface (wherever possible) with the Contractor.

There will be a Change Protocol in the Project Agreement (changes may include for e.g. in-service levels, waste tonnages, sites and opening hours). In requesting a Change, however, the impact on the other Authorities would need to be considered and addressed (as appropriate) by the Authority requesting the Change.

Where an Authority requests an a change and said change relates to a Services used exclusively by the requesting Authority then the total cost will be paid by that Authority.

Where an Authorities Change concerns a Services which together are not exclusively used by one Authority then the total cost will be shared by those Authorities using benefiting from the Change

There may be grounds where a Change is not feasible, perhaps where this would prejudice the operations of one of the Authorities. An example might be a change in policy/strategy of one Authority which impacts on the individual business cases at financial close of the other *[insert number]* Authorities. Matters such as these may require a “veto” right for the Authority that would be prejudiced.

A method of dispute resolution will need to be settled in case of disputes arising between the Authorities and a single approach by the Authorities in a dispute with the Contractor.

7 **Termination**

The Authorities will need to agree the level of compensation payable by an Authority wishing to terminate on a voluntary basis and how it is to be paid and received by the other Authorities.

8 **Payment Mechanism and Performance Monitoring**

The extent to which each Authority is liable to contribute to the Unitary Charge will need to be addressed and agreed. This may be on a straight tonnage basis or on a composition of the waste supplied to the Contractor.

Where the Service is deficient or there are incidences of deductions, there may be an abatement to the Unitary Charge or there may be increased costs due to the alternative costs of disposal. Deductions from payments may be incapable of individual attribution to any particular Authority and will need to be

apportioned on an agreed basis across the payments. Areas where direct attribution can be made will need to be discussed and settled.

To the extent that defaults can arise in relation to a single Authority (as opposed to across all Authorities), the relevant triggers for remedies will need to be settled on an individual and aggregate basis.

9 **Liability to the Contractor caused by one of the Authorities**

Actions taken by one Authority may give rise to a liability for that Authority or all other Authorities to the Contractor. The extent of recompense to the Contractor and/or to the other Authorities will need to be settled.

Some liabilities will need to be shared on a straight percentage of tonnage basis where they cannot be attributed to the actions of a single Authority. Others, for example, failure to grant access to a site by one Authority, are clearly the responsibility of a single Authority. Such a failure to give access may cause delay in the construction programme for all Authorities and the Contractor may claim a Delay Event or Compensation Event. In addition to payments to be made to the Contractor as a result of this, the other Authorities may incur additional costs. The Authority “at fault” would need to pay for these, as appropriate.

10 **TUPE**

Where staff are transferred under TUPE to the Contractor by all Authorities, the costs will be blended into the Unitary Charge. The extent to which there should be any cross accounting between the Authorities to recognise the differences in terms and conditions between these staff will need to be considered. The Contractor is likely to upgrade all staff transferred to the highest level to avoid claims of constructive dismissal and in order to comply with the Code on Two Tier Workforces. Consideration will need to be given to the staff on termination, partial termination or expiry of the Project Agreement.

11 **Insurance**

Insurance issues for each of the Authorities in respect of their liabilities to the Contractor and/or each other will need to be considered in detail. It will be necessary to determine the handling and application of Insurance proceeds.

12 **Site risks**

Whether risks associated with ground conditions or contamination that do not fall to be borne by the private sector fall to be borne by one, two or all three Authorities will depend upon which ultimate waste solution is located at that

Site and which Authority proposes to use that solution. Sharing of the liability for these issues will need to be addressed.

The Authorities may need to agree a mechanism which evaluates and moderates the impact of the final Site(s) for the ultimate waste solution(s) as between the three Authorities.

Planning and Licensing are regulatory matters for each Authority. Additional and/or external costs associated with applications in respect of Sites will be Costs associated with the ultimate waste solution and will be allocated in accordance with Paragraph 4 above.

13 **Destination of assets on expiry or early termination**

The Authorities will need to agree between themselves the ultimate destination and ownership of assets on expiry or earlier termination of the Project. During the Project, appropriate land arrangements can be put into place. On termination or expiry, however, continued access to the facilities should be considered and planned. This is another area of potential complication where part of the Project could terminate early as opposed to termination of the whole Project. The Authorities will need to agree responsibility for the remediation of land after expiry, or termination of the Project Agreement.

14 **Legislative change**

Any costs/risks associated with a Change in Law will be shared between the Authorities in proportions which accord with their relative tonnages of waste which are subject to the Project Agreement, and if more than one ultimate waste solution, then in the proportions which accord with their relevant tonnages of waste delivered to each solution proportionately according to the level of costs/risks brought about by the change in law in relation to each solution.

15 **Interfaces with Other Waste Projects:**

Consideration will need to be given to the interface between this Project and other waste projects across all *[insert number]* Authorities outside the scope of this Agreement and associated timescales and risks. The Authorities will need to ensure that their commercial arrangements for Waste Collection align with the service under the Project Agreement

16 **Boiler Plate Clauses⁶**

Definitions and interpretation

⁶ Authorities to insert boiler plate clauses here.

Recitals

Commencement and duration

Assignment

Complete agreement

Maladministration, Fraud and Anti corruption

Notices

Jurisdiction

Waiver

Third party rights

FoI/ EIR

Confidentiality and DPA

No agency/partnership (otherwise than under the agreement)

Severability

Force Majeure

Variation.

17 **Step Down**

Agreement as to what level of detail should be included in terms of stepping down the rights and liabilities from the PA needs to be reached by the authorities.

SCHEDULE 6

[Drafting Note: to be inserted]

Accounting Period (Financial Year [/])

Year	Month	Start of Accounting Period	End of Accounting Period
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SCHEDULE 7

Heads of Expenditure

[DN : To be inserted]

Authority:

Accounting Period:

Certified Correct _____
(Signed) (Date)

SCHEDULE 8

Part 1 - Role of Project Director

[Drafting Note: to be inserted]

Part 2 – Duties of Project Director

[Drafting Note: to be inserted]

SCHEDULE 9

Project Board Terms of Reference

[Drafting Note: to be inserted – to include formal reporting back to the constituent authorities.]

SCHEDULE 10

Communications Strategy

SCHEDULE 11

Outline Business Case

SCHEDULE 12

Services and Duties



APPENDIX 3

Title: Tees Valley Waste Project Board, established August 2019

Purpose / role of the group:

- To manage and implement the Outline Business Case for the procurement residual waste treatment solution to ensure the Tees Valley Local Authorities have a residual waste disposal provision after the expiration of current contracts in March 2025.
- To determine the optimal solution regarding the treatment and disposal of residual waste for the period 2025-2050.
- Appoint Programme Director and set up project delivery team
- Determine Governance structure
- Develop a detailed Procurement strategy
- Develop and agree Inter Authority Agreement between the Tees Valley Authorities and other Partner Authorities
- Provide strategic oversight for Project Director
- Manage and commission Technical advisors
- Receive Project update reports

Group established on behalf of the five Tees Valley local authorities

Key Objectives

- Work to the key objectives of the Strategic joint waste management strategy
- Maintain a unified approach for Tees Valley and contribute positively to the local circular economy
- Contribute towards becoming an exemplar region for clean energy and low carbon
- Maximise competition (by offering a site to the market with planning) and obtain value for money
- Seek local heat and electricity offtake
- Contribute positively to the future regeneration and infrastructure of key development sites.
- Promote jobs and growth

Membership:

Group Chair and Project Sponsor	Denise McGuckin, Director for Regeneration & Neighbourhoods, Hartlepool Borough Council
TV Local Authority representatives	Chris Little, Director of Finance and Policy, Hartlepool Borough Council Richard McGuckin, Director for Economic Growth, Stockton Borough Council Geoff Field, Director of Environment and Commercial Services. Middlesbrough Borough Council Sarah Hutchinson, Darlington Borough Council Will Gander, Interim Assistant Director, Redcar Borough Council - TBC
Programme Director	Stephen Foster, Local Partnerships
TVCA	Gary McDonald, Director of Resources
Local Partnerships	Dr Daryl Hill
Admin support	Garry Fisher, Middlesbrough Borough Council
Advisors	Technical, Financial and legal advisors will be commissioned during the project in relation to specific workstreams
Other	There may be occasions where representatives from specific organisations will be invited to attend and provide updates to the board

A stakeholder board for potential partner local authorities outside of the Tees Valley to be considered following determination of their OBC.

Accountability:

- Members of the board will be responsible for ensuring their organisation are kept informed of the progress of board in line with their governance structures.
- The Programme Sponsor & Director will be responsible for reporting to the TV Chief Executives.
- The Programme Sponsor & Director will be responsible for providing updates to other groups as requested e.g. the Directors of Finance and Resources as required.
- The Programme Sponsor & Director will be responsible for providing updates to a stakeholder board which will be determined following September 2019.

Review:

- Terms of reference will be reviewed in terms of the relevance and value of its work every six months.

Working methods / ways of working:

- Regular meetings will be diarised.
- Programme Director Update/progress reports will be provided at each meeting which will include amongst other items progress against programme, key risks and mitigations.
- The TV Waste Management Group to be tasked with duties associated with this project.

Meetings

- Meetings will be held monthly and the frequency reviewed after 6 months.
- Meetings will be held at TVCA offices, Cavendish House, Stockton-On-Tees.
- The Project Sponsor will organise and chair the meetings
- Agenda items to be agreed by the Project Sponsor 7 business days prior to circulation
- Meeting papers will be circulated at least 3 business days before the date of the meeting
- Non-members will be invited to meetings and as and when required
- Secretariat for the group will be provided by Middlesbrough Borough Council
- Information will be shared via Email.
- Confidential materials will be identified and it will be the responsibility of group members to ensure they are not shared wider than those involved.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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**CABINET
5 NOVEMBER 2019**

**REPLACEMENT OF DOG CONTROL ORDERS
WITH PUBLIC SPACE PROTECTION ORDERS**

**Responsible Cabinet Member - Councillor Jonathan Dulston
Community Safety Portfolio Councillor**

**Responsible Director - Ian Williams
Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. Approval is requested to proceed with an 8-week period of public consultation to replace previous Dog Control Orders with Public Space Protection Orders (PSPOs) and introduce wider powers concerning the walking and supervision of dogs and the exclusion of dogs from cemeteries (with some exceptions).

Summary

2. If the Council wishes to continue enforcing the provisions within the existing Dog Control Orders, which lapsed under legislation in October 2017 and have to be replaced by 20 October 2020 with PSPOs then consultation will need to take place before the new PSPOs can be implemented.
3. The majority of dog owners and walkers in Darlington behave responsibly. However, dog related anti-social behaviour (ASB) is still a concern to some residents, businesses and people who visit the Borough.
4. PSPOs were introduced in the Anti-Social Behaviour, Crime and Policing Act 2014. A PSPO is designed to deal with a particular nuisance or problem in an area. The behaviour must be having a detrimental effect on the quality of life of those in the community, it must be persistent or continuing and it must be unreasonable. The PSPO can impose restrictions on the use of that area which apply to everyone who is carrying out that activity. The orders are designed to ensure that the law-abiding majority can enjoy public spaces, safely and free from anti-social behaviour.

Recommendation

5. It is recommended that Members approve a consultation period of 8 weeks (prior to a further report coming back to Cabinet) to consider implementation of PSPOs for control of dogs as detailed in this report.

Reason

6. The recommendation is supported to enable consultation to take place prior to Cabinet making the final decision on whether or not to introduce new PSPOs for dog control in Darlington.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

Below is the link to maps of the proposed PSPOs for dog control.

<https://www.darlington.gov.uk/your-council/community-safety-team/civic-enforcement/dog-control/public-space-protection-orders/>

Attached at **Appendix 1** are copies of the draft PSPOs for dog control.

Ian Thompson / Anna Willey: Extension 6628 / 6756
 IT/AW/CD

S17 Crime and Disorder	Introducing PSPOs for dog control will enable the authority to take action against individuals who do not look after their dogs responsibly.
Health and Well Being	PSPOs will impact on the Health & wellbeing of the community, making sure dogs are supervised responsibly.
Carbon Impact and Climate Change	There is no impact on carbon as a result of this report.
Diversity	Exemptions are available under PSPOs to some sections of the disabled community.
Wards Affected	All.
Groups Affected	The main impact on any protected characteristic as a result of introducing a Public Space Protection Order will be on residents with a disability who require an assistance dog. As detailed in the report, those individuals who have assistance dogs are excluded from relevant offences under the PSPO.
Budget and Policy Framework	No impact on the Budget or Policy Framework.
Key Decision	No.
Urgent Decision	No.
One Darlington: Perfectly Placed	PSPOs will contribute to safer Darlington.
Efficiency	There is no impact on the Council's Efficiency agenda as a result of this report.
Impact on Looked After Children and Care Leavers	There is no impact on Looked After Children and Care Leavers as a result of this report.

MAIN REPORT

Information

7. Owning a dog can bring great happiness but also places a lifelong responsibility on the owner to ensure that the dog is not a hazard, a health risk, or a nuisance to other members of our community. Unfortunately, some owners do not take a responsible attitude towards dog ownership and as a result we receive a number of complaints each year covering a range of issues, such as noise nuisance from barking, uncollected dog faeces or out of control dogs. We need to balance the needs of those in charge of dogs with the interests of those affected by the activities of dogs, bearing in mind the need for people, in particular children to have access to dog-free areas and areas where dogs are kept under strict control.
8. Currently the Council has in place Dog Control Orders that cover:
 - (a) Failure to remove dog faeces
 - (b) Not keeping a dog on a lead on specified land
 - (c) Not putting a dog on a lead and keeping on the lead when directed by an authorised officer
 - (d) Permitting a dog to enter land from which dogs are excluded
9. In addition to the existing Dog Control Orders, the Council currently has bylaws in place banning dogs from cemeteries, namely:
 - (a) East Cemetery, Geneva Road, Darlington
 - (b) North Cemetery, North Road, Darlington
 - (c) West Cemetery, Carmel Road North, Darlington
10. The existing Dog Control Orders come to an end at 20 October 2020 and if Members wish to continue to impose controls then existing Dog Control Orders and any other measures need to be included in new PSPOs.
11. PSPOs are a key element of the Anti-Social Behaviour, Crime and Policing Act 2014 which came into force in October 2014. The aim of a PSPO is to improve the enjoyment of public spaces for the majority of people and in respect of dogs reduce anti-social behaviour caused by dog fouling and nuisance dogs.
12. The responsibility for making a new PSPO rests with the Council. The Council must, prior to making an order, be satisfied, on reasonable grounds, that activities carried out in a public space have had or are likely to have a detrimental effect on the quality of life of those in the locality and that the effect or likely effect of the activities:
 - (a) Is or is likely to be persistent or continuing;
 - (a) Is or is likely to be such as to make the activities unreasonable; and

(b) Justifies the restrictions imposed.

13. Before making a PSPO, the Council must carry out consultation with the local Police, the Police and Crime Commissioner, the owners and occupiers of any land included in the PSPO which is not in Council ownership and wider consultation with representatives from the local community. It must also publish the draft PSPO in accordance with Statutory Regulations.
14. An offence involving failure to comply with a PSPO is punishable by a fine of up to £1,000 or by a fixed penalty of up to £100.
15. Any PSPO introduced would be for a 3-year period at which time it must be extended, or it would cease. The Council have the power to remove specific prohibitions or end a PSPO early, for example if an activity no longer existed. If significant new issues arose during the PSPO then the Council can vary prohibitions.
16. It is proposed to replace the existing restrictions within the existing Dog Control Orders and the existing bylaws for the exclusion of dogs from East Cemetery, North Cemetery and West Cemetery. In addition, it is also proposed to include an additional restriction:
 - (a) Walking more than a specified number of dogs (suggested four maximum)

A copy of the proposed PSPOs is attached at **Appendix 1**.

Financial Implications

17. No financial implications.

Equalities Implications

18. It is proposed to put in place exemptions for anyone with an assisted dog for all of the PSPOs with the exclusion of failure to remove dog faeces.
19. It is proposed to exclude registered blind individuals with an assisted dog and other disabled individuals who have mobility/dexterity issues and are unable to pick up dog faeces from this offence. Officers will obviously be able to apply common sense when enforcing PSPOs involving residents with disabilities.

Legal Implications

20. Under Section 66 of the Anti-Social Behaviour, Crime and Policing Act 2014 an individual who lives in the restricted area or who regularly works in or visits that area may apply to the High Court to question the validity of a PSPO. The grounds on which an application under this section may be made are either that the local authority did not have the power to make the order, or to include particular prohibitions or requirements imposed by the order; or that a requirement under the 2014 Act was not complied with.
21. If on an application under this section the High Court is satisfied that (a) the local authority did not have power to make the PSPO, or to include particular prohibitions or requirements imposed by it, or (b) the interests of the applicant

have been substantially prejudiced by a failure to comply with a requirement under the 2014 Act, the Court may quash the PSPO or any of the prohibitions or requirements imposed by it. It is therefore important that a thorough consultation exercise is carried out in order to mitigate the risk of such a challenge should a decision ultimately be made to introduce a town centre PSPO.

Consultation

22. Subject to Members' approval, an 8-week consultation process will commence in November, the outcome of which will be brought back to Cabinet for them to consider prior to implementing new PSPOs for Dog Control. The Council must consult with the following:

- (a) Chief Officer for the Police area
- (b) The area's Police and Crime Victim Commissioner
- (c) Representatives of the public who it is believed will be affected by the restrictions, e.g. residents' associations or people who use the area
- (d) The owner or occupier of the land
- (e) Dog Law and Welfare Experts, e.g. vets, animal welfare officers
- (f) Organisations affected by any restrictions

23. Direct contact will be made with the relevant organisations to provide their feedback and an online survey will be introduced for residents generally to provide their feedback. The consultation will be advertised through social media, the Council's website, in One Darlington magazine and other appropriate channels to encourage as many residents as possible to take part in the consultation.

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DARLINGTON BOROUGH COUNCIL

ANTI-SOCIAL BEHAVIOUR, CRIME AND POLICING ACT 2014

PUBLIC SPACES PROTECTION ORDER – DOG CONTROL

Number 1 of 2020

Notice is hereby given that Darlington Borough Council (“the Council”) in exercise of its powers under sections 59 and 72 of the Anti-Social Behaviour, Crime and Policing Act 2014 (“the Act”) being satisfied that the conditions set out in section 59 of the Act have been met, make the following Order:-

PRELIMINARY

1. This Order applies to all land which is in the administrative area of the Council and which is open to the air (which includes land that is covered but open to the air on at least one side) and to which the public are entitled or permitted to have access (with or without payment), with the exception of land that is placed at the disposal of the Forestry Commissioners under section 39(1) of the Forestry Act 1967. A map of this area appears at Schedule 1.
2. The Order may be cited as the Darlington Borough Council Public Spaces Protection Order – Dog Control and shall come into force on..... for the duration of 3 years. At any point before the expiry of this three year period the Council can extend the Order by up to three years if they are satisfied on reasonable grounds that this is necessary to prevent the activities identified in the Order from occurring or recurring or to prevent an increase in the frequency or seriousness of those activities after that time.
3. The activities identified in paragraph 6 below have been carried out in public places within the Council’s area and have had a detrimental effect to the quality of life of those living in the locality.

4. The Council is satisfied that the conditions set out in sections 59 and 72 of the Act have been met and that it is, in all the circumstances, expedient to make this Order in order to seek to reduce the detrimental effect on the quality of life of those in the locality caused by the activities listed in paragraph 6 below.
5. The effect or likely effect of these activities is, or is likely to be, of a persistent or continuing nature, such as to make these activities unreasonable, and therefore justifies the restrictions imposed by this Order.
6. The activities referred to are:
 - Dog fouling
 - Failure to put dogs on leads when requested
 - Failure to keep dogs on leads in prescribed areas
 - Failure to exclude dogs entirely from prescribed areas
 - Loss of dog control as a result of one individual being in charge of a large number of dogs in a public place
7. The Council has had particular regard to the rights and freedoms set out in Article 10 (right of freedom of expression) and Article 11 (right of freedom of assembly) of the European Convention on Human Rights and has concluded that the restrictions on such rights and freedoms imposed by this Order are lawful, necessary and proportionate.
8. For the purposes of this Order a person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog.
9. For the purposes of this Order each of the following is a "Prescribed Charity"
 - (i) Dogs for the Disabled (registered charity number 700454)
 - (ii) Support Dogs (registered charity number 1088281)
 - (iii) Canine Partners for Independence (registered charity number 803680)

10. THE FOULING OF LAND BY DOGS

(1) If a dog defecates at any time on land to which this Order applies and a person who is in charge of the dog at that time fails to remove the faeces from the land forthwith, that person shall be guilty of an offence unless —

- (a) he has a reasonable excuse for failing to do so; or
- (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his failing to do so.

(2) Nothing in this article applies to a person who

- (a) is registered as a blind person in a register compiled under section 29 of the National Assistance Act 1948; or
- (b) has a disability which affects his mobility, manual dexterity, physical coordination or ability to lift, carry or otherwise move everyday objects, in respect of a dog trained by a prescribed charity and upon which he relies for assistance.

(3) For the purposes of this article —

- (a) placing the faeces in a receptacle on the land which is provided for the purpose, or for the disposal of waste, shall be a sufficient removal from the land; and
- (b) being unaware of the defecation (whether by reason of not being in the vicinity or otherwise), or not having a device for or other suitable means of removing the faeces shall not be a reasonable excuse for failing to remove the faeces.

11. DOGS ON LEADS BY DIRECTION

(1) In this Order "an authorised officer of the Council" means an employee of the Council who is authorised in writing by the Council for the purpose of giving directions under this Order.

(2) A person in charge of a dog shall be guilty of an offence if, at any time, on any land to which this Order applies, he does not comply with a direction given to him by an authorised officer of the Council to put and keep the dog on a lead, unless —

- (a) he has a reasonable excuse for failing to do so; or

(b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his failing to do so.

(3) For the purposes of this article an authorised officer of the Council may only give a direction under this Order to put and keep a dog on a lead if such restraint is reasonably necessary to prevent a nuisance or behaviour by the dog likely to cause annoyance or disturbance to any other person [on any land to which this order applies] or the worrying or disturbance of any animal or bird.

12. SPECIFIED MAXIMUM NUMBER OF DOGS

(1) On land to which this Order applies, the maximum number of dogs which a single person may take onto that land is four.

(2) A person in charge of more than one dog shall be guilty of an offence if at any time, he takes onto any land in respect of which this Order applies, more than the maximum number of dogs specified, unless —

(a) he has reasonable excuse for doing so; or

(b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his doing so.

13. DOG EXCLUSION AREAS

(1) This section of the Order only applies to the land specified in Schedule 2.

(2) A person in charge of a dog shall be guilty of an offence if, at any time, he takes the dog onto, or permits the dog to enter or to remain on, any land to which this section of the Order applies unless —

(a) he has reasonable excuse for doing so; or

(b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his doing so.

(3) Nothing in this article applies to a person who —

- (a) is registered as a blind person in a register compiled under section 29 of the National Assistance Act 1948; or
 - (b) is deaf, in respect of a dog trained by Hearing Dogs for Deaf People (registered charity number 293358) and upon which he relies for assistance; or
 - (c) has disability which affects his mobility, manual dexterity, physical coordination or ability to lift, carry or otherwise move everyday objects, in respect of a dog trained by a prescribed charity and upon which he relies for assistance.
- (4) In relation to the inclusion of East Cemetery, West Cemetery and North Cemetery within Schedule 2 –
- (a) there is an exemption for any person attending a funeral or memorial service within these three cemeteries who are accompanied by any dog which is at all times kept on a lead; and
 - (b) there is an exemption for any person residing within any premises that are within these three cemeteries, however any dog must be kept at all times on a lead.

14. DOGS ON LEADS

- (1) This section of the Order only applies to the land specified in Schedule 3.
- (2) A person in charge of a dog shall be guilty of an offence if, at any time, on any land to which this section of the Order applies he does not keep the dog on a lead, unless —
 - (a) he has a reasonable excuse for failing to do so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his failing to do so.

EFFECT OF FAILING TO COMPLY WITH THIS ORDER

- 15. It is an offence for a person without reasonable excuse to engage in an activity that is prohibited by this Order.

16. A person guilty of any offence listed above, in accordance with section 67 of the Act, is liable on summary conviction to a fine not exceeding level 3 on the standard scale (£1000). The full text of section 67 of the Act is set out in Schedule 4 to this Order.

FIXED PENALTY NOTICES

17. A Police Officer, Police Community Support Officer or Authorised Person from the Council may issue a fixed penalty notice to any person he or she believes has committed an offence under section 67 of the Act. The person will then have 14 days to pay a fixed penalty of £100. If payment is received within 14 days they will not be prosecuted.

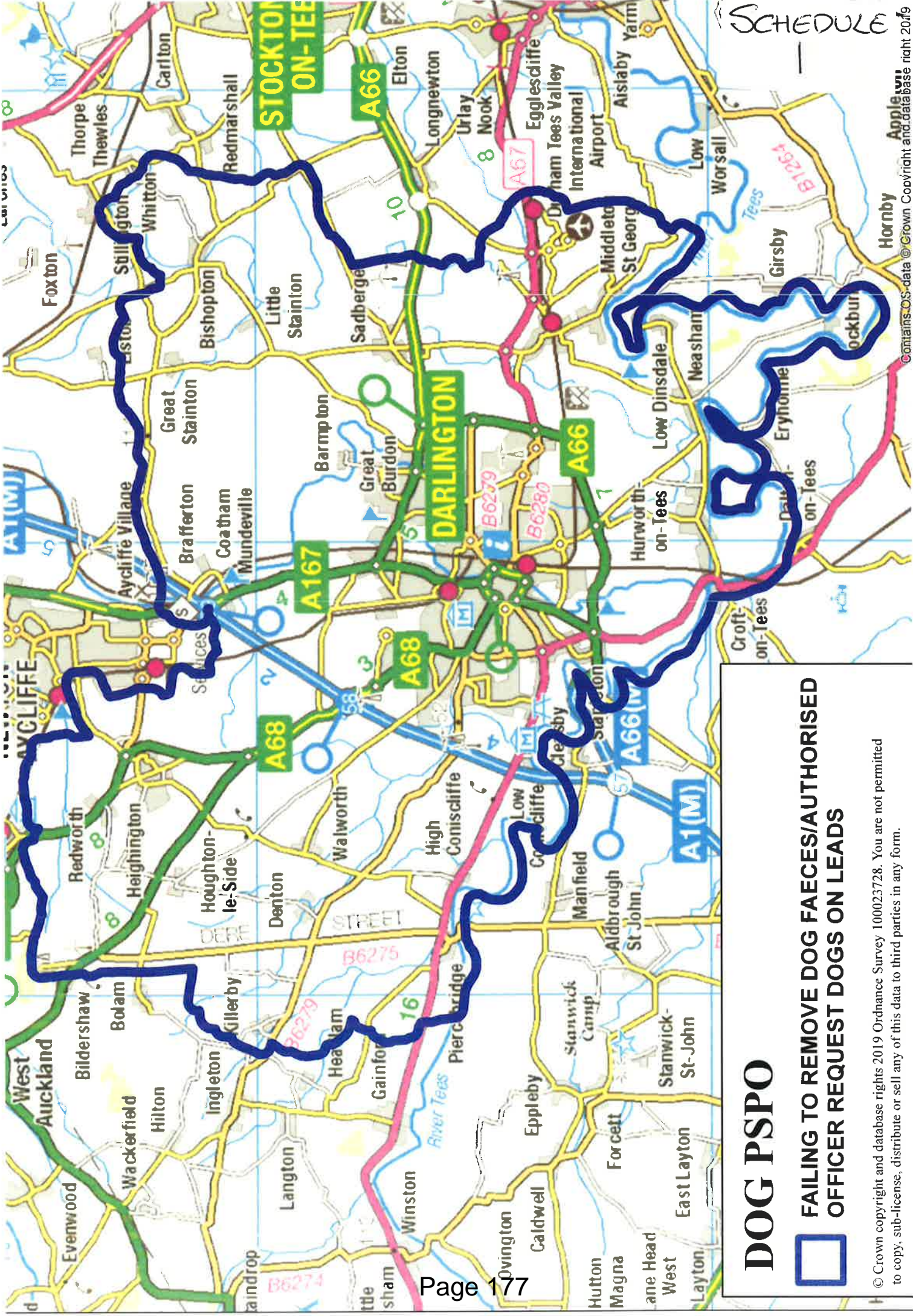
CHALLENGING THIS ORDER

18. Any challenge to this Order must be made in the High Court by an interested person within six weeks of it being made. There is further detail regarding this in Schedule 5 to this Order.

GIVEN under the common seal of
The Council of the Borough of Darlington

On the
..... day of 2020

THE COMMON SEAL of the
Council of the Borough of Darlington
was hereunder affixed in the presence of :-



SCHEDULE 1

DOG PSPO

FAILING TO REMOVE DOG FAECES/AUTHORISED OFFICER REQUEST DOGS ON LEADS

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SCHEDULE 2

Albert Hill Park - Enclosed Play Area (map 1)
Alderman Crooks Park – Enclosed Play Area (map 2)
Bensham Park – Enclosed Play Area (map 3)
Brinkburn Dene - Enclosed Play Area (map 4)
Broken Scar Sand Pit Area (map 5)
Busheil Hill Park (whole site) (map 6)
Branksome Park – Enclosed Play Area (map 7)
Darrowby Drive – Enclosed Play Area (map 8)
Eastbourne Park – Enclosed Play Areas (map 9)
Eastbourne Sports Complex (map 10)
Eastmount Road - Enclosed Play Area (map 11)
Emley Moor Road Park – Enclosed Play Area (map 12)
Ettersgill Park – Enclosed Play Area (map 13)
Fryer Crescent – Enclosed Play Area (map 14)
Grass Street – Enclosed Play Area (map 15)
Green Park – Enclosed Play Area (map 16)
Harrowgate Farm - Enclosed Play Area (map 17)
Haxby Road and Station Road, Middleton St George – Enclosed Play Areas (map 18)
Hurworth Community Centre – Enclosed Play Area (map 19)
Lascelles Park – Enclosed Play Area (map 9)
North Lodge Park – Enclosed Play Area, MUGA and Bowling Green (map 20)
North Park – Enclosed Play Area and Bowling Green Centre (map 21)
Pensbury Street – Enclosed Play Area (map 22)
Red Hall - Headingley Crescent Enclosed Play Area (map 23)
South Park – Enclosed Play Area, Skate Area and Muga (map 24)
Springfield Park – Enclosed Play Area (map 25)
Stanhope Park – Tennis Courts (map 26)
West Auckland Park – Enclosed Play Area (map 27)
Bishopton Play Area (map 28)
Brinkburn Dene – Tennis Dene (map 29)
East Cemetery (map 30)
North Cemetery (map 31)
West Cemetery (map 32)

SCHEDULE 3

Albert Hill Kick About Area (map 1)
Arnold Road Allotments (map 10)
Brinkburn Dene (Play Dene) (map 4)
Broken Scar Play Area (unfenced) (map 5)
Cockerton Allotments (map 33)
Darlington Memorial Hospital – hospital grounds excluding residential area (map 34)
Dodmire Allotments (map 9)
Drury Street Allotments (map 35)
Eastbourne Sports Complex – parking area and footpath accessing site (map 10)
Emley Moor Road Play Area (map 12)
Field Street Allotments (map 15)
Green Park Play Area (unfenced) (map 16)
Honeypot Lane Allotments (map 36)
Lascelles Allotments (map 9)
Red Hall Football Pitch (map 23)
Salters Lane North Allotments (map 37)
Salters Lane South Allotments (map 3)
South Park – all formal areas except the show field (map 24)
Springwell Allotments (map 38)
Station Road Play Area and Water Park, Middleton St George (map 18)
Town Centre (map 39)
West Auckland Road Allotments (map 33)
West Park Play Area (unfenced) (map 40)
Parish Hall Lane and St Michaels Crescent Parks, Heighington (map 41)
Sadberge Play Area (map 42)
Skerne Green Play Area (map 43)

SCHEDULE 4

Text of section 67 of the Act

(1) It is an offence for a person without reasonable excuse—

- (a) to do anything that the person is prohibited from doing by a public spaces protection order, or
- (b) to fail to comply with a requirement to which the person is subject under a public spaces protection order.

(2) A person guilty of an offence under this section is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

(3) A person does not commit an offence under this section by failing to comply with a prohibition or requirement that the local authority did not have power to include in the public spaces protection order.

(4) Consuming alcohol in breach of a public spaces protection order is not an offence under this section (but see section 63).

SCHEDULE 5

Challenging this Order (Section 66 of the Act)

1. Any challenge to this Order must be made in the High Court by an interested person within six weeks of it being made. An interested person is someone who lives in, regularly works in, or visits the restricted area. This right to challenge also applies where this Order is varied by the Council.
2. Interested persons can challenge the validity of this Order on two grounds: (1) that the Council did not have the power to make the Order, or to include particular prohibitions or requirements; or (2) that one of the requirements of the legislation has not been complied with.
3. When an application is made the High Court can decide to suspend the operation of the Order pending the Court's decision, in part or in totality. The High Court has the ability to uphold the Order, quash it or vary it.

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**CABINET
5 NOVEMBER 2019**

**DARLINGTON TOWN CENTRE STRATEGY 2019-2030
CONSULTATION OUTCOME**

**Responsible Cabinet Member –
Councillor Alan Marshall, Economy and Regeneration Portfolio**

**Responsible Director –
Ian Williams, Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. To feedback to Cabinet the responses from the public consultation on the draft Darlington Town Centre Strategy (2019-2030).

Summary

2. In July 2019 Cabinet approved the commencement of a consultation process on the Darlington Town Centre Strategy. This strategy proposes a new joint vision for the Town Centre which:
 - (a) develops and enhances Darlington's unique selling points
 - (b) establishes a richer understanding of the current and future demographic demands upon the town centre
 - (c) creates an accessible town centre a for motorists, pedestrians and cyclists
 - (d) establishes new anchors within the town such as a revitalised, refurbished and refreshed Victorian Indoor Market
 - (e) invests in our heritage assets like the historic yards and wynds and utilising their charm and attractiveness by holding regular events and activities
 - (f) reduces the retail footprint of the town replacing empty shops and derelict pieces of land with appropriate, sustainable and high-quality residential accommodation
 - (g) ensures any future developments of the town centre strategically fits and complements forthcoming investments into the Bank Top Train Station and the development of initiatives surrounding the Darlington 2025 programme of projects.

3. A full copy of the Strategy can be found on the Council’s website at <https://www.darlington.gov.uk/media/9359/town-centre-strategy-2019-30.pdf>
4. The strategy also specifically proposed the development of several proposals that aimed to encourage the delivery of key strategic sites in Darlington Town Centre.
 - (a) Victorian Indoor Market
 - (b) Skinnergate and the Yards and Wynds
 - (c) Northgate area
 - (d) Crown Street area
5. Several consultation and communication channels were used to gain people’s views. These included the use of survey monkey, various social media platforms including those managed by the Council and partners, consultation stands in the Dolphin Centre, focus groups with young people and older people, we gathered the views of disabled users, and faith groups and discussed the intended approach with retailers and landowners. A full analysis of the consultation is detailed in **(Appendix 1)**.

Recommendation

6. It is recommended that Cabinet agree to adopt the Darlington Town Centre Strategy 2019-2030.

Reasons

7. The recommendation is supported by the following reasons:-
 - (a) To ensure that the Council has an established and agreed vision for the future of Darlington Town Centre.
 - (b) To contribute to the further economic wellbeing and vitality of the Town Centre

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

No background papers were used in the preparation of this report.

Mark Ladyman : Extension 6306
 bs

S17 Crime and Disorder	This paper supports and complements the actions detailed in the Darlington Purple Flag submission to reduce ASB in the Town Centre and improve the safety of residents and visitors
Health and Well Being	No direct impacts
Carbon Impact and Climate Change	No direct impacts
Diversity	No direct impacts
Wards Affected	All
Groups Affected	All

Budget and Policy Framework	This decision does not represent a change to the budget and policy framework. Any works highlighted in the report will be met through existing agreed budgets.
Key Decision	No
Urgent Decision	No
One Darlington: Perfectly Placed	The actions detailed in the report aim to improve the attractiveness of the Town Centre therefore directly impacting on Perfectly Placed.
Efficiency	The report aims to utilise the Councils and partner resources in a collective more efficient manner.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

The Development of Darlington Town Centre

8. Darlington Town Centre is a key element of the economic, social and environmental fabric of the town. It needs to be at the core of community and economic life, offering spaces in which to live, meet and interact, do business, and access facilities and services. The Council together with partners needs to take collective responsibility to help the town centre thrive sustainably, reinvent its function, and meet the needs of residents, businesses, and visitors.
9. Given the changes in both the environment of the high street and changes in peoples shopping habits there is a need for all towns to develop plans that have business investment at their heart and are focused on transforming the place into a complete community hub incorporating health, housing, arts, education, entertainment, leisure, business/office space, as well as retail. Councils together with business and the communities needs to develop a compelling proposition both for residents, stakeholders and visitors, a proposition that embraces the heritage, culture and social context of the town.
10. Retail activities alone can no longer anchor a town centre and with the long lead-in times needed for major regeneration plans to come into fruition it is important to consider other uses town centre. A carefully future proofed strategy robust enough to appeal to multiple customer groups while still offering a unifying town-centre vision is essential. This approach also brings with it the differentiation and variety needed to make Darlington Town Centre a place people will want to visit, shop, work and live. The attached strategy aims to ensure that:

“By 2030 Darlington Borough Council together with its partners and communities will have delivered real positive change to our town centre. Enhancing the competitiveness and vitality of our town centre as place at the heart of the community, which celebrates our heritage, supports local economic growth and enhance the health and well-being of people who live in, work and visit our borough”.

11. In January 2019 Cabinet approved the development of several proposals that aimed to encourage the delivery of key strategic sites in Darlington Town Centre. The report also complemented and supported the work and actions outlined in the Town Centre Footfall Strategy report agreed by Cabinet in July 2018. The sites identified in the report included: -
 - (a) Victorian Indoor Market
 - (b) Skinnergate and the Yards and Wynds
 - (c) Northgate area
 - (d) Crown Street area
12. This report will update members on the feedback from the consultation exercise on the draft Town Centre Strategy which was presented to Cabinet in July 2019.

Consultation Feedback on the Town Centre Strategy

13. Following Cabinet agreement in July 2019 the Council commenced a consultation exercise to engage with both residents and visitors to the town centre and explore what people wanted to see improve in the town centre. The consultation commenced with the launch of a survey which over 500 people completed. The survey was promoted via the Council's website and social media platforms in addition local partners also used social media to promote the Strategy and public exhibitions and extensive coverage in local media and the One Darlington magazine were also used as a means of gauging people's views.
14. To gain further qualitative data several focus groups were set up with young people, faith groups, disability group and older people representatives.
15. Unsurprisingly given the current general function of the town centre most respondents wanted to see more shops being on offer in the town centre. This is a reflection on the current downward trend in retail across the country. While the Council's ability to attract large national chains is extremely limited it does have the ability to support smaller independent retailers to the town. The recently launched Council funded shop front and business support grant will be of assistance and the Tees Valley Business Support Grant scheme should also help small businesses and retailers in the town centre. Furthermore, effective signposting of retailers and new businesses to support organisations like North East Enterprise Agency Limited (NEEAL) will assist in ensuring our retailers gain the best advice and guidance that is available.
16. While the retail offer was deemed important to people the delivery of quality events and the enhancing of visitor attractions was also highly valued. The Council has made a commitment to continue to improve its events and festivals schedule by working with partners across the region to establish Darlington Town Centre as an excellent events venue. The proposed investment into the Indoor Market will also enhance the visitor offer and develop Darlington as a regional destination of choice.

17. One area that needs to be addressed is the perceived lack of facilities for young people in the town. This was highlighted through the survey but also emphasised during the young people focus group sessions. The provision of a ten-pin bowling facility was mentioned on several occasions and an increase in affordable, quality eating places was also highlighted as missing in the town centre.
18. The cleanliness of the town and the quality of the public realm were highlighted as important to many of the people responding to the questionnaire. The Council has embarked on a plan to improve the greening of the town which will help to 'soften' and improve the various public spaces and contribute to our carbon reduction agenda. In addition, the Council aims to invest in its heritage and cultural areas by improving the yards and wynds to make them more visually attractive and welcoming for residents and visitors. Clearly there exists a great deal of public pride in the town centre and this work will commence in early 2020.
19. One of the town centre strategy's main objectives was to develop Darlington into a 'Living Town Centre' and a development of residential homes, particularly in the Crown Street area was well supported. This proposed approach was also very welcomed by the older people's focus group who felt that homes conveniently located to amenities would enhance the accessibility for older people to the town centre. These responses are in line with the Council's ambition to increase town centre living and its Future High Street Fund bid which aims to deliver approximately 150 properties in the Crown Street/East Street area of the town.
20. The older people's focus group also stated that the 'flow' of the town from Northgate to the Market Square was disrupted by the lack of a retail offer in and around the Queen's Street area. This has been highlighted in the strategy and the Council may wish to reflect on plans that assist in linking the northern and southern part of the town centre.
21. The details of all the responses to the Strategy can be found in Appendix 1.
22. Overall it would appear from the general comments and feedback from the survey and focus groups that there exists a large degree of support for the ambitions articulated in the strategy. There are number of changes requiring action and emphasis which include: -
 - (a) Expand the support and funding available to independent retailers and small businesses
 - (b) The Council examine the possible development of a ten-pin bowling alley within the town centre
 - (c) Introduce a disability friendly scheme for retailers
 - (d) Review current car parking arrangements including pricing and parking times. This could form part of the site assembly requirements for a convenience store in the Commercial Street area which could provide a restricted amount of free parking and meet residents' aspirations of additional retail in the area.
 - (e) Work with land owners to refresh and develop the Queen Street shopping centre

Financial Considerations

23. Whilst this paper sets out responses to possible future work programme, it is contributing to the completion of a strategy paper and financial interventions are not yet known and will depend on the type of scheme which is brought forward.

Legal Implications

24. This paper sets out thoughts on a future work programme, and legal implications will depend on the development of specific schemes.
25. Property acquisition and disposals will be subject to legal due diligence and further Cabinet approvals on and subject to the terms and method of acquisition. Further reports and information will be produced to Cabinet where the use of compulsory purchase powers is envisaged.
26. Grant funding schemes will need to be provided on an open and accessible basis ensuring equal treatment that the funding delivers required outcomes and ensures prudent use of funds and does not give rise to state aid.
27. Procurement of works goods and or services will be procured in accordance with the Public Contracts Regulations 2015 and good industry practice.
28. It is anticipated that further Cabinet reports detailing the funding sources will cover these issues and further detail on legal implications.

Equalities Considerations

29. During the consultation a number of protected characteristic groups, including younger and older residents, residents with disabilities and faith groups, were engaged with, as detailed in Appendix 1.
30. Equality information was also collected from survey respondents in order to ensure that the feedback received was reflective of the borough population.
31. In addition, analysis of consultation responses by protected characteristic was undertaken in order to identify any specific issues/views raised by or potential impacts of the strategy upon different groups. These findings are raised in the body of this report.
32. Changes to the strategy as a result of consultation feedback relating to protected characteristics include: an increased focussed on the attraction of additional and improved leisure attractions for young people, work with existing and new retailers and businesses in the town centre to address access and service issues for people with disabilities.

DARLINGTON TOWN CENTRE STRATEGY - SURVEY 2020-2030

**BRIEF ANALYSIS OF MOSTLY QUALITATIVE QUESTIONS
WITH RANKING OF THE OTHERS**

As of 4.10.19 474 Returned Surveys

Question 1: How often do you visit Darlington town centre?

1. Weekly	38.4%
2. Daily	29.9%
3. Monthly	16.2%
4. Fortnightly	12.4%
5. Yearly	2.6%
6. Never	0.6%

Question 2 – Is there anything you would like to see more of in the town centre?

Answer Choices

1. Shops	75.8%
2. Events and festivals	54.4%
3. Visitor Attractions	53.5%
4. Public / Green Spaces	49.5%
5. Community / Social Space	40.4%
6. Leisure facilities	38.4%
7. Places to Eat	27.4%
8. OTHER (see below)	25.0%
9. Car Parking	24.2%
10. Public Services	19.9%
11. Businesses	19.8%
12. Homes	
13. Bars / Pubs	

OTHER assessment:

Highest Ranked generic responses under others (Nr of response)

1. Enhance the Market and market place	16
2. Recreate Bus Station	14
3. Cater for more Toilets / WC	11
4. Introduce more and enhanced Free Parking schemes	8
5. Increase and upgrade Floral and pavement display	8
6. Create a free Shuttle bus to train station	5
7. Park Ride	(3)

Concrete Ideas and Action areas:

Shops qualitative enhancement / Clothing Shops, Apple Store, Amazon outlet, Foot Asylum, Toy Shops Paperchase, Electrical retailer in Town, Health Hubs, Bettys café, Wagamama, World buffet, More Tapas places (Oriental)....
 30 min free parking only areas in certain near Town Centre areas to engage in quick visits i.e. Abbots Yard, Horse market

Qualitative assessment of Q2 Key messages:

1. ***Town Centre should retain focus on retail and shops (Clear preference)***
2. ***Events and Festivals are proven popular with clear emphasis given to culture and the arts Make the Town Centre more attractive by raising the standard and range of visitor attractions***
3. ***Clearly offer of Bar and Pubs is enough within the Town Centre***
4. ***Homes and residential not clearly identified for the whole Town Centre a priority***

Question 3 – In terms of what the town centre has to offer what is important to you?

Answer Choices

1. Cleanliness and Quality of Open Spaces	81.3%
2. Variety of Shops	77.2%
3. Feeling Safe	74.9%
4. Public Facilities (seating, spaces, WC)	71.9%
5. Accessibility (including car parking)	59.6%
6. Variety of eateries	47.7%
7. Events and festival	46.2%
8. Good public transport and Cycle routes	44.2%
9. OTHER	13.6%

Highest Ranked generic responses under others (Nr of response)

1. Car Parking / free 30 minutes	13
2. Upgraded and more interesting Market Facilities	6
3. Separate Public Toilets in Town Centre	5
4. Transport Links / Park & Ride	4
5. Street Furniture	2
6. Wheelchair Access	2

Question 4 – Do you feel more leisure facilities should be provided for young people within the town centre?

Both Under 25 and Over year old respondents answered: 35% NO and 65% YES

Under the stated needs were:

1. Bowling (Alley)	60
2. Youth Clubs/Meeting Places	33
3. Sport/Culture activities	23
4. Ice Rink	20
5. Play Areas	17
6. Skate Park	16
7. Night Clubs	6
8. Music – Facilities/Classes/Venue	9
9. Mini Golf	4

Question 5 – Our strategy has identified 4 main locations of focus for improvement, what would you like to see developed in these locations?

(a) Crown Street

Highest Ranked generic responses under others (Nr of response)

1. Focus Library – with history/cultural use (and visitor attractions/café/car park nearby)	69
2. Apartments/ flats / Homes / Houses / residential	44
3. Post office	24
4. Leisure	12
5. Riverside/Greenspace/River Skerne	9

Residential areas identified within Crown Street Area:

Northern Echo
 Old Post office
 Wilkinson's
 Former Sports Direct and car park

(b) Northgate

Highest Ranked generic responses under others (Nr of response)

1. Retain and enhance Shops and retail (quality enhancement, Up market / Boutique	102
2. Apartments/ flats / Homes / Houses / residential	39
3. Deal with empty shops and facades	33
4. Tidy up area Cleanliness	
5. Deal with former M&S as a priority	15
6. Get Convenience and food offer back	10
7. Demolition of old and empty buildings Club / Fisher Carpets (Commercial Street)	7

Note: as this area was ambiguously defined with no map and zone identified which includes Commercial Street and sets the boundary of the Town Centre as St Augustine's / Northgate Roundabout / St Cuthbert's Boulevard. Several responder's ca 30% assumed Northgate would be further North including Central House Northgate House and Odeon and Pease House until Railway Tavern.

For example, demolish Northgate House 7 answers / Reduce number of take away – 20 reduce queues and jams on Northgate Roundabout and Northgate A167.

Action: include maps of all a-d areas into the strategy document

(c) Skinnergate and the Yards

Highest Ranked generic responses under others (Nr of response)

1. More independent retailers/small shops/businesses/artisan/quirky	60
2. Housing/Residential/Flats/Apartments (Grange Road end)	28
3. Yards – improved lighting / safety CCTV	23
4. Cleaning up shop properties and shop facades	19
5. Yards – better signage and advertising	19
6. More Greenery / flowers / trees and landscape	17
7. Less empty shops	14
8. More bars and Bistros	14
9. More Seating and street furniture (parasols chairs)	12
10. Less Charity Shops	12
11. More Art and Galleries	7
12. Full Pedestrianisation of Skinnergate	6

(d) Victorian Indoor Market

1. Fill empty stalls and create more shopping variety	107
2. Quality Food Stalls / Delicatessen / Food Hall Court	43
3. Cafes / Coffee areas with quality seating	20
4. Winter Garden (closed)	19
5. Events and Community activity	15
6. Toilets within market	13
7. Lighting and include sunlight	7
8. Smell reduction via ventilation	7
9. Modernisation of Building	6

Question 6 – Do you agree with the aim of making Darlington a ‘Living Town Centre’ through an increase in the number of homes in the town centre. If so, where do you think these homes should be located?

Locations:

1. Above shops	44
2. Crown Street	32
3. Northgate	27
(this may not be used due to Northgate being outside the town centre strategy catchment area but worthy of note)	
4. Empty buildings / shops / office blocks / clubs	26
5. Skinnergate	21
6. The Yards	10
7. Northern Echo buildings	9

Question 7 – When visiting the town centre what mode of transport do you usually use?

Car	67.02%
Walk	51.49%
Bus	31.49%
Taxi	9.36%
Bicycle	7.45%
Train	3.62%

Listed under other comments (2.55%) are:

- Disability scooter
- Motorbike
- Not enough cycle paths / secure places to leave bicycles
- Electrified tram system suggested
- Only have one bus one day per week to a village

Question 8 – What age bracket do you fall under?

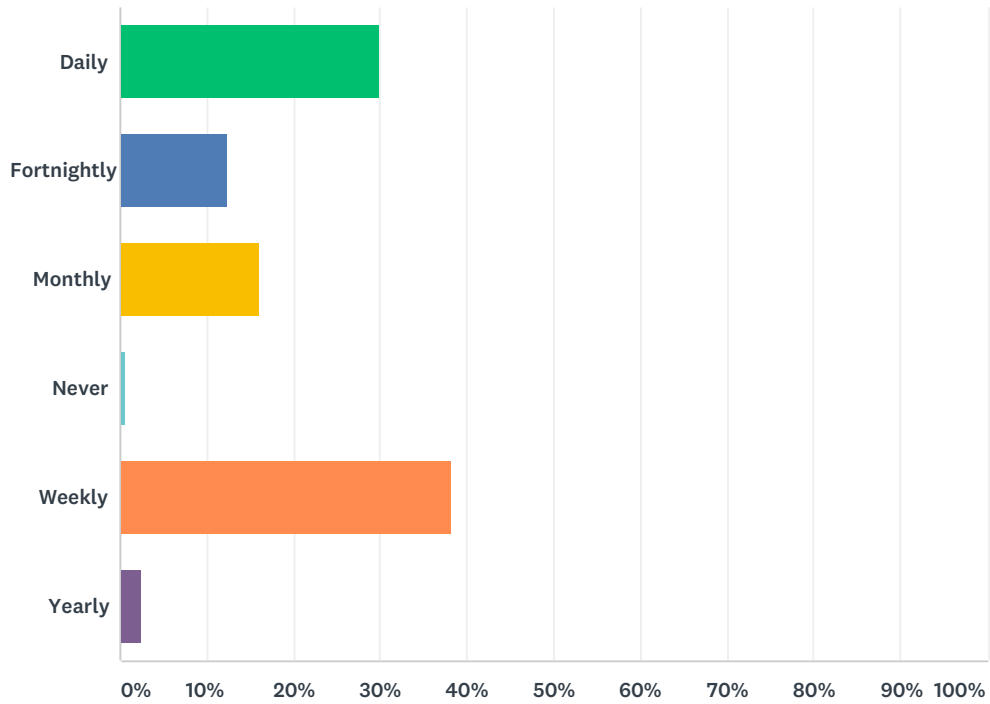
Under 18	0.43%
18-24	4.99%
25-34	18.87%
35-44	17.79%
45-59	34.27%
60-75	22.34%
Over 75 years	1.30%

Question 9 – What is your gender?

Male	35.34%
Female	63.58%
Other	0.43%
Prefer not to say	0.65%

Q1 How often do you visit Darlington town centre?

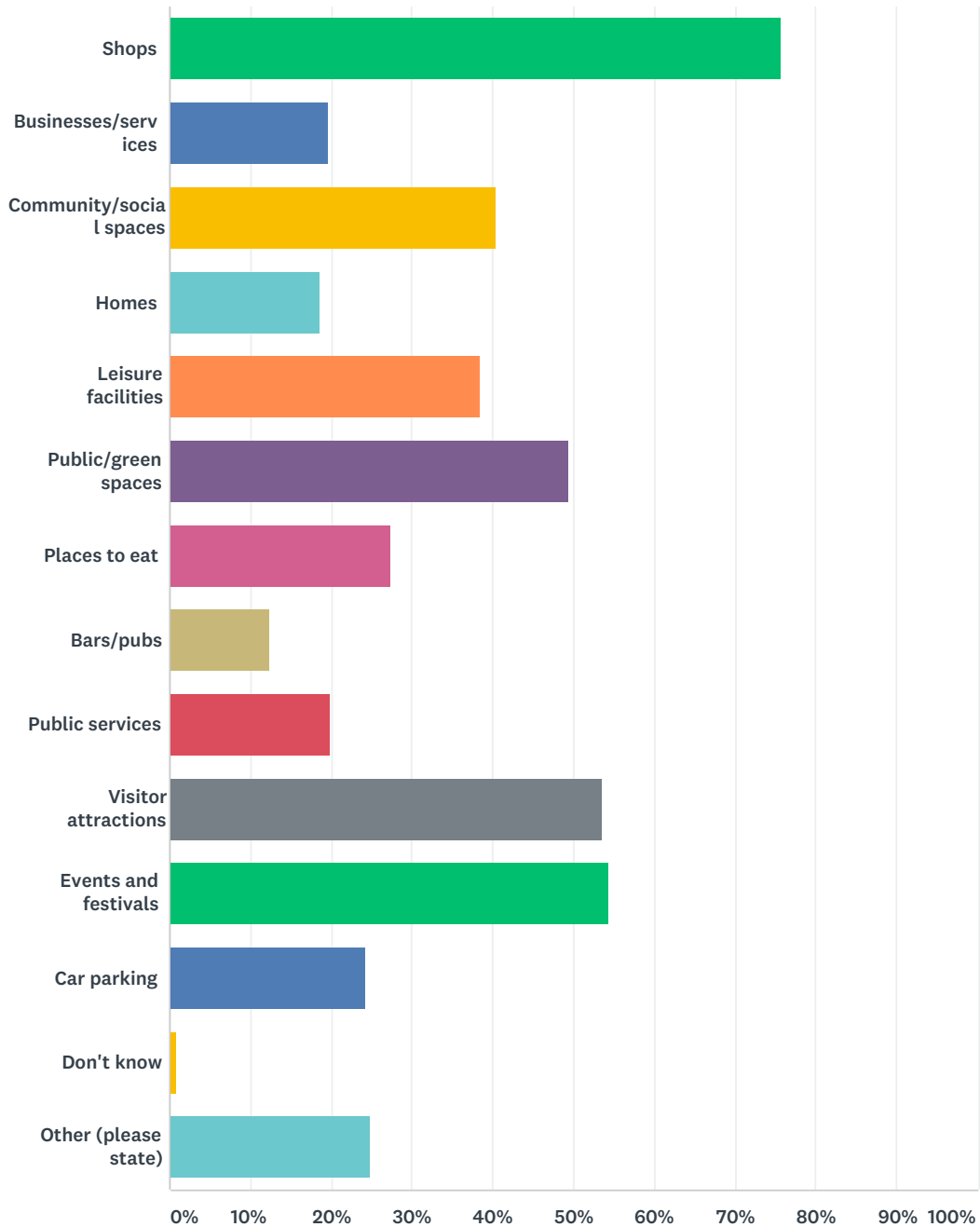
Answered: 469 Skipped: 2



ANSWER CHOICES	RESPONSES	
Daily	29.85%	140
Fortnightly	12.37%	58
Monthly	16.20%	76
Never	0.64%	3
Weekly	38.38%	180
Yearly	2.56%	12
TOTAL		469

Q2 Is there anything you would like to see more of in the town centre? Select all that apply.

Answered: 471 Skipped: 0



ANSWER CHOICES	RESPONSES
Shops	75.80% 357
Businesses/services	19.75% 93
Community/social spaces	40.34% 190
Homes	18.68% 88

Darlington Town Centre Strategy 2019-2030 - Feedback

Leisure facilities	38.43%	181
Public/green spaces	49.47%	233
Places to eat	27.39%	129
Bars/pubs	12.31%	58
Public services	19.96%	94
Visitor attractions	53.50%	252
Events and festivals	54.35%	256
Car parking	24.20%	114
Don't know	0.85%	4
Other (please state)	24.84%	117
Total Respondents: 471		

#	OTHER (PLEASE STATE)	DATE
1	Toilets	9/30/2019 7:40 PM
2	Better bike routes	9/30/2019 5:45 PM
3	Apartments	9/30/2019 3:26 PM
4	Need more public toilets and the market.putting back in. The market square	9/30/2019 1:00 PM
5	The market needs putting back in the market square. I have fond memories of this as a child. X	9/30/2019 10:06 AM
6	PUBLIC TOILETS	9/30/2019 7:06 AM
7	I think we need better public transport to the west end of the town. I also think traffic could be eased by Lingfield point and the new amazon site providing a free shuttle service for staff to and from the town centre before and after shifts.	9/29/2019 11:03 PM
8	Please bring back the proper outdoor market in Market Square as it used to be	9/29/2019 10:37 PM
9	Leisure activities in holidays which are healthy and encourage exercise, rather than fun fair rides and fast food.	9/29/2019 10:16 PM
10	Toilets that's I don't have to go up and down steps to	9/29/2019 9:52 PM
11	Dealing with abandoned buildings that are an eyesore. Like the office tower block on Nothgate and the empty bars and clubs next to Kings Street/Commercial Street car park. But they will be of course ignored.	9/29/2019 9:08 PM
12	Attractive art work & floral displays	9/29/2019 9:02 PM
13	small supermarkets for public transport users An improved bus service! Better access and facilities for disabled people	9/29/2019 8:48 PM
14	More high street retailers children's toy shop, clothing shops for adults & children an electrical store. Less sandwich shops, takeaways & bars	9/29/2019 8:43 PM
15	Men's Clothing Stores	9/29/2019 8:10 PM
16	Facilities that integrate and make the best use of Darlington's heritage and existing leisure,cultural and public facilities. The Crown Street Library has great potential for expansion as a cultural venue and link between the Northgate area and the Skerne, Hippodrome and railway station areas. Preliminary plans have been developed with ideas for this development and these were submitted to Crown Street Library in March when they consulted on required improvements. If you would like details please call Gerry Wilkinson on 01325 350657. I appreciate your consultation on this important subject.	9/29/2019 7:21 PM
17	Alternative shops,	9/29/2019 11:24 AM
18	More dog friendly	9/29/2019 11:12 AM

Darlington Town Centre Strategy 2019-2030 - Feedback

19	The Council to PUBLISH quarterly updates on actual progress of refurbishment of the Indoor market and stem the flow of businesses leaving.	9/29/2019 7:40 AM
20	less council interference, less tax farming	9/27/2019 7:55 PM
21	Free parking for all as it drives business out of the area	9/27/2019 12:32 PM
22	Toilets	9/26/2019 12:58 PM
23	Short term parking so it's easy to nip into town, get what you need and get on your way. Sometimes I drive from Darlington to a retail park as it's easier than trying get get parked in town	9/26/2019 7:08 AM
24	I	9/25/2019 9:23 PM
25	Events , light mural on the town clock , concerts , market back in market square ! More pavement cafes opening streets up , buskers ,	9/25/2019 8:50 PM
26	Need to discourage the kids, beggers and chuggers. More street entertainers and street food.	9/25/2019 8:23 PM
27	Please, no more bars. The town centre is not a place for us on Friday/Saturday evenings	9/25/2019 9:31 AM
28	would like to see:- a 3A bus in evenings and on sundays - they were removed some time ago and that has changed our ability to go to town and back at any time on any day after 6pm or anytime on a sunday. a bus during the day that doesnt take nearly half an hour to get to town when it used to take 12 minutes. the local councillors dont even know the facts on these changes - they have cars and don't bus, so how would they know how the changes severely impact on our lives.	9/24/2019 10:43 PM
29	I would like to see some of the heritage buildings converted into living space. This will bring more trade to coffee shops bars and restaurants and bring some vibrancy.	9/24/2019 8:17 PM
30	Trees!	9/23/2019 4:09 PM
31	No more bars/pubs or fast food outlets!! I hope leisure doesn't include slots or betting shops	9/23/2019 12:53 AM
32	A bus station so that bus users aren't standing out in all weathers while drivers go by in comfort. Accurate information about the whereabouts of each bus. A low cost shuttle bus from town to railway station Park and ride Town centre to be traffic free Local businesses give lower rates than national retailers. A site that celebrates the D?S Railway. You would never know about it if you were a visitor and many residents are unaware. Railway history is international and we have it so push it hard.	9/22/2019 9:16 PM
33	No more pubs, book makers, Turkish barbers or vape shops , also free parking should be implemented	9/21/2019 12:50 AM
34	places for people to meet that don't revolve around booze	9/20/2019 8:17 PM
35	Some kind of bar/disco aimed at over 40's , so we can eat, drink and dance but not too late on a night with 60's -00's music.	9/19/2019 11:59 PM
36	Autistic and audio-/visually impaired friendly, maybe something creative and new, Darlington is one of the for front pioneering towns in the world. It should be welcoming, open, accessible and made to feel comfortable for everyone to be able to enjoy. The more comfortable people are, the longer they spend in the town, and engaging others to do the same.	9/19/2019 11:03 PM
37	Put the market back into the market square	9/19/2019 10:45 PM
38	Sort out queen street centre it is a disgrace ! Bing town down !	9/19/2019 8:51 PM
39	I would like to see those historic buildings and yards remain with a modern approach to their usage. I wouldn't want to see the history of Skinnergate, the Temperance Halls, Trinity Church, M & S (Burtons) store, demolished. I wouldn't complain if East Street (Mill Street), was improved to expand potential with the library and landscaped down to the Skerne. Family homes built here could be detrimental to children given the number of drownings in the river and also flooding. Employment needs to increase in the town so that people have the means to enjoy their leisure time and not keep looking at living essentials.	9/19/2019 2:41 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

40	THIS IS DONE ON JOINTLY BY MEMBERS AND ATTENDERS ON DARLINGTON QUAKER MEETING HOUSE, 6 SKINNERGATE visitor attractions: TIC : information centre for visitors is very sparse. We need to sell our town. Walking guides provided with info on the sites/buildings of interest. Quakers did one on Quaker buildings but would need funding to re print. Darlington Heritage trail. Small museum in town centre with Darlington History and link to Head of Steam. Quakers have thought of a Quaker heritage display in our meeting house - but would require some help, advice and funding. Public services: TIC. Car parking for people with disabilities close to amenities they want to access (eateries, hairdressers etc)- not on the outer edges of the town.	9/18/2019 11:07 AM
41	Toy shops are missing from Darlington	9/17/2019 8:20 PM
42	The market square being used for the bi-weekly market	9/16/2019 10:38 AM
43	Put the market back in the market square. Ban the buses from the centre, they are smelly, drive too fast, people at the bus stops block the footpaths, Priestgate is a no go zone because of them.	9/15/2019 11:53 AM
44	Electrified tram system throughout town and outer estates hop on hop off do away with buses	9/15/2019 11:30 AM
45	Places for "alternative" kids to go without being shamed, bullied, eyed up etc	9/15/2019 4:39 AM
46	Police to tackle the unruly kids that are making people's lives a misery we certainly don't need anymore bars,restaurants or houses	9/15/2019 1:09 AM
47	More police removing the annoying kids on back of buses, hanging around shouting, the intimidating people who scare the older generations and cause trouble.	9/14/2019 2:15 PM
48	Darlington has a varied and interesting history but this isn't evident in the town centre. There is a heritage trail marked by discs set into the pavement but no information boards. There is nothing explaining the step water feature, market cross or illuminated poles. The yards are ripe for development and could be promoted as a special feature. We can not compete with Teesside Park, Middlesbrough, Metro Centre, Newcastle for chain stores, nor should we try as our population could not sustain it. We need to develop as a unique place, perhaps specialising in small independent outlets (other than barbers, nail bars and ecig outlets) Perhaps we could encourage shops and businesses to work towards improving the environment by having competitions for things like window displays, floral arrangements (these could be themed and then promoted in other areas in order to attract visitors) Could incentives such as prizes and a token reduction in council tax for that year be offered?. Could this extend to well kept exteriors? Perhaps a return to more traditional frontages could improve the overall appearance of the town centre. We need to find our unique niche and promote it effectively. A recent trip to the border regions found Castle Douglas promoted as food town, Kirkcudbright, an artist town. This was obvious when walking around... We are a town of ingenuity but there is no evidence of this. Could we encourage ingenuity through a festival or competition and display and promote the results? I know that the council have worked hard to provide events but somehow there seems to be a lack of promotion and I read about these events in the local press AFTER they have taken place. Could those who have been given community service sentences be trained as street champions? We have a pedestrian area but still have to dodge buses. The market needs to have a greater variety of stalls. Please don't spoil the indoor market by trying to make it something it was never designed to be.	9/14/2019 1:18 PM
49	Car parking see next box. I hate the survey people, beggars and general attitude on a small minority who seem to roam the town centre. They don't intimidate me as I won't have any grief from them but it puts my wife off. I worked in Sunderland for 30 years and we had 'high profile' policing. Cops simply had bright yellow body armour or coats and designated foot patrols often coordinated by cctv operators. Get together with the chief inspector at the town, even a pcos patrol would make a difference. Trust me, I have the T shirt.	9/14/2019 7:45 AM
50	A bus interchange - see answer to Question 6 below.	9/12/2019 8:00 PM
51	An Arts Centre would be a great asset	9/11/2019 10:02 PM
52	Park space in the town centre like in London and other cities. A place to dwell in the town centre that looks nice and feels safe. NO Pigeons! Stop people feeding them would help.	9/11/2019 10:08 AM
53	More police/enforcement to keep the town centre safe, specifically from the persistent feral youths.	9/11/2019 8:39 AM
54	Market returned to the market square.	9/10/2019 1:56 PM
55	Easy access to all shops for people in wheelchairs	9/10/2019 1:14 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

56	You need to improve public transport links between the town centre and village communities to the east of the borough. At the moment, the only option for many people is to drive. Also, improve transport links to Dinsdale Station, which could serve as a mini hub connecting this station with local communities and the town centre.	9/10/2019 1:03 PM
57	I would also like to see the market moved back to it's original place and not spread out along high road	9/10/2019 12:31 PM
58	Market returned to the market Square.	9/10/2019 9:23 AM
59	Won't allow me to finish. Keeps coming back to this part and ticking the other box. Which I didn't touch	9/9/2019 11:41 AM
60	We need shops as starting to look like a ghost town, but it needs to be more disabled friendly places to eat etc that can accommodate a wheelchair.	9/8/2019 11:37 PM
61	O	9/8/2019 11:24 PM
62	Shops. No where at present to buy for teenage boys, no large retailers that do teenage sizes like foot asylum, h n m, superdry etc. It's a struggle. More pocket money type shops like smiggle, paper chase, etc . Basically all the shops I go to Teesside park and metro for cos they aren't in town. More boutiques to make the town more unique and better market stalls.	9/8/2019 10:48 PM
63	TOILETS!!!	9/8/2019 11:24 AM
64	Public Toilets	9/8/2019 8:26 AM
65	Open air bus station	9/7/2019 7:34 PM
66	Fewer discount and charity stores. Encourage small independent shops into the town by offering reduced rents. How about encouraging Betty's to open in the town; this would be quite a draw. Encourage consistent signage on the shop fronts.	9/6/2019 1:24 PM
67	Make a bigger effort to promote Darlington's history and background.	9/6/2019 12:32 AM
68	You do not allow a respondent to record 'other info' so I will do it here. Focus on parking, including 'free parking' (radical). You have allowed 'out of town shopping on all 4 corners of Darlington which includes free parking, then you wonder why no one pays to visit the Centre. It's not rocket science. Look at Stokesley, Richmond, Northallerton. All vibrant towns because they allow visitors to park free of charge in the centre. Also focus on the towns' historic train history. Unbelievably you have even proposed closing the Railway Museum. How dim and shortsighted are you? Even a place like Shildon have stolen a march on you. There is (big) money to be made from train enthusiasts. What a gift you have which you are too blind and stupid to maximise.	9/4/2019 10:20 PM
69	It would be nice to reduce the number of takeaways and their horrible facades along North Road, maybe introduce a Conservation area? In addition, the immediate surroundings outside of Darlington station is offputting for any visitors. Can there not be work to change the use of buildings from Bank Top to Feethams?	9/4/2019 12:38 PM
70	'	9/3/2019 11:44 PM
71	Bus station, regular connection with train station and airport	9/3/2019 9:39 PM
72	Something for teens and young adults.	9/3/2019 2:59 PM
73	I would like the town centre to be 'greener'. Literally. More plants and trees. It would be great if there was a horticultural training program for young people that provided and cared for the greenery, which would have double benefits - linking the town and the community. It would also be beneficial to have a water fountain to reduce plastic waste. There's no point in taking a refillable bottle everywhere if you can't refill it.	9/3/2019 9:36 AM
74	More security around the place. Less sales people and big issue sellers.	9/2/2019 10:24 PM
75	Dedicated area for arts and music similar to the old Arts Centre.	9/2/2019 9:24 PM
76	(You have got to stop antisocial behaviour in the town centre, stop groups of youths going round causing problems, some pubs are trouble spots and need to be responsible publicans	9/2/2019 9:13 PM
77	Things for children to do	9/2/2019 9:00 PM
78	Be nice if there was more jobs in town then be more jobs for people. There is lots of shops have closed in the town in which we need more shops. I had idea for some time about 50s restaurant. Be nice to see some thing old like 50s restaurant in town, bring some life in the town. Thank you	9/2/2019 8:52 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

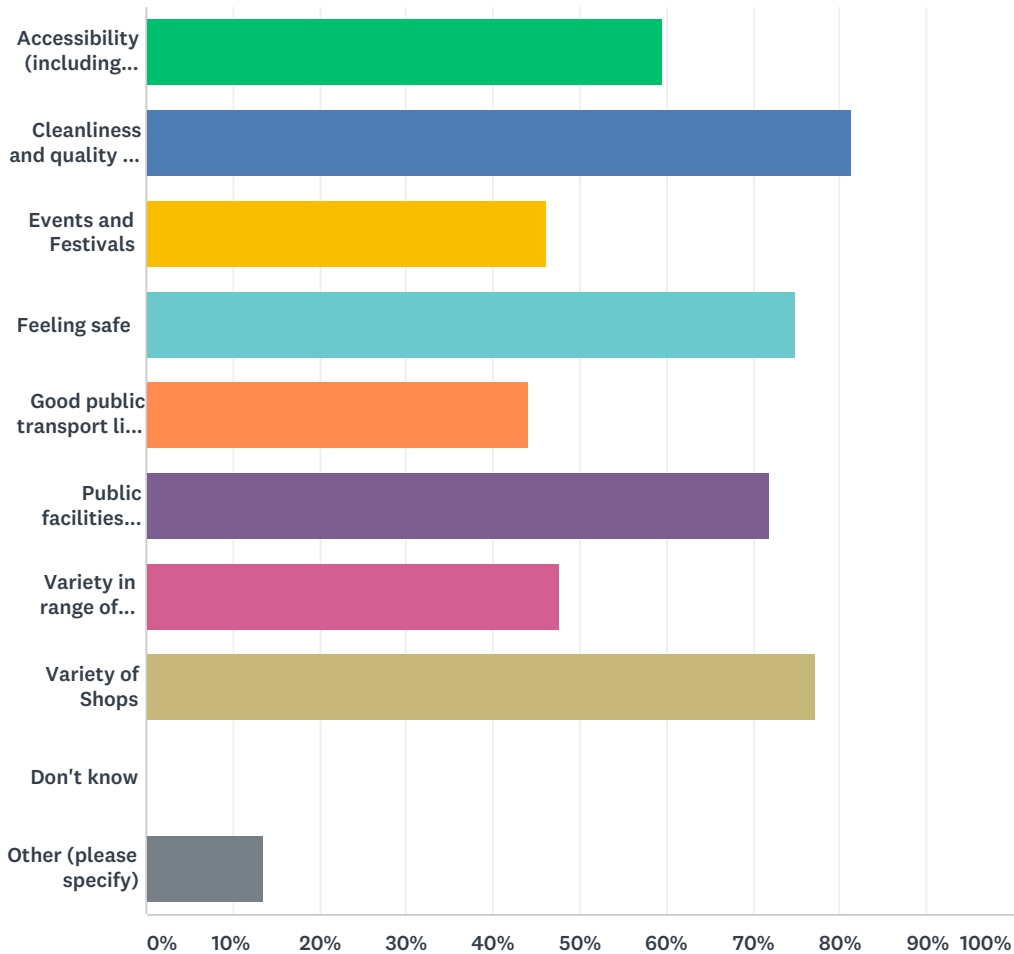
79	Darlington can offer what out of town shopping cannot offer. Fantastic eateries and arts in a historic environment. Look at the market square and Grange road. Really great backdrop for great things to happen but it's filthy and unkept. Sit outside Uno Momento and the paving is covered in kebab grease, look out onto the back of a kebab van, plant tubs are broken and not often not used. What would I like to see more of? 1) Cleanliness and attention to detail in the areas that we want to use to attract people. Look at what Lytham has done. 2) We need to support mid week footfall and spend to support high quality environment. Midweek business conferences would do this. Look at Harrogate.	8/17/2019 1:50 PM
80	We need to put some green spaces back into the town to make it more attractive, historically Darlo was full of green spaces, currently open spaces are either built on with badly designed buildings or left as car parks, the car parks surrounding the town are an eyesore especially the one on the north gate entrance to the town, this should be converted to a green park with lots of trees. Shopping centres of the past are finished and will not return, times have changed, further retail development is a waste of time we need to change our mindset as to what our town will be. I agree with converting existing buildings to homes but people will only want to live there if we make it a green and pleasant place to live and visit.	8/17/2019 10:45 AM
81	Alfresco retail activities -such as the Northumberland Street's Imperial Express outside cafe area and Bondgate's Tapas and Old English Gentlemen drinking areas. Plus a free outside children's playground A general public social gathering area for mixed activities such as Richmond's old station - how about radically redeveloping the Crown Street library or closing post office into multiple mixed use ?	8/6/2019 5:28 PM
82	Darlington should become more ambitions in creating an environment that supports people to walk or cycle. Also the Purple Flag is a great way marker. We should be aiming higher and become the UK's First Blue Zone. One such example of creating a healthy environment is for the Council to secure funding to put standing desks in all schools. Lead the way be putting them in all your offices and have all councillors stand at meetings. https://www.bluezones.com/ Have our own Made to Move strategy; https://www.greatermanchester-ca.gov.uk/media/1176/made-to-move.pdf	8/4/2019 9:37 AM
83	Less traffic. More pedestrianisation and cycling provisions to encourage walking and cycling in the town centre. This will also help reduce pollution and increase air quality. Increasing the quality of visits to the town centre, making it a more enjoyable experience and encourage people to spend more time in the town.	8/3/2019 8:42 AM
84	Really like the wildflowers the council have put in think could be lots more lots of verges and green space.	8/1/2019 8:37 PM
85	More trees and green space	8/1/2019 8:29 PM
86	Upgraded bus station and cheaper bus fares.	8/1/2019 1:24 PM
87	Empty units being used creatively	8/1/2019 12:51 PM
88	A new bus station similar to Middlesbrough's Bus Station and the eradication of all buses flying around the town centre at speed putting all shoppers at risk. I don't shop very much in Darlington Town Centre as there are too many buses. I counted seven buses in Northgate recently, it's like a Formula 1 Race Circuit. The Council should buy the Old Sports Direct Building, Knock it down and build a Bus Station.	8/1/2019 12:17 AM
89	More accessible to the less mobile	7/31/2019 10:44 PM
90	Decent Public Toilets, Picnic areas, Outdoor stage	7/30/2019 10:50 AM
91	Live music, facilities for artists, workshops for arts/creative activities	7/30/2019 10:22 AM
92	Talk to Apple with a view to opening a store in Darlington. The nearest Apple Stores are Newcastle and Leeds so a Darlington Apple Store would serve the entire Tees Valley. If Binns closes, it would provide the perfect Apple Store venue. An Apple Store in Darlington would offer a reason unique to the Tees Valley for visiting Darlington Town Centre. Apple device owners tend to have a higher disposable income and would likely spend money in Darlington town centre. Close all betting shops, fruit machine venues, pawn shops and any other shops that serve to increase crime and unhappiness.	7/29/2019 12:33 PM
93	Bespoke Independent shops	7/28/2019 10:15 AM
94	Disabled friendly cafes, bars restaurants etc.,. For vehicle including taxis to have more place to drop off the new. DI building for example I am disabled and have to walk with sticks from nandos to get into the Vue or the woollen mill as not aloud to drop next to.	7/28/2019 1:56 AM

Darlington Town Centre Strategy 2019-2030 - Feedback

95	Less people begging and selling electric etc.	7/27/2019 8:59 PM
96	Free car parking. Adult leisure activities.	7/27/2019 8:23 PM
97	PEOPLE	7/27/2019 8:14 PM
98	Free parking	7/27/2019 7:28 PM
99	More Trees	7/27/2019 5:28 PM
100	Car parking closer to the shops	7/27/2019 4:12 PM
101	Free and accessible car parking.	7/27/2019 3:55 PM
102	Encourage small business to take over the main shopping areas and get rid of all the charity shops, nail and eyebrow bars, turkish barbours.	7/27/2019 2:00 PM
103	Bus station	7/27/2019 11:20 AM
104	More better brands of shops and eateries would be great as well as some 'nice' spaces to sit	7/27/2019 8:48 AM
105	Art galleries/museum	7/26/2019 6:25 PM
106	Toilets	7/26/2019 8:30 AM
107	Fill empty retail spaces	7/26/2019 8:03 AM
108	Toilets to be added as dolphin centre is just too small especially when you have events on in the old market square. E.g mass dance.	7/25/2019 7:14 PM
109	Free parking	7/25/2019 2:09 PM
110	Doctors Surgereys and Health Hubs	7/25/2019 9:34 AM
111	less pubs - especially monday drinking during day attracts rough people	7/25/2019 1:17 AM
112	Free car parking	7/24/2019 10:37 AM
113	Market stalls back on the market square, toilets under the covered market reopened and lower the stall rents to attract more stall holders to the market	7/23/2019 11:29 PM
114	More shaded areas with seating for people to enjoy the warm weather (rare though it might be). A designated/fenced-in area where you can let your dog off for a run/play in safety. More done to tackle ASB/youths/adults causing trouble in the town centre, intimidating people and hanging around in the cemetery (including urinating in public!).	7/23/2019 5:02 PM
115	A grander street culture of outdoor dining, coffee shops mixed with visibly beautiful and vibrant street furniture.	7/23/2019 4:22 PM
116	I would love to a more diverse mix of shops make DARLINGTON different yo what is offered on every high street. Offer low start up rents and get more local independent traders	7/23/2019 2:17 PM
117	cleaner floors .. repairs to walkways footpaths.	7/23/2019 12:15 PM

Q3 In terms of what the town centre has to offer what is important to you? Select all that apply.

Answered: 470 Skipped: 1



ANSWER CHOICES	RESPONSES	
Accessibility (including public transport and car parking)	59.57%	280
Cleanliness and quality of open spaces	81.28%	382
Events and Festivals	46.17%	217
Feeling safe	74.89%	352
Good public transport links and cycle routes	44.04%	207
Public facilities (including seating, public spaces and public toilets)	71.91%	338
Variety in range of eateries	47.66%	224
Variety of Shops	77.23%	363
Don't know	0.00%	0
Other (please specify)	13.62%	64

Darlington Town Centre Strategy 2019-2030 - Feedback

Total Respondents: 470

#	OTHER (PLEASE SPECIFY)	DATE
1	Youth facilities	9/30/2019 11:57 PM
2	Less bikes on pavements	9/30/2019 6:47 PM
3	More public toilets	9/30/2019 11:59 AM
4	INFORMATION ABOUT EVENTS DISPLAY ON HIGH ROW	9/30/2019 7:06 AM
5	Dolphin centre with longer opening hours at weekends and bank holidays. An offer which attracts people from all strata of society. Making Northgate a hub for 'pound shop's is not a pleasant idea and will further alienate some people.	9/29/2019 10:16 PM
6	Support for current retail outlets such as the smaller independents. Not allowing them to easily go to the wall	9/29/2019 9:08 PM
7	All cafes should have disabled access and facilities	9/29/2019 8:48 PM
8	Men's clothing stores	9/29/2019 8:10 PM
9	Heritage and local culture resources and venues	9/29/2019 7:21 PM
10	Free or cheap parking. When I visit family locally, I tend to shop at Teesside Park as the parking is free. Darlington Parking is too expensive, it's driving people out.	9/29/2019 11:55 AM
11	Car parking is an ongoing issue. The multi story is good but some people get one ticket for accidentally overstaying and never return.	9/26/2019 12:22 AM
12	Nothing really as it's like a ghost town these days, hardly any decent shops	9/25/2019 9:35 PM
13	Feeling safe top! Less swearing kids on bikes! No smoking no chewing gum , more police presence , no tramps , buses go too fast	9/25/2019 8:50 PM
14	a good library to visit for accessing non fiction, using computer, getting advice etc the local studies section of the library is much needed to allow my research, and of local history.	9/24/2019 10:43 PM
15	Traffic free centre, park and ride essential. Bus station. Why are we the only town without one? Clear a car park and get on with it.	9/22/2019 9:16 PM
16	Darlington has some fantastic buildings that could be showcased to make the town a leading centre for tourism. Durham currently does the lumiere weekend which is a huge success. Darlington could go a step further and follow the success of many French towns and cities by lighting up the historic buildings all summer long. Towns such as Chartres, Nancy and Strasburg have the most fantastic sound and light shows which draw huge crowds for many months of the year. Accommodation, bars and restaurants would benefit hugely and this investment would really put Darlington on the map.	9/21/2019 10:44 AM
17	A Wagamama restaurant would be amazing. A vegetarian restaurant would be great too.	9/19/2019 11:59 PM
18	Autistic and audio-/visually impaired friendly, maybe something creative and new, Darlington is one of the for front pioneering towns in the world. It should be welcoming, open, accessible and made to feel comfortable for everyone to be able to enjoy. The more comfortable people are, the longer they spend in the town, and engaging others to do the same.	9/19/2019 11:03 PM
19	Litter seems to be a particular hazard - I liked Scarborough's idea of keeping their beach clear of plastic bottles with the 'big fish sculpture' - perhaps Darlington could have a 'Rocket'? Our pavements are constantly covered in old chewing gum - can fines be more stringently collected?	9/19/2019 2:41 PM
20	more accessible parking for people with disabilities. Discreet advertising and shop signage. More uniformity to the shop fronts to give Darlington a softer individual character. Recently visited smaller town with a softer individual feel - less of the big shop signage that gives a harsher look to the streets.	9/18/2019 11:07 AM
21	Free parking	9/15/2019 11:53 AM
22	Electrified hop on hop off tram system throughout the town and outer estates. Do away with buses. Bring community together. Too much segregation in Darlington	9/15/2019 11:30 AM
23	Wild teenagers causing havok on an evening in the town center and nothing being done about it	9/15/2019 8:59 AM
24	Tram system would be good going down North road and yarm road	9/14/2019 9:11 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

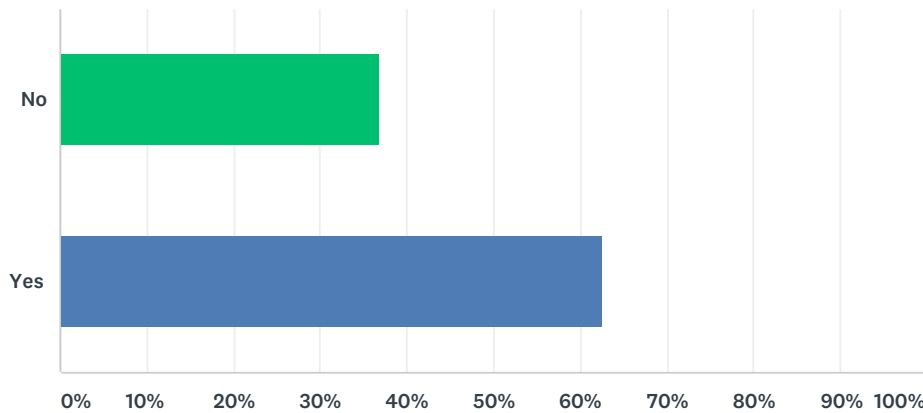
25	Making the town centre safe for pedestrians of all ages. Whoever decided to allow cycling along High Row and throughout the town centre should be jailed. Footpaths, by definition, should be for people on foot; roads are for people in wheels.	9/14/2019 4:20 PM
26	Public transport needs to be re thought More public toilets. We have plenty of places to eat and drink... Can empty buildings be used more effectively?	9/14/2019 1:18 PM
27	The town Centre was supposed to be for everyone but the disabled walking like myself have to walk further to access a ramp which is no good	9/14/2019 11:32 AM
28	A 30 min free parking concession, if I want to pop to the bank, barbers, collect cleaning etc it involves a car parking charge. It works so well on northallerton and that high street is vibrant.	9/14/2019 7:45 AM
29	Outdoor activity - music, areas for eating/ drinking . Shows & events incl. family events .	9/14/2019 12:23 AM
30	I think it is especially important that the pedestrian routes from the train station into town are clean and attractive. For many this will be their first impression of Darlington.	9/11/2019 10:02 PM
31	More independent traders make Darlington a unique destination rather than another high street with all the usual retailers. Shop fronts need to be in keeping with the town - no plastic fascias that look tacky	9/11/2019 10:08 AM
32	Lack of toilets in town centre	9/10/2019 8:15 PM
33	Access for wheelchair users	9/10/2019 1:14 PM
34	Generally more cycle routes please	9/10/2019 11:34 AM
35	Being able to cycle here and easily is so under rated. It's a MASSIVE asset to get into town by bike by cycle path.	9/10/2019 11:34 AM
36	Public transport should have a priority over cars in all of the town centre.	9/8/2019 11:24 PM
37	A good variety of quality shops. Discount and charity shops are so depressing and scruffy.	9/6/2019 1:24 PM
38	It's a market town. Make it visiting the town easy for locals and interesting for visitors. Bowling Alley would be good, maybe where there used to be one and maybe a decent Night Club/Casino.	9/6/2019 12:32 AM
39	A bus station to get rid of the ridiculous number of buses in the town centre, which are driven around at dangerous speeds. The town centre is supposed to be pedestrianised	9/5/2019 3:03 PM
40	As a market town I feel that the market square MUST be used as a market square. Not only is it very difficult for people with mobility issues to access the ridiculous smattering of stalls that are dotted about.	9/4/2019 7:06 PM
41	;	9/3/2019 11:44 PM
42	A tourist information centre. Perhaps in either The Dolphin Centre, the indoor market or the Library?	9/3/2019 11:03 AM
43	Having an experience, eating, drinking, shopping, relaxing and having fun.	9/3/2019 8:15 AM
44	Decent service on bus route number 2 at certain times of the day.	8/29/2019 10:21 AM
45	More planting Darlington should be entering Britain in bloom and celebrating its railway heritage !!	8/17/2019 7:59 PM
46	Footfall to support business. Otherwise its a dream. Can we encourage mid week business spend and conferences?	8/17/2019 1:50 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

47	All the above are obvious ticks by everyone anywhere. * Your plan's ideas for more housing and prestige small business use -maximising on our excellent transport links -are GOOD aims, as is concentrating on your four key improvement zones. *Has the Council invested in a SMALL team of non- political business people visiting other similar size town centres deemed to be very successful ? - York, Durham, Harrogate and a host in the South such as Tonbridge Wells. * Note these are all very affluent towns so a good look at the 'success' of Middlesbrough town centre might surprise you!. *Re the Market Hall -visit Durham's indoor market and note its diversity of stalls plus the city's 'licenced' street entertainers. * Your re-investment in lots of mainly sponsored town centre flowers is a small but very positive move. And other good ideas include * sizeable small business grants, * serious slashing business rates from small retail, especially service, companies such as independent cafes and restaurants. *The Council match-funding external cosmetic improvement costs to independent business facades. Local successful business, such as Barclays, are good at this . * Persuade local successful entrepreneurs, who have benefited from the town (Ballentine? prominent Quakers ?) into thanking us by funding improvements to specific yards or street furniture.	8/6/2019 5:28 PM
48	the difference between what we have now and what we could have will take the vision of artists and creatives of Darlington to see through the brick and create unusual places and spaces , where people are amazed and astounded that when they pass by or go through the doors of new style retail that they are mezmorized at the wonders they now see.	8/5/2019 11:04 PM
49	More local independent businesses Small and Medium Enterprises.	8/4/2019 9:37 AM
50	Free and easy parking	8/1/2019 9:16 PM
51	Could do with more public toilets.	8/1/2019 8:37 PM
52	Free car parking on weekends	8/1/2019 8:29 PM
53	Independent traders	7/30/2019 10:50 AM
54	Contemporary Town Centres that are successful provide facilities that are unique like special markets, learning centres, specialist shops (Apple Store!) lots to do and see and - like Witney in Oxfordshire, free parking.	7/29/2019 12:33 PM
55	Large department store that means we don't have to travel further afield for luxury brands	7/28/2019 10:15 AM
56	Discourage drug users from town centre. Provide services for them so others feel safe.	7/27/2019 8:23 PM
57	Honesty	7/27/2019 8:14 PM
58	Make accessibility mean for all. Disabled with wheelchair or blind can struggle at the moment.	7/27/2019 7:35 PM
59	free car parking would be a great advantage to many who wish to visit Darlington from other towns and villages in the area, and also for the people of Darlington. It would encourage people to visit the town centre. The retailers of Darlington have been asking for free parking in the town for years, but have been ignored.	7/27/2019 5:26 PM
60	More parent and child parking, cheaper week day parking in town centre not in the carparks around town centre you have made cheaper. I mostly come into town for leisure activities for my one year old.	7/26/2019 8:03 AM
61	Trees,shrubs and plants/ ecologically designed features throughout. Not just cosmetic but well planned and designed to improve the environment, reduce air pollution, provide shade or help with drainage during increasing extreme weather events and mitigate against the urban heat island effect.	7/25/2019 4:01 PM
62	Functioning and interesting Market facilities	7/25/2019 9:34 AM
63	Rather than building more 'out of town' shopping areas which take business away from the town centre and create more traffic congestion, focuse more attention on ensuring we have what we need in the town centre with good transport links/parking - perhaps even consider a park and ride to make it easier for people to get into town to shop/enjoy themselves (but also needs to be cheap so families can afford to use it)	7/23/2019 5:02 PM
64	more public toilets needed..	7/23/2019 12:15 PM

Q4 Do you feel more leisure facilities should be provided for young people within the town centre?

Answered: 457 Skipped: 14



ANSWER CHOICES	RESPONSES	
No	36.76%	168
Yes	62.58%	286
TOTAL		457

#	IF YES (PLEASE SPECIFY FACILITIES)	DATE
1	Trampoline, bowling, table tennis, skating, movie nights,	10/1/2019 8:53 AM
2	Need free facilities for young people in the town centre.	9/30/2019 11:57 PM
3	More nightclubs. The planned bowling alley	9/30/2019 10:53 PM
4	Bowling alley?	9/30/2019 7:56 PM
5	Safe places to meet	9/30/2019 2:36 PM
6	bowling ice skating something that will entertain them and keep the out of trouble	9/30/2019 1:00 PM
7	Perhaps a youth club. The dolphin centre used to provide under age discos for children. Why did it stop. Youths are bored and are disrupting the town.	9/30/2019 10:06 AM
8	Anything that would engage and give a focus. Sports. Arts 'youth club'	9/30/2019 9:29 AM
9	Not necessarily in the town centre.	9/30/2019 9:09 AM
10	Something for teenagers that will focus their attention away from antisocial behaviour	9/30/2019 4:53 AM
11	Any extra would be good but the dolphin centre, Vue cinema and theatre are good so this wouldn't be a priority. The library is very important and could diversify to keep it alive.	9/30/2019 1:09 AM
12	Perhaps a bowling alley? Maybe trampoline park? Laser quest? Something like planet leisure somewhere central like the old sports direct building?	9/30/2019 12:21 AM
13	Clubs/ activities for teenagers	9/30/2019 12:16 AM
14	Something more than just the dolphin centre, add more activity places such as bowling alley or ice rink	9/30/2019 12:15 AM
15	I think a bowling alley would do well.	9/29/2019 11:03 PM
16	Anything encouraging their physical or mental development.	9/29/2019 10:16 PM
17	Sports facilities, more benches, tennis courts, swimming pool refurb	9/29/2019 9:48 PM

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18	There is nothing for older teenagers to do apart from the cinema. The age group of 12-18 need more entertainment facilities which could range from Bowling, Trampoline, Laser Quest, Indoor Sports/Activities. I feel this lack of facilities is causing anti social behaviour from this age group.	9/29/2019 9:09 PM
19	more events in the town square	9/29/2019 9:08 PM
20	Well sort of. The library is getting old and deserves the same level of refurb as the theatre	9/29/2019 9:08 PM
21	Youth centre / cafe for young people	9/29/2019 9:02 PM
22	Ask the young people what they want	9/29/2019 8:54 PM
23	Youth clubs etc	9/29/2019 8:48 PM
24	More opportunities to help young people find part time jobs	9/29/2019 8:46 PM
25	better library and performance facilities	9/29/2019 7:21 PM
26	Youth Clubs, Youth Festivals, including music.	9/29/2019 12:17 PM
27	Youth clubs/centres	9/29/2019 12:16 PM
28	Bowling Alley Trampoline Roller/ ice skating rink	9/29/2019 11:57 AM
29	Youth clubs or similar.	9/29/2019 11:24 AM
30	The Arts Centre was shut down which was a good place for young people to meet up and there was a range of activities there too	9/27/2019 12:32 PM
31	Things for teens like indoor crazy golf, 10 pin bowling, games arcade - with current technology it would be very easy to set up a video game centre allowing people to play against each other whilst socialising	9/27/2019 10:52 AM
32	Bowling alley, venues for young people to meet	9/26/2019 7:56 PM
33	-	9/26/2019 12:58 PM
34	Depends on what kind? Yes they need things in place, but Dolphin Centre is a great asset to the town.	9/26/2019 12:56 PM
35	I'm not a young person but consultation with young people might give us this information	9/26/2019 7:08 AM
36	I'm not sure.	9/26/2019 12:22 AM
37	Workshops for school children for out of hours school times. Too many gangs hanging round the town on evenings	9/26/2019 12:14 AM
38	Safe spaces to meet up and hang out	9/25/2019 10:06 PM
39	Bowling alley , ice rink , social space	9/25/2019 9:23 PM
40	Bowling alley, laser quest , climbing wall , zip wire , fountains that work ? Market centre water jets like Stockton , walks , trails , more historic info	9/25/2019 8:50 PM
41	Even just a play area would encourage more families to access in town cafes / restaurants. Look at how busy south park is! And much as we love / hate the dolphin centre soft play, having to pay (rightly) means you don't just pop in to for 10 minutes. I bet a free indoor play area would bring crowds into the indoor market (alongside a good cafe and being open on a Sunday!)	9/25/2019 8:38 PM
42	Anything to get them off the streets	9/25/2019 8:23 PM
43	ten pin bowling for families has always been a loss since it closed. why doesn;t the dolphin have more activities? big place not fully used. some quite young people run amok in the town centre - why are the police not turning up to deter them - seems to be out of hand. some people seem to expect trouble from them now as it's so frequent.	9/24/2019 10:43 PM
44	General indoor sports/competative activities, including eventing activities	9/23/2019 12:07 PM
45	Places where under 17's can meet and socialise in safety. Facilities available from 4pm up to 7.30pm. But needs to be 'policed' to stop flow of drugs and alcohol and knives. What about the closed Working Men's Club?	9/23/2019 12:53 AM
46	Clubs, sports	9/22/2019 9:16 PM
47	Best to ask young people what they want.	9/21/2019 10:44 AM
48	Bowling alley, ice skating ? Other than the dolphin centre what else is there ?	9/21/2019 12:50 AM

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49	Trampoline park/bowling - things like this to keep young people off the street	9/21/2019 12:21 AM
50	Bring back the bowling alley	9/20/2019 3:39 PM
51	More for teenagers to do	9/20/2019 7:08 AM
52	Ice skating rink...popular when pop up arrives at christmas. Many schools and children travel to whitley bay or billingham.	9/20/2019 1:20 AM
53	A bowling alley would be great and maybe a Amercian style 50's diner with a jukebox etc would be fun. A town centre youth club for under 18's .	9/19/2019 11:59 PM
54	Entertainment to make shopping with children with difficulties easier. For example, when there are places with scenic activities, such as the play area at Teeside Park, it allows you to entertain your kids, I'm between shops, helping to prevent boredom and make shopping easier.	9/19/2019 11:03 PM
55	Bowling, climbing wall	9/19/2019 10:45 PM
56	Youth services, clubs	9/19/2019 9:51 PM
57	Bowling alley Ice skating rink - this could encourage all different ice sports including hockey Indoor skate park Trampoline park It was a perfect opportunity to put some of these opposite DL1 and you chose to put an office block there - children hate looking at it.	9/19/2019 9:42 PM
58	Places for teenagers to go	9/19/2019 8:51 PM
59	I think there should be more free or low events in the town centre and more to raise aspirations in young people eg taster sessions of activities in the market square or a youth club at the Dolphin Centre	9/19/2019 8:41 PM
60	An increase in Leisure facilities throughout the town (away from the Town Centre) will reduce the misbehaviour, violence and intimidation from gangs of youngsters that currently hang around town.	9/19/2019 8:35 PM
61	I would like to see facilities for young people to develop their skills towards the Olympic and Commonwealth Games. The North East has tremendous talent and very little support.	9/19/2019 2:41 PM
62	Internet cafe aimed at younger people giving an alternative to pubs and clubs Consult young people for their ideas	9/18/2019 11:07 AM
63	Bowling Ice skating	9/17/2019 6:24 PM
64	Evening coffee shops/cafes not just pubs and vape shops	9/15/2019 11:53 AM
65	Youth clubs to keep them from terrorising the poor souls of the town	9/15/2019 11:32 AM
66	Bowling Alley would be good.	9/15/2019 9:48 AM
67	And us older ones we like leasure facilities too you know! But confused your asking about leasure facilities but where would you put the in the 4 locations mentioned below. Getting the impression DBC is doing what it always does... Fulfilling a tick box exercise however you have already decided what your going to do.	9/15/2019 9:06 AM
68	A type of club to just go and chill, that preferably served food and non-alcoholic drinks.	9/15/2019 4:39 AM
69	Bowling would be ideal	9/14/2019 11:54 PM
70	Clubs, sports, music	9/14/2019 10:45 PM
71	Do something with the empty buildings we have. The old sports direct for example turn into a bowling alley which I'm fairly sure once was. Or have an ice skating rink. Something different rather than making a new cinema when we already had one.	9/14/2019 10:06 PM
72	A bigger leisure centre with better swimming facilities also to offer the gym at a cheaper rate	9/14/2019 9:11 PM
73	Creative and positive activities	9/14/2019 8:01 PM
74	A bowling alley for all ages.	9/14/2019 3:01 PM
75	More sports facilities A place to sit around, out the way of everyone else, so then they can be as irritating as they like	9/14/2019 2:15 PM
76	I believe a bowling alley would be a good addition to the leisure facilities in the town centre, and was disappointed that it was considered as an option for the land opposite DL1 , instead of offices	9/14/2019 1:36 PM
77	Ten Pin Bowling.	9/14/2019 1:18 PM

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78	Gym	9/14/2019 11:45 AM
79	more disability activities especially young adults and adults with special needs	9/14/2019 11:40 AM
80	And the older generation	9/14/2019 11:32 AM
81	There is currently a bad problem with a particular gang of youths on bikes constantly throwing eggs and stones at cars and buses. Although other underlying issues are a cause part of the problem is no doubt boredom and no facilities.	9/14/2019 11:09 AM
82	Any would be nice.	9/14/2019 10:57 AM
83	Children and teenagers have nothing to do at all in Darlington. There no social places or activities where they can hang out and keep themselves busy for free. No free swimming, no free badminton, no free martial Arts classes, no free music classes. Nothing at all for them to do. Unfortunately not every parent can afford it so they only choice is to walk around the parks or McDonald's.	9/14/2019 10:41 AM
84	There used to be a youth club, it got shut down. The parks used to be safe, but the equipment is all dated. Growing up in Darlington there was never anything interesting or something to do for my age group. Even now, I see young people causing trouble because they have nowhere or anything to do!	9/14/2019 1:24 AM
85	Some kind of location for teens to go as their behaviour is becoming unmanageable. A place that they can call their own and can stay out of trouble... Maybe a skate park, disgusted area for them to graffiti (no insults) but hopefully would stop defacing of other building or perhaps parkour.	9/14/2019 1:17 AM
86	The town has decent sports facilities in dolphin & parks . Perhaps more Creative spaces, support for young people to get into arts, music & dance . Access to computers & other tech that might be otherwise out of reach. This can't be a lame effort it would need decent investment to be attractive and useful to young people .	9/14/2019 12:23 AM
87	More club and easily accessible facilities for younger people to occupy themselves rather than hang around the streets. Things such as creative spaces and sports facilities.	9/13/2019 9:46 PM
88	Ice skating rink Climbing wall Make dolphin centre gym available to under 16's.	9/13/2019 9:44 PM
89	Very good at catering for the very young but would be good to see some activities for the older children eg roller skating, trampoline park, ten pin bowling or some similar activity they could enjoy	9/13/2019 2:30 PM
90	Indoor climbing walls (not the Dolphin Centre which is really just a glorified swimming pool) activities linked to Prince's Trust and Duke of Edinburgh Award Scheme, Cadets, Ten Pin Bowling Alley, closer links with Darlington College and Teesside University activities for students.	9/12/2019 8:00 PM
91	It's an old problem, but if young people having nothing to do they can end up doing things they shouldn't. Providing them with relevant leisure facilities and activities can help to alleviate this problem.	9/12/2019 6:23 PM
92	Even more opportunity for schools to showcase pupil talent in song, dance and theatrical performance in the town centre. Such events attract families to the town.	9/11/2019 1:53 PM
93	Ice Skating Bowling Climbing Roller Skating Trampolining INFLATANATION would be great! All these activities you have to go to Aycliffe to do there are no facilities in Darlington.	9/11/2019 10:08 AM
94	Open air cinema rollerskating market square	9/10/2019 8:15 PM
95	But during the day time only. Out of town centre activities should be used during the evenings so that youngsters do not mix with people out drinking.	9/10/2019 1:56 PM
96	They need a hangout or coffee bar where they can meet mates	9/10/2019 1:14 PM
97	This is probably one of the most important changes you need to make as it will impact on future generations and support a reduction in antisocial behaviour.	9/10/2019 1:03 PM
98	Something other than the Dolphin Centre, maybe youth clubs	9/10/2019 12:21 PM
99	Youth clubs	9/10/2019 11:45 AM
100	Youth centres & sports clubs in addition to those offered by Dolphin centre	9/10/2019 11:34 AM

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101	As there is specific question that will allow me to share my views I am choosing this one to give my view; I am happy to discuss this at any point with anyone! I live in Middleton St George having relocated here in 2005. (I work for the LA). It was never intended to be a long term relocation but I am still here! My major issue; and it is an issue with the Town Centre is that we (the Council and partners) are dumbing down the offer to the lowest common denominator. We are not lifting our heads and attracting people into town with money to spend. Those with money will go to Yarm, Richmond and Harrogate where events are just that little bit better, more welcoming, less threatening and have a much bigger offer. This is not about exclusion, it is about inclusion. As an example. The Christmas light switch on. The event in Darlington has become horrendous. Coming into town you are faced with several drunk people and stalls selling cheap plastic toys. What we should be doing is offering cheap plastic toys, but a hog roast, roast chestnuts and mulled wine. Instead it becomes about people bringing their own alcohol into town and not a lot else. If we had a more balanced view that offered something for all it would be so much better. It would set the scene for other events. The BID did an amazing job with the Spiegeltent; that was a fantastic offer. That is the kind of thing we need to be looking to do. For the past three Christmases I, my friends and neighbours have stayed away from the light switch on; we shouldn't be driving through Richmond or Yarm, we should be coming into town for dinner and drinks and shopping. There is something just not right about the offer. The regeneration of the town centre can happen if we stop pushing people away who want to come to town and spend money. A real positive this year was the drum festival - just a shame it was a weekday (and of course raining). But people just didn't know about it.	9/10/2019 11:34 AM
102	More leisure facilities for all ages.	9/10/2019 9:23 AM
103	A safe youth club rather than them hanging around high row.	9/10/2019 12:00 AM
104	things like roller skating, table tennis, trampoline park, climbing wall for all ages. Stockton and many other towns have these, perhaps not so often in the town centre, but they could well be an attraction. See ClipnClimb. Jump 360 for instance. Roller skating seems to be becoming very popular elsewhere.	9/9/2019 5:44 PM
105	Don't know	9/9/2019 3:11 PM
106	Just somewhere for young people to meet up and spend time together. Not too expensive and no adults allowed .	9/9/2019 11:41 AM
107	Not just young people but things like 10 pin bowling etc maybe	9/8/2019 11:37 PM
108	Youth clubs, live music events organised gaming, skate events etc. Regular place to drop in like top deck used to be.	9/8/2019 10:48 PM
109	actual places for them to go instead of hanging around the streets causing trouble	9/8/2019 8:44 PM
110	Yes, but better to ask a young person	9/8/2019 11:24 AM
111	There are parks round the periphery of the town but nothing in the centre. The roads around the centre - Northgate and Tubwell Row - are not safe to cross.	9/8/2019 8:26 AM
112	Trampoline park/bowling/climbing like ROF59/Planet Leisure eg. The space opposite DL1 in Feethams would have been perfect for this and would really have made the area into an attractive leisure hub. Instead, we're getting more empty offices and still have to travel out of town for more varied activities.	9/7/2019 7:34 PM
113	help our young people feel safe have safe places to go	9/7/2019 12:25 PM
114	ten-pin bowling alley; ice skating rink, 'hanging out' areas with shelters, possibly. Non-alcoholic bars?	9/6/2019 3:55 PM
115	Depends on budget and support available.	9/6/2019 12:32 AM
116	Outside Basket ball courts and five a side pitches	9/5/2019 3:03 PM
117	Why not 'No'. Quality leisure facilities should be provided for everyone.	9/4/2019 10:20 PM
118	Some sort of youth clubs to get them off the streets	9/4/2019 8:11 AM
119	Unsure. I think it is important that young people are asked what they want and the council listens to them.	9/3/2019 9:45 PM
120	10 pin bowling, roller skating, ice skating, alcohol free club	9/3/2019 9:39 PM
121	Young People should be involved in deciding what they want.	9/3/2019 8:33 PM

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122	Skate parks Gaming cafe Under 18 social nights	9/3/2019 7:20 PM
123	Bowling, music venues	9/3/2019 4:47 PM
124	Affordable, educational and team building for teens and young adults. Possibly boxing for girls, gaming hubs, food and nutrition awareness, pop up climbing walls, pop up sports days. There's lots to do for toddlers and young children but nothing for teens and young adults.	9/3/2019 2:59 PM
125	Places that make young people feel welcome not demonised need to work with youth and ask them what they want/need	9/3/2019 1:52 PM
126	Sport-related and fun activities at The Dolphin Centre and educational and creative activities at Crown Street Library.	9/3/2019 11:03 AM
127	I think the old club in Crown St car park would make a great escape house type attraction.	9/3/2019 9:36 AM
128	Bowling, cycling/skate centre, childrens arcades,	9/3/2019 12:08 AM
129	Yes definitely, a climbing wall would be great, trampolining is very popular, a splash water park would be fantastic in South park gated. An ice rink or roller rink would be great to.	9/2/2019 11:10 PM
130	Maybe a skate park?	9/2/2019 11:03 PM
131	More facilities but away from the town.	9/2/2019 10:24 PM
132	Trampoline parks like ROF 59 in ayecliffe are a good example of what could be added in town. On the site of the old JJB/Sports Direct. Or even a 10 pin bowling and arcades.	9/2/2019 10:09 PM
133	Something for older children and teens to do without parents	9/2/2019 9:45 PM
134	Educational ones free of charge	9/2/2019 9:25 PM
135	Arts and music centre	9/2/2019 9:24 PM
136	Too many youths gather in the town centre, facilities outwith the town need to be created to disperse them causing problems people just don't feel safe to go in town too much trouble and it looks scruffy hate all the homeless problems it's like begging city	9/2/2019 9:13 PM
137	Yes there isn't much for children term times and in the school holidays it is worse. Baby groups close and there is only soft play which is for 2 hours at a time.	9/2/2019 9:00 PM
138	Facilities for teenagers instead of hanging around	9/2/2019 8:57 PM
139	Yes BUT I think we have ample council owned buildings to accommodate eg dolphin centre etc	9/2/2019 8:56 PM
140	There must be some things to add in the town for the young people.	9/2/2019 8:52 PM
141	Bowling Ice skating Arcades	9/2/2019 8:51 PM
142	bowling, laser quest, ice rink	9/2/2019 8:42 PM
143	Darlington needs a bowling alley now we have the cinema, and not miles away as close to the cinema as possible and make it a real complex that all ages can enjoy	9/2/2019 8:41 PM
144	More green public areas.	8/29/2019 10:21 AM
145	Hang out spots, youth clubs.	8/22/2019 5:01 PM
146	Depends on age. Maybe need something between playgrounds and pubs for young teenagers. Bowling alley maybe, and free spaces.	8/20/2019 7:34 PM
147	Anything other than than dolphin centre	8/20/2019 11:22 AM
148	Best to ask a young person! But I imagine they would like focus on outdoor events.	8/17/2019 1:50 PM
149	You could provide a play area in the town centre with seats for parents to relax after shopping, it could be railed off in an evening to protect it from vandals.	8/11/2019 12:11 PM
150	Ten pin Bowling, ice skating, computer hubs	8/10/2019 7:44 PM
151	Bowling	8/7/2019 11:56 AM
152	What happened to youth clubs, music- blaring cafes, pool halls, and Darlington Youth Services, all aimed specifically at keeping pre-drinking youngsters occupied, rather than starring in the town's nightly CCTV shows ?	8/6/2019 5:28 PM
153	N/a	8/5/2019 6:10 PM

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154	affordable sports and leisure - meeting places	8/5/2019 1:31 PM
155	Bowling alley Laser quest	8/4/2019 11:49 PM
156	There are significant numbers of young people hanging around the town centre. There are plenty of volunteer groups in the town. I appreciate there has been significant initiatives to get adults to volunteer, also target young people to volunteer. Make volunteering cool to YP.	8/4/2019 9:37 AM
157	You want me to list brands that I want to see in the town?? Places like bowling, roller skating, trampolines, etc.	8/3/2019 11:39 AM
158	Please do something to get the teenagers off their bikes and into something like a skatepark - I know there is one in the Park but closer to town maybe? A bowling alley would be great. Maybe a cafe or room specially designed for young people with juke box (showing my age!) and x box etc maybe in the Dolphin? They need somewhere to go.	8/2/2019 2:45 PM
159	We should have something similar to Lane 7 in Middlesbrough and Newcastle. Alternatively, somewhere that teenagers can go that won't cost them much money but will stop them from hanging around on the streets.	8/2/2019 10:02 AM
160	For all people. Tennis Courts, Football Pitches, Cycling Facilities etc	8/2/2019 12:23 AM
161	Youth club Trampoline park Theme park Better crazy golf	8/1/2019 8:53 PM
162	More activities for them especially on a night time keep them busy like youth clubs or even places they can learn skills cooking, computers, etc	8/1/2019 8:37 PM
163	That would stop them hanging about in parks on an evening	8/1/2019 8:29 PM
164	Bowling alley, ice rink etc	8/1/2019 4:06 PM
165	Bowling alley	8/1/2019 1:27 PM
166	Bowling alley, mini golf etc	8/1/2019 1:20 PM
167	Ask the younger generation what they would like but also use	8/1/2019 12:51 PM
168	There needs to be a skate park, always people skating around town. Also some outdoor football courts would be amazing! More places for young people to play music, most places available are bars which young people can't perform in.	8/1/2019 12:33 PM
169	The Dolphin Centre is a good hub. Keep the current provision up and extend where possible.	8/1/2019 9:22 AM
170	More football pitches	8/1/2019 12:17 AM
171	More sporting activities aimed at children	7/31/2019 11:18 PM
172	Snooker club available to teenagers. A unique museum or mirror or puzzle place for families.	7/31/2019 10:44 PM
173	More opportunities for young people to 'start up' businesses	7/30/2019 10:50 AM
174	Again that depends on access and being able to catch a bus home safely, for example. And why is the question specific to only young people?	7/30/2019 10:22 AM
175	Some form of youth center would be great - there seems to be a lot of teenagers hanging about in large groups and on bikes with little to do - maybe discounts for teenagers in certain places on certain days (swimming/cinema etc).	7/29/2019 4:09 PM
176	Gyms cheaper access to a variety of more sports	7/29/2019 3:40 PM
177	The Forum is a good example but it needs to be located in the Town Centre.	7/29/2019 12:33 PM
178	Ask the young people	7/29/2019 10:29 AM
179	Maybe something like a bowling alley or trampolining / roller skating rink. Youth club of some type. Gaming hub, multi purpose sports area with skate park, bmx ramps, basketball courts.	7/28/2019 12:51 PM
180	Cheaper access for young people to Dolphin centre +cinema Bowling alley might appeal	7/28/2019 12:14 PM
181	facilities for ALL people not just the so-called young!	7/28/2019 11:30 AM
182	Don't know what sort of leisure facilities could be provided in a town centre	7/28/2019 10:15 AM
183	Youth clubs	7/28/2019 9:55 AM
184	Consult young people and make it affordable. Don't price them out.	7/28/2019 6:23 AM

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185	But for everone. A bowling alley would be nice.	7/28/2019 1:56 AM
186	Entertainment: arcades and bowling	7/27/2019 10:45 PM
187	Outdoor activities Learning to ride a bike Skateboard day in market place Crazy golf day e.g. one was at darli by the sea Sport out door activities for all ages Make more use of the market square Give all age children chance to learn explore and have fun in a safe environment Treasure hunt around town.. looking for clues and unsxrambling words to make a famous saying / song/ nursery rhyme.	7/27/2019 8:59 PM
188	Not just young people. Adults like to stay fit and healthy too. Climbing walls, ski slopes, zip wire and high rope activities are all things I've travelled to go to.	7/27/2019 8:23 PM
189	I am not sure what one people want, a dry pub might be a good option	7/27/2019 7:55 PM
190	Leisure facilities for young people need to be located where they live	7/27/2019 7:40 PM
191	Teens night in a nightclub or Dolphin Centre finishing at 11. Bowling alley for family days out.	7/27/2019 7:35 PM
192	Bowling Laser tag Skate park Youth club	7/27/2019 7:28 PM
193	Apart from The Dolphin Centre there are very little places for young people to go. This has been the case for over 15 years when I was a teenager in the town.	7/27/2019 4:45 PM
194	Bowling, arcades, rollerskating, laser tag, paintball,	7/27/2019 1:30 PM
195	It might just get the young shitbagd off their bikes and do something wittehike	7/27/2019 11:53 AM
196	Destination play and meeting spaces for children and teens	7/27/2019 11:21 AM
197	Unfortunately I think Darlington has a very rough edge. If the younger generation could have something to do outside of school that sparked some sort of passion going forwards it would undoubtedly help anti-social behaviour and also hopefully teach them some important skills that they otherwise may never be taught at home depending on their background	7/27/2019 8:48 AM
198	The town needs a creche	7/26/2019 6:13 PM
199	Bowling, sensory room	7/26/2019 8:03 AM
200	Ice skating. Bowling	7/25/2019 7:14 PM
201	Similar to facilities in Newton Aycliffe industrial estate e.g. bowling, climbing, trampolining etc. Maybe central places for activities like cadets/ Duke of Edinburgh'sAward which used to be central and so accessible for young people from all areas of the town.	7/25/2019 4:01 PM
202	Or more leisure facilities in Darlington if not in the town centre	7/25/2019 2:09 PM
203	Youth center	7/25/2019 1:33 PM
204	Absolutely Kids outside play area , Bowling Alley , Adventure tracks	7/25/2019 9:34 AM
205	not really. Young people need facilities in their communities. As often happens, the bad spoil things for the good. Youth Services need expanding again. Young people need to be encouraged to have hobbies, not necessarily sports.	7/25/2019 1:17 AM
206	A club space where they can do their own thing or do a structured activity	7/25/2019 12:34 AM
207	All people, not just young!!	7/24/2019 4:24 PM
208	Not at the expense of facilities for older people	7/23/2019 11:29 PM
209	Play areas.	7/23/2019 7:30 PM
210	Young people themselves would be able to say what they'd like - but any facilities need to be supported by staff, youth workers to ensure they don't leave the 'facility' and then hang around streets causing trouble	7/23/2019 5:02 PM
211	We already provide enough.	7/23/2019 4:22 PM
212	Youth centres, bowling etc	7/23/2019 2:10 PM
213	Would like to see Mecca bingo hall opened the present dirty buzz shut down. I travel weekly to Stockton-on-Tees	7/23/2019 1:39 PM

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214	Young people in Darlington should have something to engage them, and provision of safe areas fort hem to be in would hopefully lessen the occasions that they rampage around the town aimlessly	7/23/2019 12:36 PM
215	well with in the town area its self the youngsters need somewhere to call there space..	7/23/2019 12:15 PM

Q5 Our strategy has identified 4 main locations of focus for improvement. What would you like to see developed in these locations?

Answered: 471 Skipped: 0

ANSWER CHOICES	RESPONSES
Crown Street	79.19% 373
Northgate	76.22% 359
Skinnergate and The Yards	85.99% 405
Victorian Indoor Market	89.38% 421

#	CROWN STREET	DATE
1	Don't know	10/1/2019 8:53 AM
2	Pedestrianised	10/1/2019 4:09 AM
3	Local history museum, Darlington has a great heritage ie railways, Quakers, industrialso we should celebrate this and make it accessible to locals and visitors in a museum/heritage centre	9/30/2019 11:57 PM
4	Yes	9/30/2019 10:53 PM
5	Museum	9/30/2019 7:40 PM
6	Residential	9/30/2019 1:40 PM
7	Modernising	9/30/2019 1:00 PM
8	Better roundabout , traffic management	9/30/2019 11:59 AM
9	Studio shops	9/30/2019 11:27 AM
10	Not sure	9/30/2019 10:06 AM
11	More shops, leisure facilities	9/30/2019 9:57 AM
12	Unsure	9/30/2019 9:29 AM
13	USE MORE FOR LOCAL GROUPS, AS ART CENTRE USED TO BE	9/30/2019 7:06 AM
14	Businesses	9/30/2019 5:42 AM
15	Shops	9/30/2019 1:37 AM
16	The library	9/30/2019 1:09 AM
17	Facilities for younger people - improved paving for pedestrians. Pavement too tight when people waiting at bus stop.	9/30/2019 12:21 AM
18	Keep wilkos and library	9/30/2019 12:16 AM
19	Something more than just flannels and William stead	9/30/2019 12:15 AM
20	More shops	9/30/2019 12:02 AM
21	Apartments in The Northern Echo building	9/29/2019 11:44 PM
22	More than just bring the bus route	9/29/2019 11:40 PM
23	Fill empty units	9/29/2019 11:03 PM
24	Currently a messy area that needs sympatheticly tidying up; the older buildings need protecting in that they're part of Darlington's history.	9/29/2019 10:37 PM
25	Housing	9/29/2019 10:16 PM
26	Tidy shop fronts	9/29/2019 10:03 PM

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27	Post office	9/29/2019 9:52 PM
28	More flowers	9/29/2019 9:48 PM
29	The former sports Direct Building would be an ideal location for an activities centre as mentioned above.	9/29/2019 9:09 PM
30	councillors dont give a toss	9/29/2019 9:08 PM
31	Modernising then library	9/29/2019 9:08 PM
32	Shops	9/29/2019 9:03 PM
33	Focus on offices and residential in peripheral areas of the town centre	9/29/2019 9:02 PM
34	Shop	9/29/2019 8:54 PM
35	Retirement apartments with good shops and cafes nearby	9/29/2019 8:48 PM
36	Old Post office	9/29/2019 8:48 PM
37	Community facility	9/29/2019 8:46 PM
38	Flowers, planters anything to make it more attractive & inviting	9/29/2019 8:43 PM
39	Independent shops	9/29/2019 8:39 PM
40	4	9/29/2019 8:39 PM
41	The library	9/29/2019 8:28 PM
42	meeting and performance venue, cafe, toilets	9/29/2019 7:21 PM
43	Library. Also, the old post office building could be used for a children's Library and centre for young people.	9/29/2019 12:17 PM
44	Development of the library and better use of property there	9/29/2019 12:16 PM
45	any thing other than a bar/food/nail/hairdressers.	9/29/2019 11:57 AM
46	Cheap/free parking	9/29/2019 11:55 AM
47	Shops	9/29/2019 11:12 AM
48	Not sure	9/29/2019 10:57 AM
49	Coffee shop, small retail shops	9/29/2019 10:26 AM
50	.	9/29/2019 10:14 AM
51	Businesses (not retail)	9/29/2019 9:05 AM
52	Tidied up	9/27/2019 8:22 PM
53	keep your thieving hands off the library	9/27/2019 7:55 PM
54	Public library continued	9/27/2019 7:15 PM
55	Leisure facilities, use old Echo building and Sports Direct	9/27/2019 10:52 AM
56	Empty offices filled	9/26/2019 7:56 PM
57	More reasons to go inside.. shops	9/26/2019 3:30 PM
58	Retail	9/26/2019 3:12 PM
59	Quality residential properties	9/26/2019 2:17 PM
60	Apartments community spaces	9/26/2019 1:55 PM
61	-	9/26/2019 12:58 PM
62	Keep our lovely Post Office building (the structure)	9/26/2019 12:56 PM
63	-	9/26/2019 12:53 PM
64	Community space	9/26/2019 10:13 AM
65	Leisure facilities	9/26/2019 1:28 AM

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66	Something to replace tourist information.	9/26/2019 12:22 AM
67	Independent shops	9/26/2019 12:22 AM
68	Shops	9/26/2019 12:14 AM
69	Maybe have a street festival on the street, nothing happens on this street apart from buses.	9/25/2019 10:52 PM
70	Shops	9/25/2019 10:11 PM
71	Shops filled	9/25/2019 10:06 PM
72	Someone take over Post Office.	9/25/2019 9:57 PM
73	More Shops	9/25/2019 9:55 PM
74	Shops	9/25/2019 9:48 PM
75	Decent, quality Retail shop	9/25/2019 9:35 PM
76	Independent shops	9/25/2019 9:23 PM
77	Bowling alley	9/25/2019 9:09 PM
78	Homes	9/25/2019 9:08 PM
79	Bowling alley , bus station , keep buses away	9/25/2019 8:50 PM
80	So pleased the library is staying. We love it. Would be easier for families to access is also open sunday?	9/25/2019 8:38 PM
81	Get rid	9/25/2019 8:23 PM
82	Shops	9/25/2019 8:21 PM
83	More residential areas	9/25/2019 8:15 PM
84	Bring businesses (offices) in to big old buildings of the Northern Echo, and now the Post Office, to balance the updated library.	9/25/2019 9:31 AM
85	library maintained well. staff retained.hanging baskets retained they were beautiful this year.	9/24/2019 10:43 PM
86	Flats but they must not be hideous so do not jar with our beautiful buildings	9/24/2019 8:17 PM
87	Clean up the library as it is the focal point.	9/24/2019 4:52 PM
88	gardens behind the main library towards the river	9/24/2019 3:02 PM
89	Hi tech development	9/24/2019 1:45 PM
90	Buildings enhanced, shopfronts improved, more flowers	9/23/2019 7:39 PM
91	Would it not be better to evolve this area to become primarily residential and relocate the retail outlets to a more central position?	9/23/2019 4:09 PM
92	Library	9/23/2019 3:19 PM
93	Residential	9/23/2019 12:07 PM
94	Preservation of Post Office facade. Remove buildings at the back of Crown Street library and open up the area as a green space and riverside walk	9/23/2019 12:53 AM
95	Make much better use of the library	9/22/2019 9:16 PM
96	Sound and light show all summer.	9/21/2019 10:44 AM
97	Keep the post office open, speed cameras for the buses flying towards the roundabout	9/21/2019 12:50 AM
98	Knock it down	9/21/2019 12:21 AM
99	Housing in the east of the area, with riverside frontage.	9/20/2019 5:53 PM
100	Develop a good arts and crafts area	9/20/2019 3:39 PM
101	Less empty units	9/20/2019 7:08 AM
102	Mecca bingo	9/20/2019 3:13 AM
103	Shops	9/20/2019 1:20 AM

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104	Updated buildings.	9/20/2019 12:26 AM
105	Open shops	9/20/2019 12:07 AM
106	Art gallery for local artists	9/19/2019 11:59 PM
107	Greater use of the library. New arts venue in Sports Direct shop area. Greater use of the Skerne as a riverside area.	9/19/2019 11:56 PM
108	Mixed	9/19/2019 11:03 PM
109	Variety of shops like old	9/19/2019 10:21 PM
110	More shops	9/19/2019 10:13 PM
111	Business and social	9/19/2019 10:06 PM
112	The old sports direct building and night club should be merged to make your 'convenience' store so it is hidden and not an eye sore	9/19/2019 9:42 PM
113	Bowling ally where job used to be	9/19/2019 8:51 PM
114	Empty buildings in the vicinity brought back in to use	9/19/2019 8:41 PM
115	Stop threatening to close the Library down.	9/19/2019 8:35 PM
116	Crown Street Library enhanced from the outside in. The building looks weary and needs essential roof repairs, brickwork pointing, steps emblazoned with local authors, poets and artists names, up-lights and down-lights enhancing special aspects, as well as it's original lighting, return to the original turn style doors keeping warmth in and cold out, and embellish it's Victorian history internally with a modern twist. I would like to see the glass roof raised and a mezzanine built over the e-library to accommodate young students and encourage study and usage of the library and freeing up space beneath for the Art Gallery. If possible to have a different style silver service cafe incorporated with specialty foods, including vegan, vegetarian, dairy-free, which are becoming more popular.	9/19/2019 2:41 PM
117	0	9/18/2019 8:59 PM
118	Short stay car parking for library users	9/18/2019 11:07 AM
119	Art gallery in library again	9/17/2019 8:20 PM
120	Leisure facilities	9/17/2019 6:24 PM
121	Cultural activities	9/17/2019 10:59 AM
122	Keep the Library open, organise activities for different local groups so that the space is used	9/16/2019 10:38 AM
123	shops	9/15/2019 10:41 PM
124	Stop the buses using it as a race track	9/15/2019 11:53 AM
125	Safer for pedestrians, perhaps 1 way throughout.	9/15/2019 11:32 AM
126	Tram service	9/15/2019 11:30 AM
127	Shops and or leisure NO HOUSES	9/15/2019 9:06 AM
128	Empty shops being used	9/15/2019 8:59 AM
129	Music/clothes	9/15/2019 4:39 AM
130	Male boutique shops	9/14/2019 11:40 PM
131	Flats and cafés/ wine bars	9/14/2019 10:45 PM
132	Not sure	9/14/2019 10:06 PM
133	Stop the buses from tearing down there at breakneck speed	9/14/2019 9:11 PM
134	don't know	9/14/2019 4:37 PM
135	More variety, maintain and celebrate heritage buildings	9/14/2019 4:36 PM
136	Quality shops.	9/14/2019 4:20 PM
137	The old post office building should be used for commercial reasons, I don't believe Town Centres should be residential.	9/14/2019 3:01 PM

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138	Shops	9/14/2019 2:50 PM
139	Improved range of shops	9/14/2019 1:36 PM
140	Housing, using existing buildings	9/14/2019 1:18 PM
141	Roads	9/14/2019 12:17 PM
142	Residential	9/14/2019 12:15 PM
143	Another family pub with food and drinka	9/14/2019 11:45 AM
144	more flowers	9/14/2019 11:40 AM
145	A library and post office!!!!	9/14/2019 10:57 AM
146	Boring really	9/14/2019 10:41 AM
147	Never go in it.	9/14/2019 7:45 AM
148	Cleanliness	9/14/2019 1:24 AM
149	Keep library	9/14/2019 12:23 AM
150	Urban outfitters	9/13/2019 10:51 PM
151	The library staying	9/13/2019 9:46 PM
152	...	9/13/2019 9:44 PM
153	Library	9/13/2019 9:08 PM
154	Residential & tourist attractions	9/13/2019 5:26 PM
155	Housing	9/12/2019 8:00 PM
156	Post office is to be closed - what will happen to it?	9/12/2019 6:23 PM
157	Covert the whole of the ground level of the Northern Echo building to provide a convenience store for the apartments above, possible private gym facility for those flats and boutique style retail outlets.	9/11/2019 1:53 PM
158	Activities at the library	9/11/2019 8:39 AM
159	Bowling alley	9/10/2019 8:15 PM
160	Wheelchair access to shops	9/10/2019 1:14 PM
161	boutique shops	9/10/2019 1:05 PM
162	Create a beautiful park along the river, with play facilities for young children	9/10/2019 1:03 PM
163	3 hours free parking	9/10/2019 12:55 PM
164	celebrate the library - its a beautiful building!	9/10/2019 12:52 PM
165	More community spaces	9/10/2019 12:21 PM
166	department store	9/10/2019 11:57 AM
167	Restaurants	9/10/2019 11:45 AM
168	Cleaner walls and pavements. Now the library is staying invest in area and make it about the library and about the history of the town.	9/10/2019 11:34 AM
169	Art gallery returned	9/10/2019 9:23 AM
170	Relocation of the bus stops as the pavement from the Hotter shop down towards Wilco's is too small to accommodate pedestrians and people queuing for the bus stop .	9/10/2019 3:40 AM
171	better free parking	9/10/2019 12:33 AM
172	More leisure spots other than bars.	9/10/2019 12:00 AM
173	In all locations I would like to see as many vehicles as possible excluded for noise and pollution reasons. Also more tress and greenery and places to sit and watch the world go by.	9/9/2019 5:44 PM
174	Brighter	9/9/2019 3:11 PM

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175	Nothing	9/9/2019 11:41 AM
176	History	9/9/2019 9:50 AM
177	Cultural spaces.	9/9/2019 9:26 AM
178	Leisure facilities for young people	9/9/2019 8:28 AM
179	Unknown	9/8/2019 11:37 PM
180	Empty building flattened or replaced with ebusiness or homes.	9/8/2019 10:48 PM
181	shops	9/8/2019 8:52 PM
182	shops	9/8/2019 8:44 PM
183	Renovate old post office for homes for sale. Seating ?	9/8/2019 5:36 PM
184	Refurbish the Library, Convert redundant office buildings to homes.	9/8/2019 11:24 AM
185	Empty office space above Northern Echo building to become residential. Behind the Library - pull down the empty building that used to be a night club and make a playground for little children. Bring back the carpark into use for Library customers.	9/8/2019 8:26 AM
186	Improved library with cafe. Darlington needs a dedicated museum like we used to have in Tubwell Row.	9/7/2019 7:34 PM
187	more varied activities at the library	9/7/2019 12:25 PM
188	Residential, I think. Sports Direct likely to move into Binns, anyway (or instead of).	9/6/2019 3:55 PM
189	Quality businesses which complement the architecture	9/6/2019 1:24 PM
190	Not sure maybe the pathments. The Northern Echo place could be something for children's activities. Generally lighten the area not so much focus on the drinking culture.	9/6/2019 11:32 AM
191	Removal of vehicles, especially buses. Ideally also removal of the overbridge as it makes it gloomy and forbidding.	9/6/2019 10:19 AM
192	Keep as is.	9/6/2019 12:32 AM
193	Keep the library!	9/5/2019 5:13 PM
194	It's great the Council reversed their decision to close the library, now maximise it. The Council closed the Arts Centre which could have been a vibrant venue. Now maximise the library in to art, music, film and craft facilities.	9/4/2019 10:20 PM
195	Art gallery and art installations	9/4/2019 7:06 PM
196	Cleanliness, can often feel like a back-alley rather than a place to shop and visit	9/4/2019 4:47 PM
197	Needs to be more inviting, very dull under the cornmill walkway.	9/4/2019 12:17 AM
198	The library could have an additional use as a visitor attraction using archive material, art gallery, a new cafe etc	9/3/2019 11:44 PM
199	Something to attract more people to the library	9/3/2019 9:45 PM
200	Shops, young club as above	9/3/2019 9:39 PM
201	Make it a community hub	9/3/2019 8:33 PM
202	Better shops, independent quirky retailers	9/3/2019 7:20 PM
203	We need a museum telling the towns history	9/3/2019 5:40 PM
204	Music venue/bar next to The William Stead.	9/3/2019 4:47 PM
205	Library	9/3/2019 2:59 PM
206	Retail shops	9/3/2019 2:34 PM
207	Outdated could it be turned into a craft/ pop up shop for start up businesses?	9/3/2019 1:52 PM
208	Stylish and suitable accomodation	9/3/2019 11:03 AM
209	Close it and build a container area with niche resteraunts	9/3/2019 10:55 AM
210	Rejuvenation of un-used retail units.	9/3/2019 9:48 AM

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211	Old and derelict buildings should be developed into attractions for young people and families.	9/3/2019 9:36 AM
212	Housing	9/3/2019 9:17 AM
213	Spa facilities etc	9/3/2019 8:15 AM
214	Independent shops	9/3/2019 12:08 AM
215	Over crowded pavements. Not much to do here??	9/2/2019 11:10 PM
216	Brighter and modernised.	9/2/2019 10:24 PM
217	Cafe/ coffee shop	9/2/2019 9:39 PM
218	The library refurbished	9/2/2019 9:25 PM
219	More leisure	9/2/2019 9:24 PM
220	Restaurants, update building facades	9/2/2019 9:13 PM
221	Unsure	9/2/2019 9:00 PM
222	Keep the library and improve/diversify what is offered there.	9/2/2019 8:56 PM
223	Shops	9/2/2019 8:52 PM
224	social activities	9/2/2019 8:42 PM
225	Bowling alley	9/2/2019 8:42 PM
226	Leisure facilities for all ages	9/2/2019 8:41 PM
227	Less traffic, not having post office building standing empty. Linking it better to the riverside walk	9/2/2019 8:33 PM
228	More shops	9/2/2019 8:32 PM
229	n/a	9/2/2019 8:31 PM
230	-	8/29/2019 10:21 AM
231	Build on what library can offer, C:The box	8/22/2019 5:01 PM
232	Maintain clear surroundings with no rubbish left lying on the ground.	8/22/2019 4:59 PM
233	-	8/22/2019 4:55 PM
234	-	8/22/2019 4:53 PM
235	-	8/22/2019 4:37 PM
236	housing and leisure	8/22/2019 4:32 PM
237	-	8/22/2019 11:29 AM
238	Quality apartments on former Sports Direct store site	8/21/2019 5:57 PM
239	Keep developing use of the library and improve access, ie car parking	8/20/2019 7:34 PM
240	Eateries	8/20/2019 5:05 PM
241	Yes	8/20/2019 11:22 AM
242	pedestrianized with central seating garden picnic areas	8/17/2019 7:59 PM
243	Manage retail decline. Focus on accommodation.	8/17/2019 1:50 PM
244	Nothing. Not on the High Street.	8/17/2019 10:41 AM
245	-	8/15/2019 4:14 PM
246	Wagamama, department store	8/10/2019 7:44 PM
247	Housing, library money should go into social care budget, the building will eat money and still not be fit for purpose	8/10/2019 4:22 PM
248	Old Sports Direct building/nightclub cleanup	8/7/2019 11:56 AM
249	look at utilising the existng historic building - shops etc	8/7/2019 10:39 AM
250	outlet shopping	8/6/2019 8:25 PM

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251	centre on the library being a Richmond- station- style multi use public amenity	8/6/2019 5:28 PM
252	Re-siting of bus route	8/6/2019 12:07 AM
253	Eateries	8/5/2019 6:10 PM
254	Keep the library - convert old sports direct and northern echo into apartments	8/5/2019 1:31 PM
255	Housing and library	8/4/2019 11:42 PM
256	Better environment that encourages walking and cycling - look to what Chris Boarman is doing for Manchester and have the long term vision of Darlington becoming the UK's first Blue Zone.	8/4/2019 9:37 AM
257	Library, all along the river. Everywhere around here is abandoned and a waste of space that could be made into a park on the river with a play area and seating to take a break from shopping with the kids. Pop up food stalls could be here too like at Teesside park	8/3/2019 11:39 AM
258	Less motor traffic	8/3/2019 8:42 AM
259	Shops	8/3/2019 7:08 AM
260	Make the library inviting.	8/2/2019 3:46 PM
261	Restaurants	8/2/2019 3:39 PM
262	The idea for apartments is excellent. More outdoor cafe spaces. Needs foliage too.	8/2/2019 2:45 PM
263	-	8/2/2019 12:23 AM
264	Maybe apartments in Echo offices	8/2/2019 12:16 AM
265	More shops, more modern, more open	8/1/2019 10:47 PM
266	Library promoted	8/1/2019 9:16 PM
267	Look after the heritage and old buildings tastefully	8/1/2019 8:53 PM
268	More shops n restaurants	8/1/2019 8:37 PM
269	Variety of shops & eating places	8/1/2019 8:29 PM
270	Get rid of the buses	8/1/2019 8:18 PM
271	Its empty now every shop needs to be filled either with shops or pubs or services.	8/1/2019 6:29 PM
272	independent shops	8/1/2019 4:06 PM
273	Housing	8/1/2019 3:19 PM
274	Housing would be fine here	8/1/2019 1:27 PM
275	The space under utilised.	8/1/2019 1:20 PM
276	More made of the history	8/1/2019 12:51 PM
277	Reinvigorate this area with nicer places to sit out in the summer & enjoy this historic part of our town	8/1/2019 12:08 PM
278	Widen the current library facilities	8/1/2019 9:22 AM
279	No buses	8/1/2019 12:17 AM
280	Appartments River walk	7/31/2019 10:44 PM
281	?	7/31/2019 2:12 PM
282	Residential	7/31/2019 12:16 PM
283	stop the buses running down	7/30/2019 8:42 PM
284	Culture and local history - use some of the library space for this.	7/30/2019 3:15 PM
285	Residential; demolish thye library, M & S and all similar buildings to make a decent sized site	7/30/2019 10:50 AM
286	Use of the car parking next to the library to improve accesibility.	7/30/2019 10:22 AM
287	Shops actually opening and staying open	7/29/2019 3:40 PM
288	Improve environment	7/29/2019 12:37 PM

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289	Learning Centres	7/29/2019 12:33 PM
290	Maintenance of the library	7/29/2019 12:03 PM
291	Less crack heads	7/29/2019 10:29 AM
292	Housing and links to riverside green space	7/28/2019 8:51 PM
293	Nothing	7/28/2019 2:49 PM
294	Removal of venues that encourage binge drinking. Revamp of the library, and shops with interest to students i.e. specialist houseplant shops, smaller post office, quality suppliers rather than big ugly 'plastic' shops like Rymans and WHSmith	7/28/2019 12:58 PM
295	I think crown Street could work well as an area for bars and restaurants. Retail has never seemed to take off in there. I don't like the idea of building a convenience store on the car park. It's a well used busy car park. Why not use the existing empty retail outlets?	7/28/2019 12:51 PM
296	music centre for gigs	7/28/2019 11:30 AM
297	Seating areas	7/28/2019 10:19 AM
298	Don't know	7/28/2019 10:15 AM
299	Library development	7/28/2019 9:57 AM
300	Maintain this iconic building. Support the staff	7/28/2019 9:55 AM
301	The library, public art	7/28/2019 6:23 AM
302	Keep the library and the post office	7/28/2019 1:56 AM
303	improvement of the empty building which was Sports Direct. it looks a dirty and forgotten space including what used to be the parking area in front of this building.	7/28/2019 12:52 AM
304	.	7/28/2019 12:26 AM
305	Get rid of the bar next to William Steads. It's never going to compete and needs to be turned into a shop.	7/27/2019 10:45 PM
306	Better car parking facilities, Wilkos car park is awkward and unsafe.	7/27/2019 9:53 PM
307	More shops ... security ..	7/27/2019 8:59 PM
308	Shops filled	7/27/2019 8:30 PM
309	Love the library. Make this bigger and better and remove the drunks and drug addicts from there. Could the building behind be a Leisure facility? It used to be a bowling alley.	7/27/2019 8:23 PM
310	Shops	7/27/2019 8:15 PM
311	Depends	7/27/2019 8:14 PM
312	The space turned into housing.	7/27/2019 7:57 PM
313	The fruit shop and slot machine shops need to have a more in keeping frontage	7/27/2019 7:55 PM
314	Expand the library into the old SportsDirect building, creating a multi agency hub and exhibition centre	7/27/2019 7:41 PM
315	Make it the town's arts centre	7/27/2019 7:40 PM
316	Nothing	7/27/2019 7:35 PM
317	Tourist information, keep the general historical feel.	7/27/2019 7:35 PM
318	Everything, dirty and old hat	7/27/2019 7:34 PM
319	Shops	7/27/2019 7:30 PM
320	Yes	7/27/2019 7:28 PM
321	Make jjb into leisure facility	7/27/2019 7:28 PM
322	New bars, cafes, shops	7/27/2019 7:07 PM
323	the Post Office building to be maintained, maybe used for apartments or businesses.	7/27/2019 5:26 PM
324	Encourage more business rather than developing more property etc	7/27/2019 4:14 PM

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325	None	7/27/2019 4:12 PM
326	shop	7/27/2019 3:55 PM
327	The Wilko store with adjoining multi-storey car park are an eyesore that detract from the surrounding historic buildings so cosmetic regeneration would be beneficial. Apartment dwellings would be a good use of derelict buildings/land especially on the former sports direct site although, sound proofing and privacy factors would need to be taken into account.	7/27/2019 3:48 PM
328	Modern apartments.	7/27/2019 3:25 PM
329	maintain history of library but with the Post Office going and possibly Echo this need to be looked at even if it means extending Cornmill into Echo building and provide mor eating places and shops	7/27/2019 2:38 PM
330	Make the library up to date with modern features and use the old building next door as a cresh for shoppers (charge them), cafe, youth group (charge them) and use the old car park for library users only	7/27/2019 1:49 PM
331	northern echo building	7/27/2019 1:47 PM
332	Stop the buses using this as a route as I feel rushed to cross sometimes	7/27/2019 12:26 PM
333	Encourage the conversion of the Northern Echo building to a hotel with conferencing facilities. For visitors to Darlington, it would be an optimal location for the town centre and being close to the train station/ ring road. Conferencing facilities would encourage use by local businesses/ public sector bodies, again encouraging footfall into the town centre whilst being geographically accessible. For Crown Street Library, consider opening a cafe within it - again this might help to increase visitor footfall, whilst also encouraging library visitors to make more use of the library generally (and also creating additional revenue for the llibrary)	7/27/2019 12:09 PM
334	Less vacant shops	7/27/2019 11:53 AM
335	Learning zone like e life Newcastle	7/27/2019 11:21 AM
336	Nothing focus on Parkgate instead	7/27/2019 11:20 AM
337	Unsure	7/27/2019 10:24 AM
338	Horrible place, dark, full of fumes. Waste of time doing anything there unless you demolish the Overhead walkway and re-route buses. It is one of the ugliest parts of the town centre.	7/27/2019 10:24 AM
339	Needs attention	7/27/2019 10:19 AM
340	Something for kids	7/27/2019 10:09 AM
341	Housing / social spaces	7/27/2019 9:49 AM
342	I just think at the moment the town as a whole looks old, run down and dirty. Anything to improve that would be great.	7/27/2019 8:48 AM
343	A bus station	7/27/2019 7:59 AM
344	Green space, history or art museum	7/26/2019 6:25 PM
345	Leave it office and living space. With river bank apartments.	7/26/2019 6:13 PM
346	Not quite Crown Street but knock down the old sports direct building and build apartments	7/26/2019 3:42 PM
347	Library	7/26/2019 8:03 AM
348	Library and activities there	7/26/2019 12:39 AM
349	Decent shops	7/25/2019 7:32 PM
350	Leisure facilities	7/25/2019 5:31 PM
351	More shops	7/25/2019 4:46 PM
352	Remodernised and made more open	7/25/2019 4:39 PM
353	Tidy up general area	7/25/2019 1:33 PM
354	An upgraded and extended library, Re use of Post office Building	7/25/2019 9:34 AM
355	N/A	7/25/2019 9:33 AM

Darlington Town Centre Strategy 2019-2030 - Feedback

356	A bowling alley in East Street, round the corner from Crown St. Library needs to sell itself a bit more, not just on facebook - not many look at facebook for something to do or go to, and no everyone is on computer. Staff in the library should 'invite' peopl in to look round the library offer - not many know everything that is availablBe able to get off the bus in Crown St?e.	7/25/2019 1:17 AM
357	Another pedestrian crossing or zebra crossing	7/25/2019 12:34 AM
358	Awful shops looks depressing needs total redesign. Would be good to see independent traders.	7/24/2019 10:59 PM
359	Darlington Library is a superb old building. It is a shame it stands next to empty East Street buildings.	7/24/2019 5:16 PM
360	-	7/24/2019 4:24 PM
361	Create more of an identity for this area.	7/24/2019 12:02 PM
362	It seems to be separated from the town somewhat. It needs something to bring it together with the town centre	7/23/2019 11:58 PM
363	Wider pavements. Less traffic.	7/23/2019 7:30 PM
364	Enforced traffic speed restriction	7/23/2019 5:23 PM
365	Better bus/traffic management - crossings for pedestrians to make it easier to get around this area. Too many buses/cars speeding.	7/23/2019 5:02 PM
366	Removal of the old Sports direct unit, replaced with green space for multi purpose use. Outdoor music and food, used by events and the library.	7/23/2019 4:22 PM
367	Independent traders	7/23/2019 2:17 PM
368	Stop people from begging for money and trying to sell things.	7/23/2019 2:14 PM
369	Retail	7/23/2019 2:10 PM
370	Made clean and tidy	7/23/2019 1:39 PM
371	Our Library is an asset for our town and should be treasured.	7/23/2019 12:36 PM
372	Variety of shops	7/23/2019 11:33 AM
373	None	7/22/2019 5:33 PM
#	NORTHGATE	DATE
1	Don't know	10/1/2019 8:53 AM
2	Eateries, not pizza or kebab bars	10/1/2019 4:09 AM
3	Youth centre with skilled youth workers to give young people somewhere to hang out for free town	9/30/2019 11:57 PM
4	Less take aways please. Tidier	9/30/2019 7:56 PM
5	Clean up fronts of abandoned buildings	9/30/2019 7:40 PM
6	Mixed use with residential	9/30/2019 1:40 PM
7	No	9/30/2019 1:00 PM
8	Less takeaways	9/30/2019 11:59 AM
9	Not sure	9/30/2019 10:06 AM
10	Less takeaways, more shops	9/30/2019 9:57 AM
11	Visual appearance	9/30/2019 9:29 AM
12	TRY TO KEEP LARGER DEPARTMENTS STORES, IF NOT LARGE VISITOR ATTRACTION	9/30/2019 7:06 AM
13	Businesses	9/30/2019 5:42 AM
14	Needs takeaways to take responsibility for the mess outside their shops	9/30/2019 4:53 AM
15	General upgrade	9/30/2019 1:37 AM
16	Shops	9/30/2019 1:09 AM

Darlington Town Centre Strategy 2019-2030 - Feedback

17	More restaurants? Fine dining? Rather than all the takeaways. Improve area as has terrible reputation for poor unfortunate souls who have addictions. More focus on train heritage- the site where first train contract was signed is sad and in disrepair above a pizza shop!!!	9/30/2019 12:21 AM
18	More shops that are open and better used space where old shops used to be	9/30/2019 12:15 AM
19	More shops	9/30/2019 12:02 AM
20	Retail in vacant units. If not that then homes. Look at how European towns and cities accommodate residential uses.	9/29/2019 11:44 PM
21	More shops etc	9/29/2019 11:40 PM
22	Could we bring some of the businesses down from North Road so the shopping is more central?	9/29/2019 11:03 PM
23	More shops	9/29/2019 10:44 PM
24	Not a bad area, just currently not pretty after the loss of some good shops and cafe.	9/29/2019 10:37 PM
25	Clothes shops, housing.	9/29/2019 10:16 PM
26	Clothes shops	9/29/2019 10:03 PM
27	Cleanliness	9/29/2019 9:48 PM
28	Attention should be paid to attracting new retailers to vacated premises	9/29/2019 9:09 PM
29	councillors dont give a toss	9/29/2019 9:08 PM
30	Getting rid of that horrendous tower block or converting it into homes for those in need	9/29/2019 9:08 PM
31	Restaurants and shops	9/29/2019 9:03 PM
32	Either anchor convenience store or office space	9/29/2019 9:02 PM
33	Shops	9/29/2019 8:54 PM
34	M&S cafe with toilets and Simplyfood store	9/29/2019 8:48 PM
35	M and S building	9/29/2019 8:48 PM
36	Tidy up	9/29/2019 8:46 PM
37	Fill the empty shops & reduce amount of posters stuck on shop windows it's scruffy	9/29/2019 8:43 PM
38	Housing	9/29/2019 8:39 PM
39	3	9/29/2019 8:39 PM
40	Get rid of that building at the bottom of North Rd	9/29/2019 8:28 PM
41	Knock it down	9/29/2019 8:10 PM
42	crafts centre, gallery and cafe	9/29/2019 7:21 PM
43	Some good residential homes that are cheap enough for people on low incomes to buy.	9/29/2019 12:17 PM
44	Knock down ugly m & s building. Use the space better	9/29/2019 12:16 PM
45	any thing other than a bar/food/nail/hairdressers.	9/29/2019 11:57 AM
46	Outdoor eating	9/29/2019 11:55 AM
47	Shops	9/29/2019 11:12 AM
48	Department store ie John Lewis or better quality shops	9/29/2019 10:57 AM
49	.	9/29/2019 10:14 AM
50	Housing	9/29/2019 9:05 AM
51	More clean tidy streets	9/27/2019 8:22 PM
52	rob already exposed your antics, stop attacking him	9/27/2019 7:55 PM
53	Smarting up	9/27/2019 7:15 PM
54	Housing in the old large empty stores and smaller business units below	9/27/2019 12:32 PM
55	More diverse eating places	9/27/2019 10:52 AM

Darlington Town Centre Strategy 2019-2030 - Feedback

56	Empty shops filled	9/26/2019 7:56 PM
57	Retail	9/26/2019 3:12 PM
58	No idea, less rubbish, doesn't feel safe to walk or park there so avoid it	9/26/2019 1:55 PM
59	-	9/26/2019 12:58 PM
60	Fill empty M&S building.	9/26/2019 12:56 PM
61	-	9/26/2019 12:53 PM
62	Housing	9/26/2019 10:13 AM
63	Shops	9/26/2019 1:28 AM
64	Something to promote our history though you've let most of it be destroyed.	9/26/2019 12:22 AM
65	Independent shops	9/26/2019 12:22 AM
66	Shops	9/26/2019 12:14 AM
67	All shops to be taken	9/25/2019 10:52 PM
68	Seating/green areas	9/25/2019 10:11 PM
69	Art piece in subway - it's quite a scary, grey space.	9/25/2019 9:57 PM
70	A Restaurant	9/25/2019 9:55 PM
71	Shops	9/25/2019 9:48 PM
72	Shops	9/25/2019 9:47 PM
73	Independent shops	9/25/2019 9:23 PM
74	Let out all empty units	9/25/2019 9:09 PM
75	Shops	9/25/2019 9:08 PM
76	Knock it down !	9/25/2019 8:50 PM
77	Northgate House redeveloped and the likes of M&S made in to office premises.	9/25/2019 8:15 PM
78	The unattractive M&S building should be demolished. Some of the ground made into a garden.	9/25/2019 9:31 AM
79	So dismal! My bus route into town. Depressing and dirty. It needs a complete overhaul. Less takeaways, more reasons to actually get off the bus. Galleries, green areas.	9/24/2019 4:52 PM
80	leave the Marks and Spencer building alone! Do not destroy!	9/24/2019 3:02 PM
81	Housing	9/24/2019 1:45 PM
82	Housing would be great eg, M and S building as area feels quite scary after 5.30pm and I certainly wouldn't use the underpass in any direction. Also Northgate needs a good clean and fewer take always.	9/23/2019 11:02 PM
83	I read about one of the houses in this area having links to the Stockton & Darlington Railway. This should be promoted for the town.	9/23/2019 7:39 PM
84	This area stands out for its scruffiness. A root and branch 'make-over' is overdue. Furthermore, better traffic management and better phased Traffic Lights is also overdue.	9/23/2019 4:09 PM
85	Shops	9/23/2019 3:19 PM
86	Retail clothing, household and refreshments	9/23/2019 12:07 PM
87	work with bus company to improve bus flow and stopping places/ times. Remove pedestrain / bus conflict	9/23/2019 12:53 AM
88	Get the cars out	9/22/2019 9:16 PM
89	Sound and light show all summer.	9/21/2019 10:44 AM
90	Less kebab shops	9/21/2019 12:50 AM
91	Residential area	9/21/2019 12:21 AM
92	Mix of housing and retail. Improve the appearance of shop fronts with better design.	9/20/2019 5:53 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

93	Tidier and less empty shops	9/20/2019 7:08 AM
94	Smart looking shops	9/20/2019 3:13 AM
95	Shops	9/20/2019 1:20 AM
96	Better signposting so people know what's down that way	9/20/2019 12:26 AM
97	Less takeaways	9/20/2019 12:07 AM
98	Make it feel safer, sort out the underpasses. I avoid these after dark	9/19/2019 11:59 PM
99	Bigger shops, services etc	9/19/2019 11:56 PM
100	Mixed	9/19/2019 11:03 PM
101	Bring back M&S	9/19/2019 10:45 PM
102	Less buses	9/19/2019 10:13 PM
103	Big name shops	9/19/2019 10:06 PM
104	A leisure facility of some sort - easy to access by car and encourages people to walk from the cinema to the other facility to use it	9/19/2019 9:42 PM
105	Knock down the empty building and turning into something nice	9/19/2019 8:51 PM
106	Housing integrated to make the town centre more resilient	9/19/2019 8:41 PM
107	A sculpture, to denote the existence of North Road Station and Museum, to signpost visitors entering the town from the North.	9/19/2019 2:41 PM
108	0	9/18/2019 8:59 PM
109	More attractive shopping/retail outlets. The loss of M&S and BHS a big gapap	9/18/2019 11:07 AM
110	More shops	9/17/2019 8:20 PM
111	Improving the street environment and park - the underpass is an obstruction to pedestrianisation	9/17/2019 10:59 AM
112	High street shops	9/16/2019 10:38 AM
113	Stop the buses, hate trying to cross the road up there, make them go to the back of the shops, not through them	9/15/2019 11:53 AM
114	More pedestrian friendly I.e a zedbra crossing	9/15/2019 11:32 AM
115	Tram service	9/15/2019 11:30 AM
116	Shops and or leasure NO HOUSES	9/15/2019 9:06 AM
117	Unsure	9/15/2019 4:39 AM
118	This area look so so scruffy and in desperate need of development	9/14/2019 11:54 PM
119	Less kebab shops	9/14/2019 11:40 PM
120	Quality shopping experience	9/14/2019 10:45 PM
121	Make it look cleaner and tidier as it looks messy and uninviting.	9/14/2019 10:06 PM
122	Smarten it up it's a shithole and a tram system	9/14/2019 9:11 PM
123	Amazing houses ruined by take aways	9/14/2019 8:01 PM
124	tidy up properties, suitable car parking for small independent shops	9/14/2019 4:37 PM
125	General cleanliness and appearance, feels scruffy and threatening at times, utilise historical buildings more appropriately	9/14/2019 4:36 PM
126	Restaurants, not fast food.	9/14/2019 4:20 PM
127	The larger national chain stores should be situated along here.	9/14/2019 3:01 PM
128	Shops	9/14/2019 2:50 PM
129	Needs tidying up	9/14/2019 1:36 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

130	The area past the ring road roundabout needs to have a change of use; it is shabby and filled with fast food outlets and could be a business and residential area. Behind the facades are some interesting buildings reflecting the towns heritage.	9/14/2019 1:18 PM
131	Roads	9/14/2019 12:17 PM
132	Mixed development	9/14/2019 12:15 PM
133	More upmarket shops	9/14/2019 11:45 AM
134	more shop	9/14/2019 11:40 AM
135	Total revamp, the whole area is dilapidated and needs a refurb	9/14/2019 11:09 AM
136	Clean in, all Northgate and High Northgate looks scruffy and disgusting.	9/14/2019 10:41 AM
137	Far too many buses, there will be another fatal collision there.	9/14/2019 7:45 AM
138	Something for young people!	9/14/2019 1:24 AM
139	Make more attractive	9/14/2019 12:23 AM
140	More fashion upmarket shops	9/13/2019 10:51 PM
141	Empty outlets filled.	9/13/2019 9:56 PM
142	High street shops	9/13/2019 9:46 PM
143	...	9/13/2019 9:44 PM
144	Buildings and cleanliness	9/13/2019 9:08 PM
145	Demolish Queens Arcade and/ or convert to flats	9/13/2019 5:26 PM
146	Tidied up	9/13/2019 2:30 PM
147	Housing	9/12/2019 8:00 PM
148	Range of small shops and businesses - what's happening to M&S store?	9/12/2019 6:23 PM
149	More housing	9/11/2019 10:02 PM
150	Where do you start? Maybe a bowling alley complex?	9/11/2019 1:53 PM
151	Large retailers	9/11/2019 8:39 AM
152	Wheelchair access to shops	9/10/2019 1:14 PM
153	to make more of the history	9/10/2019 1:05 PM
154	Possible new affordable housing	9/10/2019 1:03 PM
155	3 hours free parking, more shops	9/10/2019 12:55 PM
156	more clothes shops, particularly for childrens clothes - H&M perhaps in the old M&S	9/10/2019 12:52 PM
157	Safety	9/10/2019 12:21 PM
158	area cleaned	9/10/2019 11:57 AM
159	Shops	9/10/2019 11:45 AM
160	Overall appearance presently shabby and tired as is whole North Rd	9/10/2019 11:34 AM
161	Make residential; make carbon neutral, make green, make open. Too many takeaways.	9/10/2019 11:34 AM
162	More seating areas	9/10/2019 9:23 AM
163	Something done about the excessive number of fast food places and the poor quality of the buildings they occupy . This desperately needs regeneration .It gives a very poor impression of our town if you are coming in via North Road.	9/10/2019 3:40 AM
164	Quality shops,cafes,bars	9/10/2019 12:33 AM
165	Cleaner shop fronts. Shops other than takeaway etc	9/10/2019 12:00 AM
166	Shops filled	9/9/2019 3:11 PM
167	Nothing	9/9/2019 11:41 AM

Darlington Town Centre Strategy 2019-2030 - Feedback

168	Shops	9/9/2019 9:50 AM
169	Conversion of former retail spaces into flats.	9/9/2019 9:26 AM
170	Shops/building facias	9/9/2019 8:28 AM
171	Dont know	9/8/2019 11:37 PM
172	Attract more big retailers to fill voids from m n s	9/8/2019 10:48 PM
173	shops	9/8/2019 8:52 PM
174	shops	9/8/2019 8:44 PM
175	Seating areas	9/8/2019 5:36 PM
176	Pedestrian crossing where the buses go round the corner down to Crown Street.	9/8/2019 8:26 AM
177	cleaned up more properties used	9/7/2019 12:25 PM
178	Absolutely NOT the demolition of the old M & S Store - a building of Art Deco design especially on the corner. Decent, independent retails and convenience stores on the ground floor, with apartments above. Please NOT yet another discount retail outlet. B & M is one too many already. We need some 'high end' vision in the north to balance it with the south. At present, Northgate and roads off Northgate, such as Garden Street, are an absolute mess,with disused wasteland, verges covered in weeds, litter and half-built car-parking plus disused warehouses.	9/6/2019 3:55 PM
179	High street chains and eateries (hopefully not more discount stores)	9/6/2019 1:24 PM
180	Bring back M&S or some interactive experience for all the family like virtual reality escape from the dull grey days.	9/6/2019 11:32 AM
181	What's happening with Northgate House?	9/6/2019 12:32 AM
182	Attract more shops	9/5/2019 5:13 PM
183	Demolition of property that is in bad state of repair. Refurbishment of the historic railway buildings to make them tourist attractions	9/5/2019 3:03 PM
184	Less takeaways and more quality shops and restaurants	9/4/2019 7:06 PM
185	Empty units occupied by quality retailers rather than budget/poundshop chains	9/4/2019 4:47 PM
186	Less takeaways. A lot of history is here but it's hidden.	9/4/2019 12:38 PM
187	More residential use	9/3/2019 11:44 PM
188	Convert commercial space to residential	9/3/2019 9:45 PM
189	Bowling, skating	9/3/2019 9:39 PM
190	Needs reinvigorating- if we can't get new businesses then look at how the area can be used more imaginatively and productively	9/3/2019 8:33 PM
191	Larger retailers alternative to just house of fraser	9/3/2019 7:20 PM
192	Independent/local shops and businesses	9/3/2019 4:47 PM
193	Buildings	9/3/2019 2:59 PM
194	disjointed from town needs bringing into town centre	9/3/2019 1:52 PM
195	A tidier appearance and some historical references	9/3/2019 11:03 AM
196	Remove all takeaway shops improve the entrance to the town	9/3/2019 10:55 AM
197	Rejuvenation of un-used retail units.	9/3/2019 9:48 AM
198	Housing	9/3/2019 9:17 AM
199	Clothing outlets	9/3/2019 8:15 AM
200	Revamp	9/3/2019 12:08 AM
201	The traffic is terrible. The shops pubs etc are so rough. Except for kaspers and big kids little kids, we keep well away. It's so run down too busy.	9/2/2019 11:10 PM
202	Wider variety of shops	9/2/2019 10:24 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

203	Less takeaways	9/2/2019 9:45 PM
204	Parking	9/2/2019 9:39 PM
205	Would be nice if the shop fronts all complimented each other, see tesside park for inspiration	9/2/2019 9:25 PM
206	Pedestrianised. Quality shops	9/2/2019 9:24 PM
207	Parking, leisure activities	9/2/2019 9:13 PM
208	Unsure	9/2/2019 9:00 PM
209	Bars restaurants	9/2/2019 8:57 PM
210	Attract a decent retailer to the old M&S - or split it up - but get it filled with a good retail or residential offering. Also the old McDonald's really needs filling. Not sure what 'should' or 'could' go in there. An independent restaurant might be a good idea.	9/2/2019 8:56 PM
211	Flowers	9/2/2019 8:52 PM
212	Better arranged busses. They are dangerous	9/2/2019 8:51 PM
213	cleanup run down buildings	9/2/2019 8:42 PM
214	Unused buildings looking prettier, maybe reducing size of vacant stores to allow more smaller shops to open	9/2/2019 8:33 PM
215	More shops / less boarded shops	9/2/2019 8:32 PM
216	cleaner space/	9/2/2019 8:31 PM
217	-	8/29/2019 10:21 AM
218	More local stores	8/22/2019 5:01 PM
219	Housing	8/22/2019 4:57 PM
220	-	8/22/2019 4:55 PM
221	-	8/22/2019 4:53 PM
222	-	8/22/2019 4:37 PM
223	retail	8/22/2019 4:32 PM
224	-	8/22/2019 11:29 AM
225	Demolition of M&S and relocation of Wilko to permit quality apartments to be built. This end of town needs more residential accommocation, remove roundabout replace with traffic lights. All ring road should become single carrageway but with FREE parking (herring bone parking) in place of one lane in each direction. Traffic should be slowed down so that Northhate is no longer cut in two by ring road. Northgate house should be redeveloped as hotel or qualityresidential accomodation	8/21/2019 5:57 PM
226	Use of the M&S building as an Arts/Social club. Studio space, small theatre....	8/20/2019 7:34 PM
227	Shops	8/20/2019 5:05 PM
228	No	8/20/2019 11:22 AM
229	Manage retail decline	8/17/2019 1:50 PM
230	Marks & Spencer Food Hall	8/17/2019 10:41 AM
231	More shops perhaps?	8/15/2019 4:14 PM
232	More independent shops	8/10/2019 7:44 PM
233	Bus Interchange, leisure, housing	8/10/2019 4:22 PM
234	General clean up - looks very untidy and dirty	8/7/2019 11:56 AM
235	Unsure -	8/7/2019 10:39 AM
236	Replace all the back of Boots dereliction with your flagship 'Tesco' store and the additional retail it will attract - even if the flagship convenience store is a Council lost leader	8/6/2019 5:28 PM
237	Shrink the shop volume to concentrate centre	8/6/2019 12:07 AM
238	Make more visually attractive	8/5/2019 6:10 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

239	convert M+S into apartments -	8/5/2019 1:31 PM
240	Housing and green space	8/4/2019 11:42 PM
241	Better environment that encourages walking and cycling	8/4/2019 9:37 AM
242	More shopping high street brands, food outlets, but name chains. Replicate what cities have.	8/3/2019 11:39 AM
243	Nice shops.	8/3/2019 8:50 AM
244	Less motor traffic	8/3/2019 8:42 AM
245	Nice looking facades	8/3/2019 7:08 AM
246	Demolish m&s & make junction larger.	8/2/2019 3:46 PM
247	It looks so tired. It needs brightening refreshing.	8/2/2019 2:45 PM
248	-	8/2/2019 12:23 AM
249	Cleaned up/weeds cleared	8/2/2019 12:16 AM
250	More shops	8/1/2019 9:25 PM
251	Shops	8/1/2019 9:16 PM
252	Look after the heritage and old buildings tastefully	8/1/2019 8:53 PM
253	Cleaner, feels unsafe after dark	8/1/2019 8:18 PM
254	Improve the look, shops are delapidated. Trees would improve and get rid of the shabby accommodation	8/1/2019 7:33 PM
255	Knocked down and very high end flats built.	8/1/2019 6:29 PM
256	independent shops	8/1/2019 4:06 PM
257	Housing & shops	8/1/2019 3:19 PM
258	Tidy it up and make it look prettier. Take away shops are fine but it looks scruffy	8/1/2019 1:27 PM
259	Reduction in the number of takeaways/ needs tidying up a lot	8/1/2019 1:20 PM
260	Not sure	8/1/2019 12:51 PM
261	Need a resurgence of stores its almost derelict in that area. This would need lower the rates	8/1/2019 12:33 PM
262	Make it feel safer, cleaner & more attractive. More flowers, lighting & street art	8/1/2019 12:08 PM
263	Retail to replace M&S and maintain this as a retail area	8/1/2019 9:22 AM
264	No buses	8/1/2019 12:17 AM
265	Offices and Parking	7/31/2019 10:44 PM
266	Greener, prettier	7/31/2019 12:16 PM
267	clean it up!!	7/30/2019 8:42 PM
268	Perhaps try to put in something other than chain stores. More local businesses	7/30/2019 3:15 PM
269	Demolish Queen Street and focus Northgate for National traders	7/30/2019 10:50 AM
270	Maybe arts centre or art/music studios in M&S building.	7/30/2019 10:22 AM
271	its an eyesore - work to tidy it up and put some more shops rather than takeaways	7/29/2019 4:09 PM
272	Improve environment and demolish ugly buildings . Less takeaways.	7/29/2019 12:37 PM
273	Redevelop Queen Street 'Shopping Centre'	7/29/2019 12:33 PM
274	Better calibre of shops	7/29/2019 12:03 PM
275	Refurbish shop frontages	7/29/2019 10:29 AM
276	Conversion of empty shops to other uses	7/28/2019 8:51 PM
277	Nothing	7/28/2019 2:49 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

278	Interesting shops! Not outlets for ISP's and phone networks and other web based companies. Enough of the charity shops and budget boozers too!	7/28/2019 12:58 PM
279	I think sadly this area is lost at the minute and it's a shame. I'd love to see a good selection of national retailers here but know current climate that probably won't happen. I think a mix of retail and apartments maybe?	7/28/2019 12:51 PM
280	Move market to market place again	7/28/2019 12:14 PM
281	housing, public services	7/28/2019 11:30 AM
282	Cleaning	7/28/2019 10:19 AM
283	We already like the variety of small independent firms and businesses	7/28/2019 10:15 AM
284	Shops	7/28/2019 10:05 AM
285	Making it more pleasant for visitors arriving in town	7/28/2019 9:57 AM
286	Stop dumping all the services dealing with anti social behavior in one area.	7/28/2019 9:55 AM
287	Not sure, but more residential property in Northgate ward will overload the area. How will services match the demand? Are there properties going to be for vulnerable people?	7/28/2019 6:23 AM
288	Can the old M&S and BHS buildings be opened up and let to different outlets. Maybe something similar to the Indoor Market, but offering alternative goods.	7/28/2019 12:52 AM
289	.	7/28/2019 12:26 AM
290	More tech and geek shops. We have enough clothing but there is no tech shops.	7/27/2019 10:45 PM
291	More Independant retail shops	7/27/2019 9:53 PM
292	More shops. Outside activity or singers to attract people to that end of town	7/27/2019 8:59 PM
293	Less takeaways	7/27/2019 8:30 PM
294	Northgate is scruffy and full of drugs. Not somewhere I like to be.	7/27/2019 8:23 PM
295	Offices & services	7/27/2019 8:15 PM
296	Where	7/27/2019 8:14 PM
297	More shops	7/27/2019 7:58 PM
298	An attractive entrance to Darlington, embracing its Pease heritage	7/27/2019 7:57 PM
299	This area needs tidied up and its history emphasised	7/27/2019 7:55 PM
300	Apart from Boots there is no reason to go there for many residents so give us a reason!	7/27/2019 7:40 PM
301	Make proper use of the buildings and get rid of all the takeaways	7/27/2019 7:35 PM
302	Pease museum. Tidy up	7/27/2019 7:35 PM
303	Everything, decaying and cheap	7/27/2019 7:34 PM
304	Shops	7/27/2019 7:30 PM
305	High street shops	7/27/2019 7:28 PM
306	Retail places being occupied	7/27/2019 7:07 PM
307	More trees, flowers	7/27/2019 5:28 PM
308	another store where M & S was, as this is an iconic building which needs to be utilised.	7/27/2019 5:26 PM
309	Less 'low-priced' shops	7/27/2019 4:45 PM
310	Just being Rejuvenated would be nice it's a main route into our town centre and it looks horrendous	7/27/2019 4:14 PM
311	Tidying it up and making it look smarter	7/27/2019 4:12 PM
312	As the main entry point to the town centre for public transport users, this part of the town would benefit from hosting public service locations (NHS/DBC customer services/Citizens advice etc.), private childcare facilities, free schools/adult education, employment agencies etc. A medium sized food retailer on the former M&S site would also compliment the area.	7/27/2019 3:48 PM

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313	Less takeaways. More attractive outdoor seating, raised beds where the bus stops are.	7/27/2019 3:25 PM
314	main road into darlington needs to be totally transformed and updated . at the moment it is run down and this is where visitirs enter the town so it does not give a good picture	7/27/2019 2:38 PM
315	indepentant shops, less charity shops	7/27/2019 2:00 PM
316	Tear down the eye soar northgate house. too many fast food grubby shops, tear the lot down if you like will not be missed.	7/27/2019 1:49 PM
317	old m and s site	7/27/2019 1:47 PM
318	Less fast food outlets	7/27/2019 12:26 PM
319	Consider conversion of the roundabout next to the old M&S to a cross-road type arrangement & dispense with the pedestrian subways which are not inviting. This would be a large project &the impact/feasibility would require careful consideration, but it may encourage more footfall beyond into Northgate. This might encourage more retailers into this area.	7/27/2019 12:09 PM
320	Clear out the house/flats where the shitbags come out of afert dinnertime	7/27/2019 11:53 AM
321	Residential	7/27/2019 11:21 AM
322	Parking	7/27/2019 11:20 AM
323	Dead beyond the roundabout northwards. Convert the underpass to traffic through route and extend pedestrian access northwards.	7/27/2019 10:24 AM
324	Needs attention poor looking buildings - take back into houses	7/27/2019 10:19 AM
325	Cheap but nice cafe	7/27/2019 10:09 AM
326	Housing / pedestrianised	7/27/2019 9:49 AM
327	As above	7/27/2019 8:48 AM
328	A bus station	7/27/2019 7:59 AM
329	More quality shops, green space	7/26/2019 6:25 PM
330	Get rid of Northgate	7/26/2019 6:13 PM
331	Shop fronts tidying up and something done with Northgate house. More greenery.	7/26/2019 3:42 PM
332	Cleanliness-improve the genewral run down feel	7/26/2019 8:30 AM
333	Cleaned up, business fronts	7/26/2019 12:39 AM
334	Decent shops	7/25/2019 7:32 PM
335	Eating places	7/25/2019 5:31 PM
336	More shops	7/25/2019 4:46 PM
337	Tidyied up and more eateries	7/25/2019 4:39 PM
338	Takeaway restaurant parking stopped and area tidying up shop fronts and area	7/25/2019 1:33 PM
339	Demolition of vacant spent building on Commercial street and NorthGtae House	7/25/2019 9:34 AM
340	Improved housing and restoration of old historic buildings	7/25/2019 9:33 AM
341	not much difference. M&S food back there. Be able to get on ANY bus in Northgate?	7/25/2019 1:17 AM
342	Designer shops	7/25/2019 12:34 AM
343	This are needs to be more presentable to commuters and visitors using the A167 (Great North Road). The area from the start of the ring road on the A167 heading north out of Darlington to the High Northgate Railway Bridge is unsightly and gives a poor impression of the town	7/24/2019 5:16 PM
344	-	7/24/2019 4:24 PM
345	General clean up as it looks very dilapadated	7/24/2019 7:29 AM
346	Anything so it doesn't look like a run down slum, as a route into town it looks dreadful, dirty and unwelcoming	7/23/2019 11:58 PM
347	Move the market stalls away and back to the market w	7/23/2019 11:29 PM

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348	More seating. kids play areas. Trees and shrubs	7/23/2019 7:30 PM
349	Existing properties need to be made more appealing for visitors to the town centre as the main A167 route into the town centre is not an attraction.	7/23/2019 7:20 PM
350	Enforced traffic speed restriction/no cycling	7/23/2019 5:23 PM
351	Green space	7/23/2019 5:15 PM
352	To be honest I rarely use Northgate - looks very shabby and predominately takeaways! Need to make more of it's heritage/link up with Head of Steam and again better pedestrian access/crossings	7/23/2019 5:02 PM
353	Removal of all charity reps on the street.	7/23/2019 4:22 PM
354	Independent traders	7/23/2019 2:17 PM
355	Stop people from begging for money and trying to sell things.	7/23/2019 2:14 PM
356	Demolition	7/23/2019 2:10 PM
357	Made clean and tidy	7/23/2019 1:39 PM
358	Not an attractive area at present, real potential to create a great pedestrian street with interesting shops etc to walk past, as traffic on North road/ North Gate is always heavy.	7/23/2019 12:36 PM
359	Neglected or empty units back in use	7/23/2019 11:33 AM
#	SKINNERGATE AND THE YARDS	DATE
1	Nothing	10/1/2019 8:53 AM
2	Youth facilities, independent shops including craft and hobby workshops.	9/30/2019 11:57 PM
3	More Occupied shops	9/30/2019 7:56 PM
4	Clean up fronts of abandoned buildings	9/30/2019 7:40 PM
5	Miss the health food shop, more shops like this would be good	9/30/2019 5:45 PM
6	Need tidying up, signs above the yards off high row, or etched paving slabs naming each yard	9/30/2019 3:26 PM
7	Improving the surface for walking for disabled	9/30/2019 2:36 PM
8	Retail, local businesses, services	9/30/2019 1:40 PM
9	more street lights	9/30/2019 1:00 PM
10	More restaurants	9/30/2019 11:59 AM
11	Not sure	9/30/2019 10:06 AM
12	Local shops, eating spaces	9/30/2019 9:57 AM
13	Vibrancy and life. A reason to go into the historic yards. Pop up shops	9/30/2019 9:29 AM
14	Lighting, paving, lower rent (?) to encourage more businesses, landscaping - riverside at Feethams could be mirrored along Skinnergate so the place itself looks great and doesn't necessarily rely on shops/restaurants being open. Trees planted down the middle, benches etc.	9/30/2019 9:09 AM
15	PEOPLE DON'T LIKE TO WALK DOWN THE YARDS FEEL UNSAFE, ONLY WILL WORK IF A LARGER ENTRANCE WAS AVAILABLE AT BOTH ENDS, MORE INDEPENDENT SHOPS FOR SKINNERGATE	9/30/2019 7:06 AM
16	Businesses	9/30/2019 5:42 AM
17	Needs better publicity of the great shops already there	9/30/2019 4:53 AM
18	Shops	9/30/2019 1:37 AM
19	Cafes	9/30/2019 1:09 AM
20	More boutique independent shops?	9/30/2019 12:21 AM
21	Less empty shops.	9/30/2019 12:18 AM
22	Keep the character	9/30/2019 12:16 AM
23	Tidy it up	9/30/2019 12:15 AM

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24	More shops	9/30/2019 12:02 AM
25	Retail in vacant units. If not that then homes. Look at how European towns and cities accommodate residential uses. The plan mentioned in the strategy document is interesting.	9/29/2019 11:44 PM
26	Needs overhaul, maybe people would go there then especially the yards	9/29/2019 11:40 PM
27	I often forget about these places. There are some great businesses but could do with more advertisement?	9/29/2019 11:03 PM
28	Events	9/29/2019 10:44 PM
29	Be nice to have some / more little specialist shops	9/29/2019 10:37 PM
30	Niche shops	9/29/2019 10:16 PM
31	Tidy shop fronts	9/29/2019 10:03 PM
32	Cleanliness	9/29/2019 9:48 PM
33	Nothing to comment	9/29/2019 9:09 PM
34	councillors dont give a toss	9/29/2019 9:08 PM
35	The yard alleys need refurbishing.	9/29/2019 9:08 PM
36	Shops	9/29/2019 9:03 PM
37	Mixed residential and some shops	9/29/2019 9:02 PM
38	Shops	9/29/2019 8:54 PM
39	Luxury apartments	9/29/2019 8:48 PM
40	Fill empty shops	9/29/2019 8:48 PM
41	Tidy up	9/29/2019 8:46 PM
42	Better lighting, a good clean up, as a female I don't feel safe in the yards so don't use them	9/29/2019 8:43 PM
43	Eateries	9/29/2019 8:39 PM
44	1	9/29/2019 8:39 PM
45	secure cycle parking area with lighting and security cameras	9/29/2019 7:21 PM
46	More individual shops on Skinnergate and the Yards. Also, the old St T's shop needs completion.	9/29/2019 12:17 PM
47	Covered winds. Develop empty buildings	9/29/2019 12:16 PM
48	any thing other than a bar/food/nail/hairdressers.	9/29/2019 11:57 AM
49	Bakers, shops, cafe, bars	9/29/2019 11:55 AM
50	More advertising for the businesses in that area	9/29/2019 11:24 AM
51	Food	9/29/2019 11:12 AM
52	Cleanliness and improvement on shop frontage	9/29/2019 10:57 AM
53	.	9/29/2019 10:14 AM
54	High quality independent shops	9/29/2019 9:05 AM
55	Tidied up attract nice shops	9/27/2019 8:22 PM
56	druggie paradise, best place for them, leave them to their own accelerated demise	9/27/2019 7:55 PM
57	Outdoor seating for summer and looking smarter	9/27/2019 7:15 PM
58	More pedestrianised	9/27/2019 12:32 PM
59	Artisan shops	9/27/2019 10:52 AM
60	Not so many cafes, a lot opened just recently	9/26/2019 7:56 PM
61	Less smelling like pee, stop cars and bikes from using it.	9/26/2019 3:30 PM
62	Retail	9/26/2019 3:12 PM

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63	Make the yards more attractive to use make it easier for independent shops etc to open	9/26/2019 2:17 PM
64	Independent pop up shops	9/26/2019 1:55 PM
65	-	9/26/2019 12:58 PM
66	Encourage businesses and support those already there. Plus regular cleaning. The one next to Yorkshire Bank stinks of urine.	9/26/2019 12:56 PM
67	-	9/26/2019 12:53 PM
68	Independent traders/arts	9/26/2019 10:13 AM
69	Cafes, craft places	9/26/2019 1:28 AM
70	Independent shops.	9/26/2019 12:22 AM
71	Arts centre	9/26/2019 12:22 AM
72	Shops	9/26/2019 12:14 AM
73	More outside music during the day	9/25/2019 10:52 PM
74	Independent shops	9/25/2019 10:11 PM
75	Bunting and fairy light style lights to make it a more attractive space.	9/25/2019 9:57 PM
76	Cleaner Pathways	9/25/2019 9:55 PM
77	Small businesses	9/25/2019 9:48 PM
78	Shops	9/25/2019 9:47 PM
79	Decent retail shops	9/25/2019 9:35 PM
80	Eateries and cafes	9/25/2019 9:23 PM
81	Redevelopment	9/25/2019 9:09 PM
82	Independant retailers	9/25/2019 9:08 PM
83	Independent retailers	9/25/2019 8:59 PM
84	Opened up court yards , little shop units ,	9/25/2019 8:50 PM
85	Skinnergate has some of my favourite shops and is kept busy by taylors, but the other end feels sadly neglected with the scaffolding / empty shops. Appreciate there is no easy answer to this..	9/25/2019 8:38 PM
86	Less closed buildings, pedestrianisation, lights down the yards.	9/25/2019 8:15 PM
87	Big opportunity to encourage small unusual shops in a historic setting (cf York)	9/25/2019 9:31 AM
88	am not finding the yards of great interest - quite isolated in them - query unsafe	9/24/2019 10:43 PM
89	The yards are amazing but not promoted enough	9/24/2019 8:17 PM
90	More shops, cafes, arts facilities. Better signs.	9/24/2019 4:52 PM
91	enhance and improve	9/24/2019 3:02 PM
92	Not sure	9/24/2019 1:45 PM
93	Yards have improved considerably in recent years and would benefit from some more residents and good lighting for safety.	9/23/2019 11:02 PM
94	Shops cafes eating places business's and places to live.	9/23/2019 7:39 PM
95	Just TLC really. I cannot see much scope for instreased residential owing to limited vehicle access.	9/23/2019 4:09 PM
96	Shops and place to eat	9/23/2019 3:19 PM
97	Residential	9/23/2019 12:07 PM
98	Improve visual appearance, sound walking surfaces and good lighting. Make the area a no go place for anti social behaviour. Food litter and vomit is not acceptable. Maybe pubs and fast fod outlets should make a contribute to the cost of keeping area litter free and washed down	9/23/2019 12:53 AM
99	Greenery, tourist signage	9/22/2019 9:16 PM

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100	Sound and light show all summer.	9/21/2019 10:44 AM
101	Bars and restaurants	9/21/2019 12:21 AM
102	more local shops, open later	9/20/2019 8:17 PM
103	Attract more small specialist retailers. Improve signage to point people in the direction of the yards and give them an idea of what is on offer.	9/20/2019 5:53 PM
104	Independent shops	9/20/2019 3:39 PM
105	More shops and bars	9/20/2019 7:08 AM
106	Housing in Skinnergate the yards independant businesses	9/20/2019 3:13 AM
107	Clubs	9/20/2019 1:20 AM
108	Emphasise the Victorian culture.	9/20/2019 12:26 AM
109	Open shops	9/20/2019 12:07 AM
110	Brighten them up, lower rent and rates to attract business	9/19/2019 11:59 PM
111	Little cafes, pubs, bars etc	9/19/2019 11:56 PM
112	Mixed	9/19/2019 11:03 PM
113	Skinnergate was busy until Argos moved	9/19/2019 10:45 PM
114	Some independent shops that can sustain their business	9/19/2019 10:21 PM
115	More inviting	9/19/2019 10:13 PM
116	Small business vintage shops	9/19/2019 10:06 PM
117	Lower rents encourage independent shops	9/19/2019 9:51 PM
118	Bars and restaurants - think of the Orange Pip Market in Middlesbrough	9/19/2019 9:42 PM
119	Culture ... like York	9/19/2019 8:51 PM
120	Make the yards have stronger identities. More unique artwork to attract people. Housing integrated to make the town centre more resilient	9/19/2019 8:41 PM
121	Less closed and derelict buildings,	9/19/2019 8:35 PM
122	It's been refreshing to see the opening of the Mutiny Shop. Individual shops and boutiques are essential to our town and this area is an ideal place to promote them. Perhaps there is room for apartments, but to be kept in keeping with the local history.	9/19/2019 2:41 PM
123	0	9/18/2019 8:59 PM
124	more residences especially at Grange rd end above and around Penthouse gym , fill empty properties,speed up repairs of damaged buildings to get rid of ugly cones and scaffolding, safer pavements,add some greenery - even a couple of trees (lime trees), shop front appearances improved - maybe under a theme/colours etc, discreet advertising. Continue improvement of yards. attract small independent businesses - various- to get a wider range of people using the yards - not just as a cut through. More artwork	9/18/2019 11:07 AM
125	Toy shops	9/17/2019 8:20 PM
126	Local businesses	9/17/2019 6:24 PM
127	Businesses to maintain & improve their appearnace. Council to provide Alley gates - open 7am to 10pm only	9/17/2019 10:59 AM
128	Clean up the yards and encourage small business owners, advertise what's available there	9/16/2019 10:38 AM
129	Immediate redevelopment of the derelict no 11 Skinner gate (burnt out former St. T's). This building is preventing progress on this street.	9/15/2019 11:53 AM
130	Reduce rates and get the small, unusual independents in, shops that make Darlington unique.	9/15/2019 11:53 AM
131	Just a general tidy up of the streets themselves	9/15/2019 11:32 AM
132	Shops and or leasure NO HOUSES	9/15/2019 9:06 AM
133	Cafe with more meat options	9/15/2019 4:39 AM

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134	More bars	9/14/2019 11:40 PM
135	Places for young people to enjoy. Cool cafés with e. G. Gaming	9/14/2019 10:45 PM
136	More publicity to attract people there, put quirky and unusual things there, unique shops, Darlington museum	9/14/2019 10:06 PM
137	Pedestrian use the whole areas and allow pavement cafes and bars	9/14/2019 9:11 PM
138	I believe we need to move with the culture of town centres. A great fix for this is develop skinnergate and use its heritage. My suggestion is put huge detachable parasols up along the road in skinnergate with seating underneath. So the path can still be used but the road during the day and evenings are used as outdoor seating for restaurants/bars. Then at say 11pm these parasols/chairs are detached/dismantled and seating is collected by the bars to make way for deliveries/cleaning. This changes skinnergates dynamique and drives more bars and restaurants to this part of town	9/14/2019 8:57 PM
139	Sort the electrics, why us the fire building still a wreck, for sale signs flush and not standing proud	9/14/2019 8:01 PM
140	better lighting in yards, empty shops utilised in other ways	9/14/2019 4:37 PM
141	General cleanliness, better support for independent shops and businesses	9/14/2019 4:36 PM
142	Coffee shops, craft shops.	9/14/2019 4:20 PM
143	This area should be more towards independent traders as it currently is.	9/14/2019 3:01 PM
144	Bars/ restaurants	9/14/2019 2:50 PM
145	More units open	9/14/2019 1:36 PM
146	Develop as unique area, improve access and cleanliness, independent retail and sympathetic housing	9/14/2019 1:18 PM
147	Roads	9/14/2019 12:17 PM
148	Improved mixed development	9/14/2019 12:15 PM
149	More posh resteraunts	9/14/2019 11:45 AM
150	more pub	9/14/2019 11:40 AM
151	It's not bad, a bit of paint and tidy up would be nic.e	9/14/2019 10:41 AM
152	Great when no traffic one end but outside Taylor's pies is simply manic and dangerous due to parking outside restricting traffic flow.	9/14/2019 7:45 AM
153	Cleanliness, lighting	9/14/2019 1:24 AM
154	Fill empty shops	9/14/2019 1:17 AM
155	Niche shops, something like the yards in Brighton.interesting to wander around & places to stop in for nice food/ coffee .	9/14/2019 12:23 AM
156	Quaint cafes	9/13/2019 10:51 PM
157	Could do with a tidy up	9/13/2019 9:56 PM
158	High street shops	9/13/2019 9:46 PM
159	Decorate the exterior of every property. Make the entire street colourful. Lower the rates for businesses.	9/13/2019 9:44 PM
160	Clean them up..some yards look dingy and scary to walk down alone... sort out the scaffolding and burnt down st Theresa's building.. ..street looks unappealing...	9/13/2019 9:15 PM
161	Shops and attractions	9/13/2019 9:08 PM
162	Help establish new independent businesses	9/13/2019 5:26 PM
163	More to pull trade up	9/13/2019 2:30 PM
164	Housing	9/12/2019 8:00 PM
165	Again range of shops and businesses. Charity shops should not be permitted to sell brand new goods.	9/12/2019 6:23 PM

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166	More shops less pubs	9/12/2019 9:46 AM
167	More residential property in Skinnergate.	9/11/2019 10:02 PM
168	Parisienne style galleries, as has been suggested, would be very attractive. Compulsory purchase and development of the old Bainbridge property must now be a priority.	9/11/2019 1:53 PM
169	more retail shops like Cath Kidson, Joules to fill Post House, more small independant cool shops - you need x20 new ones to arrive at same time for this to work.	9/11/2019 10:08 AM
170	Independant shops	9/11/2019 8:39 AM
171	Reduce rents and rates .. give incentives , pop up shops	9/10/2019 8:15 PM
172	shops and bars	9/10/2019 1:56 PM
173	Wheelchair access to shops	9/10/2019 1:14 PM
174	Mixed use, with bespoke and niche shops to attract visitors.	9/10/2019 1:03 PM
175	3 hours free Parking and More indepentant shops	9/10/2019 12:55 PM
176	The yards are lovely, more independant shops like they have on grange road/duke street, that can afford the rent, give people a reason to visit the yards	9/10/2019 12:52 PM
177	Definitely	9/10/2019 12:31 PM
178	More living space	9/10/2019 12:21 PM
179	open shops	9/10/2019 11:57 AM
180	independent retailers	9/10/2019 11:45 AM
181	More eateries , places to relax , independent cafes	9/10/2019 11:34 AM
182	The Yards are wonderful - Echo 3 the best coffee in the Northern Hemisphere! The Yards need to become part of the tourism offer. Skinnergate; some beautiful buidlings we could do more with	9/10/2019 11:34 AM
183	Floral displays	9/10/2019 9:23 AM
184	Reduce the hours of pedestrianisation of skinnergate to 11am till 3pm . Promotion of the shops in the yards .	9/10/2019 3:40 AM
185	Quality shops and cafes/bars	9/10/2019 12:33 AM
186	Better signage so people know what is there.	9/10/2019 12:00 AM
187	Make the street welcoming not with all the For Sale signs up and make the road easier to walk on. Please remember the Friends Meeting House has many members visiting each week and many local groups also meet regularly.	9/9/2019 3:11 PM
188	Nothing	9/9/2019 11:41 AM
189	Shops	9/9/2019 9:50 AM
190	Improvement to look of Skinnergate. More residential spaces. Better lighting. Leave vehicle access to Quaker Meeting House	9/9/2019 9:26 AM
191	Shops and building facias. Make the yards more welcoming	9/9/2019 8:28 AM
192	Dont know	9/8/2019 11:37 PM
193	More small retailers and 'places to meet' such as the superb "Quakerhouse" pub.	9/8/2019 11:24 PM
194	Boutiques and more high end shopping	9/8/2019 10:48 PM
195	shops	9/8/2019 8:52 PM
196	shops	9/8/2019 8:44 PM
197	More seating some housing	9/8/2019 5:36 PM
198	Green spaces could be created by demolishing obsolete buildings. Other buildings converted to homes.	9/8/2019 11:24 AM
199	Keep it chiefly pedestrianised. Maintain the old buildings. Convert empty buildings to residential.	9/8/2019 8:26 AM

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200	Interesting small shops, an environment that makes the most of what's left of our town's important and varied history.	9/7/2019 7:34 PM
201	cleaned up lots of facilities for small businesses	9/7/2019 12:25 PM
202	Yes, please improve. Mixture of residential, independent shops and small businesses, as suggested would be good. Need to prize empty buildings from negligent owners. The yards, together with a renovated VIM could really make the town.	9/6/2019 3:55 PM
203	Independent businesses. Keep the yards clean. Consistent signage.	9/6/2019 1:24 PM
204	Make them clean add more flower pots and lights .more interesting shops	9/6/2019 11:32 AM
205	Make Skinnergate open to traffic all day with 30 minute free parking.	9/6/2019 10:19 AM
206	Brilliant already but would probably look better if their age was used as a feature.	9/6/2019 12:32 AM
207	Improve open public spaces	9/5/2019 5:13 PM
208	The Yards are a unique feature of Darlington. However, they are dirty, intimidating and uninviting spaces. Maximise this unique opportunity to make them light, clean and safe with small businesses	9/4/2019 10:20 PM
209	Small independent shops and cafes and art	9/4/2019 7:06 PM
210	More attractive shop fronts and greenery such as flowers and shrubs etc	9/4/2019 4:47 PM
211	More residential is the way to go to keep life into the town centre.	9/4/2019 12:38 PM
212	Improved street decorations, high level decor and wall art.	9/4/2019 12:17 AM
213	The yards need to be more high profile. I sometimes forget about them	9/3/2019 11:44 PM
214	Convert commercial space to residential	9/3/2019 9:45 PM
215	Shops and restaurants	9/3/2019 9:39 PM
216	Clean and cared for and make the most of the uniqueness of the yards by encouraging unique businesses	9/3/2019 8:33 PM
217	Cafe bars social spaces	9/3/2019 7:20 PM
218	Independent/local shops and businesses. Independent pubs/music venues.	9/3/2019 4:47 PM
219	Get some graffiti artists hired to brighten up Mechanics yard. Encourage local artists and small independent businesses to open shops at an affordable rate of rent.	9/3/2019 2:59 PM
220	Unique local shops	9/3/2019 2:34 PM
221	get rid of betting shops	9/3/2019 1:52 PM
222	These could be transformed to be attractive visitor attractions with	9/3/2019 11:03 AM
223	Invest in more independent shops	9/3/2019 10:55 AM
224	Rejuvenation of un-used retail units.	9/3/2019 9:48 AM
225	Better signage and advertising to let people know they are there.	9/3/2019 9:36 AM
226	Doctors, dentists , walk in surgery	9/3/2019 9:17 AM
227	Bespoke shopping experiences	9/3/2019 8:15 AM
228	Variety of different styles of clubs	9/3/2019 12:08 AM
229	Fully pedestrianised - outdoor cafes	9/2/2019 11:43 PM
230	I love these streets. Make them ye olde style. Totally pedestrianised. Make the rents lower and when you can give new businesses a chance to survive. Flowers, nice seating, quaint shops would be lovely. (Like York).	9/2/2019 11:10 PM
231	Bars and bistros	9/2/2019 11:03 PM
232	Wider variety of local shops	9/2/2019 10:24 PM
233	Cleaner facilities.	9/2/2019 10:09 PM
234	More cafes and specialist shops	9/2/2019 9:45 PM
235	Independent retailers	9/2/2019 9:39 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

236	Cleaned up, they look dirty. Too many scruffy charity shops	9/2/2019 9:25 PM
237	Cleanliness	9/2/2019 9:24 PM
238	Boutique shops, cafes	9/2/2019 9:13 PM
239	Unsure	9/2/2019 9:00 PM
240	Shops cafe bars	9/2/2019 8:57 PM
241	Make skinnergate more attractive with better planting. Hold markets / pop up stalls there. Get the burnt out building sorted ASAP. Not sure about the yards as they're always tricky - maybe diversify advertising strategies. Eg get people on the ground in the town centre (high row) directing to the yards. Durham have a volunteer group that point towards city attractions - what about this for Darlington, with adequate support from the council?	9/2/2019 8:56 PM
242	Some thing nice to look at	9/2/2019 8:52 PM
243	Empty shops filled	9/2/2019 8:51 PM
244	less empty shops	9/2/2019 8:42 PM
245	Greater signage for the yards to encourage people going through. Cheaper rents to allow independent stores to try out a space even pop up shops. Make use of outside space, more seats, more flowers etc and designated areas to dine outside.	9/2/2019 8:33 PM
246	More cafes	9/2/2019 8:32 PM
247	independent shops	9/2/2019 8:31 PM
248	-	8/29/2019 10:21 AM
249	Fix them up, too many closed things	8/22/2019 5:01 PM
250	Housing	8/22/2019 4:57 PM
251	-	8/22/2019 4:55 PM
252	-	8/22/2019 4:53 PM
253	More shops/charity shops	8/22/2019 4:40 PM
254	-	8/22/2019 4:37 PM
255	mixed use	8/22/2019 4:32 PM
256	-	8/22/2019 11:29 AM
257	Ban 'to let signs'. Sort out electrical supply, repave damaged paving, restore delelict buildings, demolish former Argos store, more housing along road.	8/21/2019 5:57 PM
258	Could promote the architecture heritage better.	8/20/2019 7:34 PM
259	Independent shops	8/20/2019 5:05 PM
260	Yes	8/20/2019 11:22 AM
261	Power wash	8/17/2019 7:59 PM
262	Tidy, clean, brighten, attract some high quality, non chain eating.	8/17/2019 1:50 PM
263	Cafe bistros for daytime eating.	8/17/2019 10:41 AM
264	Less empty shops.	8/15/2019 4:14 PM
265	More seating and a few trees planted would be nice or even raised planters .	8/11/2019 12:11 PM
266	Seating, greenery, paving	8/10/2019 7:44 PM
267	Skinnergate only - independent businesses/services eg insurance brokers, solicitors, dentists, hairdressers	8/10/2019 4:22 PM
268	Small businesses	8/7/2019 11:56 AM
269	Encourage more small traders selling quality goods	8/7/2019 10:39 AM
270	improved landscaping, more seating and trees	8/6/2019 8:25 PM

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271	Massively promote and recreate the yards' Victorian architecture and heritage by 'bribing' the private sector to fund improvements. Again, where are the descendants of our Quaker and Railway entrepreneurs ?	8/6/2019 5:28 PM
272	Safer - more cctv	8/6/2019 12:07 AM
273	The Shambles...Beamish like yardswhere crafts people and artists sit outside their shops and create things in the summer...people passing by including international people stop to chat and say they are coming back...music coming from the shops ...or street Christmas could be Handels missiah...as this was the music in the 18th century...history is wonderful history is beautiful.	8/5/2019 11:04 PM
274	Better signage at high row/skinner gate to make yards clearly signposted	8/5/2019 6:10 PM
275	depedestrianisation	8/5/2019 5:38 PM
276	Leeds 'lanes ' should be the template - mix of good shops in the yards - apartments on the west side of skinnergate	8/5/2019 1:31 PM
277	Artwork	8/4/2019 11:49 PM
278	Art green spaces and independents	8/4/2019 11:42 PM
279	Better environment that encourages walking and cycling	8/4/2019 9:37 AM
280	More housing here over anywhere else if you want to focus on that	8/3/2019 11:39 AM
281	Outdoor improvements	8/3/2019 8:42 AM
282	More shops less empty places	8/3/2019 7:08 AM
283	More independent shops	8/2/2019 3:39 PM
284	Lots of light so the yards are not threatening in the dark. Better signage to show what is there. It all needs character brought back.	8/2/2019 2:45 PM
285	More independent businesses - like baker street / bedford street in middlesbrough	8/2/2019 10:02 AM
286	-	8/2/2019 12:23 AM
287	Cleaned up/weeds cleared	8/2/2019 12:16 AM
288	Better promotion of businesses	8/1/2019 10:47 PM
289	More shops	8/1/2019 9:25 PM
290	Shops	8/1/2019 9:16 PM
291	Look after the heritage and old buildings tastefully	8/1/2019 8:53 PM
292	Cheaper rent for shops	8/1/2019 8:37 PM
293	More small independent businesses. Covered walkway	8/1/2019 8:18 PM
294	More shops	8/1/2019 7:33 PM
295	More adverts and signs to say what's going on down the yards	8/1/2019 6:29 PM
296	independent shops	8/1/2019 4:06 PM
297	Mixed use, pedestrian-friendly outdoor space, landscaped and covered wynds, but with CCTV to promote a sense of security and eliminate anti-social behaviour	8/1/2019 3:19 PM
298	More little shops including pop-up shops	8/1/2019 2:51 PM
299	Not sure, don't have any issues here	8/1/2019 1:27 PM
300	More needs to be done to promote and make a feature of	8/1/2019 1:20 PM
301	Independent shops	8/1/2019 12:51 PM
302	More shops and cafes	8/1/2019 12:47 PM
303	The Yards are beautiful & have such potential. Look at the Stonegate area of York for inspiration as this is lovely. There should be good lighting, alfresco eating & drinking spaces, room for street entertainers, lovely independent little shops & music events in the summer	8/1/2019 12:08 PM
304	Shops	8/1/2019 12:04 PM

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305	Small shops, artisan, housing	8/1/2019 9:22 AM
306	More pavement cafes	8/1/2019 12:17 AM
307	Shops	7/31/2019 11:18 PM
308	Independent shops	7/31/2019 10:44 PM
309	empty shop fronts to be sorted and made to look more attractive	7/31/2019 2:12 PM
310	Greener, prettier	7/31/2019 12:16 PM
311	independent shops	7/30/2019 8:42 PM
312	Should be promoted better especially the yards. I sometimes forget about them	7/30/2019 3:15 PM
313	Keep and encourage Independent Traders here	7/30/2019 10:50 AM
314	Independent retail outlets are the USP, eg cheese and wine shop... maybe more of them	7/30/2019 10:22 AM
315	favorite area of town - love the artwork in the yards - shame they're not busier.	7/29/2019 4:09 PM
316	Less takeaways	7/29/2019 12:37 PM
317	More uniques shops	7/29/2019 12:33 PM
318	More unique shops	7/29/2019 12:03 PM
319	Less litter and crack heads	7/29/2019 10:29 AM
320	Independent retail, housing and bars	7/28/2019 8:51 PM
321	Nothing	7/28/2019 2:49 PM
322	Removal of charity shops and more independent eateries	7/28/2019 12:58 PM
323	I like the independent retailers in the yards but feel there needs to be more driving people to them. Maybe nice restaurants, outdoor seating, lighting. Agree that Skinner Gate needs a revamp and feel this would be good space for a mix of housing and a better area for the convenience store (depending what you mean by convenience store? A small store would work well. However can I point out there is already a sainsbury local on Duke Street and a tesco extra off the cornmill. Do we need another?	7/28/2019 12:51 PM
324	local shops, make it a hub for boutiques and open european style restaurants, sort out the drains.	7/28/2019 11:30 AM
325	Shops	7/28/2019 10:19 AM
326	Bespoke high quality independent retailers or pop ups	7/28/2019 10:15 AM
327	Shops	7/28/2019 10:05 AM
328	Make them more than just a walkway between high row and Skinnergate	7/28/2019 9:57 AM
329	Public art, to be cleaner, outdoor seating	7/28/2019 6:23 AM
330	Perhaps some artwork and plants along the yards to brighten them up.	7/28/2019 12:52 AM
331	.	7/28/2019 12:26 AM
332	Less Charity Shops and more variety of goods.	7/27/2019 10:45 PM
333	Teashops	7/27/2019 9:53 PM
334	Decorated it.. fun look for clues around the area with children	7/27/2019 8:59 PM
335	Better signage so people know what's up there	7/27/2019 8:30 PM
336	More independent shops	7/27/2019 8:27 PM
337	Potential to be a lovely part of town. Independent shops and cafes, perhaps open as bars on the evening. Street art, pop up shops and buskers.	7/27/2019 8:23 PM
338	Shops & cafes	7/27/2019 8:15 PM
339	Regeneration	7/27/2019 8:14 PM
340	More shops	7/27/2019 7:58 PM
341	Nightlife, open air eating	7/27/2019 7:57 PM

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342	Small independant traders and starter businesses who benefit from small units	7/27/2019 7:55 PM
343	Cover and connect to unify the experience	7/27/2019 7:40 PM
344	Friendly and clean	7/27/2019 7:35 PM
345	Better signpointing to what is available	7/27/2019 7:35 PM
346	Everything, decaying and poor	7/27/2019 7:34 PM
347	Shops	7/27/2019 7:30 PM
348	Independent quirky businesses	7/27/2019 7:28 PM
349	This is largely fine	7/27/2019 7:07 PM
350	Retain its character	7/27/2019 5:28 PM
351	better lighting in the Yards, more independent shops, greenery.	7/27/2019 5:26 PM
352	Make it look more attractive	7/27/2019 4:45 PM
353	Encourage more business	7/27/2019 4:14 PM
354	Don't know	7/27/2019 4:12 PM
355	Skinnergate requires a lot of cosmetic regeneration, the street has a very dated 1960's commercial feel.	7/27/2019 3:48 PM
356	Funky wall murals, fairy light festoons hanging above the yards. Bars/pubs with outdoor seating. Make it a place that people want to walk through and stop for a drink or a bite to eat rather than an alley which would you would like to reach the end of as fast as possible.	7/27/2019 3:25 PM
357	need more shops and better advertising but these areas look really down and out at the moment	7/27/2019 2:38 PM
358	indepentant shops, less charity shops	7/27/2019 2:00 PM
359	make area more nice over summer with planting, provided by traders, more benches, bins	7/27/2019 1:49 PM
360	level of cleanliness and appearance of retail units	7/27/2019 1:47 PM
361	Food stalls	7/27/2019 1:30 PM
362	Skinnergate currently lacks a large retailer to encourage footfall (the last such retailer was probably Argos). If a retailer, particularly a food / FMCG retailer (e.g. Iceland / Heron Foods / Home Bargains) could be encouraged to open in the old Argos site which has a useful loading yard to the rear, again this might draw more shoppers into Skinnergate.	7/27/2019 12:09 PM
363	The place is like a Western movie street ,With tumbleweed and litter collecting in empty shop windows, Ger rid of charity shops and out the all in one place	7/27/2019 11:53 AM
364	Retail and hospitality	7/27/2019 11:21 AM
365	Independent businesses	7/27/2019 11:20 AM
366	Ideal places for cafes and small independent 'quirky' shops. Yrads need cleaning and brightening up.	7/27/2019 10:24 AM
367	Ideally nice independent traders down these yards	7/27/2019 10:19 AM
368	More inviting shops	7/27/2019 10:09 AM
369	Shopping	7/27/2019 9:49 AM
370	As above	7/27/2019 8:48 AM
371	Shops	7/27/2019 7:59 AM
372	Quality shops, flats, green space	7/26/2019 6:25 PM
373	Concentrate the town on this area.	7/26/2019 6:13 PM
374	More trees and sculptures	7/26/2019 3:42 PM
375	Encourage a wider range of independent shops, not vape shops etc and no more charity shops	7/26/2019 12:39 AM
376	Decent shops	7/25/2019 7:32 PM
377	More flowers	7/25/2019 7:14 PM

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378	Shops, entertainment	7/25/2019 5:31 PM
379	Lose the pedestrianisation	7/25/2019 4:46 PM
380	Used to fill potential and made a theme of town	7/25/2019 4:39 PM
381	Sustainable sector (beginnings are already there with Mutiny, charity shops, clothing repair and bike sport. Also increase attraction to the yards by making them feel more welcoming: open doors/ plants outside so it's more clear when businesses are open and seem inviting. Murals/ outdoor seating where possible- making them feel like there is more of a flow with a sense of community: not just a series of individual businesses.	7/25/2019 4:01 PM
382	Tidying up and more advertising of what's in the yards etc as I think they get forgotten	7/25/2019 2:09 PM
383	Tidy up shop fronts and seating area	7/25/2019 1:33 PM
384	Use of the left Argos Shop and Gym Building where Newcastle Building Society was	7/25/2019 9:34 AM
385	Housing and more bars/leisure facilities	7/25/2019 9:33 AM
386	The Yards are not really going to improve things much - they are a bit scary and people feel unsafe there even when the town is busy, but when it's quiet I would NOT walk up any of the three yards off High Row.	7/25/2019 1:17 AM
387	More quirky shops	7/25/2019 12:34 AM
388	Decent shops and a general clean up of the area it looks grubby. The yards need to have some of their history displayed.	7/24/2019 10:59 PM
389	Skinnersgate has not changed in years. The "Yard" are hidden away and lack "promotion" to let visitors know what is there.	7/24/2019 5:16 PM
390	-	7/24/2019 4:24 PM
391	Make these more attractive e.g. bunting, flowers, lights.	7/24/2019 12:02 PM
392	Shops actually being open and damaged stores being renovated instead of being left to rot	7/24/2019 7:29 AM
393	Clean them up and powerwash them so they don't look and smell like toilets. Flowers and clear signage to say what's in each yard	7/23/2019 11:58 PM
394	Traffic free day and night.more street cafe culture. Boutique type shops	7/23/2019 7:30 PM
395	Darlington is a historic town and these areas are not promoted.	7/23/2019 7:20 PM
396	Often feel like these are cut-off from main part of the town, need to improve links and tidy them up - looking a bit tired. And encourage those who look after their premises/frontages, including plants/planters - don't be charging them to do this, we need more colour in the town.	7/23/2019 5:02 PM
397	More outdoor eating, covered yards to allow outdoor eating whatever the weather. The yards are so underused !	7/23/2019 4:22 PM
398	Independent traders	7/23/2019 2:17 PM
399	Stop people from begging for money and trying to sell things.	7/23/2019 2:14 PM
400	Houses	7/23/2019 2:10 PM
401	Made clean and tidy	7/23/2019 1:39 PM
402	The Yards are great to explore, and it's nice having those small businesses tucked away.	7/23/2019 12:36 PM
403	try not to waste too much money on them.	7/23/2019 12:15 PM
404	More shops it's like a ghost town	7/23/2019 12:11 PM
405	Better cleanliness and signage of businesses in the yard	7/23/2019 11:33 AM
#	VICTORIAN INDOOR MARKET	DATE
1	Nothing	10/1/2019 8:53 AM
2	Remember this is D/ton NOT Covent Garden!!	10/1/2019 4:09 AM
3	Delicatessen food outlets, high quality independent coffee shop with comfy seating and reading material, artisan bakers.	9/30/2019 11:57 PM
4	Community activities, dance events, brighter feel needed	9/30/2019 7:56 PM

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5	gallery / toilets	9/30/2019 7:40 PM
6	More Verity of stalls.its half empty	9/30/2019 6:47 PM
7	Better fruit and veg stalls	9/30/2019 5:45 PM
8	Food and non-food offer, services, exhibitions	9/30/2019 1:40 PM
9	more market stalls	9/30/2019 1:00 PM
10	More stalls	9/30/2019 11:59 AM
11	Not sure	9/30/2019 10:06 AM
12	Food hall, local stalls, bands, entertainment	9/30/2019 9:57 AM
13	As above. Make it a must go location for everyone in town -! Look at barcelona market. Look at the stack in Newcastle - granted the food fall is much greater but what they have created is a mix of buy/socialise /arts in one place	9/30/2019 9:29 AM
14	Cafés, bars, independent shops Covent Garden on smaller scale, cleaner, sharper image.	9/30/2019 9:09 AM
15	USE AS AN EATING HUB FOR THE TOWN CENTRE. RE-LOCATE EXISTING TRADERS INTO ANOTHER PURPOSE BUILT ENVIRONMENT	9/30/2019 7:06 AM
16	Businesses	9/30/2019 5:42 AM
17	Needs improvement asap	9/30/2019 4:53 AM
18	More stalls	9/30/2019 1:37 AM
19	Keep stalls true to history	9/30/2019 1:09 AM
20	Cleaner, more diverse stalls, improved morale for traders	9/30/2019 12:21 AM
21	Central mixed food cafe area eg street food style, performance area	9/30/2019 12:16 AM
22	Make it modern	9/30/2019 12:15 AM
23	More traders	9/30/2019 12:02 AM
24	Deliver the plan already announced. Look at the Grainger Market in Newcastle to see if that offers an occupancy model.	9/29/2019 11:44 PM
25	Investment	9/29/2019 11:40 PM
26	I would like to see less empty spaces- it's usually pointless going in at the moment	9/29/2019 11:03 PM
27	Events	9/29/2019 10:44 PM
28	Definitely needs a refurbishment in-keeping with the original Victorian er.	9/29/2019 10:37 PM
29	A place for current traders and new ones. Leisure space for all.	9/29/2019 10:16 PM
30	Don't use the indoor market	9/29/2019 10:03 PM
31	More variety	9/29/2019 9:52 PM
32	Refurb some benches	9/29/2019 9:48 PM
33	More local trade and encourage people to shop local	9/29/2019 9:24 PM
34	More attractive places to sit while eating/drinking	9/29/2019 9:09 PM
35	General improvements and refurbishments	9/29/2019 9:09 PM
36	councillors dont give a toss	9/29/2019 9:08 PM
37	Again needs upgrading into a 21 century retail area that will benefit town's economy	9/29/2019 9:08 PM
38	Better variety of stalls.	9/29/2019 9:03 PM
39	Agree it needs a revamp, with updated retail and leisure offer.	9/29/2019 9:02 PM
40	More quality stalls	9/29/2019 8:54 PM
41	Tea shops with toilets. Fish and chip cafe with toilets	9/29/2019 8:48 PM
42	Make it hub of town centre. Including market square	9/29/2019 8:48 PM

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43	More independent stalls	9/29/2019 8:46 PM
44	Re-open the toilets & have them staffed, offer reduced rentals for stalls to encourage new blood	9/29/2019 8:43 PM
45	Pop up stalls - seasonal	9/29/2019 8:39 PM
46	2	9/29/2019 8:39 PM
47	Support local businesses	9/29/2019 8:28 PM
48	heated cafe and clean toilets	9/29/2019 7:21 PM
49	Needs more stalls that draw in people from outside.	9/29/2019 12:17 PM
50	More stalls, more sunlight	9/29/2019 12:16 PM
51	any thing other than a bar/food/nail/hairdressers.	9/29/2019 11:57 AM
52	Cafe	9/29/2019 11:55 AM
53	More stalls	9/29/2019 11:12 AM
54	Modernise Indoors keeping a traditional theme	9/29/2019 10:57 AM
55	.	9/29/2019 10:14 AM
56	Should focus on food and flowers (not tat)	9/29/2019 9:05 AM
57	Publish Quarterly Reports of actual progress not bland statements	9/29/2019 7:40 AM
58	As it is	9/27/2019 8:22 PM
59	lets make it macdonald lego land ? or, erm, restore it, not change it, do we think we can re-write history, of course, happened for years, what a wicked game we see playing out	9/27/2019 7:55 PM
60	More stalls and events	9/27/2019 7:15 PM
61	More boutique shops	9/27/2019 12:32 PM
62	More fresh produce stalls	9/27/2019 10:52 AM
63	Like the suggested improvements to be made	9/26/2019 7:56 PM
64	Retail	9/26/2019 3:12 PM
65	This requires a major overall to attract more people and businesses.	9/26/2019 2:17 PM
66	Pop up foodie stalls, art, demo's	9/26/2019 1:55 PM
67	-	9/26/2019 12:58 PM
68	Yes improve and support.	9/26/2019 12:56 PM
69	-	9/26/2019 12:53 PM
70	Community space/food/independent traders	9/26/2019 10:13 AM
71	More artisan shops and stalls	9/26/2019 7:08 AM
72	More stalls	9/26/2019 1:28 AM
73	Social/sustainable enterprises.	9/26/2019 12:22 AM
74	Vibrant art and crafts	9/26/2019 12:22 AM
75	Shops	9/26/2019 12:14 AM
76	More events in the open area in the market	9/25/2019 10:52 PM
77	More markets	9/25/2019 10:11 PM
78	Community stalls	9/25/2019 10:06 PM
79	More food outlets	9/25/2019 9:57 PM
80	Better Lighting	9/25/2019 9:55 PM
81	Small businesses	9/25/2019 9:48 PM
82	Independent stall holders with a selection of goods	9/25/2019 9:23 PM

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83	Outdoor space and market	9/25/2019 9:09 PM
84	Classic market stalls	9/25/2019 9:08 PM
85	Street food	9/25/2019 8:59 PM
86	Food stalls , tapas , cafe, butchers, restaurants,	9/25/2019 8:50 PM
87	I love the market, buy often find the musty smell offputting! It would be good to havr a good coffee / cafe in a central location to encourage folks in to loiter more. The community area which seems rarely used is tucked in a corner. I love the indoor garden idea.	9/25/2019 8:38 PM
88	Street food area.	9/25/2019 8:23 PM
89	Craft stalls	9/25/2019 8:21 PM
90	Better stallholders selling better quality items.	9/25/2019 8:15 PM
91	Study how markets in other towns eg Oxford appear so bright and welcoming. It's a circle - more footfall means quicker turnover of produce means everything seems fresher.	9/25/2019 9:31 AM
92	Is MAM about to go bust - nothing great happening - worries they have got wrong approach. Needs to revert - it had more customers than now because of negative changes - council allowed them to pull it to bits, literally. The feel is awfully of neglect now - caused by these changes and then laft to deteriorate and decline in use.	9/24/2019 10:43 PM
93	Old fashioned as is, it needs to be opened up and be solely food	9/24/2019 8:17 PM
94	This could be a real drawing point. It currently looks unloved.	9/24/2019 4:52 PM
95	enhance and improve	9/24/2019 3:02 PM
96	Improvement, better variety of high quality vendors	9/24/2019 1:45 PM
97	Make the most of the fresh and local food stalls as this is really topical stuff just now. Bring back parking in market square to encourage the 4x4 type customers from the edge of town or nearby villages to come and buy organic food. Big publicity needed. There is great stuff in market but not enough of the "right" people know about it Quality cafe that doesn't smell of fried onions!	9/23/2019 11:02 PM
98	Pop up bakeries, music venues	9/23/2019 7:39 PM
99	I never go in there - which may be symptomatic of a more general issue with the Market.	9/23/2019 4:09 PM
100	shops and leisure	9/23/2019 3:19 PM
101	Reflect the history and culture of the area	9/23/2019 12:07 PM
102	Late opening hours one day a week; artisan food stalls; remove smell of fried onions;	9/23/2019 12:53 AM
103	Local retails only	9/22/2019 9:16 PM
104	Sound and light show all summer.	9/21/2019 10:44 AM
105	Keep it alive , also bring back the outdoor market on the square	9/21/2019 12:50 AM
106	Small independent store holders/ farmers market	9/21/2019 12:21 AM
107	more local shops, open later	9/20/2019 8:17 PM
108	Make this the artisan hub of Darlington, concentrating on fresh local produce.	9/20/2019 5:53 PM
109	Create a better shopping environment. Maybe a cafe in the centre with stalls around the outside.	9/20/2019 3:39 PM
110	More upmarket	9/20/2019 7:08 AM
111	Fresh bright stalls wide variety	9/20/2019 3:13 AM
112	Ice skating rink	9/20/2019 1:20 AM
113	Tidy it up.	9/20/2019 12:26 AM
114	Kept as a market	9/20/2019 12:07 AM
115	Attract more "alternative " stalls like Camden in London	9/19/2019 11:59 PM
116	More independent food outlets and small businesses selling high quality products.	9/19/2019 11:56 PM
117	More stalls.	9/19/2019 11:03 PM

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118	Improve the building but maintain the history	9/19/2019 10:45 PM
119	Bring it back to its former glory	9/19/2019 10:21 PM
120	Better lighting and different stalls	9/19/2019 10:13 PM
121	Nik nak shops, selling odds and sod, that sort of thing, something worth going in to look at!!	9/19/2019 10:06 PM
122	It needs to appeal to younger people and offer diverse items	9/19/2019 9:42 PM
123	A more pleasurable experience when shoppin	9/19/2019 8:51 PM
124	Modern social space , restaurants , nice bar	9/19/2019 8:51 PM
125	More like the Grainger Market at Newcastle. Maybe some live music or djs occasionally. Learn things eg how to sew so people buy more material. Cooking demonstrations etc. A food hall?	9/19/2019 8:41 PM
126	I am passionate of our Victorian Market and sometimes use it more than once a week. To work with the existing traders and enhance it is an exceptionally good idea.	9/19/2019 2:41 PM
127	0	9/18/2019 8:59 PM
128	offer more incentive for people and stall holders. Too many gaps at present and uninspiring to visitors and shoppers.	9/18/2019 11:07 AM
129	Out door market in market Square,	9/17/2019 8:20 PM
130	More local businesses	9/17/2019 6:24 PM
131	do not turn it into a theme park - let small businesses flourish	9/17/2019 10:59 AM
132	All the stalls being utilised, encourage local handicrafts and business, similar to Richmond	9/16/2019 10:38 AM
133	more stalls	9/15/2019 10:41 PM
134	Sad that it's half empty, maybe bring events in to encourage people to explore it and use it more.	9/15/2019 11:53 AM
135	More shops	9/15/2019 11:32 AM
136	Keep the history alive!. Beautiful building. Don't cover front in glass and take away the beautiful look of it. Eating places aswell as the lovely market stalls we've had for years. Look at the Grainger market in Newcastle...fabulous .	9/15/2019 9:48 AM
137	Shops and or leasure NO HOUSES	9/15/2019 9:06 AM
138	Empty stalls being used	9/15/2019 8:59 AM
139	Meat vendors	9/15/2019 4:39 AM
140	I thought the council had sold the indoor market so why pay to improve something that's not ours	9/15/2019 1:09 AM
141	Make the Market place for the market it's under used	9/14/2019 11:40 PM
142	Thriving market and art space with locally run eateries	9/14/2019 10:45 PM
143	A variety of market stalls, different events, putting the main market back on the square will attract people to that side of town which would help.	9/14/2019 10:06 PM
144	Clean it up	9/14/2019 9:11 PM
145	retain character, encourage new businesses by affordable rent	9/14/2019 4:37 PM
146	Wider variety of stalls, support for local and artisan businesses, more variety, improved general cleanliness and appearance	9/14/2019 4:36 PM
147	Lots of stalls with greater variety.	9/14/2019 4:20 PM
148	Remove the company running it as it doesn't seem to be fit for purpose then hold a consultation with the current market traders and take into account their views and act on them if possible, they are in the best position to speak about any development.	9/14/2019 3:01 PM
149	Bars/ restaurants/ market style stalls	9/14/2019 2:50 PM
150	Open space, more of a communal feeling, good prices at markets to lure more potential customers in	9/14/2019 2:15 PM
151	More traders should be encouraged	9/14/2019 1:36 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

152	Develop as food and gastronomic area, sympathetically improve infrastructure to make it more comfortable, provide areas to eat and drink produce sold. Any plans for a winter garden should retain it as a market / food area.	9/14/2019 1:18 PM
153	More organised	9/14/2019 12:17 PM
154	Improvement	9/14/2019 12:15 PM
155	Cafes	9/14/2019 11:45 AM
156	children play park	9/14/2019 11:40 AM
157	P	9/14/2019 11:32 AM
158	Events and displays to show it's heritage	9/14/2019 11:07 AM
159	Specialist sellers, less tat	9/14/2019 10:57 AM
160	Old and rundown	9/14/2019 10:41 AM
161	Reopen the public toilets PLEASE.	9/14/2019 7:45 AM
162	Open it up more! There are plenty of space for shops but hardly anything there!	9/14/2019 1:24 AM
163	Modernise And continue to develop the space as a community hub	9/14/2019 12:23 AM
164	More stalls craft based	9/13/2019 10:51 PM
165	Make it more open. I tend to just walk past it and forget what it has to offer as can't see.	9/13/2019 9:56 PM
166	More independent sellers with variety	9/13/2019 9:46 PM
167	Create an international food hall similar to those found on the continent. This would be a huge success. Make it all more upmarket. It needs to become a venue for eating and entertainment.	9/13/2019 9:44 PM
168	Shops and range of market stalls	9/13/2019 9:08 PM
169	Help establish new independent businesses	9/13/2019 5:26 PM
170	Brightened up	9/13/2019 2:30 PM
171	Look at Altrincham market as an example. It's vibrant and lively, they have got the mix just right	9/12/2019 8:00 PM
172	Maintain diverse range of stores.	9/12/2019 6:23 PM
173	should retain the market & move outdoor market to market place	9/12/2019 9:46 AM
174	Google Faneuil Market, Boston	9/11/2019 1:53 PM
175	trendy traders more creatives in town	9/11/2019 10:08 AM
176	Updated	9/11/2019 8:39 AM
177	Fill stalls reduce rents have pop up shops . Encourage independents	9/10/2019 8:15 PM
178	Leisure facilities possibly soflyplay etc, historic, heritage plays/activities.	9/10/2019 1:56 PM
179	A variety of street food outlets and produce sellers. Look to the Grainger Market in Newcastle for inspiration. This could be the centre piece of the town centre.	9/10/2019 1:03 PM
180	refresh / refurbishment	9/10/2019 12:55 PM
181	it just looks scruffy and the stalls in there squeezed in, the improvement suggested sound great, but more variety from butchers, to habadasherie etc	9/10/2019 12:52 PM
182	More traders / better use of space / better facilities	9/10/2019 12:48 PM
183	Vintage clothing stalls, individual homewares, something nicer than the low quality shops we currently have. Afleck's Palce in Manchester is a cultural hub with lots of unique shops, tatooists, barbers, book stalls etc. You could do this in the empy M&S store instead of turning it into apartments. It would really set Darlington apart and give small business that maybe sell through Etsy and other online shops the opportunity to have an actual real life presence. The only outlet in Darlington currently for this is those barrows in the cornmill which are way to expensive. This would attract like minded people/sellers/visitors and if it really took off people from all over would come to visit.	9/10/2019 12:36 PM
184	Definitely	9/10/2019 12:31 PM

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185	Organic/vegetarian/high end choices	9/10/2019 12:21 PM
186	better choice of quality food items	9/10/2019 11:57 AM
187	Artisan food and drink stalls, Restaurants	9/10/2019 11:45 AM
188	The current plans are brilliant.	9/10/2019 11:34 AM
189	More stalls and more variety	9/10/2019 9:23 AM
190	I think that the plans already in the pipeline should improve the covered market .	9/10/2019 3:40 AM
191	Quality Shops	9/10/2019 12:33 AM
192	Market stalls, toilets	9/10/2019 12:00 AM
193	It is sad to see when stalls close down. How can it be made easier for stall holders to opeate?	9/9/2019 3:11 PM
194	Nothing	9/9/2019 11:41 AM
195	Food and drink	9/9/2019 9:50 AM
196	If it is to attract visitors and tourists, it needs radical improvement - cafes and pleasant seating areas etc.	9/9/2019 9:26 AM
197	More stalls inside and more welcoming.	9/9/2019 8:28 AM
198	Dont know	9/8/2019 11:37 PM
199	Rejuvenation of this iconic building. More traders.	9/8/2019 11:24 PM
200	Crafts as well as usual stalls and also more food stalls.	9/8/2019 10:48 PM
201	shops	9/8/2019 8:52 PM
202	shops	9/8/2019 8:44 PM
203	Like the plan so far.	9/8/2019 5:36 PM
204	Public toilets - with an employed cleaner through the day.	9/8/2019 8:26 AM
205	Vibrant market stalls, attracted by affordable rent. The Market Square MUST be used for a weekly market again. We miss the old days of the bustling outdoor market and want it back in one easily accessed place.	9/7/2019 7:34 PM
206	lots of different stalls	9/7/2019 12:25 PM
207	Great idea. Present indoor market is dirty and rather a 'dump'. Too many empty units. Love the plans put forward. Will make huge difference to the town.	9/6/2019 3:55 PM
208	Farm and fresh food outlets and nice cafe on east side.	9/6/2019 1:24 PM
209	More glass to let the light in. Attractive specialised businesses.. Some entertainment.	9/6/2019 11:32 AM
210	That new plan looked excellent. Do that.	9/6/2019 12:32 AM
211	Update and ensure it's sucess	9/5/2019 5:13 PM
212	Darlington's statement building which is sad and decrepit. There are many examples in many towns where similar buidings have become vibrant hubs with food, bars and music.	9/4/2019 10:20 PM
213	Independent traders and more modern facilities.	9/4/2019 7:06 PM
214	Better lighting, can be quite dim and hard to navigate	9/4/2019 4:47 PM
215	An updated atmosphere.	9/4/2019 12:38 PM
216	More stalls	9/4/2019 8:11 AM
217	Look at some of the indoor markets in London, Tooting Broadway and Tooting Market are great examples of markets during the day offering traditional market produce during the day and small feature restaurants and speciality bars on the evening.	9/4/2019 12:17 AM
218	A better variety of stalls - Durham city indoor market is a good example of a successful market.	9/3/2019 11:44 PM
219	Space for small local businesses similar to The Station in Richmond	9/3/2019 9:45 PM
220	Grocery & other Inc. Charity stalls	9/3/2019 9:39 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

221	A vibrant market that is full of different stalls that highlight fresh produce and small businesses	9/3/2019 8:33 PM
222	Social spaces to get people into town in winter months	9/3/2019 7:20 PM
223	shops that accept card payments	9/3/2019 5:40 PM
224	More eateries inside the market.	9/3/2019 4:47 PM
225	Better rates so the prices aren't so high and stalls that have relevant products and produce.	9/3/2019 2:59 PM
226	Unique little shops within market a place to eat and shop, like market in Barcelona	9/3/2019 2:34 PM
227	get MAM to do what they said they were going to do -	9/3/2019 1:52 PM
228	Very important to promote food and produce and innovative new ideas and culinary demonstrations in our market as those things are very popular	9/3/2019 11:03 AM
229	Fresh produce and things you cant buy online	9/3/2019 10:55 AM
230	Something similar to Richmond station	9/3/2019 10:01 AM
231	Renovation to whole market, as per plans already on display. They look great and I can't wait to see how it turns out! More variety of business as well as events focused around the market, as a central hub of the town.	9/3/2019 9:48 AM
232	Independent traders.	9/3/2019 9:17 AM
233	Farms markets and eateries	9/3/2019 8:15 AM
234	Revamp amd more goodie shops	9/3/2019 12:08 AM
235	More options for buying loose products with no packaging	9/2/2019 11:43 PM
236	Total redo on the inside. A small play area in the middle for children, with a train to play on etc, cafes, creperie, ice cream stall, pancakes, waffles etc etc snack eateries. Lots of tables for people to sit and socialise.etc.	9/2/2019 11:10 PM
237	More crafts instead of lots of the same stalls	9/2/2019 11:03 PM
238	Cleaner, more organised and modernised	9/2/2019 10:24 PM
239	More stalls and updates to current stalls.	9/2/2019 10:09 PM
240	More like granger market in Newcastle	9/2/2019 9:45 PM
241	Community and social space	9/2/2019 9:39 PM
242	Needs to be modernised, little Street food stalls mixed in with local business stalls to pull people in	9/2/2019 9:25 PM
243	Variety of stalls	9/2/2019 9:24 PM
244	Quality stalls and cafeteria, total upgrade of building	9/2/2019 9:13 PM
245	Unsure	9/2/2019 9:00 PM
246	Variety of stalls similar to Durham market	9/2/2019 8:57 PM
247	Think Grainger Market (Newcastle). Better decoration at all of the entrances. Hand out offer leaflets to people on high row. Make the cafe/eating space more welcoming (appreciate you've tried this but it's still dingy, cold, greasy spoon - lets have some hipster style cafes in there?? Or a food court with several food carts? Greek, sushi, etc?)	9/2/2019 8:56 PM
248	More shops	9/2/2019 8:52 PM
249	More stalls	9/2/2019 8:51 PM
250	more variety	9/2/2019 8:42 PM
251	Cheap rent for local small businesses	9/2/2019 8:42 PM
252	Provision for pop up stalls.	9/2/2019 8:33 PM
253	Needs to be cleaner	9/2/2019 8:32 PM
254	better opening hours	9/2/2019 8:31 PM
255	-	8/29/2019 10:21 AM
256	Put arts or performances in empty spots	8/22/2019 5:01 PM

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257	-	8/22/2019 4:55 PM
258	-	8/22/2019 4:53 PM
259	Refurbish	8/22/2019 4:40 PM
260	-	8/22/2019 4:37 PM
261	good food offer and food and beverages	8/22/2019 4:32 PM
262	-	8/22/2019 11:29 AM
263	As proposed with 'winter garden' attraction	8/21/2019 5:57 PM
264	Live acoustic music space for local performers	8/20/2019 7:34 PM
265	Winter garden proposal	8/20/2019 5:05 PM
266	Yes	8/20/2019 11:22 AM
267	art and craft activities, food emporium, fresh grown produce	8/17/2019 7:59 PM
268	Focus on high quality, local produce and eating.	8/17/2019 1:50 PM
269	Winter garden idea is good	8/17/2019 10:45 AM
270	Fruit and veg and butchers outlets. Not the tacky stalls at present.	8/17/2019 10:41 AM
271	The building is so lovely to look at and would be a fab place for cafe's/ restaurants.	8/15/2019 4:14 PM
272	re-vitalised and lower the rates to get new sellers installed .	8/11/2019 12:11 PM
273	Street food restaurants casual food hall like Mackie Mayor in Manchester	8/10/2019 7:44 PM
274	Chester indoor market about to be redeveloped - look at that for ideas. Also reinstate open market in the Market Square	8/10/2019 4:22 PM
275	encourage more stall holders - perhaps the rents are too high so look at reducing them - could look at incorporating bar & restaurant based on a historical theme - DO NOT DEMOLISH IT	8/7/2019 10:39 AM
276	longer opening hours plus Sundays	8/6/2019 8:25 PM
277	Your multi use and conservatory plan is good - include variety of new and second hand selling pods plus landscaped focal point inexpensive cafe. Visit Durham indoor market for inspiration	8/6/2019 5:28 PM
278	I quite like the plans you have	8/6/2019 12:07 AM
279	creative hub with retailers echoing the arts and crafts and old style period like retailers like the fishmongers with the fishmongers straw hats like	8/5/2019 11:04 PM
280	More variety of stalls - food and independent stalls	8/5/2019 6:10 PM
281	progress from MAM	8/5/2019 5:38 PM
282	Covent Garden should be the template - mix of stalls with eateries entertainment to bring people in - focus the real market stalls in a small area	8/5/2019 1:31 PM
283	Nicer Cafes and small restaurants like Brixton market	8/4/2019 11:49 PM
284	Eateries and bars and day and night markets	8/4/2019 11:42 PM
285	Get rid of the taxi rank outside.	8/4/2019 9:37 AM
286	With the orangery option - I submitted my official opinion on this separately	8/3/2019 11:39 AM
287	Get rid of smell of butchers, very unpleasant.	8/3/2019 8:42 AM
288	Demolish	8/2/2019 3:46 PM
289	Brilliant new ideas, similar projects have revitalised other towns.	8/2/2019 2:45 PM
290	Should be modelled on the Grainger market in Newcastle which is very successful	8/2/2019 10:02 AM
291	-	8/2/2019 12:23 AM
292	More variety of stalls/not more eateries/ toilets reopened	8/2/2019 12:16 AM
293	More selection of vendors, more modern	8/1/2019 10:47 PM

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294	Modernised and made to look more organised	8/1/2019 9:25 PM
295	Shops	8/1/2019 9:16 PM
296	Look after the heritage and old buildings tastefully . Lower rent and encourage a variety of crafty and quirky shops not easily sourced online	8/1/2019 8:53 PM
297	Variety of shops & eating places	8/1/2019 8:29 PM
298	Indoor cafe, more traders,	8/1/2019 7:33 PM
299	More quality stalls more places to say balcony to look out over town plants Flowers	8/1/2019 6:29 PM
300	independent shops	8/1/2019 4:06 PM
301	Love the idea of the refurbishment, but must be accompanied by changing the traders to welcome new, artisan food & drink producers	8/1/2019 3:19 PM
302	More variety of stalls, food stalls	8/1/2019 2:51 PM
303	Better ventilation. I won't shop in there because it stinks of onions from The Savoury place and it smells like BO. Winter garden plans look great, go ahead with that	8/1/2019 1:27 PM
304	Independant craft makers, affordable gift stalls, variety of stalls, refurbishment.	8/1/2019 1:24 PM
305	It should be saved but needs a lot of input, it's not a place I usually utilise as it's run down	8/1/2019 1:20 PM
306	Plan.looks good	8/1/2019 12:51 PM
307	Shops, cafe, seating, play area	8/1/2019 12:47 PM
308	More stores, or some nice eateries and bars	8/1/2019 12:33 PM
309	Love the plans for the market. More upmarket feel with top quality bars & places to eat would be welcome & remove the need to travel to York, Yarm or Newcastle	8/1/2019 12:08 PM
310	Reopen toilets and Winter Garden	8/1/2019 12:04 PM
311	Events, pop ups, current traders maintained. Durham good eg. Winter Garden is a nice idea and events could take place here.	8/1/2019 9:22 AM
312	Open wine bars and the like	8/1/2019 12:17 AM
313	Relaxing atmosphere and fresh produce	7/31/2019 10:44 PM
314	cleaned and more retailers inside	7/31/2019 2:12 PM
315	Ventilated so it doesn't stink of savories. Nice place(s) to sit / drink / dine. Tidier, prettier.	7/31/2019 12:16 PM
316	A modern attractive up to date facilities bars / diners	7/31/2019 12:10 PM
317	some stalls	7/30/2019 8:42 PM
318	Something similar to Durham City indoor market	7/30/2019 3:15 PM
319	Again; encourage independent traders of a food nature	7/30/2019 10:50 AM
320	Following the renovation, it'd be great to have official busking/entertainment areas like on Covent Garden.	7/30/2019 10:22 AM
321	Better use of this. Boutique shops, events etc	7/29/2019 9:44 PM
322	very outdated building, cold, no toilets.	7/29/2019 4:09 PM
323	More stalls	7/29/2019 12:37 PM
324	More uniques shops	7/29/2019 12:33 PM
325	http://www.englishmarket.ie/	7/29/2019 12:28 PM
326	Improved toilets	7/29/2019 12:03 PM
327	More stalls	7/29/2019 10:29 AM
328	Kept as victorian if made modern it wont be the same.	7/29/2019 10:24 AM
329	Independent retail and bars/cafes	7/28/2019 8:51 PM
330	More open	7/28/2019 2:49 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

331	Spittlefield type set up with a huge variety of street food vendors	7/28/2019 12:58 PM
332	Like the plans for the indoor Market. Good range of independent businesses, variety of good choice of food and drink. Think the winter garden would be lovely.	7/28/2019 12:51 PM
333	make it more visible from the outside	7/28/2019 11:30 AM
334	More things to do	7/28/2019 10:19 AM
335	Greater range of types of markets and ?events eg evening markets, specialist markets	7/28/2019 10:15 AM
336	Shops	7/28/2019 10:05 AM
337	Make it somewhere people actually want to visit	7/28/2019 9:57 AM
338	Encourage traders, offer empty units for weekend events like farmers markets to sell local produce.	7/28/2019 9:55 AM
339	I love the plans for the winter garden, but it worries me existing traders will be priced out and there'll just be more gin bars.	7/28/2019 6:23 AM
340	Make the market alive again already stalls have closed we need a busy .armed like it used to be.	7/28/2019 1:56 AM
341	Looking better already. Why not add some plants along the steps on all entrances, hanging baskets etc would be very welcoming to visitors.	7/28/2019 12:52 AM
342	.	7/28/2019 12:26 AM
343	Happy the way it is	7/27/2019 10:45 PM
344	Fresh produce	7/27/2019 9:53 PM
345	Keep the market looking old.. keep the history. Maybe have pop up stall so new business get a chance works in stockton	7/27/2019 8:59 PM
346	A good range of food being sold and a food court	7/27/2019 8:30 PM
347	More stall holders (reduced rents)	7/27/2019 8:27 PM
348	Loved the food festival. More of that on a weekend or friday night so people can enjoy an outdoor drink.	7/27/2019 8:23 PM
349	Shops, charity stalls	7/27/2019 8:15 PM
350	Is planned	7/27/2019 8:14 PM
351	More stalls	7/27/2019 7:58 PM
352	Restored and not only a market but an evening go to place	7/27/2019 7:57 PM
353	Local traders local products need empathised historic style stall that look clean and tidy would make it more attractive	7/27/2019 7:55 PM
354	The current plan looks good	7/27/2019 7:40 PM
355	More stalls	7/27/2019 7:35 PM
356	More stalls	7/27/2019 7:35 PM
357	Tatty. Renovate it	7/27/2019 7:34 PM
358	Stalls	7/27/2019 7:30 PM
359	Wider variety of local produce inc crafts	7/27/2019 7:28 PM
360	Updating internally in terms of appearance	7/27/2019 7:07 PM
361	Retain its character	7/27/2019 5:28 PM
362	As the proposed development with garden space etc.	7/27/2019 5:26 PM
363	Open plan, wide variety of businesses and shops.	7/27/2019 4:45 PM
364	Encourage more business	7/27/2019 4:14 PM
365	More modern without losing character	7/27/2019 4:12 PM

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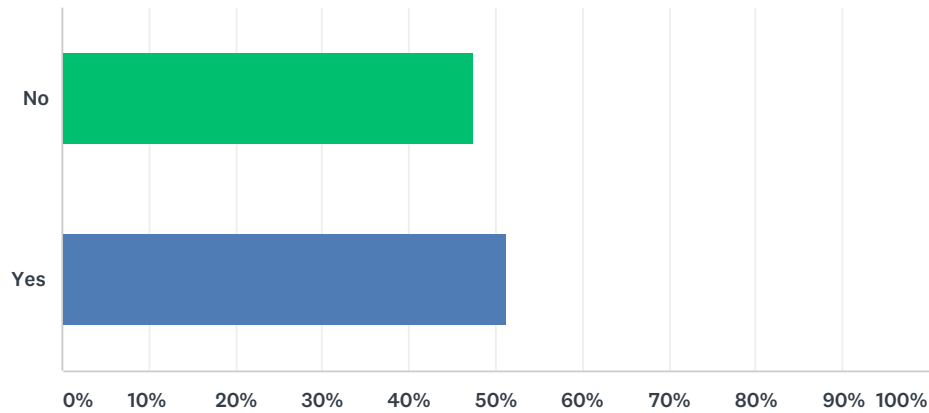
366	The regeneration plans previously outlined are very positive. An emphasis on a convenient 'food hall' type of market would attract a daily customer base of office workers and students with disposable income.	7/27/2019 3:48 PM
367	Tasteful modernisation of the building which creates attractive small units for businesses, bars and restaurants. Tasteful outdoor seating areas such as those found outside Hatch luncheonette.	7/27/2019 3:25 PM
368	bring it back to its original feature retaining its history	7/27/2019 2:38 PM
369	more variety of stalls	7/27/2019 2:00 PM
370	pass the indoor market design as it looks outstanding	7/27/2019 1:49 PM
371	major makeover to make it a jewel in the crown again	7/27/2019 1:47 PM
372	Food stalls not just butchers	7/27/2019 1:30 PM
373	We need the outdoor market back on the square to draw people to the indoor market. Right now they are being drawn to stalls on High Row and people are currently drawn there instead.	7/27/2019 12:26 PM
374	Eateries/bars would be an obvious choice, but this would need to be considered carefully in light of the potential impact on existing establishments in the town centre.	7/27/2019 12:09 PM
375	Stop calling it a Victorian indoor market. It sounds archaic, old and like a museum.	7/27/2019 11:53 AM
376	Traditional food and artisan market	7/27/2019 11:21 AM
377	Artisan shops and bakeries	7/27/2019 11:20 AM
378	Leave it much as now but encourage more traders/stalls with attractive discounted rents/subsidies.	7/27/2019 10:24 AM
379	Newcastle have a great market	7/27/2019 10:19 AM
380	More shops ie bakers, clothes, etc	7/27/2019 10:09 AM
381	More stalls in the market	7/27/2019 9:56 AM
382	Shopping or indoor events space	7/27/2019 9:49 AM
383	As above	7/27/2019 8:48 AM
384	A bus station	7/27/2019 7:59 AM
385	Late night cafes, green space, quality shops	7/26/2019 6:25 PM
386	Should be the main destination for the town centre	7/26/2019 6:13 PM
387	The winter garden with eateries	7/26/2019 3:42 PM
388	Too much glass will encourage vandalism	7/26/2019 8:30 AM
389	Less empty stalls	7/26/2019 8:03 AM
390	A wider range of stalls - Kirkgate market, Leeds	7/26/2019 12:39 AM
391	More like a continental indoor market	7/25/2019 7:32 PM
392	Public toilets	7/25/2019 7:14 PM
393	Shops, stalls	7/25/2019 5:31 PM
394	Open later to match supermarkets	7/25/2019 4:46 PM
395	Kept open and modernized	7/25/2019 4:39 PM
396	Winter garden and farm shop facilities sound great. Needs to offer a viable alternative to the supermarket particularly if there are more people living in the town centre. Everyday ingredients but done really well (like markets in other European countries where everyone tends to shop there because it's convenient with really fresh local ingredients. Not to turn into an artisan market of no use to most residents.	7/25/2019 4:01 PM
397	I like the current plans	7/25/2019 2:09 PM
398	The new plans look good	7/25/2019 1:33 PM
399	Finally do something - MAM non effective and process raising	7/25/2019 9:34 AM
400	A much improved shopping offer and more bars etc	7/25/2019 9:33 AM

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401	It has been spilit recently. It looks as though someone has wrecked it. During the week when eople are at work, it needs to cater for older people, disabled etc - ie toencourage people out of their houses - like a luncheon club? Age UK Cafe ?	7/25/2019 1:17 AM
402	Clean it	7/25/2019 12:34 AM
403	History displayed good quality merchandise. Keep the beautiful building and features but please modernise it looks shabby. If I was a visitor I would walk in and walk straight back out. Which is sad as I love the market traders and use the butchers fishmonger newsagent and material stalls. Use fruit and vegetables infrequently as poor quality. Local traders selling local wares a bit like a farmer's market.	7/24/2019 10:59 PM
404	Move the outdoor market back to its traditional location in the Market Square. The clue is in the name. Located next to the Indoor Market is surely a good thing.	7/24/2019 5:16 PM
405	-	7/24/2019 4:24 PM
406	Street food style area with communal seating surrounded by various different food sellers.	7/24/2019 12:02 PM
407	More stalls, variety	7/24/2019 10:37 AM
408	Stalls that actually sell stuff that you want to buy	7/24/2019 7:29 AM
409	Revamp to look modern, bright and welcoming. Like most of the town it looks run down both in and out	7/23/2019 11:58 PM
410	Lower rents to attract a wider variety of stalls, reopen the toilet facilities under the covered market	7/23/2019 11:29 PM
411	To increase footfall into the indoor market the outdoor market needs to be reinstated to its original location the market square.	7/23/2019 7:20 PM
412	Work with the vendors	7/23/2019 5:15 PM
413	I'd love to see the plans proposed come to fruition, but we need to support the traders who are there already - many have been there for years and deserve some loyalty. Don't just cast them out for some stylized view of what you think we need. Champagne bars are all well and good, but not to everyone's taste!	7/23/2019 5:02 PM
414	Make it more European, draw in a crowd from surrounding areas. Attract people who would go to Durham or Newcastle. Less tat better quality, better quality means better money visiting.	7/23/2019 4:22 PM
415	Independent traders	7/23/2019 2:17 PM
416	Stop people from begging for money and trying to sell things.	7/23/2019 2:14 PM
417	Retail and night life	7/23/2019 2:10 PM
418	Cleaned up better stalls drab n dirty at moment	7/23/2019 1:39 PM
419	The plans for this look really attractive, I hope they work out.	7/23/2019 12:36 PM
420	enough space and cheaper rents for the stall holders(hope all been invited back in) ..accese to new upper area for people in wheelchairs s	7/23/2019 12:15 PM
421	Better and more up to date retail units	7/23/2019 11:33 AM

Q6 Do you agree with the aim of making Darlington a 'Living Town Centre' through an increase in the number of homes in the town centre. If so, where do you think these homes should be located?

Answered: 466 Skipped: 5



ANSWER CHOICES	RESPONSES	
No	47.42%	221
Yes	51.29%	239
TOTAL		466

#	LOCATION/COMMENT	DATE
1	The 'Yards', Crown St., Freeman's Place (Halfords site)	10/1/2019 4:09 AM
2	Near the dolphin centre	9/30/2019 10:53 PM
3	Utilise Empty buildings	9/30/2019 7:40 PM
4	Using building that are vacant not building new	9/30/2019 5:45 PM
5	Condominiums, penthouses and apartments above shops	9/30/2019 3:26 PM
6	Use empty office blocks	9/30/2019 2:36 PM
7	Theres already loads of properties being developed around Darlington there doesnt need to be anymore	9/30/2019 11:59 AM
8	I am totally unsure on this. All I will Say is the good old days when the grocer and his family lived above their shop have gone. Those people would have be an asset to the town- it's upkeep etc etc. 'Bringing people In to live in flats ' will not work in the same way I don't think. Look at the yards and who lives in them. Look at the converted offices behind the big boots - they are not a positive addition to the town but nevertheless less give folk a place to live. We can't build high end apartments on the banks of the Skerne. I think very careful thought must go into this - otherwise it could cause a bigger 'fail'	9/30/2019 9:29 AM
9	Skinnergate, Crown Street, Northgate but this have to come with a social responsibility both on the part of building contractors and eventual owners/renters to maintain the space.	9/30/2019 9:09 AM
10	Crown street as the shops and pubs don't work without footfall	9/30/2019 4:53 AM
11	Outside the actual Town centre in the transitional zone, suburbs or beyond	9/30/2019 1:09 AM
12	Above shops although impact on evening venues may be negative due to noise pollution around residential area.	9/30/2019 12:21 AM
13	Great idea to make sustainable town centre	9/30/2019 12:16 AM

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14	There are enough houses being built elsewhere	9/30/2019 12:15 AM
15	Skinner gate, the yards, vacant retail sites that may never be reoccupied, land cleared after demolition of redundant commercial sites, slum clearance and rebuilding just outside the ring road.	9/29/2019 11:44 PM
16	I think the noise from the town centre would be unattractive to potential residents. Maybe better to move some of the businesses from outside of the town centre (except cornershops and takeaways etc) to the centre, then use the wider town for housing.	9/29/2019 11:03 PM
17	Above shops - we have lots of impressive frontage which are run down and unused.	9/29/2019 10:16 PM
18	Caveat would be that there needs to be ample parking. I live in the new Feethams green development and there is not enough parking for residents and visitors.	9/29/2019 9:09 PM
19	more flats for druggies,great idea not	9/29/2019 9:08 PM
20	No as it will be a gentrification project meaning unaffordable homes for most. Unless the council puts an altruistic hat on. Money needs to be spend on better roads and improving our current living spaces. Road surfaces in the town and borough are a disgrace and the maintenance of our green areas are a joke. Weeds grow on our kerbsides unless you love on the West end	9/29/2019 9:08 PM
21	Peripheral areas of the Town Centre including Skinnergate, Northgate, Crown Street.	9/29/2019 9:02 PM
22	Crown Street retirement flats (I don't think the town centre is a suitable housing location for families	9/29/2019 8:48 PM
23	Empty buildings	9/29/2019 8:48 PM
24	Darlington town centre is not a safe or pleasant place at night. Too much drinking & too many fights. I've lived here all my life & do not venture into town at night.	9/29/2019 8:43 PM
25	Northgate area. This would shrink the retail area which I believe is required.	9/29/2019 8:39 PM
26	Above existing shops	9/29/2019 8:39 PM
27	Homes should be in existing quality buildings where suitable and tasteful good quality new build. New build must also include extensive use of green spaces, cycle-ways and redevelopment and greening of the river Skerne banks.	9/29/2019 7:21 PM
28	There are enough homes within close proximity of the town. We don't want a residential town where you are driving retailers out.	9/29/2019 10:57 AM
29	It's about integrating housing throughout the centre rather than sectioning off certain areas e.g flats above shops.	9/29/2019 9:05 AM
30	london	9/27/2019 7:55 PM
31	The large old stores like the M&S on Northgate, ideal for HMO's and would bring spending into the area	9/27/2019 12:32 PM
32	Crown street	9/26/2019 7:56 PM
33	Anywhere but the town centre.	9/26/2019 3:30 PM
34	Crown street possibly the yards on high row.	9/26/2019 2:17 PM
35	House of Fraser vwould be an excellent site for residential living for over sixties with a quality foodhall on the ground floor and drop in health centre. Bringing money and community to that area.	9/26/2019 1:55 PM
36	Above businesses.	9/26/2019 12:56 PM
37	The empty shop spaces near old marks and spencer	9/26/2019 10:13 AM
38	Skinnergate or the yards maybe, or Crown Street if this area can't be saved but NOT the library.	9/26/2019 12:22 AM
39	Close to centre in run down areas. To be redeveloped. Eg close to north road	9/26/2019 12:22 AM
40	Skinnergate	9/25/2019 10:52 PM
41	Not sure if it was a rumour about the former Northern Echo site but that would be a great building for beautiful apartments.	9/25/2019 9:57 PM
42	Above the shops , or possibly a large vacant property	9/25/2019 9:23 PM
43	Crown Street	9/25/2019 9:08 PM
44	Integrated	9/25/2019 8:59 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

45	Above empty shop units , yards,	9/25/2019 8:50 PM
46	If above shops etc, but not to the detriment of businesses or it will lose out on daytime footfall.	9/25/2019 8:38 PM
47	Queen street right down to halfords and everything inbetween. Keep the Cornmill and get rid of marks and spencer to Next	9/25/2019 8:23 PM
48	Not on High Row, but developments on Crown Street, as proposed in the Plan, and west of Skinnergate. Original facades, pre-dating WW2 should be retained.	9/25/2019 9:31 AM
49	apartments in some unused buildings may be appropriate - not bedsits run by landlords who don't bother about the states of the flats or building and rent out to drug users and similar.	9/24/2019 10:43 PM
50	Absolutely but with an eye on heritage buildings	9/24/2019 8:17 PM
51	North Road.	9/24/2019 4:52 PM
52	Above shops anywhere	9/24/2019 3:02 PM
53	See previous answer	9/23/2019 11:02 PM
54	Skinner gate	9/23/2019 7:39 PM
55	1. Phased relocation of retail in the Crown Street areas - to the town centre - and redevelopment as residential apartments. 2. The little-used Kendrow Street Car Park area. 3. The area between The Forum and the Hippodrome. 4. When the livestock market relocates, to develop the site as a Bus Terminal (near the train station), or Bus Terminal on the current car park to the side of Brunswick Street (near the Forum), which would put it between the station and town centre.	9/23/2019 4:09 PM
56	Skinnergate and Crown Street	9/23/2019 12:07 PM
57	Old Northern Echo offices is a good site for apartments. in theory the upper floors of buildings could be used but for noisy late night bars and drinkers. Who wants to walk home through drunks or be followed home. Town centre doesn't feel safe. Bouncers outside the pubs only keep those inside safe.	9/23/2019 12:53 AM
58	Accommodation anywhere for young people who do not have a car. There are far too many cars in the town now.	9/22/2019 9:16 PM
59	Above shops and filling empty shops along with new developments on existing run down sites.	9/21/2019 10:44 AM
60	Beings as you can't fill the empty units with shops then convey there to bars/ restaurants with living accommodation above- anywhere available	9/21/2019 12:21 AM
61	Skinnergate and the Crown St area, with riverside frontage.	9/20/2019 5:53 PM
62	Outskirts town	9/20/2019 7:08 AM
63	Skinnergate	9/20/2019 3:13 AM
64	Enough housing	9/20/2019 1:20 AM
65	Northgate area if it is tidied up and safer, its away from most of the nosy bars.	9/19/2019 11:59 PM
66	Perhaps on some of the yards in the town.	9/19/2019 11:56 PM
67	Businesses and homes should not be mixed in a business dense area for a multitude of reasons including fire risks, general security points of view and emergency service restrictions / and general peace and quiet, which you couldn't get in a busy town centre environment. It's my own personal opinion and I'm sure that's all been thought of.	9/19/2019 11:03 PM
68	You make it sound like the town is like something from the walking dead. It isn't 'living' because the rents are too high, the selection of stores only consists of charity shops and budget shops - if you want to link with Teesside University you need to consider the students/businessmen and other professionals that want variety.	9/19/2019 9:42 PM
69	But nice living areas nothing scruffy which will bring problems to the town !	9/19/2019 8:51 PM
70	I think it's important to increase the number of homes in the town centre to ensure that there are people in the town to spend money. I think they should be above the shops and in purpose built buildings. I think they should be spread throughout the town.	9/19/2019 8:41 PM
71	Traffic is already awful in the Town Centre, more housing will make this worse.	9/19/2019 8:35 PM
72	M & S Store, Skinnergate, Garden Street, King's Street.	9/19/2019 2:41 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

73	Skinnergate offers many opportunities for residential - especially at the Grnage Rd end opposite the Quaker Meeting House. The empty properties are an eyesore and are becoming unsightly. Compulsory purchase is a good idea if possible. Crown Street - old Northern Echo buildings plus off street parking provided under residences.	9/18/2019 11:07 AM
74	Only develop in areas where people can sleep without undue disturbance. Avoid over-crowding with bed-sit accommodation. Northgate should be re-developed for housing. Whole streets were pulled down in the 1960's/70's - a big planners mistake! Many well-built houses could have been repaired/altered instead of blighted - as my parents were.	9/17/2019 10:59 AM
75	Plenty of housing around the town centre, but improved public transport would make the town more accessible	9/16/2019 10:38 AM
76	It's already a living one but if you bring more houses in you'll get more complaints about noise, where do they park, fill the centre with homes and you push the customers out. I live in the centre, it's great but if you bring too many homes in, it will do the opposite of what you're hoping to achieve. If you're bringing homes in the put them on the edge of the centre, E.g. Northgate/Gladstone Street.	9/15/2019 11:53 AM
77	In the yards but not just social housing so they go back to squalar	9/15/2019 11:30 AM
78	Northern Echo. Post office. Keep our beautiful buildings healthy, not fall into disrepair	9/15/2019 9:48 AM
79	You have sold enough land for houses build something for all the people living in these houses to do / work.	9/15/2019 9:06 AM
80	Unsure	9/14/2019 10:45 PM
81	To a certain extent but I think we have enough homes here	9/14/2019 10:06 PM
82	Tubwell row	9/14/2019 9:11 PM
83	Let's be pragmatic!!	9/14/2019 8:01 PM
84	who wants to visit a town centre full of houses?	9/14/2019 4:37 PM
85	Town centres shouldn't be lived in, they should be a centre for retail and commercial operations.	9/14/2019 3:01 PM
86	The town centre should be about shopping, eating, drinking and leisure. Living should be kept in the neighbouring areas	9/14/2019 2:15 PM
87	North gate, Crown Street, Queen Street/ Commercial Street area. Make the town centre more compact and housing in the areas in the areas less used.	9/14/2019 1:18 PM
88	No more houses needed.	9/14/2019 12:17 PM
89	northgate	9/14/2019 11:40 AM
90	Probably above shops or new apartment buildings along the river, places like the old sports direct. More housing in town centres, will naturally bring young singles and couples to live, new bars and restaurants to open and the town centre to thrive.	9/14/2019 11:09 AM
91	DBC are building way above what is needed already and these places only get filled with down and outs, as in the old DSS building behind Boots.	9/14/2019 10:57 AM
92	2 prime spots. 1. That car park next to ring road (used to be skippers garage years ago) is a wasted site. 2. Convert that ugly white elephant office tower on the corner of north rd and ring road that serves as a mobile mast support tower. Its screaming out for development into apartments with parking.	9/14/2019 7:45 AM
93	Homes are being built where alotments used to be and where there was a sense of community, now there is nothing like that.	9/14/2019 1:24 AM
94	Darlington town centre should be a place people want to come visit . Events and music festivals often bring the crowds in , supporting local business and bringing energy to the town . Increasing housing in town is not going to breath life into the town. It should be more about creating the focal point for where people want to spend time	9/14/2019 12:23 AM
95	I think homes would be better than empty spaces. But I wonder about parking and congestion and noise, especially in the evenings.	9/13/2019 9:56 PM
96	The town centre in congested enough without adding more homes	9/13/2019 9:46 PM

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97	No specific but empty buildings/offices/warehouses could be converted into housing rather than left empty	9/13/2019 9:08 PM
98	Throughout the area. Near to bus and train hubs. Need free car parking to stop people (like me) going to Middlesborough!	9/13/2019 5:26 PM
99	I think we should be using the buildings we have rather than all the new housing	9/13/2019 2:30 PM
100	From former M&S on Northgate down to Hotter and into Crown Street and from Peacocks to Queen Street, convert all into apartments. Demolish Queen Street, the derelict church behind Boots and the empty former Plastered Parrot Club. The whole area including the car park could be transformed into a bus interchange which is still handy for the town centre based around the market. See the bus interchange at Liberation Square, St Helier, Jersey as an example, very impressed with its efficiency. Need more regular bus services to the surrounding villages. We have been forgotten about. The conversion of the former Regent House into apartments is a great example of what can be done.	9/12/2019 8:00 PM
101	Away from night-time businesses to avoid disturbances for residents	9/12/2019 6:23 PM
102	Skinnergate, Northgate. The shops should be drawn into a smaller area than at present. Skinnergate and Northgate already have many vacant premises and I don't enjoy shopping there now.	9/11/2019 10:02 PM
103	Yes, but be mindful of the social demographic issues that might arise from providing social housing in the town centre. Some of the recent town centre private housing has proved difficult to sell. Hopefully, with the planned town centre improvements it will be an attractive place to live.	9/11/2019 1:53 PM
104	Above all the shops in the empty spaces along High Row, Northgate etc... The buildings need to be renovated - no trees growing from roofs No peeling paint (Penthouse Gym) Revive the buildings and showcase all the features and architecture throughout the town - this is a selling point of the town that is not promoted at all - town would be amazing if the buildings looked good.	9/11/2019 10:08 AM
105	On the roundabout on Northgate	9/10/2019 8:15 PM
106	This is not Manchester. This idea will sign the death warrant for the town centre in terms of a centre for trade and commerce and turn it into a ghost town. The demographic that would want to live in the town centre would include a limited cross section of the population and be restrictive in terms of parking and living space. Who will live there? if the town centre has no shops, bars or jobs then people will not live in it.	9/10/2019 1:56 PM
107	Around the yards, this is ideal for creating "mews" style dwellings.	9/10/2019 1:14 PM
108	Northgate - but must ensure these are affordable and well built to last.	9/10/2019 1:03 PM
109	there is so much building going on in Darlington already, how will the homes be filled? There will just be empty flats instead of shops. I live in the town centre and can hear the noisy pubs/clubs (so cant sleep with a window open) it will increase traffic, which is already a problem - I dont feel this is the right way to go.	9/10/2019 12:52 PM
110	Not sure. At first maybe renovate existing buildings on a small scale without demolishing and building brand new apartments. Test the water. See if people want to live in the town centre. Where will they park?	9/10/2019 12:36 PM
111	Above shops	9/10/2019 12:21 PM
112	In a limited capacity not to detract from green and open spaces	9/10/2019 11:34 AM
113	Tricky one. For regeneration purposes; the East side of the town centre. The Old M and S building and buildings and car park opposite. For best income - the West side of town (although limited space)	9/10/2019 11:34 AM
114	Redevelopment of run down buildings such as the old church that then became a carpet shop . You might get some interesting studio apartments in there . Look at the possibility of affordable accommodation for younger people and students in places like the unused offices at the north gate roundabout .	9/10/2019 3:40 AM
115	yes I think thats an excellent proposal and they could make use of eating places which may then stay open longer, which could then attract people into town.	9/9/2019 5:44 PM
116	The building at the end of Skinnergate that contains a gym at present - compulsory purchase maybe.	9/9/2019 3:11 PM
117	Somewhere where you have roads that will cope with the extra traffic	9/9/2019 11:41 AM

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118	Northgate and Skinnergate.	9/9/2019 9:26 AM
119	Its ok in theory but a living town needs shops etc to attract people to live there and our shops keep closing down.	9/8/2019 11:37 PM
120	Some former retail premises could be converted into attractive homes.	9/8/2019 11:24 PM
121	Commercial street, crown st, maybe skinnergate	9/8/2019 10:48 PM
122	Try to use some of the shops and abandoned buildings make them family friendly. Single person home star neded but too many in the centre could bring social problems. Behind north Rd, bottom of crown street and along river. Slip homes between shops ect as they were in the past. Put homes above shops.	9/8/2019 5:36 PM
123	See above	9/8/2019 11:24 AM
124	Above shops.	9/8/2019 8:26 AM
125	A living town centre is one full of interesting, unique shops and a vibrant, positive spirit. We need to attract more businesses into all the empty shops. However, why not turn some of the existing empty office buildings, like Northgate "Folly", into flats?	9/7/2019 7:34 PM
126	No point of having a town centre if nobody lives there. Noticed an increase in bars and restaurants in the Imperial Quarter. It would be nice to extent these through the town centre, particularly towards Northgate.	9/6/2019 3:55 PM
127	Duke Street and Skinnergate	9/6/2019 1:24 PM
128	Above the shops in Skinnergate and the yards. It would make it more alive yet peaceful. Also Duke street.	9/6/2019 11:32 AM
129	No decent person would wish to live in such a rowdy town centre. There are too many noisy establishments and rowdy, sometimes threatening people. In short, Darlington is not a comfortable place to be in the evenings for an elderly, respectable person.	9/6/2019 10:19 AM
130	Turn Northgate House into apartments and then improve the ugly exterior.	9/6/2019 12:32 AM
131	I say no however I don't want to see buildings vacant. I would rather they be used for housing than left empty. Primarily a town centre should be a high quality public space for tourists and residents.	9/5/2019 5:13 PM
132	No. However, we all know that shopping behaviour has changed which is killing town centres everywhere. If Darlington Council cannot deliver an innovative and successful approach to reinvigorating the town centre turning empty shops in to accommodation is inevitable.	9/4/2019 10:20 PM
133	As long as they aren't given to drunks/druggies whereby the town centre will nosedive further as it becomes unsafe, then it is a good start.	9/4/2019 12:38 PM
134	Unoccupied office areas. Residential accommodation needs to be affordable yet complete to a mid-high standard to be attractive for the right minded people. Public transport would need to be improved to accommodate an higher population in the town centre.	9/4/2019 12:17 AM
135	Perhaps some of the larger stores that have closed could be converted. Also flats above existing shops would be a good idea.	9/3/2019 11:44 PM
136	This is the most important step to take. Perhaps Duke Street, Northgate or Parkgate. Make the town centre smaller with businesses more concentrated and enable people to live close to the centre.	9/3/2019 9:45 PM
137	Flats above shops. Victoria Rd, Parkgate up to station roundabout	9/3/2019 9:39 PM
138	Not sure about this. We have so much housing out of the town centre. We should be concentrating on it becoming a destination shopping experience.	9/3/2019 8:33 PM
139	Grange road end of town close to cafe culture. Perhaps apartments at D11 rather than more offices	9/3/2019 7:20 PM
140	Empty buildings	9/3/2019 5:40 PM
141	Over any unused business space. This will help shops keep up with the extortionate rates.	9/3/2019 2:59 PM
142	Concerned they turn into one bed bedsit type properties.	9/3/2019 2:34 PM
143	Plenty of spaces above shops that not being utilised. bring unused shops into residential use	9/3/2019 1:52 PM
144	Skinnergate and Crown Street areas primarily	9/3/2019 11:03 AM

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145	This isn't a blanket no. I love the idea of more residential spaces in the town. Utilising the upper unused floors of some buildings, above shops, is a great way to increase housing. However, I worry that this would be used to take over the majority of spaces, when so many could also be developed into decent retail units for further businesses to trade from. I also worry that the development of living spaces would be carried out by private developers who may price many people out of the market. Affordable and appropriate housing in and around the town centre is really important!	9/3/2019 9:48 AM
146	The old office tower on Northgate round about would make a decent apartment block. I'm sick of looking at the state of that thing, it's right at the entrance to our town centre and it's an eyesore. Same with the old clubs in Crown St. I'd like to see disused buildings being made use of, rather than building new.	9/3/2019 9:36 AM
147	Homes can be located within the other proposed large housing developments. I think housing within the town centre could change the feel, including how safe people feel as other housing in the town is an eyesore e.g. coast and country flats.	9/3/2019 8:15 AM
148	Aslong as it attracts the right people	9/2/2019 10:24 PM
149	Darlington is very compact. However a lot of industry is now derelict. This could be knocked down to make space for new flats/houses.	9/2/2019 10:09 PM
150	Only if it stops the stupid garden village idea in the north of the town	9/2/2019 9:45 PM
151	Empty office space	9/2/2019 9:39 PM
152	Not necessarily in the very centre (noise pollution and will decrease foot fall if not shops)/	9/2/2019 9:25 PM
153	Lots of current areas need upgrading starting to look scruffy in places,	9/2/2019 9:13 PM
154	Behind town centre	9/2/2019 8:57 PM
155	Poorly worded question... sorry... Yes I think this would help. Again, think Newcastle style. The old M&S, Northgate House, above All Bar One. But not the library... leave it alone! And please, decent quality houses and apartments. Not 1 bed rubbish flats as per the old tax office. We want to attract working professions seeking a cosmopolitan lifestyle who will actually spend money in the town centre.	9/2/2019 8:56 PM
156	anywhere available	9/2/2019 8:42 PM
157	On outskirts . Not in main areas where shop space would be lost.	9/2/2019 8:42 PM
158	But not at the cost of shops and town centre vibe. No household waste cluttering the town Centre	9/2/2019 8:33 PM
159	Start with Clifton Road (cattle market site) Knock down the eyesore that was a previous night club(back of Boots) Also either demolish OR renovate the delapated building adjacent to the back of Boots. Both of the above are eye sores!	9/2/2019 8:32 PM
160	Every possible place in the town centre that could be used for housing rather than good farm land which must be kept as farm land.	8/22/2019 4:57 PM
161	?	8/22/2019 4:55 PM
162	Convert empty retail buildings and adopt European Strategy of flats above shops. Abandon the 'King Canute' mentality of repeatedly promoting retail by another name! Negotiate a 'deal' with parking providers - multi storey etc for residents living in centre of town.	8/22/2019 11:29 AM
163	All surface car parks should be eliminated and replaced by safe to use and well maintained multi story car parks. Former car parks should be redeveloped for housing. The ring road needs to be single lane and traffic calmed. Remaining roundabouts removed and replaced and free 3 hour parking (herring bone style). Undo the damage the ring road caused to the town as far as possible.	8/21/2019 5:57 PM
164	It's an interesting idea to keep town centre alive, but can't imagine why people would live there.	8/20/2019 7:34 PM
165	High quality, focus on independent not chain.	8/17/2019 1:50 PM
166	These should not be new builds in every bit of spare land, we should be renovating existing buildings to maintain the history and heritage of the town. Spare land and car parks should be made green spaces with trees to make the town a please take place to visit	8/17/2019 10:45 AM
167	I don't think there's enough space in the Town Centre for homes.	8/15/2019 4:14 PM

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168	I think once you do that , town centres lose their identity as a place to visit and shop and gradually are taken over by the dwellers as their domain, it happens all over the country and it is called no go areas after dark.	8/11/2019 12:11 PM
169	Too many flats/new builds already	8/7/2019 11:56 AM
170	Riverside, Echo building, above Hof, Bull Wynd. Houses for families not flats	8/6/2019 8:25 PM
171	The lower than average town centre homes percentage was a surprise. Create more, BUT largely in existing architecturally attractive buildings like the Northern Echo complex. No fancy new build that clashes with our Victorian style town.	8/6/2019 5:28 PM
172	Very outskirts, but the housing has to not just be cheap accommodation. This will boost things in the short term but long term turn businesses and customers away.	8/6/2019 12:07 AM
173	Not in the Medieval Yards...they are too small...it would be like a getto	8/5/2019 11:04 PM
174	Don't think more residential homes will help - perhaps lowering rates for shops would increase chances of independent businesses thriving and bring more interesting shops to the town	8/5/2019 6:10 PM
175	Crown street and skinnergate and nirthgate	8/4/2019 11:42 PM
176	Look at where other places have homes in the town centre. Above shops etc. I saw homes built inside two Victorian Town Gas storage frames outside Kings Cross on Friday near the Coal Drop Yard. Be imaginative.	8/4/2019 9:37 AM
177	No I do not. If they have to go somewhere they should go above outlets and not be seen	8/3/2019 11:39 AM
178	On car parks	8/3/2019 8:42 AM
179	Who would live with increased noise during the night & druggies in town during the day. Will only attract the wrong sort of people.	8/2/2019 3:46 PM
180	Mixing residential with business causes conflict particularly related to the night time economy	8/2/2019 3:39 PM
181	Everywhere! Look at Yarm - people live on the high street there. Some of those Georgian buildings around Connie road would make fabulous homes.	8/2/2019 2:45 PM
182	Can the Queen Street arcade not be developed in to nice residential apartments?	8/2/2019 10:02 AM
183	Cattle market relocation, around other parts of the town centre	8/2/2019 12:23 AM
184	Echo Offices/ Empty floors over retail premises. building on corner of Skinnergate/Houndgate	8/2/2019 12:16 AM
185	Well use all the brown sites plenty of them. Moores and son on four riggs, old church behind boots, plastered parrot in car park etc etc etc	8/1/2019 8:37 PM
186	More living in the town centre and close to it rather than expensing the town living boundaries into the countryside then building retail parks in the edge of town housing developments as those make the town centres die some more	8/1/2019 8:29 PM
187	Northgate	8/1/2019 6:29 PM
188	1) Skinnergate 2)Crown Street 3)Northgate	8/1/2019 3:19 PM
189	Hopefully this would drive footfall into the town if this were the case. Above retail specs would be good for living, like you get abroad	8/1/2019 1:27 PM
190	Not sure, Northgate maybe or empty large units developed	8/1/2019 12:51 PM
191	Not sure	8/1/2019 12:47 PM
192	Crown street area making the most of this historic part of town	8/1/2019 12:08 PM
193	Throughout. Planning and Licencing to balance residents and business needs.	8/1/2019 9:22 AM
194	Using any available soace	8/1/2019 12:17 AM
195	Marks and Spencer's apartments, Crown street but please remember parking and cycle paths	7/31/2019 10:44 PM
196	Around the wynds and skinnergate area.	7/31/2019 2:12 PM
197	Outside of the town. The town centre should be full of businesses. The vision should nor be to force businesses to trade out of the town centre.	7/31/2019 12:10 PM
198	Convert empty shops into high quality apartments with facilities such as coffee shops meeting spaces.	7/30/2019 3:15 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

199	No fixed location but should be incorporated throughout the town centre.	7/30/2019 10:50 AM
200	It seems like a nice idea but I'm not convinced that people would want to live in a town centre with a lively night-time economy. And there isn't enough parking to see it becoming popular. Or the access to the railway station needs to be improved so residents could commute.... it's not a pleasant walk to the station early and late in the day.	7/30/2019 10:22 AM
201	No - not many people want to live in a town center. It is busy there will be constant background noise especially on weekends ect. have to be careful as to the type of people this would attract - could end up making town feel unsafe.	7/29/2019 4:09 PM
202	Must be aimed at middle class who attract economic benefits.	7/29/2019 12:37 PM
203	But you need to ensure that town centre homes are protected from noise.	7/29/2019 12:33 PM
204	There are already a number of homes that are unoccupied in Darlington, for example in the Denes. I feel these should be utilised first	7/29/2019 12:03 PM
205	Anywhere that market forces dictate	7/29/2019 10:29 AM
206	Too many houses no green space. Just congests the roads even more. Even green field is getting houses on it.	7/29/2019 10:24 AM
207	Everywhere except prime shopping frontages	7/28/2019 8:51 PM
208	Top floor apartments in some of the older buildings above shops?	7/28/2019 12:58 PM
209	I'm half and half. I think it's a good idea but would need more information. Are the flats near Grange Road currently occupied? What kind of housing? The type you create will impact on the feel of the town centre. Low cost social / council housing will have different tenants / owners to high end. There should be a mix. I don't think there should be too much either and if you have housing you need to offer ample parking for residents that is included or affordable.	7/28/2019 12:51 PM
210	Plenty of empty properties up North road Redevelop those	7/28/2019 12:14 PM
211	above all the shops and banks, just make sure the nightclubs get kicked out or you fit sound-proof glass because my friend who lives in clarks yard gets no sleep at all because of Avalon	7/28/2019 11:30 AM
212	Because once retail properties have been converted for residential purposes they never get converted back and we are not confined that any residential properties would be high quality living that enhances the atmosphere of the town centre	7/28/2019 10:15 AM
213	It's not as simple as that. People could live in all areas of the town, but who will to? Walking down Skinnergate at tea time a few months ago I saw two women vomit in a door way in full view of a restaurant full of diners. They were drunk. Who is going to want to live in the town centre near pubs and clubs when they will have to deal with the negative results? It's bad enough living close to the town centre on people's route home.	7/28/2019 6:23 AM
214	It depends who you get to live in the town flats it's not going to make the town flourish we need shops and traders to do that.	7/28/2019 1:56 AM
215	Crown Street. The old church behind Boots. The empty club at the back of Boots. This area is in a dreadful state. It looks unclean and uncared for. It's also next to the busy car park which to visitors is a poor outlook leading to the town centre.	7/28/2019 12:52 AM
216	But we need more schools bigger hospital if we have more people in the town.	7/27/2019 8:59 PM
217	But with the trouble the youngsters are causing on an evening, this issue needs addressing first as at the moment it is a very intimidating place to go. I like the occasional Burger King and I travel out of town to get one.	7/27/2019 8:30 PM
218	Not sure about this. I wouldn't want to live in the centre. Maybe 1 bedroom flats for people who like going to the pub most nights. It's not for everyone.	7/27/2019 8:23 PM
219	You already have plans for where they are going , why ask?	7/27/2019 8:14 PM
220	In the many derelict buildings around town & especially riverside	7/27/2019 7:58 PM
221	Above shops	7/27/2019 7:55 PM
222	There must be a sustainable plan for the car parking needs of an increased population living in the town. Take care that the type not housing doesn't cause further degeneration in that area and filter into the main town centre areas (c.f. Regent's House?)	7/27/2019 7:40 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

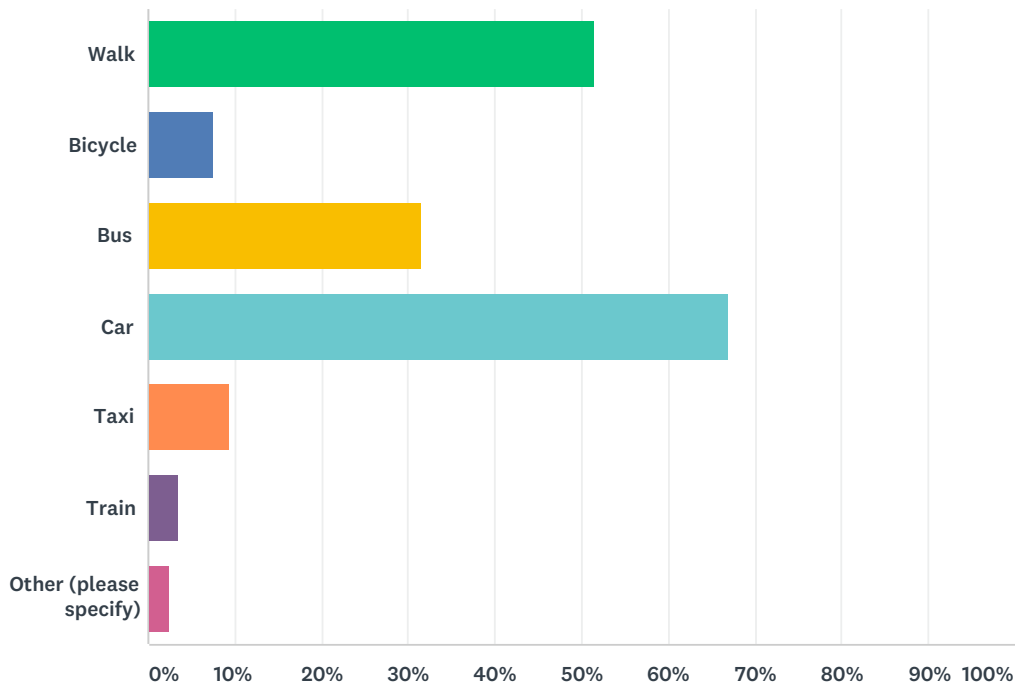
223	Northgate House needs developing	7/27/2019 7:35 PM
224	Stupid idead Who wants to live in a dirty, decaying and bereft town centre?	7/27/2019 7:34 PM
225	Northern echo building	7/27/2019 7:28 PM
226	Beaumont Street, Bondgate, Crown Street	7/27/2019 7:07 PM
227	There is too much housebuilding outside of the centre, which is badl managed and depressing a lot of residents - more pollution, more concrete	7/27/2019 5:28 PM
228	Yes but vacant shops and buildings along the main streets in the town centre should not be turned into housing, these should be kept as commercial properties.	7/27/2019 4:45 PM
229	Darlington has enough housing development, no more homes should be built anywhere, the infrastructure can't cope and we have not enough green spaces.	7/27/2019 4:12 PM
230	Homes in the town centre will only be beneficial if the future residents can be guaranteed the right to reside without the potential of noise pollution from an 'evening economy'. The main types of demographics suited to a town centre location would most likely be young urban professionals (singles or couples) without children. I feel a town centre location is unsuitable for families due to the environment (health & safety).	7/27/2019 3:48 PM
231	Crown street, the land on either side of St Cuthberts Way (old Sports Direct building, Cornmill car park)	7/27/2019 3:25 PM
232	Town centre should be left alone no need to have any more homes in the town as traffic is bad as it is without increasing it. Have more employment encourage bigger companies to come to darlington town	7/27/2019 1:49 PM
233	on sites that have been neglected and are showing no signs of coming back into use for retail purposes	7/27/2019 1:47 PM
234	Agree but only to a certain extent. The fringes of the town centre could accommodate conversion to homes, but I'm not sure of the appeal of placing homes directly in the heart of the town centre - do enough people "want" to live next to or on top of shops / retail units? If the demand isn't sufficient, the danger is that a number of these new homes may stand empty, further exacerbating the "ghost-town" impression some citizens have of the town centre.	7/27/2019 12:09 PM
235	It is a shopping /bars,retaraunt hub.Not a housing estate.Look at the state og Regent House (old tax office) with flags,bedding and newspapers being used as curtains.It resembles an illegal squat	7/27/2019 11:53 AM
236	Northgate	7/27/2019 11:21 AM
237	The place is too rowdy in evenings for people to live in peace.	7/27/2019 10:24 AM
238	Unless transport links are looked st. It's becoming hard to commute in this town In rush hours. Incentivise people with bus offers to travel into work	7/27/2019 10:19 AM
239	Not sure	7/27/2019 10:09 AM
240	I think unfortunately with the way the town is at the moment, people would probably live there for social type housing but there wouldn't be much demand from a higher client base. And unfortunately I think an increase in lower clientele would be detrimental to the town centre rather than improving it and the economy.	7/27/2019 8:48 AM
241	Above the shops, redundant buildings such as Northgate Tower	7/27/2019 7:59 AM
242	Crown Street area and the Northgate area	7/26/2019 6:13 PM
243	The old sports direct building,knock it down and build apartments. Skinergate, plenty of empty shops that could be converted into apartments. The old night club in commercial street along with the old Fisher carpets building could be converted. Empty offices along Houndgate and Chancery Lane area could be changed to something.	7/26/2019 3:42 PM
244	Above shops	7/26/2019 8:30 AM
245	Above the shops, pubs, restaurants. So much wasted, uninhabited space	7/25/2019 4:46 PM
246	As long as they are affordable for local people, particularly those who work in the town centre so reducing need to commute.	7/25/2019 4:01 PM
247	Not sure about this!	7/25/2019 2:09 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

248	Skinnergate , Commercial Street Car park, Former Sports Direct Building, Beaumont Street Quarter Darlington WMC	7/25/2019 9:34 AM
249	This is the only way to utilise available units and space. They should be located in skinnergate and any other appropriate areas.	7/25/2019 9:33 AM
250	Shouldn't that be a natural process, as in the way they originally changed from houses to shops. I wouldn;t like to see compulsory purchases on shops we have now.	7/25/2019 1:17 AM
251	Do not put houses in the town centre. There's enough houses being built elsewhere around town. Where are all these people that you want to attract to live in Darlington going to work?	7/25/2019 12:34 AM
252	I believe this is an excuse for using empty buildings as dwellings. There appears to be a lack of ideas as to what to do with empty premises, eg Marks and Spencer etc. What efforts are being made to attract businesses to the town?	7/24/2019 5:16 PM
253	Crown Street, Northgate	7/24/2019 12:02 PM
254	Has to be accepted the old concept of a town centre has changed	7/24/2019 10:37 AM
255	Northern echo building. The building that was Deggart's. Barclays bank.above any suitable shops. houndgate.	7/23/2019 7:30 PM
256	In any upper and unused property.	7/23/2019 5:23 PM
257	Northgate should be gentrified from north road station into town	7/23/2019 5:15 PM
258	Living in a town centre would not be my preference, but I know some people do like to be in the heart of things. But you need to balance it with bars/clubs/restaurants - so homes need to be close enough to be convenient without being on top of them that they suffer noise disturbance from the evening revellers.	7/23/2019 5:02 PM
259	If by homes you mean utilising upper storeys of buildings then yes this should be encouraged but would hate to estate blocks	7/23/2019 2:17 PM

Q7 When visiting the town centre what mode of transport do you usually use? Select all that apply.

Answered: 470 Skipped: 1



ANSWER CHOICES	RESPONSES
Walk	51.49% 242
Bicycle	7.45% 35
Bus	31.49% 148
Car	67.02% 315
Taxi	9.36% 44
Train	3.62% 17
Other (please specify)	2.55% 12
Total Respondents: 470	

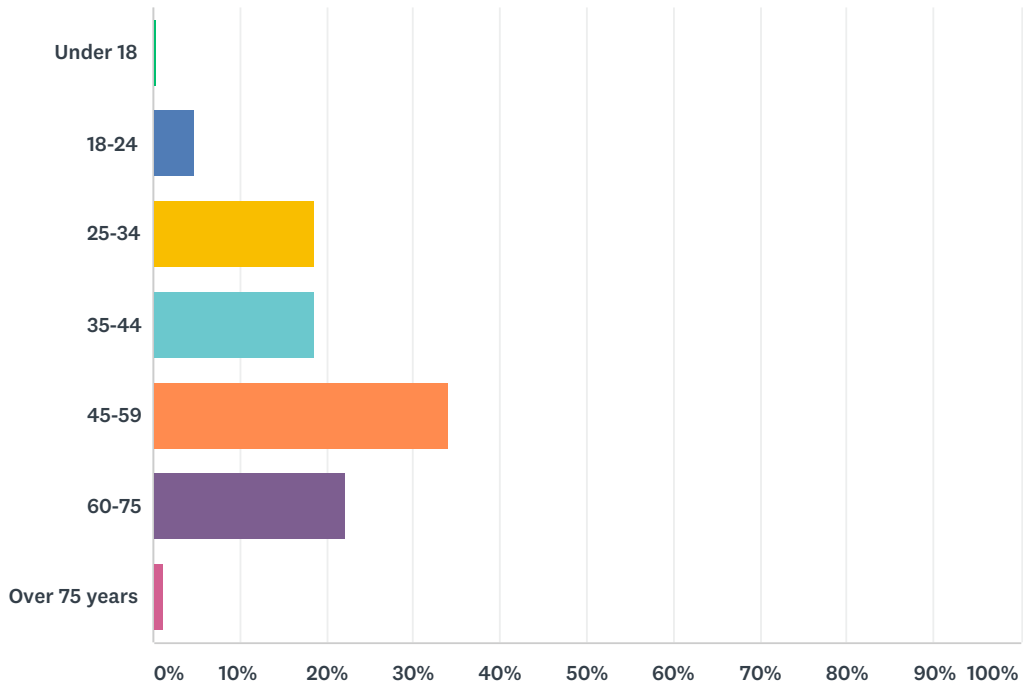
#	OTHER (PLEASE SPECIFY)	DATE
1	Disability scooter	10/1/2019 4:09 AM
2	7	9/30/2019 1:37 AM
3	I used to walk, then pushbike, now gone back to rarely getting near a shop with a motorbike, bet you have a flash car, all council staff have them on tap	9/27/2019 7:55 PM
4	This is a group answer from members of the Quaker Meeting House. ALL AGES for Q8 and all genders and multi ethnic etc. hence many answers.	9/18/2019 11:07 AM
5	Electrified tram.system throughout. Hop on hop off. Bring communities together. Darlington is segregated. Not good	9/15/2019 11:30 AM
6	We only have a bus one day per week to our village!!	9/14/2019 12:15 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

7	I work in the town centre	9/13/2019 9:46 PM
8	?	8/22/2019 4:53 PM
9	Remove parking charges and more people would come rather than going to out of town retail parks.	8/17/2019 10:41 AM
10	Na	8/5/2019 6:10 PM
11	We regularly use the bus and trains but not to visit the town centre as we live walking distance	7/28/2019 10:15 AM
12	I'd love to cycle into town, however there are very few cycle paths where you don't have to fight buses for space, and NOWHERE secure to leave your bicycle once you've arrived.	7/23/2019 12:36 PM

Q8 What age bracket do you fall under?

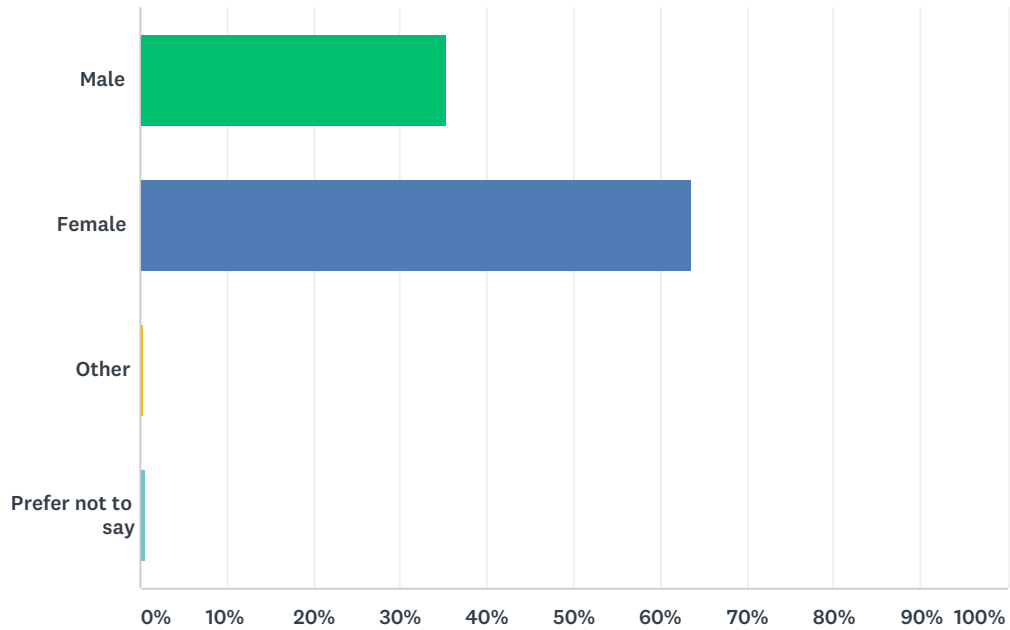
Answered: 469 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.43%	2
18-24	4.90%	23
25-34	18.55%	87
35-44	18.55%	87
45-59	34.12%	160
60-75	22.17%	104
Over 75 years	1.28%	6
TOTAL		469

Q9 What is your gender?

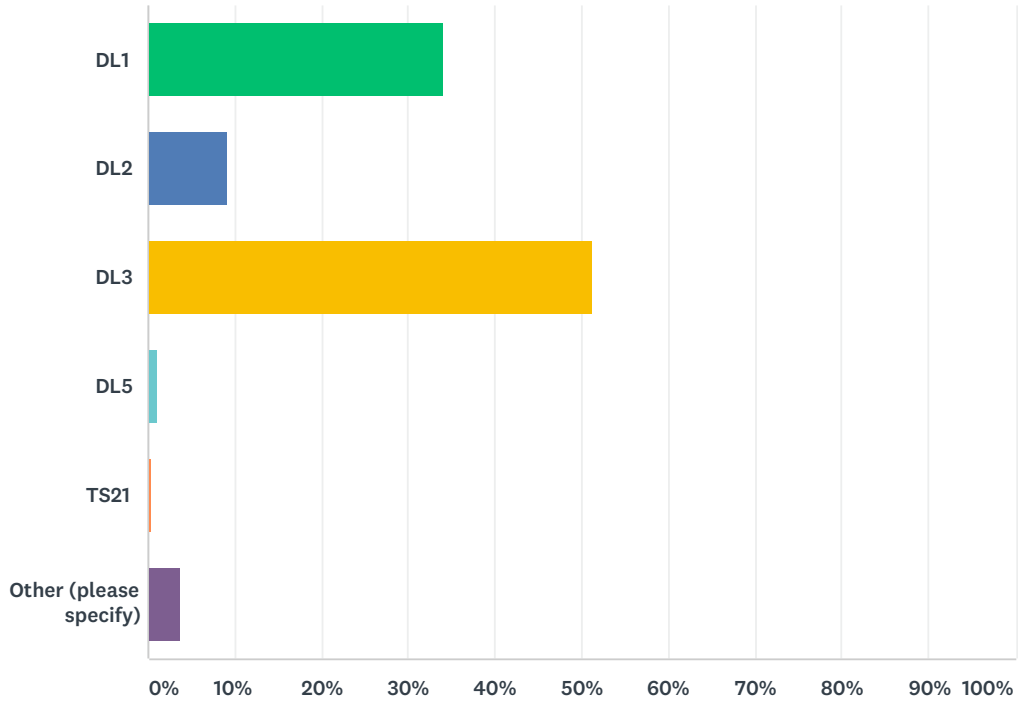
Answered: 464 Skipped: 7



ANSWER CHOICES	RESPONSES	
Male	35.34%	164
Female	63.58%	295
Other	0.43%	2
Prefer not to say	0.65%	3
TOTAL		464

Q10 What is your postcode?

Answered: 468 Skipped: 3



ANSWER CHOICES	RESPONSES	
DL1	34.19%	160
DL2	9.19%	43
DL3	51.28%	240
DL5	1.07%	5
TS21	0.43%	2
Other (please specify)	3.85%	18
TOTAL		468

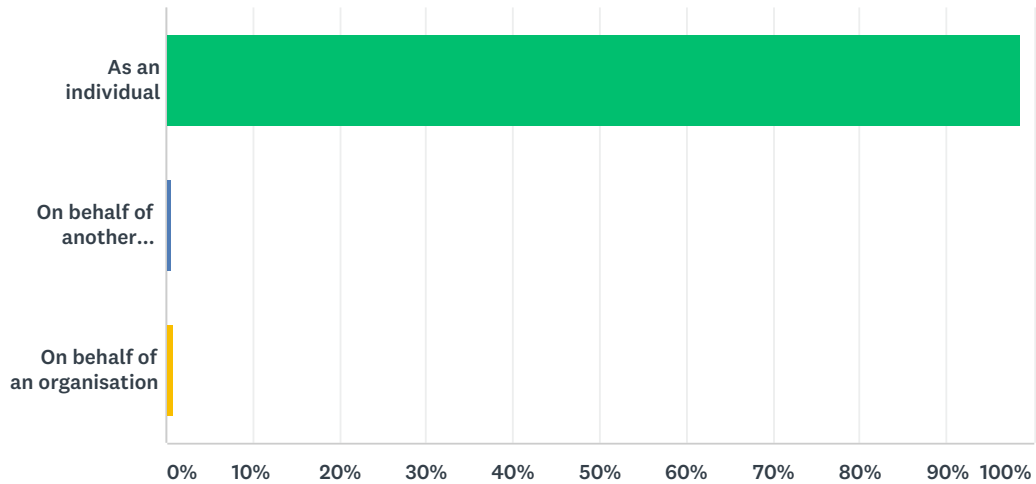
#	OTHER (PLEASE SPECIFY)	DATE
1	dl4	9/29/2019 9:08 PM
2	WD7 8BY	9/29/2019 11:55 AM
3	fuck off	9/27/2019 7:55 PM
4	DL9	9/25/2019 9:35 PM
5	EH19 3DQ	9/23/2019 11:02 PM
6	DL10	9/21/2019 12:21 AM
7	DL10	9/19/2019 11:59 PM

Darlington Town Centre Strategy 2019-2030 - Feedback

8	<p>Tram network to link everywhere so noone has to take cars or buses. Outlying communities would be able to hop on hop off and older more isolated people be brought back into tje community. Can you imagine a wonderful tram network going everywhere like in Sheffield..one example jumping on tram outside station victoria road to be delivered to grange road or to north road. Every 15 minutes trams running from 6am till midnight. The town is desolate. Lets bring it back to life. Darlington is perfect for Trams. It needs a forward thinking town planner to do it but it would be worth it instead of all these silly ideas and it would meet the needs of public health department as would lead to less isolation. Imagine the old dears getting on and off chatting to neighbours on the tram. Do away with buses in the centres. Put Darlington on the map with the first fully electrified tram system. Darlington waa once a ' posh' town. Its so rough now. Places like the Hungry Horse pub near vue cinema was such a bad idea. It just attracts one sector of the community. Why would anyone from the west end want to drink in there. Its full of screaming kids eating free food while their parents smoke outside. Darlington needs places that bring all.sectors together. Darlington is too divided. Make places that all sectors of society would want to go. Why put off some people in favour of others. That hungry horse location was a missed trick. It couldve been made into a place that nomatter what your background you would feel welcome in. The pease pudding festivals too. They just end up being taken over by rough people blasting music out and it put me off last time I went to have a look. You can see people just walking away. Have a look at how Sheffield integrates its communities and engages diversity. The Tram system and bringing everyone together is the key. Less segregation, more inclusivity otherwise Darlington will end up the same as so many other towns around the country. Bleak. Theres a chance to put it on the map with some intelligent town planning.</p>	9/15/2019 11:30 AM
9	ts17	9/10/2019 12:55 PM
10	EH42 1HT	9/8/2019 11:24 PM
11	?	8/22/2019 4:53 PM
12	TS16	8/6/2019 12:07 AM
13	DL17	8/5/2019 5:38 PM
14	DL3	8/1/2019 1:24 PM
15	Dublin	7/29/2019 12:28 PM
16	TS15	7/28/2019 8:51 PM
17	DL13	7/27/2019 8:48 AM
18	DH6	7/24/2019 12:02 PM

Q11 Are you responding to this survey ...

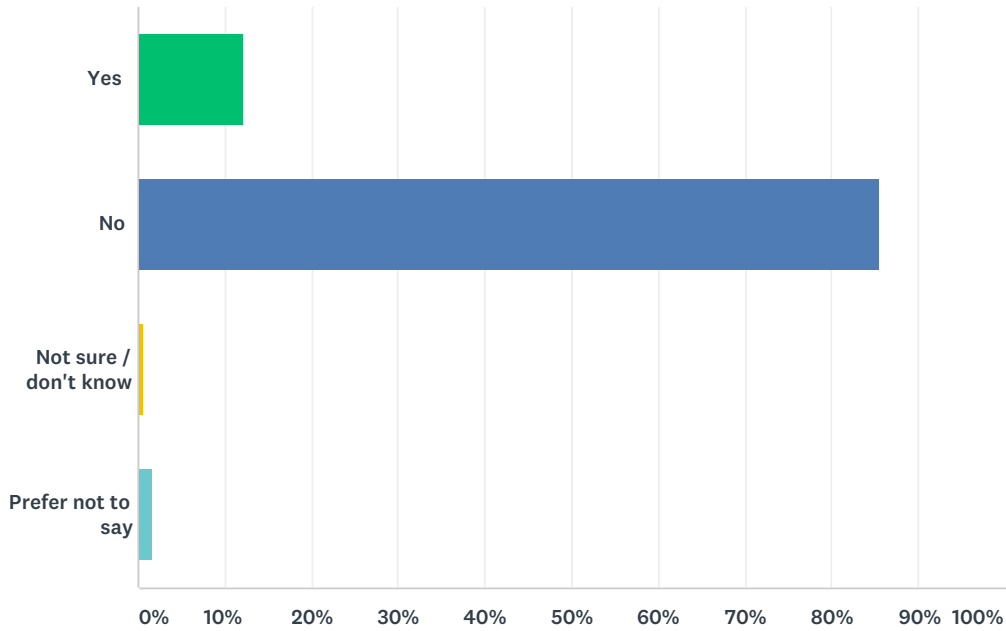
Answered: 469 Skipped: 2



ANSWER CHOICES	RESPONSES	
As an individual	98.51%	462
On behalf of another individual	0.64%	3
On behalf of an organisation	0.85%	4
TOTAL		469

Q12 Do you, or the person on whose behalf you are responding consider yourself to have a disability?

Answered: 461 Skipped: 10



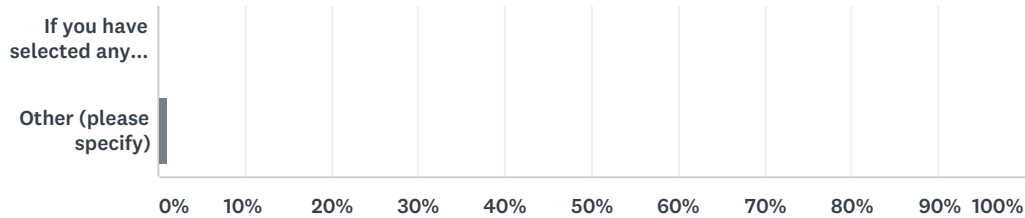
ANSWER CHOICES	RESPONSES	
Yes	12.15%	56
No	85.47%	394
Not sure / don't know	0.65%	3
Prefer not to say	1.74%	8
TOTAL		461

Q13 What ethnic group, do you, or the person on whose behalf you are responding, belong to?

Answered: 467 Skipped: 4



Darlington Town Centre Strategy 2019-2030 - Feedback

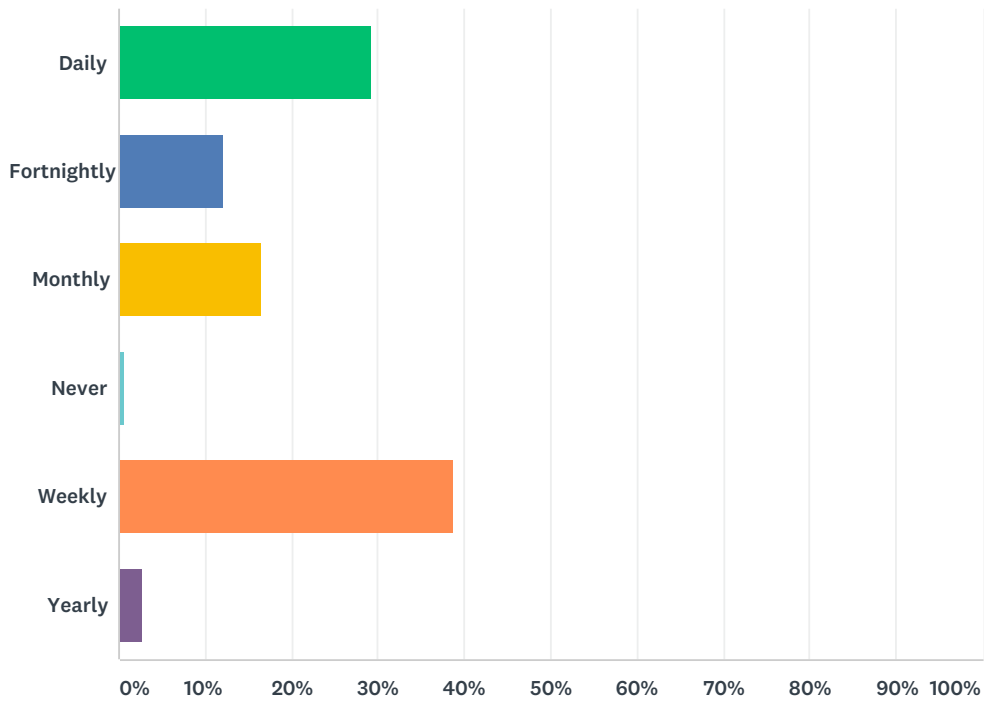


ANSWER CHOICES	RESPONSES	
White-English/Welsh/Scottish/Northern Irish/British	91.22%	426
White-Irish	0.64%	3
White-Gypsy/Irish Traveller	0.43%	2
White-Other	1.50%	7
Mixed / Multiple Ethnic Groups - White and Black Caribbean	0.00%	0
Mixed / Multiple Ethnic Groups - White and Black African	0.21%	1
Mixed / Multiple Ethnic Groups - Other	0.21%	1
Asian / Asian British - Indian	0.21%	1
Asian / Asian British - Pakistani	0.00%	0
Asian / Asian British - Bangladeshi	0.00%	0
Asian / Asian British - Chinese	0.00%	0
Asian / Asian British - Other	0.00%	0
Black / Black British - African	0.00%	0
Black / Black British - Caribbean	0.00%	0
Black / Black British - Other	0.00%	0
Arab	0.21%	1
Not sure / Don't know	0.00%	0
Prefer not to say	4.28%	20
If you have selected any of the 'Other' options above, please specify here:	0.00%	0
Other (please specify)	1.07%	5
TOTAL		467

#	OTHER (PLEASE SPECIFY)	DATE
1	ptsd caused by dbc empty soul, perhaps I am a ghost floating above my living corpse ?	9/27/2019 7:55 PM
2	We have a diverse group of people using our Meeting House as members and attenders and as users of the various activities and classes held in the building	9/18/2019 11:07 AM
3	Don't know what this has to do with anything why does it matter what background a person has to fill a survey out of what they want in the town ?	9/15/2019 1:09 AM
4	This should not matter the council should provide for all residents regardless of there race, gender or sexuality.	7/28/2019 9:55 AM
5	Is it really important?	7/27/2019 7:28 PM

Q1 How often do you visit Darlington town centre?

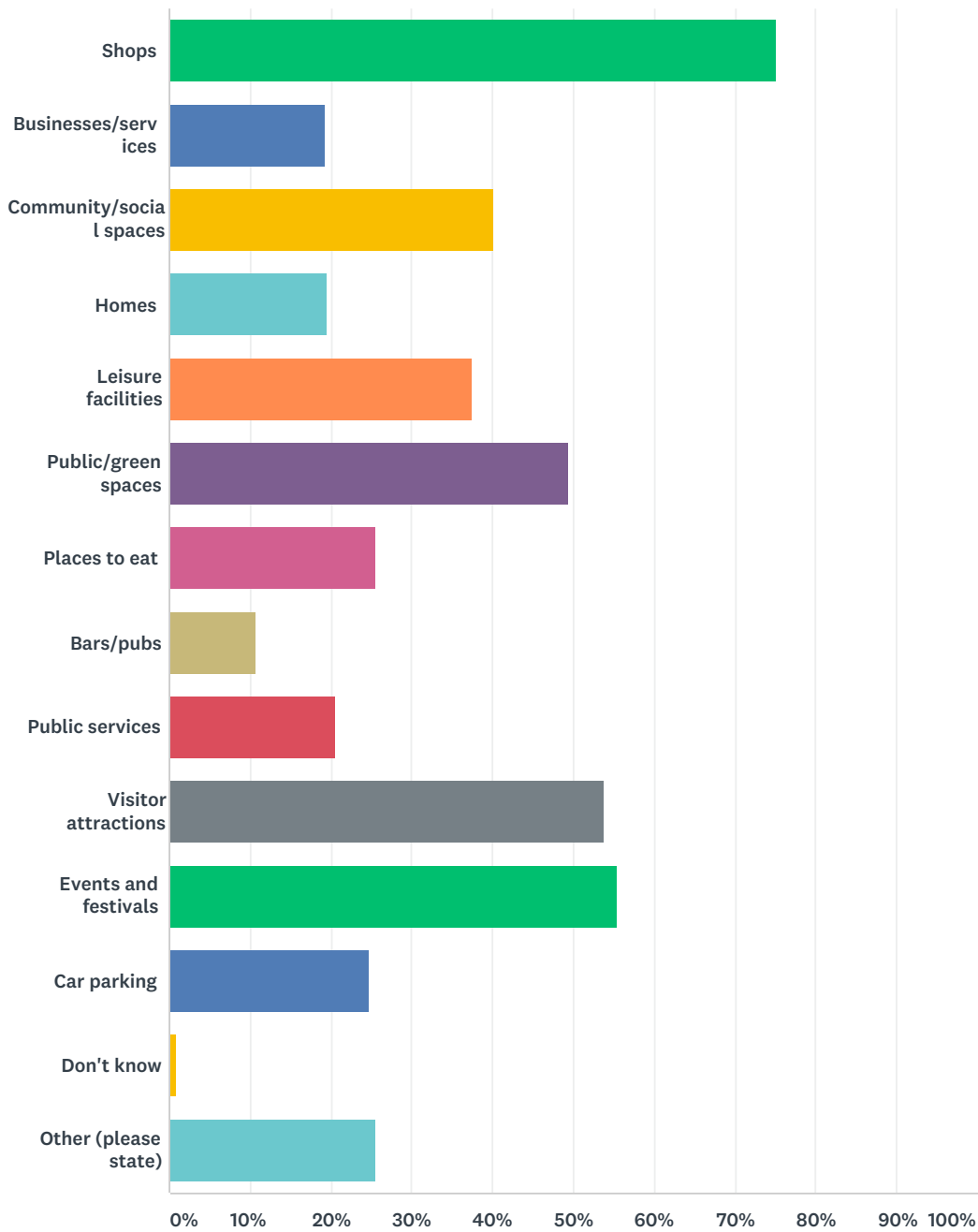
Answered: 444 Skipped: 2



ANSWER CHOICES	RESPONSES	
Daily	29.28%	130
Fortnightly	12.16%	54
Monthly	16.44%	73
Never	0.68%	3
Weekly	38.74%	172
Yearly	2.70%	12
TOTAL		444

Q2 Is there anything you would like to see more of in the town centre? Select all that apply.

Answered: 446 Skipped: 0



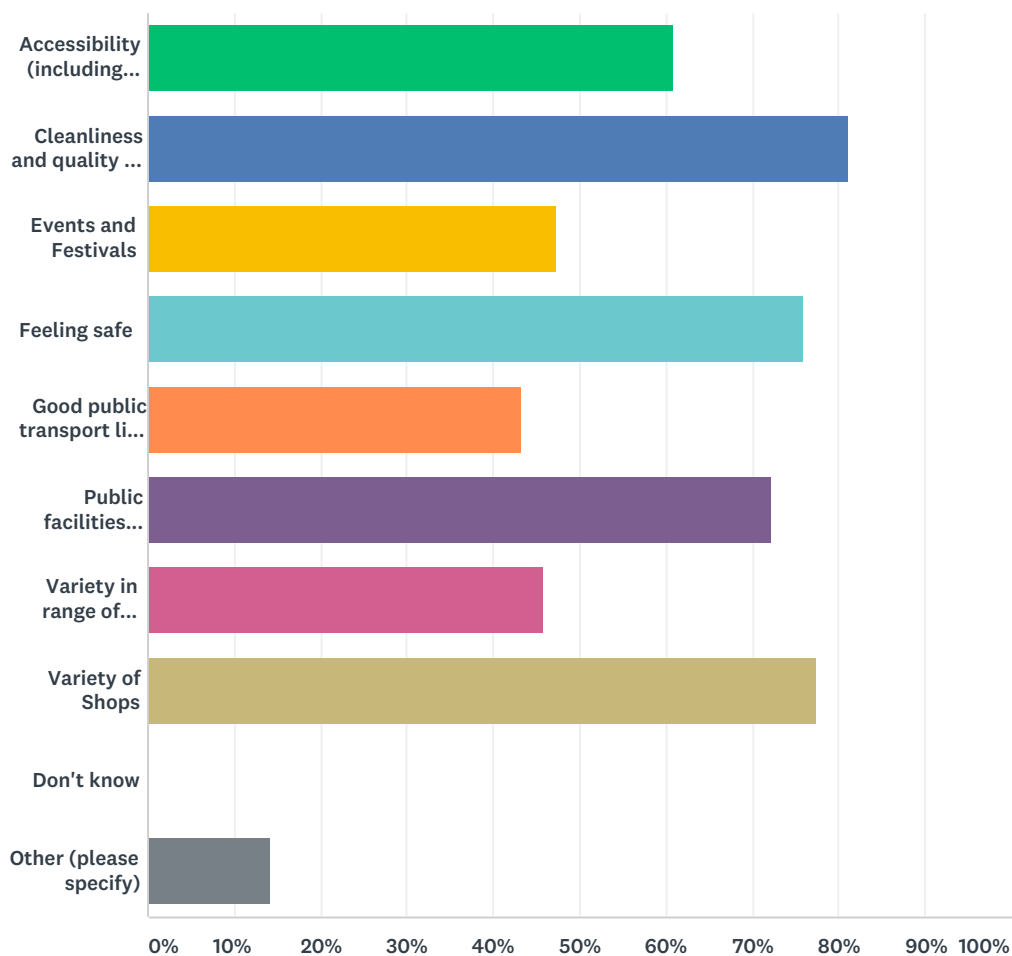
ANSWER CHOICES	RESPONSES	
Shops	75.11%	335
Businesses/services	19.28%	86
Community/social spaces	40.13%	179
Homes	19.51%	87
Leisure facilities	37.44%	167
Public/green spaces	49.33%	220

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Places to eat	25.56%	114
Bars/pubs	10.76%	48
Public services	20.40%	91
Visitor attractions	53.81%	240
Events and festivals	55.38%	247
Car parking	24.66%	110
Don't know	0.90%	4
Other (please state)	25.56%	114
Total Respondents: 446		

Q3 In terms of what the town centre has to offer what is important to you? Select all that apply.

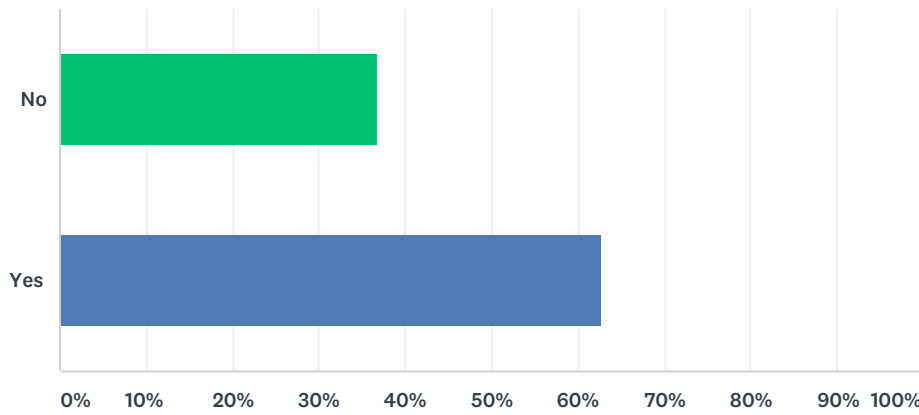
Answered: 445 Skipped: 1



ANSWER CHOICES	RESPONSES	
Accessibility (including public transport and car parking)	60.90%	271
Cleanliness and quality of open spaces	81.12%	361
Events and Festivals	47.19%	210
Feeling safe	75.96%	338
Good public transport links and cycle routes	43.37%	193
Public facilities (including seating, public spaces and public toilets)	72.13%	321
Variety in range of eateries	45.84%	204
Variety of Shops	77.30%	344
Don't know	0.00%	0
Other (please specify)	14.16%	63
Total Respondents: 445		

Q4 Do you feel more leisure facilities should be provided for young people within the town centre?

Answered: 432 Skipped: 14



ANSWER CHOICES	RESPONSES	
No	36.81%	159
Yes	62.73%	271
TOTAL		432

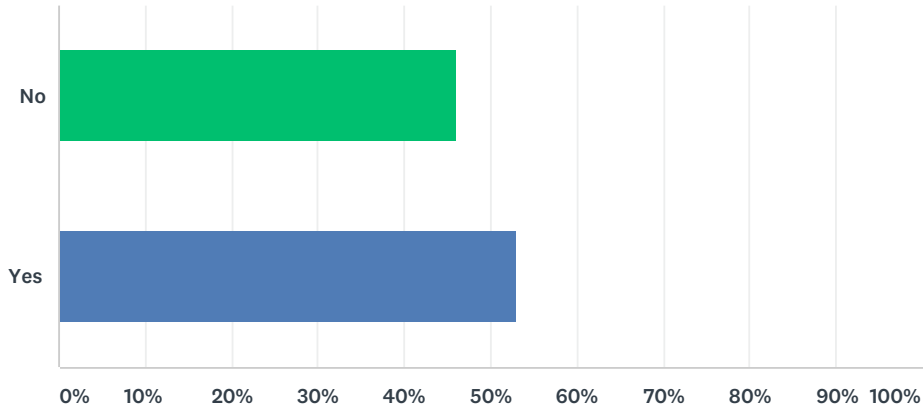
Q5 Our strategy has identified 4 main locations of focus for improvement. What would you like to see developed in these locations?

Answered: 446 Skipped: 0

ANSWER CHOICES	RESPONSES	
Crown Street	78.92%	352
Northgate	76.01%	339
Skinnergate and The Yards	85.65%	382
Victorian Indoor Market	89.24%	398

Q6 Do you agree with the aim of making Darlington a 'Living Town Centre' through an increase in the number of homes in the town centre. If so, where do you think these homes should be located?

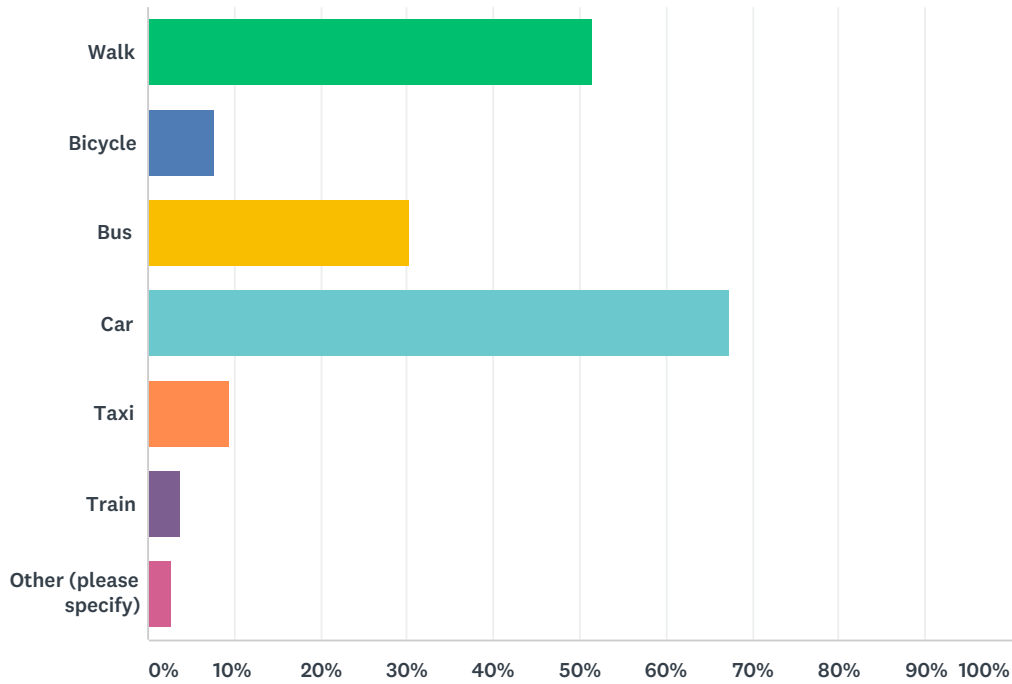
Answered: 441 Skipped: 5



ANSWER CHOICES	RESPONSES	
No	46.03%	203
Yes	52.83%	233
TOTAL		441

Q7 When visiting the town centre what mode of transport do you usually use? Select all that apply.

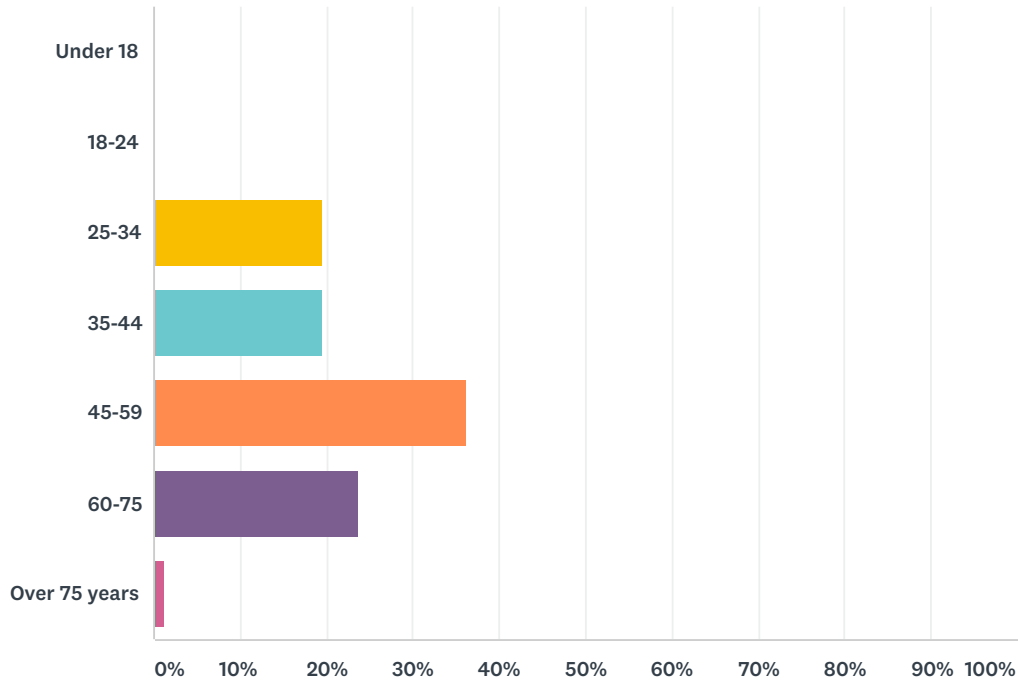
Answered: 445 Skipped: 1



ANSWER CHOICES	RESPONSES	
Walk	51.46%	229
Bicycle	7.64%	34
Bus	30.34%	135
Car	67.42%	300
Taxi	9.44%	42
Train	3.82%	17
Other (please specify)	2.70%	12
Total Respondents: 445		

Q8 What age bracket do you fall under?

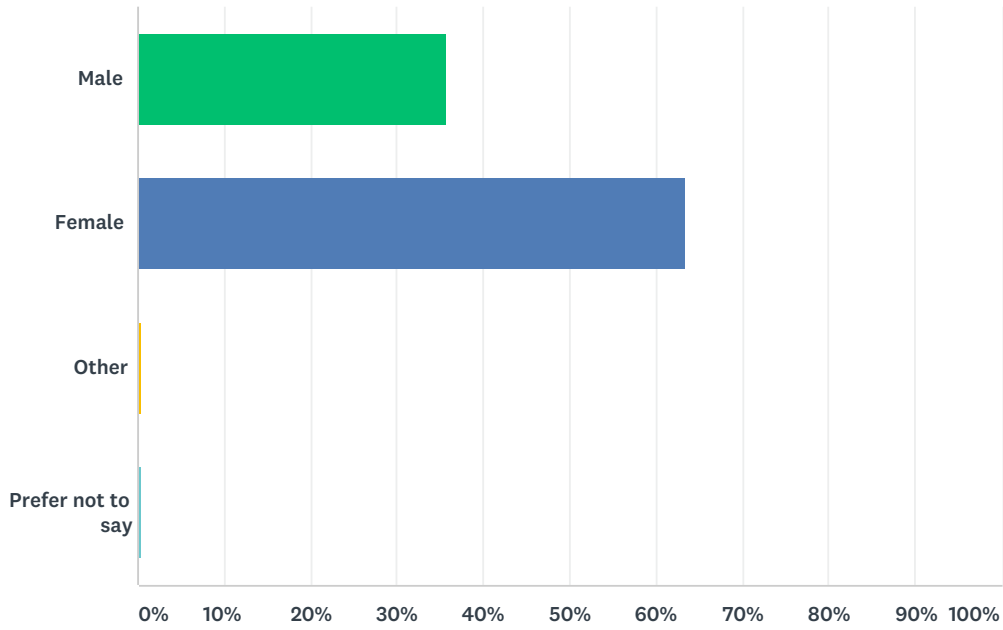
Answered: 446 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	19.51%	87
35-44	19.51%	87
45-59	36.10%	161
60-75	23.54%	105
Over 75 years	1.35%	6
TOTAL		446

Q9 What is your gender?

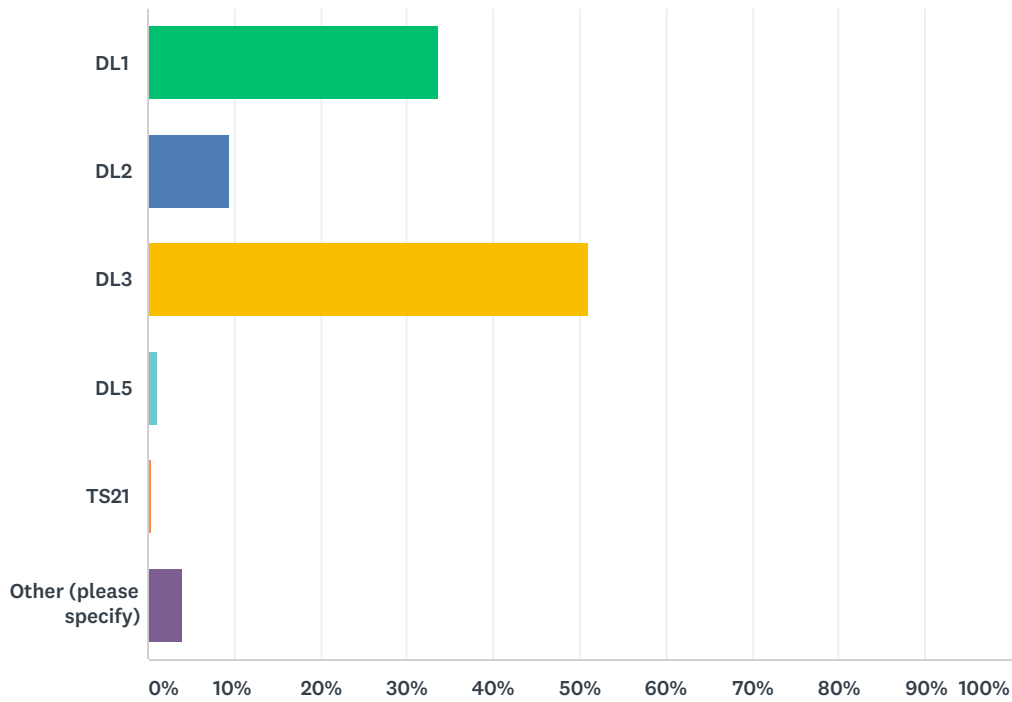
Answered: 439 Skipped: 7



ANSWER CHOICES	RESPONSES	
Male	35.76%	157
Female	63.33%	278
Other	0.46%	2
Prefer not to say	0.46%	2
TOTAL		439

Q10 What is your postcode?

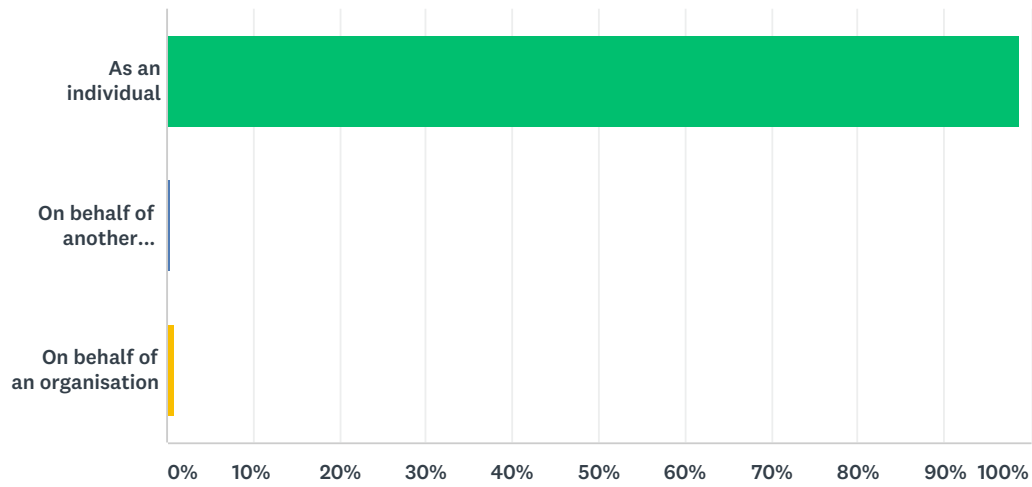
Answered: 444 Skipped: 2



ANSWER CHOICES	RESPONSES	
DL1	33.78%	150
DL2	9.46%	42
DL3	51.13%	227
DL5	1.13%	5
TS21	0.45%	2
Other (please specify)	4.05%	18
TOTAL		444

Q11 Are you responding to this survey ...

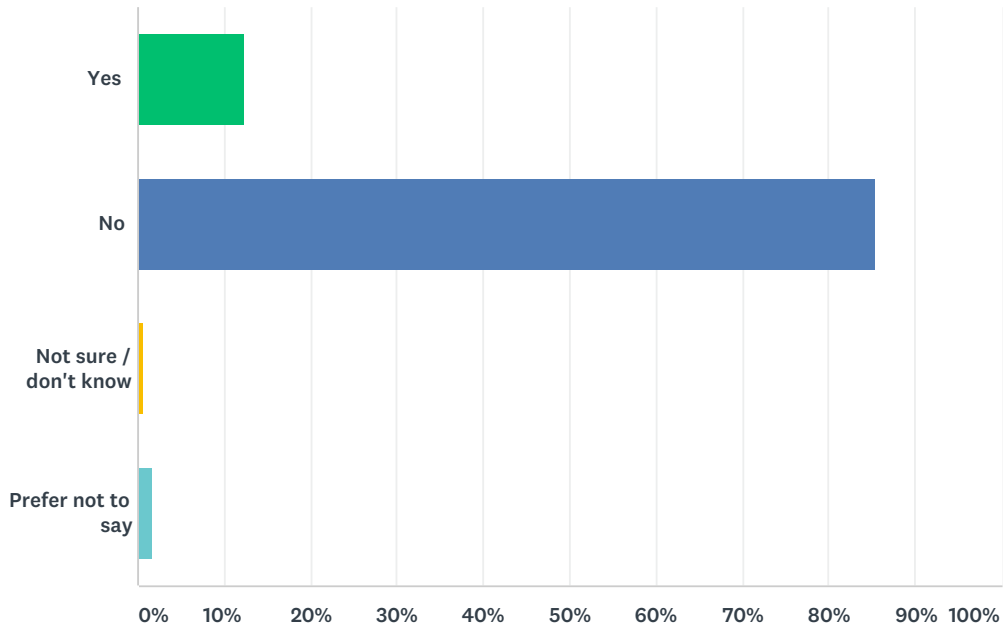
Answered: 444 Skipped: 2



ANSWER CHOICES	RESPONSES	
As an individual	98.65%	438
On behalf of another individual	0.45%	2
On behalf of an organisation	0.90%	4
TOTAL		444

Q12 Do you, or the person on whose behalf you are responding consider yourself to have a disability?

Answered: 436 Skipped: 10

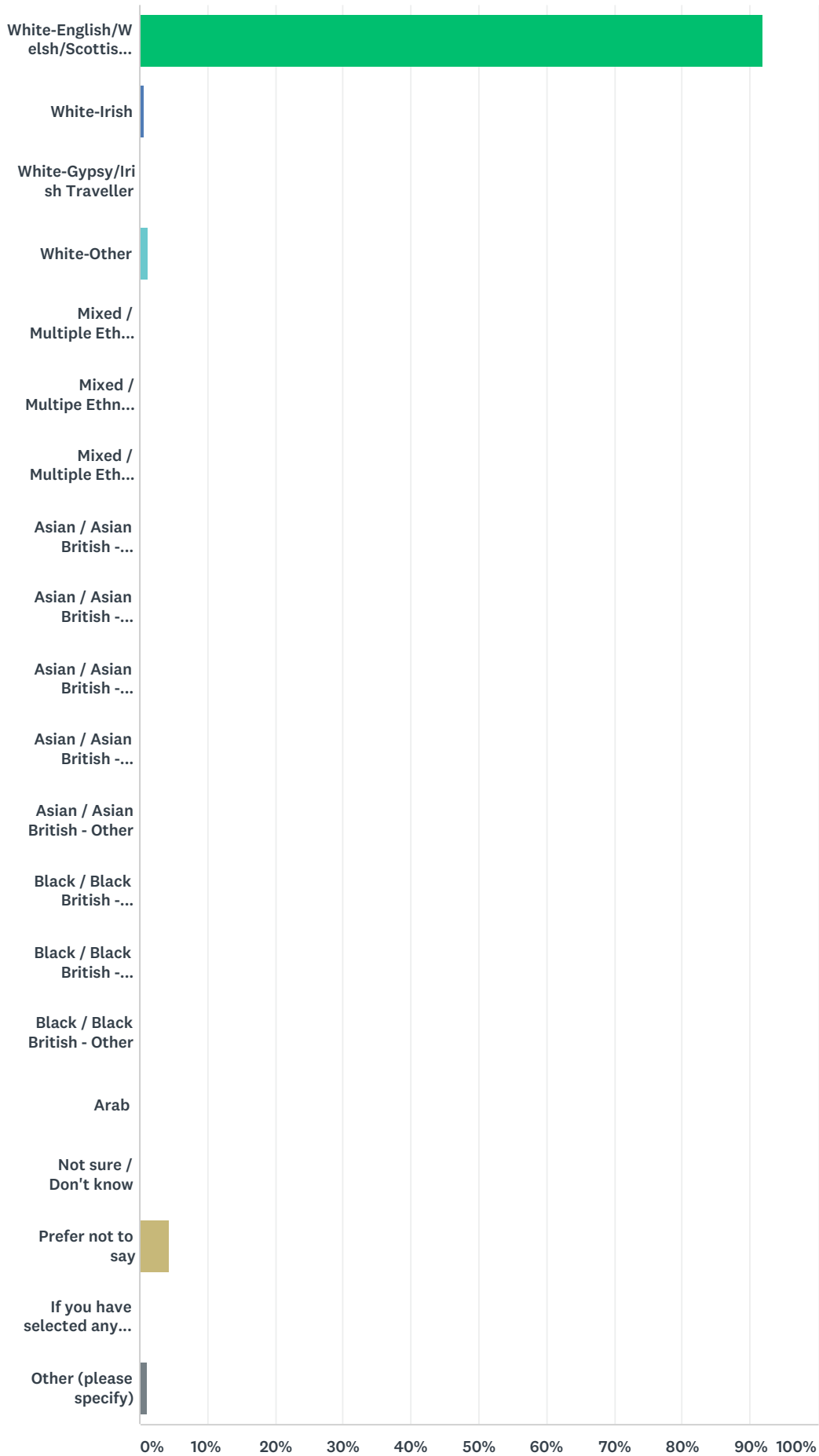


ANSWER CHOICES	RESPONSES	
Yes	12.39%	54
No	85.32%	372
Not sure / don't know	0.69%	3
Prefer not to say	1.61%	7
TOTAL		436

Q13 What ethnic group, do you, or the person on whose behalf you are responding, belong to?

Answered: 443 Skipped: 3

Darlington Town Centre Strategy 2019-2030 - Feedback



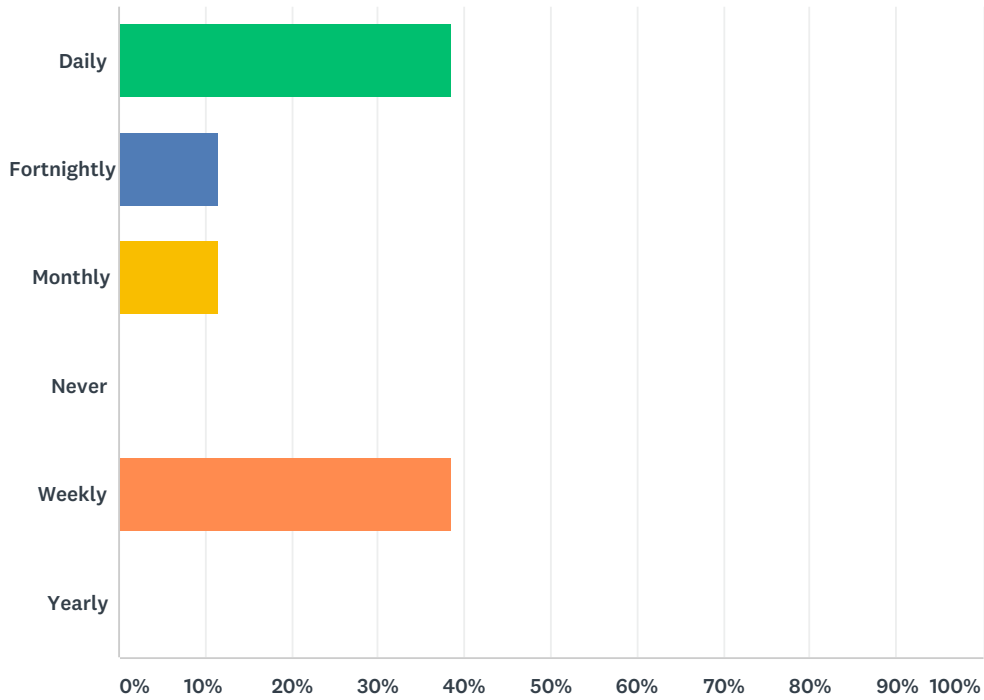
ANSWER CHOICES	RESPONSES	
White-English/Welsh/Scottish/Northern Irish/British	91.87%	407

Darlington Town Centre Strategy 2019-2030 - Feedback

White-Irish	0.68%	3
White-Gypsy/Irish Traveller	0.00%	0
White-Other	1.35%	6
Mixed / Multiple Ethnic Groups - White and Black Caribbean	0.00%	0
Mixed / Multiple Ethnic Groups - White and Black African	0.23%	1
Mixed / Multiple Ethnic Groups - Other	0.23%	1
Asian / Asian British - Indian	0.23%	1
Asian / Asian British - Pakistani	0.00%	0
Asian / Asian British - Bangladeshi	0.00%	0
Asian / Asian British - Chinese	0.00%	0
Asian / Asian British - Other	0.00%	0
Black / Black British - African	0.00%	0
Black / Black British - Caribbean	0.00%	0
Black / Black British - Other	0.00%	0
Arab	0.00%	0
Not sure / Don't know	0.00%	0
Prefer not to say	4.29%	19
If you have selected any of the 'Other' options above, please specify here:	0.00%	0
Other (please specify)	1.13%	5
TOTAL		443

Q1 How often do you visit Darlington town centre?

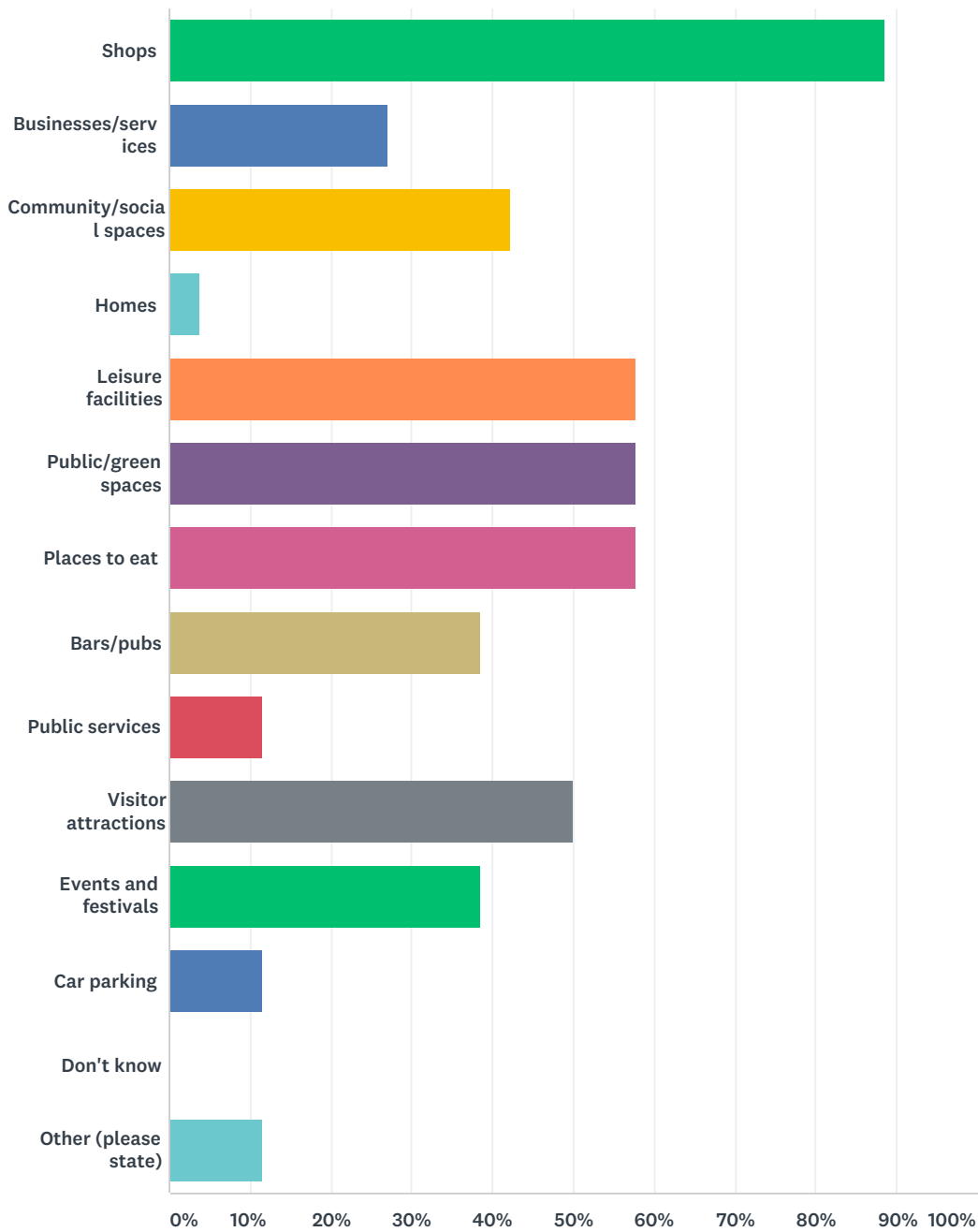
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Daily	38.46%	10
Fortnightly	11.54%	3
Monthly	11.54%	3
Never	0.00%	0
Weekly	38.46%	10
Yearly	0.00%	0
TOTAL		26

Q2 Is there anything you would like to see more of in the town centre? Select all that apply.

Answered: 26 Skipped: 0



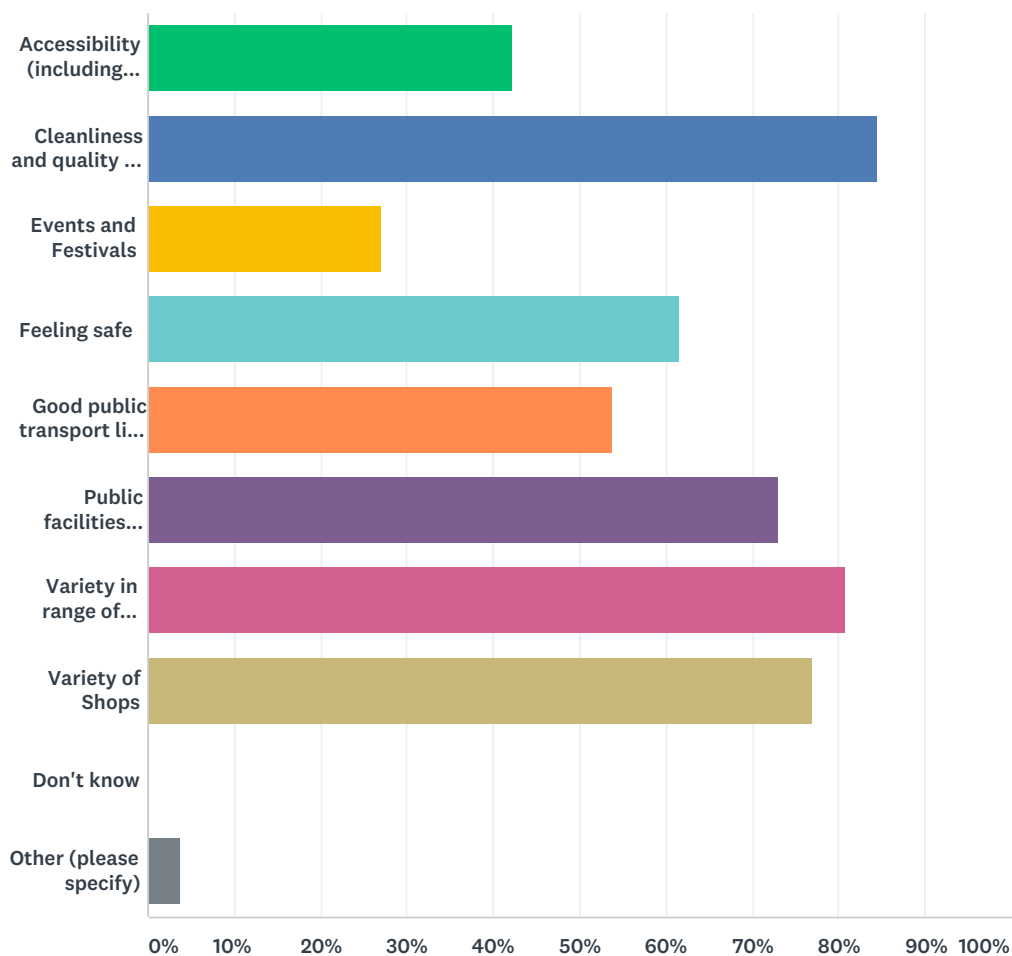
ANSWER CHOICES	RESPONSES	
Shops	88.46%	23
Businesses/services	26.92%	7
Community/social spaces	42.31%	11
Homes	3.85%	1
Leisure facilities	57.69%	15
Public/green spaces	57.69%	15

Darlington Town Centre Strategy 2019-2030 - Feedback

Places to eat	57.69%	15
Bars/pubs	38.46%	10
Public services	11.54%	3
Visitor attractions	50.00%	13
Events and festivals	38.46%	10
Car parking	11.54%	3
Don't know	0.00%	0
Other (please state)	11.54%	3
Total Respondents: 26		

Q3 In terms of what the town centre has to offer what is important to you? Select all that apply.

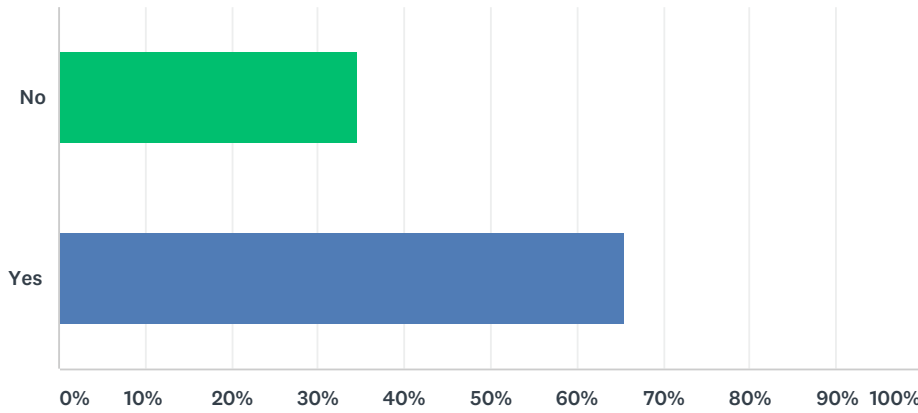
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Accessibility (including public transport and car parking)	42.31%	11
Cleanliness and quality of open spaces	84.62%	22
Events and Festivals	26.92%	7
Feeling safe	61.54%	16
Good public transport links and cycle routes	53.85%	14
Public facilities (including seating, public spaces and public toilets)	73.08%	19
Variety in range of eateries	80.77%	21
Variety of Shops	76.92%	20
Don't know	0.00%	0
Other (please specify)	3.85%	1
Total Respondents: 26		

Q4 Do you feel more leisure facilities should be provided for young people within the town centre?

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	34.62%	9
Yes	65.38%	17
TOTAL		26

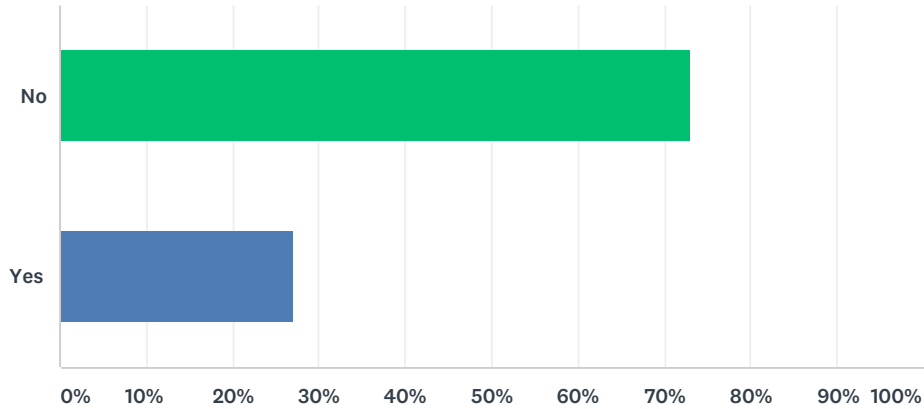
Q5 Our strategy has identified 4 main locations of focus for improvement. What would you like to see developed in these locations?

Answered: 26 Skipped: 0

ANSWER CHOICES	RESPONSES	
Crown Street	76.92%	20
Northgate	76.92%	20
Skinnergate and The Yards	88.46%	23
Victorian Indoor Market	96.15%	25

Q6 Do you agree with the aim of making Darlington a 'Living Town Centre' through an increase in the number of homes in the town centre. If so, where do you think these homes should be located?

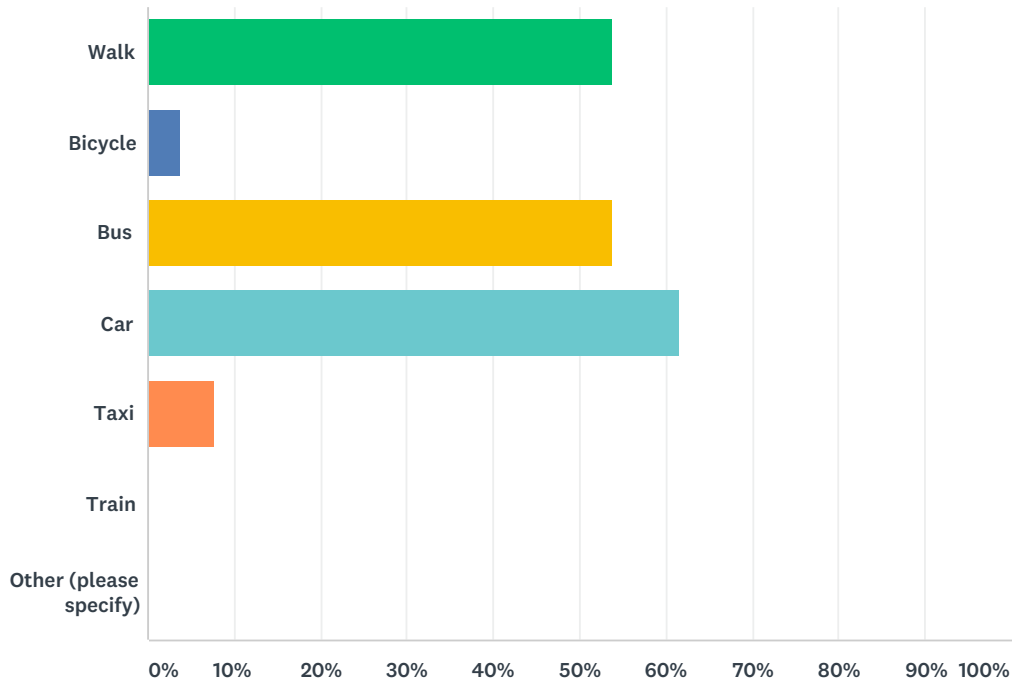
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	73.08%	19
Yes	26.92%	7
TOTAL		26

Q7 When visiting the town centre what mode of transport do you usually use? Select all that apply.

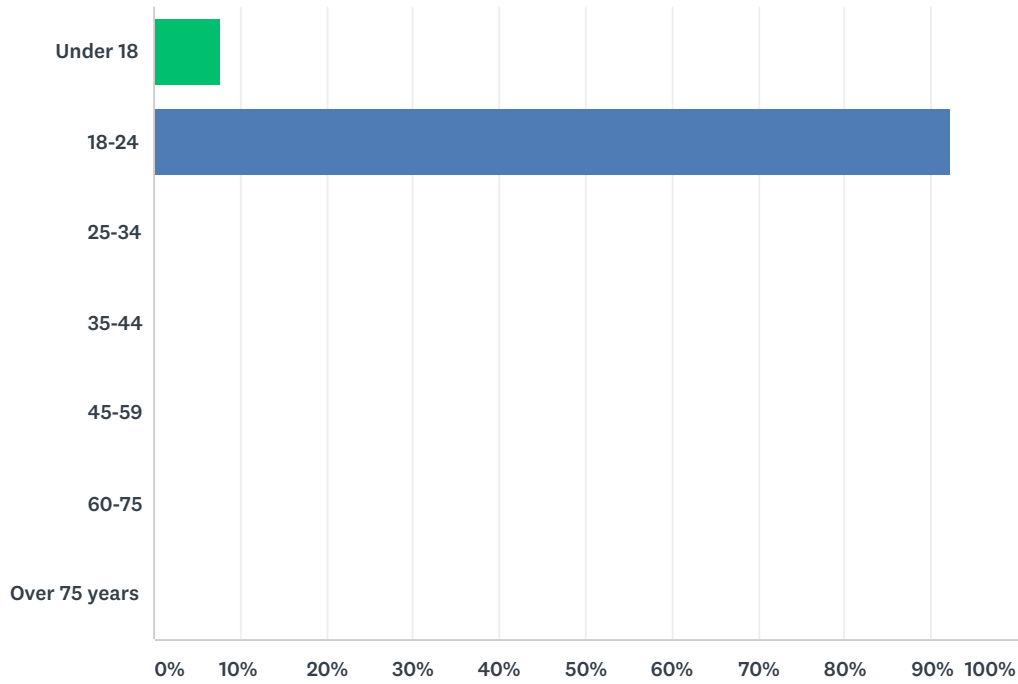
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Walk	53.85%	14
Bicycle	3.85%	1
Bus	53.85%	14
Car	61.54%	16
Taxi	7.69%	2
Train	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 26		

Q8 What age bracket do you fall under?

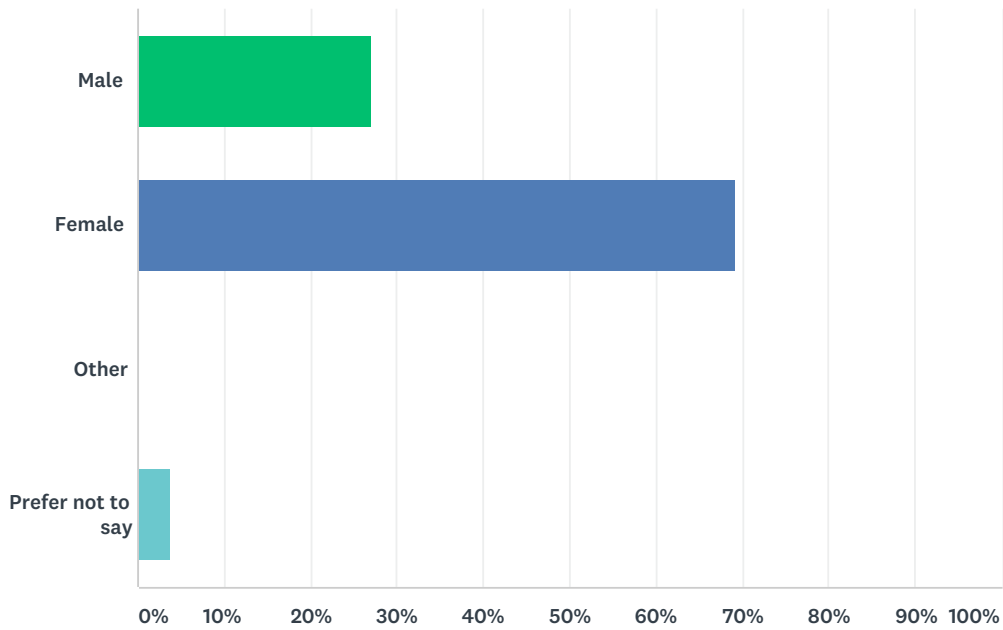
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	7.69%	2
18-24	92.31%	24
25-34	0.00%	0
35-44	0.00%	0
45-59	0.00%	0
60-75	0.00%	0
Over 75 years	0.00%	0
TOTAL		26

Q9 What is your gender?

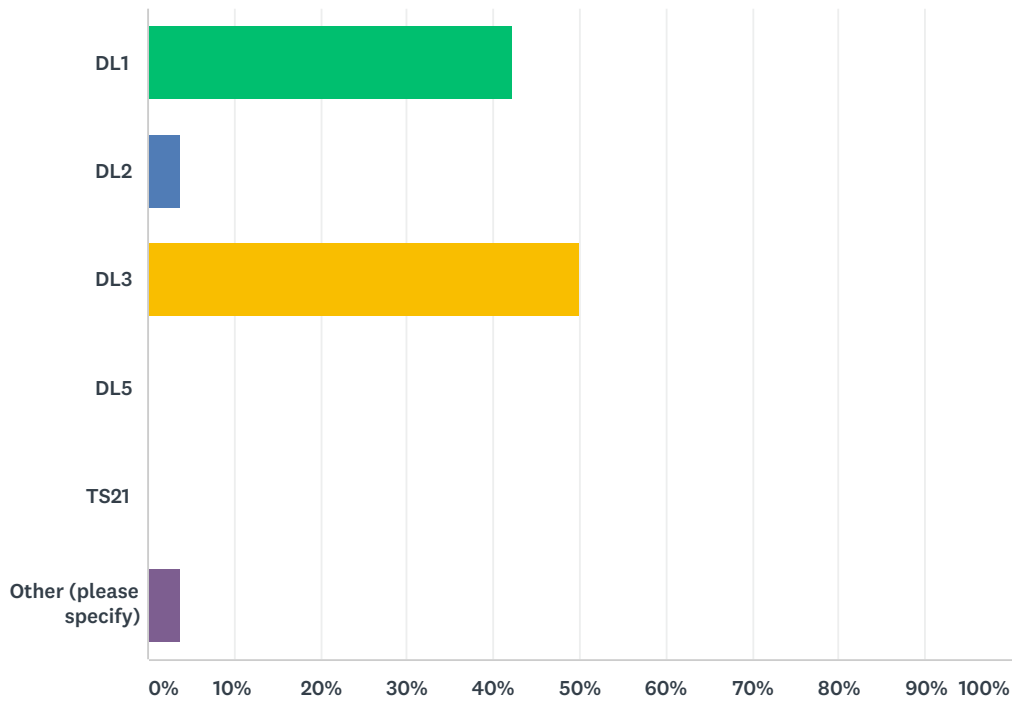
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Male	26.92%	7
Female	69.23%	18
Other	0.00%	0
Prefer not to say	3.85%	1
TOTAL		26

Q10 What is your postcode?

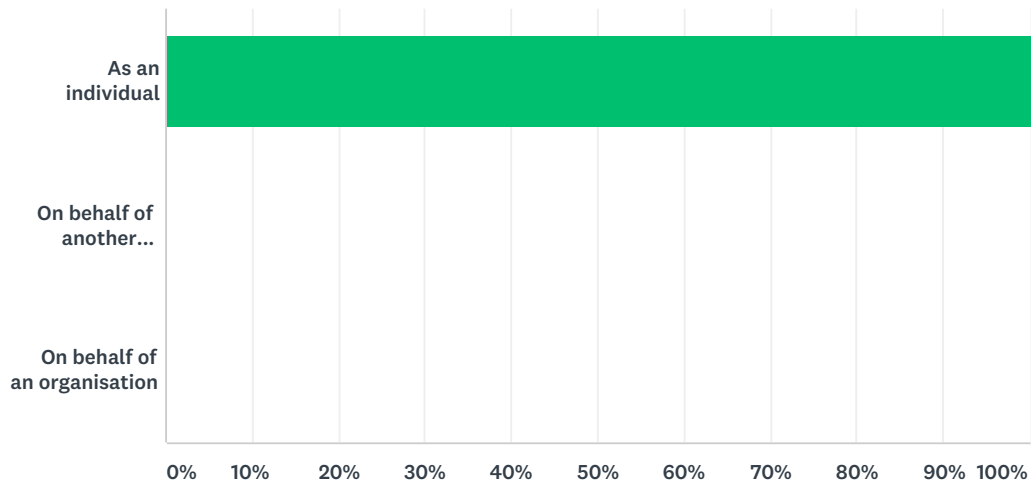
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
DL1	42.31%	11
DL2	3.85%	1
DL3	50.00%	13
DL5	0.00%	0
TS21	0.00%	0
Other (please specify)	3.85%	1
TOTAL		26

Q11 Are you responding to this survey ...

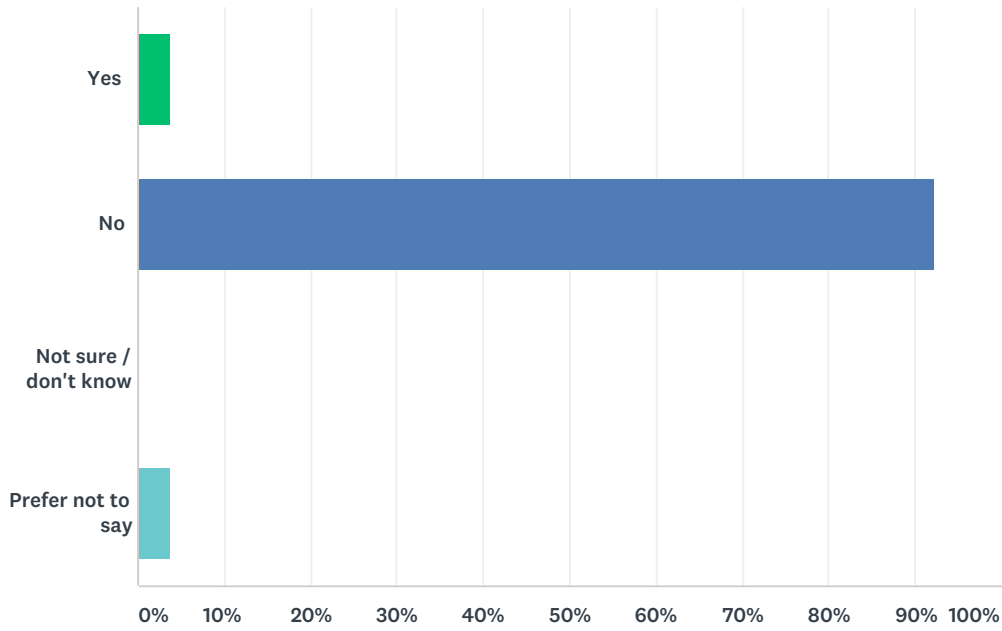
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
As an individual	100.00%	26
On behalf of another individual	0.00%	0
On behalf of an organisation	0.00%	0
TOTAL		26

Q12 Do you, or the person on whose behalf you are responding consider yourself to have a disability?

Answered: 26 Skipped: 0

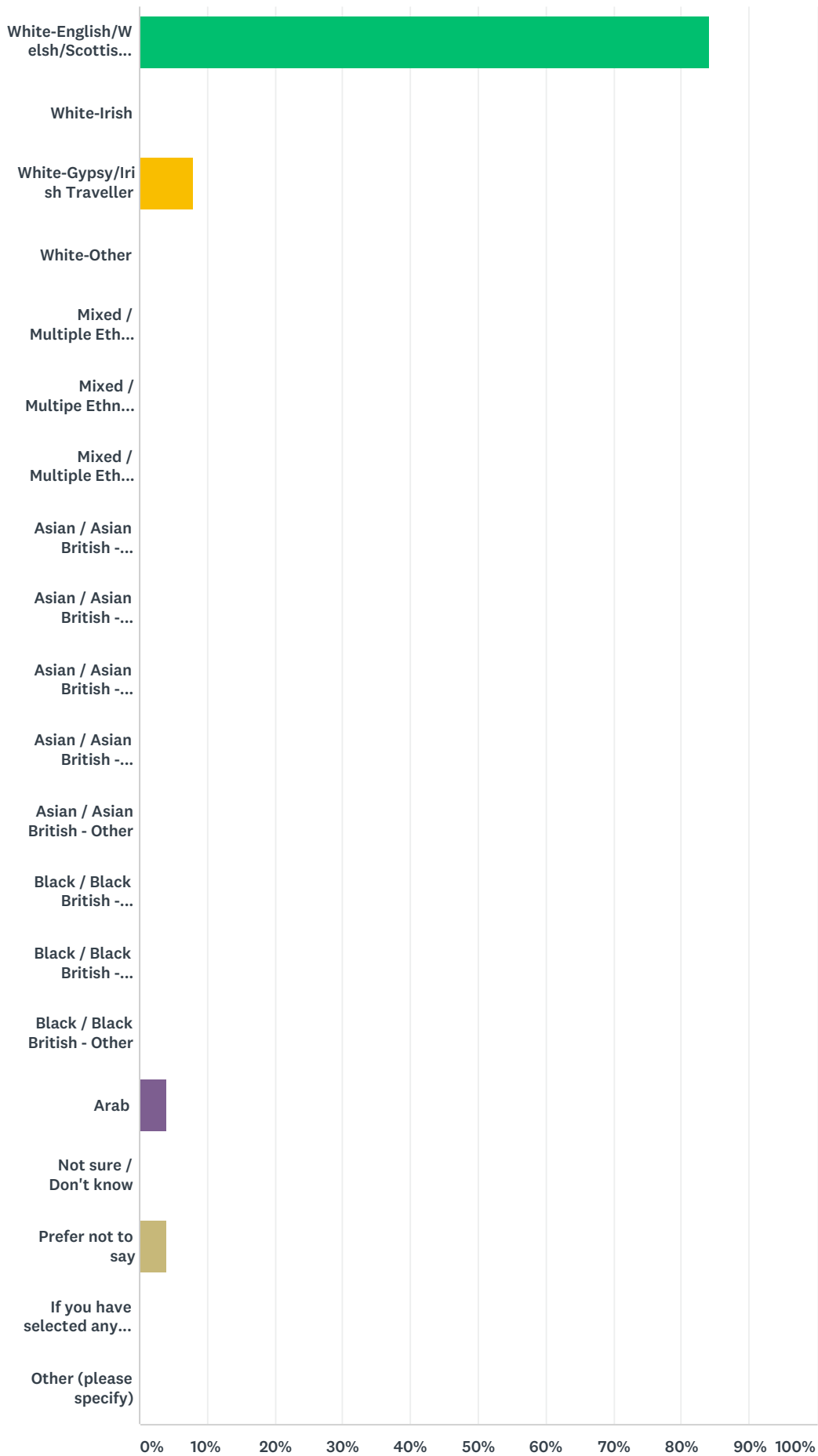


ANSWER CHOICES	RESPONSES	
Yes	3.85%	1
No	92.31%	24
Not sure / don't know	0.00%	0
Prefer not to say	3.85%	1
TOTAL		26

Q13 What ethnic group, do you, or the person on whose behalf you are responding, belong to?

Answered: 25 Skipped: 1

Darlington Town Centre Strategy 2019-2030 - Feedback



ANSWER CHOICES	RESPONSES
White-English/Welsh/Scottish/Northern Irish/British	84.00% 21

Darlington Town Centre Strategy 2019-2030 - Feedback

White-Irish	0.00%	0
White-Gypsy/Irish Traveller	8.00%	2
White-Other	0.00%	0
Mixed / Multiple Ethnic Groups - White and Black Caribbean	0.00%	0
Mixed / Multiple Ethnic Groups - White and Black African	0.00%	0
Mixed / Multiple Ethnic Groups - Other	0.00%	0
Asian / Asian British - Indian	0.00%	0
Asian / Asian British - Pakistani	0.00%	0
Asian / Asian British - Bangladeshi	0.00%	0
Asian / Asian British - Chinese	0.00%	0
Asian / Asian British - Other	0.00%	0
Black / Black British - African	0.00%	0
Black / Black British - Caribbean	0.00%	0
Black / Black British - Other	0.00%	0
Arab	4.00%	1
Not sure / Don't know	0.00%	0
Prefer not to say	4.00%	1
If you have selected any of the 'Other' options above, please specify here:	0.00%	0
Other (please specify)	0.00%	0
TOTAL		25

**CABINET
5 NOVEMBER 2019**

**DARLINGTON TOWN CENTRE
PROPERTY ACQUISITIONS AND DEVELOPMENT SITE OPPORTUNITIES**

**Responsible Cabinet Member – Councillor Alan Marshall
Economy and Regeneration Portfolio**

**Responsible Director – Ian Williams
Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. To gain Members' approval for the proposed developments identified in Darlington Town Centre and agree to the use of Compulsory Purchase Order (CPO) powers in order to complete land assembly.

Summary

2. In July 2019 Cabinet approved the release of the £10m funding from the Tees Valley Combined Authority Indigenous Growth Fund, which will be targeted in key intervention areas within the Town Centre which will have the greatest impact and aligned to the Town Centre Strategy. Interventions included:
 - (a) Strategic site assembly including purchase of land and buildings.
 - (b) Ensuring sites are 'development ready'.
 - (c) Public realm improvements and infrastructure investment.
3. Since July 2019 the Council has commenced negotiations with landowners on the acquiring of strategically placed sites to ensure the ambitions of the Town Centre Strategy can be realised.
4. The acquisition of buildings along Skinnergate has continued with the purchase of No 12 Skinnergate, 13/16 Skinnergate (the former Argos building) and the prospective purchase of 17/18 Skinnergate (the current Cash Converters building) approaching completion. The Council has been working closely with officials from Homes England to determine future funding opportunities for this potential residential site and a planning application for the development of 15 homes is expected to be submitted in January 2020.

5. The Town Centre Strategy identified the Commercial Street car park as a possible location for the development of a convenience store and the Council has continued negotiations with the owners of buildings adjacent to the Commercial Street car park. While several of these negotiations have proved positive, it is anticipated that acquiring some of the buildings may prove problematic. Therefore, it is proposed that the Council explores the use of its CPO powers to bring forward the necessary land assembly for the development of a convenience store in the immediate area.
6. Members will recall that at the Cabinet meeting held in July 2019 it was announced that Darlington Council's Expression of Interest to the Government's Future High Street Fund (FHSF) had been successful. Since that announcement the Council has been working closely with Government officials to develop a business case for projects and proposed interventions which will assist in the transforming of the town centre. The objective of the Fund is to renew and reshape town centres and high streets in a way that improves experience, drives growth and ensures future sustainability. The Fund expects any identified need for investment to fall under the following themes:
 - (a) Investment in physical infrastructure.
 - (b) Acquisition and assembly of land including to support new housing, workspaces and public realm.
 - (c) Improvements to transport access, traffic flow and circulation in the area.
 - (d) Supporting change of use including (where appropriate) housing delivery and densification.
 - (e) Supporting adaptation of the high street in response to changing technology.
7. The Fund **will not** support the development of additional retail sites.
8. Following a review of the options available to meet the above criteria the Council are currently developing a business case which proposes the development of over 150 town centre homes which will greatly assist in reshaping the way the town centre operates. As detailed in the Town Centre Strategy the Council has focussed this residential development in the East Street and Crown Street area where there are several vacant buildings and a large amount of derelict land. The FHSF has allocated £150,000 of revenue funding to provide financial assistance in completing the business case.
9. In addition, the Council was encouraged by Government to submit a project that has the potential of being delivered in the very near future. The timetable for these 'shovel ready projects' was extremely tight and given this deadline the most advanced projects were identified as being:
 - (a) additional funding for the Victorian Market development; and
 - (b) improved leisure facilities within the Dolphin Centre which includes a 10-pin bowling alley.
10. These bids were submitted on 27 September 2019.

11. The business case for the residential development in the Crown Street and East Street area is still in the early stages of development and Government officials have updated the timetable for business case submissions which is detailed below:

Requirement	Current Deadline	New Deadline
Shovel-ready business case submission	27 September 2019 (bid deposited)	Unchanged
Early first draft business case submission	15 November 2019	15 January 2020
Full business case submission	28 February 2020	30 April 2020
Announcement of successful places	Spring/Summer 2020	Summer/Autumn 2020

Recommendations

12. It is recommended that: -

- (a) Members approve the continued acquiring of properties to deliver the objectives of the Town Centre Strategy.
- (b) Members support the Future High Street Fund bid for the development of a residential quarter in the Crown Street/East Street area of the town centre.
- (c) Members agree in principle to the use of CPO powers for the site assembly requirements for the delivery of a convenience store on Commercial Street car park. A further report will be presented to Members on the next steps once negotiations with landowners has been completed and whether CPO is required.

Reasons

13. The recommendations are supported by the following reasons: -

- (a) To ensure that the Council delivers on the ambitions of the Darlington Town Centre Strategy.
- (b) To contribute to the further economic wellbeing and vitality of the Town Centre.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

- (i) Draft Town Centre Strategy 2019-2030
- (ii) Masterplan – Darlington Town Centre – IDP -2019
- (iii) Future High Streets Fund Prospectus

Mark Ladyman: Extension 6306
bs

S17 Crime and Disorder	This paper supports and complements the actions detailed in the Darlington Purple Flag submission to reduce ASB in the Town Centre and improve the safety of residents and visitors
Health and Well Being	No direct impacts
Carbon Impact and Climate Change	No direct impacts
Diversity	No direct impacts
Wards Affected	Park East
Groups Affected	All
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework. Any works highlighted in the report will be met through existing agreed budgets.
Key Decision	No
Urgent Decision	No
One Darlington: Perfectly Placed	The actions detailed in the report aim to improve the attractiveness of the Town Centre therefore directly impacting on Perfectly Placed.
Efficiency	The report aims to utilise the Councils and partner resources in a collective more efficient manner.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

The Development of Darlington Town Centre

13. Darlington Town Centre is a key element of the economic, social and environmental fabric of the town. It needs to be at the core of community and economic life, offering spaces in which to live, meet and interact, do business, and access facilities and services. The Council, together with partners, needs to take collective responsibility to help the town centre thrive sustainably, reinvent its function, and meet the needs of residents, businesses, and visitors.
14. Given the changes in both the environment of the high street and changes in peoples shopping habits there is a need for all towns to develop plans that have business investment at their heart and are focused on transforming the place into a complete community hub incorporating health, housing, arts, education, entertainment, leisure, business/office space, as well as retail. Councils together with business and the communities needs to develop a compelling proposition both for residents, stakeholders and visitors, a proposition that embraces the heritage, culture and social context of the town.
15. Members will recall in January 2019 Cabinet approved the development of several proposals that aimed to encourage the delivery of key strategic sites in Darlington Town Centre. The report also complemented and supported the work and actions

outlined in the Town Centre Footfall Strategy report agreed by Cabinet in July 2018. The sites identified in the report included:

- (a) Victorian Indoor Market
- (b) Skinnergate and the Yards and Wynds
- (c) Northgate area
- (d) Crown Street area

16. This report will update Members on progress on actions and interventions relating to the above sites.

Skinnergate and the Yards

17. Skinnergate and the Yards are at the heart of the heritage centre of the town and in the past were prominent retail thoroughfares. More recently the area has suffered from several years of persistent voids and a high turnover of retail units and while the emerging Local Plan identifies the area as being within the primary shopping zone given that the patterns of retail use it is likely that the amount of retail frontage currently available will not be required. This change in requirements therefore provides an opportunity for other uses to be considered for several of the buildings along Skinnergate.

18. The Town Centre Strategy has identified proposals for the re-development of Skinnergate and the Yards which includes:

- (a) Re-use of buildings into mixed development use i.e. maintaining a degree of retail space but predominantly delivering additional residential homes which will assist in enhancing the visual attributes of Skinnergate and achieve a marked increase in vibrancy and footfall.
- (b) General improvements to the physical appearance through shop front improvements, public realm including the Yards and Wynds, which will include improved lighting and access together with appropriate animation which will make the areas more attractive as places to visit and participate in events.

19. The redevelopment of vacant buildings and derelict plots along Skinnergate continues to progress. The overall objective is that the Council would deliver a modest amount of housing and still retain a small element of retail units which will be in keeping with the past and current uses of the area. The Council has been successful in acquiring 12 Skinnergate and 13-16 Skinnergate (former Argos building) and is finalising the completion of the purchase 17-18 Skinnergate (currently Cash Convertors), once acquired the vacant possession of the building will be agreed with the current tenant.

20. Work has already commenced in developing the necessary plans to deliver new residential properties on the above site. It is anticipated that the Council will lead on the development for the provision of 15 Council owned properties. Homes England have indicated they would be willing to financially support the development. The design and layout of the scheme is being finalised and it is expected a planning application will be submitted in January 2020.

21. Given that Skinnergate is within a conservation area any development would need to reflect and consider the heritage and historical significance of the area. The Council is working with Historic England to ensure this objective is achieved. Any agreed development will acknowledge these important constraints and greatly improve the general appearance of the area and enhance the vibrancy of the town with the increase in the residential population of the town centre.
22. In addition to the above and following Cabinet agreement in July 2019, the Council has launched its Shop Fronts and Business Improvement Scheme. Shop fronts make a big impact on the appearance of a town centre and the character of the conservation area and their condition affects a town's image. High quality shop fronts make a town feel more welcoming to locals and visitors and builds a stronger sense of identity. In addition, they encourage a greater number of shopping visits.
23. The objectives of this scheme are:
 - (a) to improve business frontages including shops, commercial businesses and social enterprises;
 - (b) to enhance the appearance and appeal of the town to visitors, customers and the local population;
 - (c) to preserve and enhance the special characters of the conservation area it's listed buildings and other buildings of public importance;
 - (d) and to assist towards encouraging further inward investment and stimulate business and consumer confidence.
24. The schemes £5,000 limit with a requirement of 10% match funding has been established having regard to experience of take up of different grant schemes elsewhere in the country. The intention is to allow for grants sufficient in size and match funding requirements sufficiently low to be attractive to shop owners and occupiers, whilst not so large as to unnecessarily limit the number of potential properties which could be improved, with a view to maximising benefits for the Town Centre environment. Due to officer capacity and to ensure a smooth introduction, the scheme is currently available for the retailers/businesses along Post House Wynd but will be expanded in due course to include businesses within the Skinnergate and Yards area and ultimately available to all independent retailers and businesses in the Town Centre Heritage Zone.
25. To safeguard that the shop front improvement design meets the expectations of the scheme the Council will:
 - (a) Employ a qualified designer who will liaise and agree with the retailer on the proposed shop front design.
 - (b) Work with the landlord of the building to ensure that the necessary approval is obtained.
 - (c) Apply for and complete any statutory requirements including planning permission and Listed Building Consent. These costs will form part of the total grant agreement.
 - (d) Carry out the agreed improvements to the agreed design and standard.
 - (e) Pay the grant directly to the nominated approved contractor.
 - (f) Inspect the quality of the work once completed.
 - (g) Invoice the retailer for the agreed amount of match funding.

26. The retailer will:

- (a) Agree with the design proposals prior to the commencement of any improvement works.
- (b) Agree to pay 10% of the overall costs of the work to be carried out.
- (c) Agree to An A6 vinyl to be displayed within the window of your premises for a period of 12 months, stating that the works have been part funded by Darlington Borough Council's Shop Front Improvement Scheme.

Northgate Area

27. Members will recall that the Town Centre Strategy identified the Commercial Street area as an appropriate development site for a convenience store. The draft Local Plan has highlighted a lack of convenience food shopping in the town centre and a development of this type would meet the requirements of the 'Town Centre First' policy within the National Planning Policy Framework.
28. Recent evidence shows that despite their modest size, these stores have rapidly assumed significant and documented trip generation and 'anchor' roles essential to the sustainability of town centres. Moreover, they have facilitated trends towards increased local food shopping, reduction in car dependency and higher than expected levels of linked trips to other retailers and facilities within the town.
29. The Council has commenced negotiations with land and building owners in the immediate vicinity and has progressed discussions with a potential developer in relation to the design and location of a convenience store. The scheme would be located on the Commercial Street car park which would obviously reduce the number of car parking spaces. However, with the successful acquiring of adjacent buildings together with an appropriate agreement with the convenience store operator this impact could be minimised and add much needed flexibility to the car parking regime in this area of the town centre.
30. The initial phase of the proposals has been focussed on site assembly addressing the acquiring of the derelict Trinity Church and empty night club on Commercial Street and several properties along King Street. While there have been some positive developments with some of the acquisitions an impasse with the owners of the derelict night club has occurred, which may require an alternative approach for acquiring this property. While the Council will continue to pursue a negotiated settlement with the owner the use of CPOs may be necessary to acquire the building, this will ensure the availability of the land and demolish a long-standing blight in the Commercial Street area.
31. The prominent former Marks and Spencer building once acted as an important anchor for retail in the Northgate area. Given the objective of developing a convenience store within the area together with the current type of retailers operating in the immediate area it may be more practical and deliverable for the Council to work with the current owners to attract an additional discount retailer to create a hub of similar operators.

Crown Street and East Street Area

32. In early 2019 the Council submitted an Expression of Interest to the Governments Future High Street Fund. In July 2019 the Council were informed that they were one of 50 successful Councils in the first tranche of the Fund. Since July there have been number of conversations and meetings between the Council and officials for the Ministry of Housing, Communities and Local Government (MHCLG) to explore the most appropriate scheme within the town centre to submit for Government funding. Following a series of option appraisals, it is proposed to submit the development of a residential quarter in the Crown Street and East Street area of the town centre. While the development work is in its very early stages the overall ambition of the scheme will be to deliver approximately 150 new homes in the identified area which will address a number of derelict or empty properties, reuse former retail units and reshape the way in which the town centre works with a large increase in the number of people who will live within the town centre.
33. If successful the regeneration of this area would have wider positive implications on the performance of the town centre: residents and visitors will spend longer in the centre, undertake 'linked trips' between retail, leisure and other uses, and increase their dwell-time in the centre. The development of a residential offer can also help to increase footfall outside of retail hours, for example in early evenings.
34. To assist in the development of a robust business case the Council has been allocated £150,000 to procure additional support in finalising the business case. The Ministry of Housing, Communities and Local Government (MHCLG) have recently updated the timetable for the submission of the business case and final bid document. It is proposed that Cabinet is updated on the development of the business case.

Requirement	Current Deadline	New Deadline
Shovel-ready business case submission	27 September 2019 (bid deposited)	Unchanged
Early first draft business case submission	15 November 2019	15 January 2020
Full business case submission	28 February 2020	30 April 2020
Announcement of successful places	Spring/Summer 2020	Summer/Autumn 2020

Financial Considerations

35. Some early stage feasibility work and business case development is being initiated and is funded through the Governments Future High Street Fund. A funding mix for the large-scale residential development in the Crown Street and East Street area will be presented to Cabinet on the submission of the final business case to Government.
36. Proposed acquisitions and developments in the Skinnergate area will be funded through the TVCA Indigenous Growth Fund and funding from Homes England.
37. The acquisition of property in the Commercial Street area will be met from the TVCA Indigenous Growth Fund.

Legal Implications

38. Property acquisitions will be carried out with appropriate legal due diligence and in accordance with valuation advice and funding will be committed based on confirmation of funding from TVCA.
39. The application of funding through the Shop Front Scheme will not give rise to State Aid issues as the funding amounts may be expected to be below the *de minimis* level. Where appropriate applicants may be required to certify they are not in receipt of public aid which would accumulate over the *de minimis* threshold.
40. In carrying out shop front works Council will ensure consistency of delivery; appropriate warranties will be obtained from the procured contractor(s) to ensure they assume any liability to third party landowners arising from the works, and appropriate consents will be sought in advance of works.
41. Externally procured contractors will be engaged in accordance with the Council Contract Procedure Rules.

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**CABINET
5 NOVEMBER 2019**

LOCAL WEALTH BUILDING AND SOCIAL VALUE IN PROCUREMENT

**Responsible Cabinet Member - Councillor Charles Johnson,
Efficiency and Resources Portfolio**

Responsible Director - Paul Wildsmith, Managing Director

SUMMARY REPORT

Purpose of the Report

1. The report seeks Cabinet approval of an enhanced approach to local wealth building and social value within the Council's procurement process.

Summary

2. The Council has been working with Darlington Partnership colleagues to utilise public sector procurement to help grow the local economy and maximise the benefits of such procurement for the Borough.
3. The main aims of the proposals included in this report are to :-
 - (a) Increase spend within the local area(s) to assist in growing the local economy.
 - (b) Through the tender evaluation process, incentivise tenderers to deliver additional benefits for the residents and businesses of Darlington (known as social value), in areas such as :-
 - Employment of Local people
 - Employment of Care Leavers
 - A positive impact on local Environmental issues
 - Employment of Apprentices
4. It is important to note that cost and quality of the provision of services and products will always remain the major determining factors in public procurement, however, the additionality offered by tenderers in these areas can deliver additional benefits at no additional cost to the Council. Tenderers are well versed in such approaches to public procurement and many Councils adopt such an approach as do the North East Procurement Organisation (NEPO) with whom we join to procure much of our goods and services.

Recommendations

5. It is recommended that Cabinet:-
- (a) Approve the Social Value Procurement Framework (Appendix 2)
 - (b) Approve the Social Value Charter (Appendix 3)

Reasons

6. The recommendations are supported by the following reasons:-
- (a) Enable the Council to continue to meet its obligations under the Public Services (Social Value) Act 2012.
 - (b) Deliver a range of additional social, economic and environmental benefits to Darlington's residents, businesses and the local economy from Council spend without increasing cost to the Council.

Paul Wildsmith
Managing Director

Background Papers

6 November 2018 Cabinet Report – Darlington Borough Council Neighbourhood
Renewal Strategy Seth Pearson: Extension 6090
Sarah Hutchinson: Extension 5489

S17 Crime and Disorder	There are no crime and disorder implications
Health and Well Being	These proposals seek to deliver a significant element of the Fairer Richer Darlington programme. The intended long term aim of this programme is to improve Darlington residents' wellbeing, including health outcomes.
Carbon Impact and Climate Change	Some of the intended outcomes of this work are likely to be environmental activities and, generally, more local purchasing and procurement from the Council which is likely to translate into shorter supply chains and thus a smaller environmental impact due to the transport of goods.
Diversity	There are no foreseen negative impacts on diversity. However, the proposals may well create better opportunities for people with protected characteristics.
Wards Affected	There are no ward specific implications
Groups Affected	There are no implications for specific groups of this proposal
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework
Key Decision	This is not a key decision
Urgent Decision	This is not an urgent decision
One Darlington: Perfectly Placed	This report outlines proposals which seek to make a significant contribution to the Fairer Richer Darlington programme adopted by the Council, which aims to deliver the vision of One Darlington: Perfectly Placed.

Efficiency	This proposal intends to deliver better value for residents of Darlington from Council spend, without increasing its costs.
Impact on Looked After Children and Care Leavers	This report does not impact directly on Looked After Children or Care Leavers

MAIN REPORT

Background

7. Cabinet in November 2018 agreed to join with partners in the Darlington Partnership Board in establishing a programme across the Borough with the aim of narrowing gaps in wellbeing outcomes.
8. The programme has three work-streams, which collectively seek to address these issues in the short, medium and long-term:
 - (a) Ensuring families have the BASICS
 - (b) Boosting families' RESILIENCE
 - (c) Addressing the CAUSES of low incomes
9. The 'Causes' work stream focusses on identifying and implementing interventions to help improve residents' access to well-paid and sustainable employment, in recognition that this remains the best way of increasing household incomes and so delivering wider wellbeing outcomes.
10. Local wealth building has been identified with partners as a key action under the 'Causes' work stream, in recognition that:
 - (a) The Council and its partner local anchor institutions (those organisations with significant levels of spend and jobs which are unlikely to leave the borough) collectively make a significant contribution to the local economy through money spent procuring goods and services, the number of local people employed and ownership of local assets.
 - (b) Working together to collectively harness this power to address the key priorities by, for example, spending more locally in order to support local businesses and local jobs and encouraging suppliers to commit to delivering apprenticeship opportunities or certain employment standards.
 - (c) A growing body of evidence from elsewhere that this approach can have a significant and demonstrable impact. Preston, in particular, widely regarded as the vanguard for local wealth building in the UK, has experienced a marked improvement in a range of wellbeing outcome indicators in the eight years since it adopted local wealth building, in contrast to its statistical and geographic neighbours. An additional £539 million spent within the Preston and Lancashire area, helping support local businesses and jobs, by local anchor institutions over just three years is considered to be a key reason as why there has been such significant improvements in wellbeing measures such as the average wages of part-time workers and the proportion of

neighbourhoods identified as being in the top 10% most deprived nationally, and why Preston topped the Good Growth for Cities Index in 2018.

11. An analysis of the Council's current supply chain and the local provider market is attached at **Appendix 3**.

Social Value

12. The Public Services (Social Value) Act 2012 came into force on 31 January 2013. It requires those who commission public services to think about how they can also secure wider social, economic and environmental benefits.
13. The Act is a tool to help commissioners get wider value for money from procurement. It also encourages commissioners to talk to their local provider market or community to design better services, often finding new and innovative solutions to difficult problems.
14. The Council procures a significant level of goods, works and services annually. Expenditure with the top 300 suppliers for 2017/18 accounted for more than £100m. In procuring these works, goods and services the Council has the duty to obtain best value, which it delivers through the award of contracts to the most economically advantageous tender.
15. The Social Value Act has been adopted into procurement practice and the requirement to consider social value has been incorporated into all relevant procurement documentation.
16. The social value component of tendering processes does not detract from the overriding requirement to obtain best value but rather give extra credit to those tenderers which bring benefits to local economic conditions and wellbeing. Price will continue to be a significant evaluation criterion in tender processes in accordance with the Contract Procedure Rules. It is expected that Social Value measures (as outlined in Appendix 1) will only be applied for tenders over £100,000 and the evaluation weighting be in the region of 10% in accordance with the existing requirement under the Contract Procedure Rules.
17. The Council already incorporates Social Value into the procurement process but, in light of greater knowledge and awareness, it is appropriate to review our approach and Cabinet are asked to approve a revised approach as set out at Appendix 1.
18. This framework has been developed to measure social value in relevant procurement processes and is based around a series of agreed areas, reflecting the Council's priorities. As can be seen, each of the areas have a number of indicators aligned to them, illustrating the types of activities tenderers might be invited to deliver, depending on the contract in question. Tenderers are not contractually required to deliver against the indicators but asked to confirm which they are able to deliver – which in many cases will be matters they already supply, and so that the Social Value aspect of their tender offer is recognised.
19. To assist businesses and as good practice the it is anticipated that the evaluation of the social value component will align appropriately with NEPO and neighbouring authorities and will be based around the terms of measurement published by the Local Government Association by which social value can be measured in quantitative financial terms

20. For example in the case of two bids which are otherwise similar in terms of cost and quality a bid from a provider delivering local employment through the contract could be given preference within a lawful procurement process.
21. In accordance with the Contract Procedure Rules tenderers will be asked to articulate what additional social value to the community they would deliver should they win the contract. Not all measures will be appropriate for all tenders and the Procurement Board, Chaired by the Managing Director, will be responsible for determining which, if any, measures are included in the tender process.

Social Value Charter

22. The Charter will be used to help suppliers to understand what social value is, why it is important and how they can help to deliver it, as well as encourage them to sign up to the Council's approach. It is not the intention for signatories to have to adopt all the examples of how social value can be delivered as outlined in the Charter, but rather to commit to aim to develop greater social value across at least some areas of their business. Businesses will not be excluded from tender processes if they choose not to sign up to the Charter.

Summary and Next Steps

23. The Council is keen to maximise additional benefits from its procurement to improve outcomes for the Borough and surrounding areas and this report seeks approval for a process to achieve that. Moving forward through the Darlington Partnership, the Council will work with partners to achieve similar outcomes from other public sector procurement to further increase the benefits for the Borough, by working closely possibly via a Joint Board of public sector partners.
24. Monitoring of the impact of the new approach will be undertaken and reported to Members as appropriate.

Financial Implications

25. The proposal will not add cost to procured services or goods. There are not intended to be resource implications for promoting, embedding and monitoring social value and the measures applied have regard to available resources.

Legal Implications

26. The Council has a duty to obtain best value in the procurement of works, services and supplies and to secure continuous improvement in the way functions are carried out, having regard to a combination of economy, efficiency and effectiveness (Local Government Act 1999). This means that when procuring contracts the Council must, on a case by case basis, weigh up the costs of the contract against the benefits of the particular relevant issue (here, social value issues).
27. There is a statutory requirement to consider 'Social Value' for contracts over the EU procurement threshold; that is, how a procurement might improve the economic, social and environmental well-being of the area, and how the procurement might be done so as to secure that improvement (Public Services (Social Value) Act 2012).
28. The recommendations are consistent with the legal obligations above.

HR Implications

29. There are no HR implications

Equalities considerations

30. A key aim of a local strategic procurement approach is to support the Council in commissioning contracts which also secure wider social, economic and environmental benefits. It also encourages commissioners to talk to their local provider market or community to design better services. Both of these principles of the approach will be in support of better outcomes for residents of all characteristics, and will drive activity in education, employment, health and environment. It will be necessary to consider the specific impacts of the social value activities within contracts on a case by case basis.

Draft Darlington Borough Council Social Value Procurement Framework

Domains	Outcomes	Indicators
Economy	Removing barriers to quality employment	Initiatives to support parents back into the workplace or into better work
		Type of flexible working initiatives implemented (i.e. childcare vouchers, bike to work scheme, complimentary transport, part time hours)
		Number of jobs created across hard to reach groups (persons with disabilities, the homeless, NEETs, asylum seekers, long term unemployed, over 55s with a pre-existing health condition, ex-offenders)
	Increasing supply of quality employment	Number of local people in sustainable employment (12 months or more or if not applicable for the duration of contract)
		Number of people employed on permanent basis
		Number of people (including as a %) in workforce and supply chain that are paid at least the Real Living Wage
		Amount spent with diverse supply chain organisations (local organisations, VCS, SMEs etc.)
	Childhood, Education and Skills	Supporting people to maximise their capabilities
Number of apprenticeships created		
Number of weeks spent on meaningful work placements or pre-employment course		
Health	More people healthy and independent	Initiatives to promote positive physical and mental health (i.e. gym membership, health insurance, number of people who have mental health first-aid, sign up to Time To Change pledge)
		Initiatives to promote healthy lifestyle
Crime	A safe and caring community	Initiatives to contribute to the reduction of crime activities
Environment	Reducing environmental impacts	Savings in greenhouse gas emissions
		Reduction in waste generated (reduction in the use of single-use plastics)
		Donation of used resources to charities and other industries
		Initiatives to promote active travel
Community	Strengthening families and communities	Volunteer time, expertise, equipment or money dedicated to supporting community groups
		Investment in community initiatives in deprived areas



SOCIAL VALUE CHARTER

To: Darlington Borough Council

Date:

Dear Sir/Madam,

Darlington Borough Council supports a vision for a borough where everyone has the opportunity to live a good life and benefit from economic growth.

As a part of this agenda and in accordance with the Public Services (Social Value) Act 2012 Darlington Borough Council seeks to commission and procure goods and services efficiently while securing wider social, economic and environmental benefits for Darlington and the region.

A Social Value Charter has been developed by Darlington Borough Council. The purpose of the charter is to raise awareness about the importance of Social Value, to help suppliers to understand the aims the Council has regarding Social Value.

It must be stressed that the charter is voluntary. If a supplier does not sign-up to the charter this will not affect their tender applications. The suggestions on meeting the Outcomes in the charter are examples and not intended to be exhaustive and signing up to the charter alone should not be considered evidence that an organisation can meet local authority Social Value aspirations. However, by signing up to the charter a supplier is making a commitment to actively promote Social Value and to take action to improve their practice if necessary.

A copy of the Social Value Charter is set out below:

Social Value Charter Darlington Borough Council

The local authority will:

Darlington will wherever appropriate measure the social value brought in its procurement processes carried out by full tender and seeks that Contractors commit to the following joint pledge.

The Council and the Contractor will:

The Council and its Supply Chain commit to seek to deliver the Outcomes set out under the following domains, 1. Economy 2. Childhood, Education and Skills, 3. Health, 4. Crime, 5. Environment and 6. Community.

DOMAIN Economy

Outcomes

A. Removing barriers to quality employment; by

- a. *Activities to support parents back into the workplace or into better work*
- b. *Type of flexible working initiatives implemented (i.e. childcare vouchers, bike to work scheme, complimentary transport, part time hours)*
- c. *Number of jobs created across hard to reach groups (persons with physical and learning disabilities, the homeless, NEETs, long term unemployed, over 55s with a pre-existing health condition, ex-offenders, veterans, care leavers)*

B. Increasing supply of quality employment; by

- a. *Number of local people in sustainable employment (12 months or more or if not applicable for the duration of contract)*
- b. *Number of people employed on permanent basis*
- c. *Number of people in workforce and supply chain that are paid at least the Real Living Wage*
- d. *Amount spent with diverse supply chain organisations (local organisations, VCS, SMEs etc.)*

DOMAIN Childhood, Education and Skills

Outcomes

A. People supported to maximise their capabilities; by

- a. *Number of weeks spent on training opportunities on contract (BTEC, City and Guilds, NVG, HNC)*
- b. *Number of apprenticeships created*
- c. *Number of weeks spent on meaningful work placements or pre-employment course*

DOMAIN Health

Outcomes

A. More people healthy and independent; by

- a. *Activities to promote positive physical and mental health (i.e. gym membership, health insurance, number of people who have mental health first-aid, sign up to Time To Change pledge)*
- b. *Activities to promote healthy lifestyle*

DOMAIN Crime

Outcomes

A. A safe and caring community; by

- a. *Activities to contribute to the reduction of crime activities*

DOMAIN Environment

Outcomes

A. Environmental impacts are reduced/ Maximising the environment; by

- a. Savings in greenhouse gas emissions*
 - b. Reduction in waste generated (reduction in the use of single-use plastics)*
 - c. Donation of used resources to charities and other industries*
- B. Sustainable travel is promoted; by
 - a. Activities to promote active travel*

DOMAIN: Community

Outcomes

- A. Strengthening families and communities; by
 - a. Volunteer time, expertise, equipment or money dedicated to supporting community groups*
 - b. Investment in community activities in deprived areas*

I/We the undersigned, hereby agree to the Social Value Charter.

Signed by _____

Name(s) _____

Position _____

for and on behalf of

_____ (Organisation Name)

Headlines from DBC Supply Chain and Local Market Analyses

- (a) During the 2017/18 financial year, Darlington Borough Council spent £101m upon procuring goods and services from its top 300 suppliers (by value).
- (b) The highest level of spend was with organisations classified adult social care at £21.3m, equivalent to 21% of spend with the top 300 suppliers;
- (c) Darlington Borough Council spent £46.5m with SMEs, equivalent to 46% of spend with the top 300 suppliers, and £8.9m (9%) within 'Microbusinesses'.
- (d) The Council spent £67.9m (67% of all spend by the council in 2017/18) with firms classified as 'private sector'. £13.8m (14%) was with firms classified as 'public sector', broadly similar to the £13.4m (14%) Third Sector companies received.
- (e) Of the £101m spent on its top 300 suppliers, £40m is spent with suppliers based in, or with a branch in, the Darlington Borough Council boundary; this equates to 118 suppliers and 40% of spend upon the top 300 suppliers;
- (f) £16.4m or 41% of spend with Darlington based suppliers was with organisations based in, or with a branch in, the 20% most deprived LSOAs nationally (there are 44 suppliers in these areas).
- (g) £51.5m was spent with suppliers based in, or with a branch in Tees Valley (including Darlington);
- (h) £49.6m was spent with suppliers not based in Tees Valley, equivalent to 49% of Darlington Borough Council spend with their top 300 suppliers
- (i) The majority of this non-Tees Valley based spend is with suppliers classified as 'Works', which accounted for £15.9m amongst 28 different organisations based outside of Tees Valley,
- (j) Whilst Darlington Borough Council spent £100m during 2017/18, total spend of the four anchors that we undertook analysis for equated to £457m, of which 32.6% is spent within Darlington-based firms, and 223 with the top 1,200 suppliers collectively.
- (k) The larger spend represents a greater opportunity for impact in terms of encouraging progressive procurement. For example, an anchor network could use the intelligence around non-Tees Valley based spend to look at key sectors for joint procurement activities, providing services which develop capacity of local firms to bid for the £257,982,903 of contracts that are currently procured to non- Tees Valley based firms.

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**CABINET
5 NOVEMBER 2019**

LAND AT SNIPE LANE, DARLINGTON – PROPOSED ACQUISITION

**Responsible Cabinet Member - Councillor Charles Johnson
Efficiency and Resources Portfolio**

**Responsible Director – Ian Williams
Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. To seek approval for the acquisition of the house and 5.3 acres of land at Snipe Lane, **shown hatched on the attached plan (Appendix 1)**.

Summary

2. In March 2018 Members authorised the acquisition of 55 acres of land at Neasham Road for potential residential development, and to facilitate the relocation of the Cattle Mart from Clifton Road.
3. The Neasham Road land is proposed to be developed in parts as private housing in conjunction with the Council's developer partner and as a site for affordable housing with the Council building social homes as Council Housing by Building Services subject to planning permission).
4. The house and land to be acquired is adjacent to the Neasham Road land and situated between the A66 and the Council's Geneva Woods Nature Reserve that extends to 5.3 acres over three fields including the existing house.
5. In informal negotiations the owner has provisionally agreed to sell his land holding to the Council on the terms set out in **Appendix 2** to this report.

Recommendation

6. It is recommended that:-
 - (a) The house and 5.3 acres of land at Snipe Lane identified in the report be acquired on the terms set out in Appendix 2.
 - (b) The AD Law and Governance be authorised to document the acquisition of the property accordingly.

Reasons

7. The recommendations are supported by the following reasons:-
- (a) To acquire land for potential future residential development.
 - (b) To give the Council control of land adjacent to its currently proposed residential development site at Neasham Road.

Ian Williams
Director of Economic Growth and

Background Papers

No background papers were used in the preparation of this report

Richard Adamson : Extension 6318

S17 Crime and Disorder	This report has no implications for crime and disorder
Health and Well Being	There are no Health and Well Being Issues
Carbon Impact and Climate Change	There are no sustainability issues
Diversity	There are no diversity issues
Wards Affected	Hurworth
Groups Affected	Not Applicable
Budget and Policy Framework	This report does not represent a change to the budget and policy framework
Key Decision	This is not a key decision
Urgent Decision	This is not an urgent decision
One Darlington: Perfectly Placed	There are no issues adversely affecting the Community Strategy
Efficiency	A stock of land for future residential development will help meet future housing requirements.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

8. In March 2018 Members authorised the acquisition of 55 acres of land at Neasham Road for potential residential development and to facilitate the relocation of the Cattle Mart from Clifton Road.
9. The Neasham Road land is proposed to be developed in parts by the Council's developer partner and for affordable provision subject to planning permission.
10. The 5.3 acres of land at Snipe Lane shown hatched on the attached plan is immediately adjacent to the Neasham Road development land, is privately owned and is within an area which is identified as being suitable for future residential use in the draft local plan.

Proposed Terms

11. In informal negotiations the owner has agreed to sell his property to the Council, subject to a satisfactory ground condition report.

Valuation Comment

12. It is considered that the provisionally agreed purchase price represents the open market value of the land for residential development.

Planning Comment

13. Planning permission will be required for residential development on the land. A planning application will be assessed in the context of local and national planning policies although the use of the land for residential purposes in this location is acceptable in principle.

Financial Implications

14. The acquisition will be funded from the Economic Growth and Development Fund.

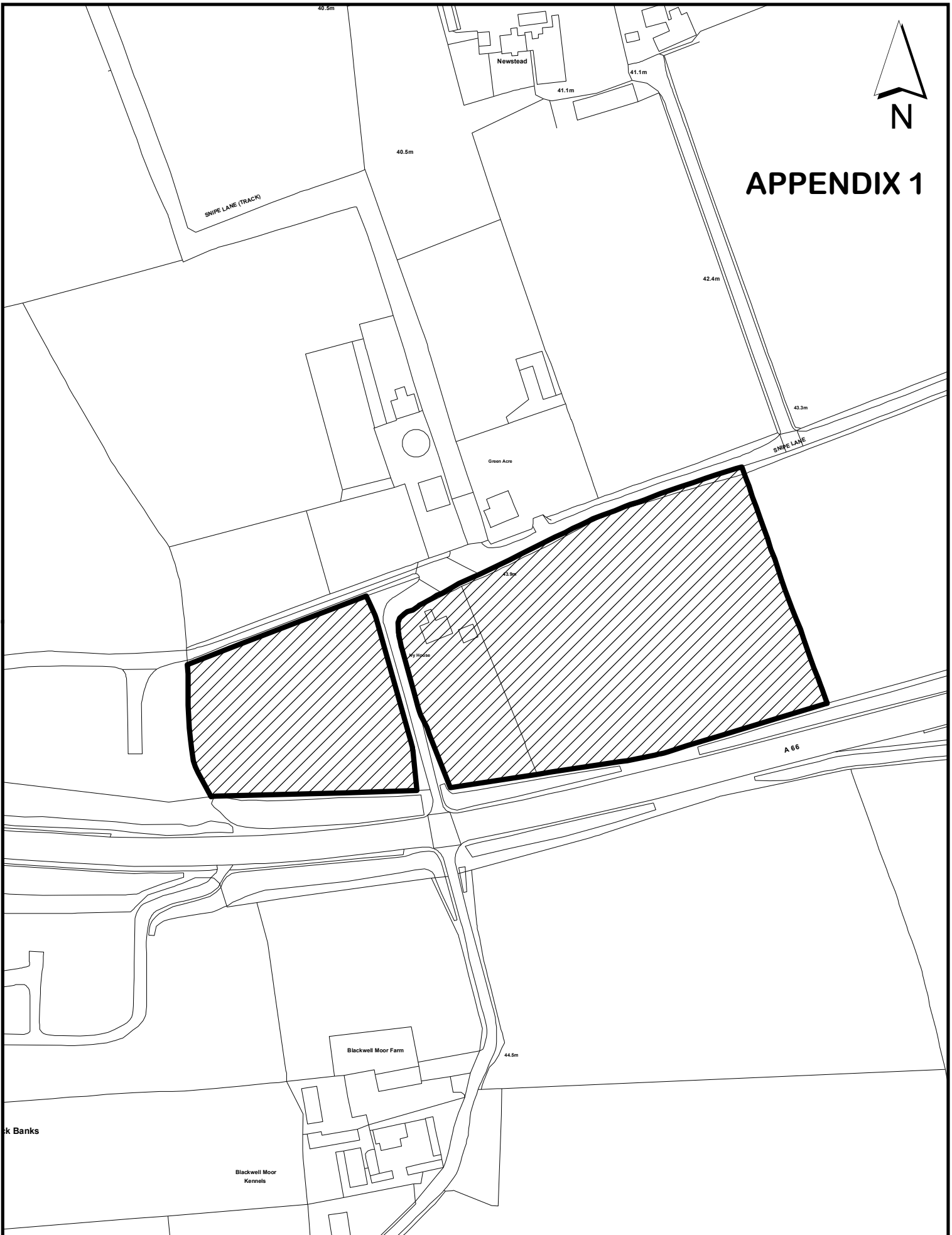
Legal Implications

15. Specific legal advice is not required but the Assistant Director, Law and Governance, will be required to document the acquisition of the property and deal with any issues arising from the legal process.

Consultation

16. Internal consultation has raised no objections to the proposed acquisition.

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APPENDIX 1

DARLINGTON BOROUGH COUNCIL
 ECONOMIC GROWTH GROUP
 ESTATES AND PROPERTY,
 TOWN HALL, FEETHAMS,
 DARLINGTON,
 Co. DURHAM, DL1 5QT

Project Title: **IVY HOUSE**
 Drawing Title:

Scale: **1 : 2000**
 Date: **14/10/19**
 Drawn: **RMH**

Ref: **AT A4**
 Area:

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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**CABINET
5 NOVEMBER 2019**

COUNCIL TAX SUPPORT – SCHEME APPROVAL 2020-21

**Responsible Cabinet Member - Councillor Charles Johnson,
Efficiency and Resources Portfolio**

Responsible Director – Paul Wildsmith, Managing Director

SUMMARY REPORT

Purpose of the Report

1. To seek approval for the draft Council Tax Support (CTS) scheme for 2020-21.

Summary

2. On 22 November 2018, Council approved the local CTS scheme for 2019-20 and the scheme became operational on 1 April 2019.
3. Councils are required to set a CTS scheme each year and as part of that exercise:
 - (a) Consider whether any changes should be made to the existing scheme, and
 - (b) Where changes are made, consider what transitional protection, if any, should apply to anyone affected by those changes.
4. This report sets out the details of the CTS scheme for 2020-21. No changes are proposed to the existing scheme.

Recommendation

5. It is recommended that Cabinet approve the draft CTS scheme for 2020-21 at **Appendix 1** for submission to Council for consideration and adoption, including:-
 - (a) Continuing to provide up to 100% CTS for care leavers under the age of 25, and
 - (b) Continuing to provide up to 80% CTS for all other working people.

Reasons

6. The recommendations are supported by the following reasons:-
 - (a) The Council is required to publish a local CTS scheme for 2020-21 by 11 March 2020.
 - (b) The CTS schemes since 2013 have all been implemented successfully without any major challenges.

- (c) The continued application of a reduced entitlement for working aged people is still appropriate, given the current financial position of the Council.

Paul Wildsmith
Managing Director

Background Papers

- (i) Local Government Finance Bill 2012
- (ii) Council Tax Reduction Schemes (Prescribed Requirements) Regulations 2012
- (iii) Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (England) (Amendment) Regulations 2012
- (iv) Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2013
- (v) Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2014
- (vi) Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2015
- (vii) Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2016
- (viii) Council Tax Reduction Schemes (Amendment) (England) Regulations 2017
- (ix) The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2018.

Anthony Sandys: Extension 6926

S17 Crime and Disorder	There are no issues
Health and Well Being	The CTS scheme may have an adverse impact on the health and well-being of low income groups
Carbon Impact and Climate Change	There is no impact in this report
Diversity	Working aged recipients of CTS are treated differently to pensioners, whose CTS entitlement is decided under a national set of regulations.
Wards Affected	All wards are affected, but in particular those with higher numbers of people claiming CTS
Groups Affected	Working age recipients of CTS are affected by the local scheme. Pensioners are protected under a national set of regulations.
Budget and Policy Framework	The issues contained within this report do not represent a change to Council budget or the Council's policy framework
Key Decision	This is not an Executive decision
Urgent Decision	This is not an Executive decision
One Darlington: Perfectly Placed	This report has implications for the 'Healthy Darlington' and 'Prosperous Darlington' themes of the Sustainable Community Strategy.
Efficiency	The operation of the local CTS scheme continues to represent a significant financial challenge to the Council and other precepting authorities

Impact on Looked After Children and Care Leavers	Young care leavers, who do not have the family support most young people have to establish themselves in the community, can receive up to 100% CTS
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MAIN REPORT

Information and Analysis

7. Since 2013, the previous national Council Tax Benefit scheme was replaced with local CTS schemes, designed and administered by local authorities. Grants are paid to local authorities to fund CTS, but the overall amount does not fully meet actual expenditure levels.
8. The Council is required to design and publish a new CTS scheme each year, in time to implement for annual Council Tax billing. A full public consultation exercise and an equality impact assessment were undertaken on the initial scheme in 2013.
9. Each year, the Council must consider whether any changes should be made to the existing scheme and, where changes are made, consider what transitional protection, if any, should apply to anyone affected by those changes.
10. Each year's scheme then must be approved by full Council.
11. The key feature of Darlington's CTS scheme is that most working aged people can only receive a maximum of 80% support towards their Council Tax. Young care leavers can receive up to 100% support (introduced in April 2018) and pensioners are also protected under a national set of regulations.
12. No changes are recommended for the 2020-21 CTS scheme. Changes to the Prescribed Requirements regulations (due to be published in December 2019) will be incorporated into the scheme before publication.

Financial Implications

13. The recommendations in paragraph 5 will not have any significant financial implications and therefore it is not intended to amend the budget in the MTFP.

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Darlington Borough Council
Council Tax Support scheme
2020 - 2021

1 Introduction

- 1.1.1 Council Tax Support (also referred to as Council Tax Reduction) is the means of helping people on low incomes pay their Council Tax. Each Council Tax billing authority is responsible for setting its own local Council Tax Support scheme every year.
- 1.1.2 Pensioners are protected from the effects of local schemes by a national framework of rules and eligibility. Working aged people however are subject to the provisions of the locally defined scheme.
- 1.1.3 On 22nd November 2018, Darlington Borough Council approved the Council Tax Support scheme for 2019-2020, which became operational from 1st April 2019.
- 1.1.4 This document sets out Darlington Borough Council's scheme for 2020-2021 and should be read in conjunction with:
 - 1.1.4.1 The Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012.
 - 1.1.4.2 The Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (England) (Amendment) Regulations 2012.
 - 1.1.4.3 The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2013.
 - 1.1.4.4 The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2014.
 - 1.1.4.5 The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) (No. 2) Regulations 2014.
 - 1.1.4.6 The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2015.
 - 1.1.4.7 The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2016.
 - 1.1.4.8 The Council Tax Reduction Schemes (Amendment) (England) Regulations 2017.
 - 1.1.4.9 The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2018.

2 Executive Summary

2.1 Prescribed requirements

- 2.1.1 There are a number of prescribed requirements that will apply to all local Council Tax Support schemes and are therefore not included in Darlington's local scheme. These are set out in the regulations referred to in 1.1.4.1 to 1.1.4.9, copies of which can be found at: www.legislation.gov.uk
- 2.1.2 Where the prescribed regulations apply, reference has been made to the relevant parts in the Council Tax Support scheme. For the purpose of this document, "the regulations" are the Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012, as amended. A summary of the key features of the regulations are as follows:
- 2.1.3 There is a prescribed scheme for persons who have reached the qualifying age for state Pension Credit. 'Working aged' is defined as people who have not yet reached the qualifying age for state Pension Credit.
- 2.1.4 There are restrictions excluding foreign nationals with limited immigration status and non-economically active European Union individuals.
- 2.1.5 Individuals with refugee status, humanitarian protection, discretionary or exceptional leave to remain granted outside the immigration rules and who are exempt from the habitual residence test are entitled to support with their Council Tax.
- 2.1.6 Regulations allow arrangements for a person to act on behalf of another, for example where a person has been granted a power of attorney over a liable Council Tax payer.
- 2.1.7 Formal rights of appeal are set out in the regulations and appeals are heard by Valuation Tribunals.
- 2.1.8 Billing authorities are required to consider whether to revise or replace their Council Tax Support schemes each year and under such circumstances, to consider what transitional arrangements may be required to move from an existing local scheme to a replacement scheme. Schemes cannot be amended within a financial year.

2.2 Key features of Darlington's Council Tax Support scheme

- 2.2.1 The requirements for Council Tax Support schemes are set out in an amendment to the Local Government Finance Act 1992, under schedule 1A.
- 2.2.2 Council Tax Support for most working aged claimants will be based on 80% of their Council Tax liability (as opposed to pensioners, where entitlement is based on 100%).
- 2.2.3 Entitlement to Council Tax Support will be means tested. The amount of Council Tax Support awarded will depend on:
 - 2.2.3.1 The circumstances of the claimant and their family, such as their income and savings.
 - 2.2.3.2 The number of children who live in the household and their circumstances.
 - 2.2.3.3 The number of other adults who live in the household and their circumstances.
 - 2.2.3.4 The amount of Council Tax, less any other discounts or reliefs.

2.3 Temporary absence from home

- 2.3.1 There are no temporary absence rules for working aged people in Darlington's Council Tax Support scheme. Anyone who is liable for Council Tax on a dwelling which is their sole or main residence and not subject to a Council Tax exemption is able to claim Council Tax Support. Temporary absence rules for pensioners are set out in the regulations.

2.4 Students

- 2.4.1 There are no specific exclusions for students in the Council Tax Support scheme. Anyone who is liable for Council Tax and not subject to the Council Tax student exemption is able to claim Council Tax Support.

2.5 Extended payments

- 2.5.1 Under the Council Tax Support scheme, anyone losing entitlement to a qualifying benefit, such as Income Support, income-based Jobseekers Allowance, income related Employment and Support Allowance or Universal Credit due to moving into work or increasing their hours or pay, automatically qualifies for a 4-week run on of their Council Tax Support.

2.6 Backdating

- 2.6.1 An automatic backdating rule exists for Council Tax Support claims. Claims can be paid for any period where entitlement to Council Tax Support exists. Backdating rules for pensioners are set out in the regulations.

2.6.2 There is no requirement for a person to show 'good cause' as to why they didn't claim earlier.

2.7 Discretionary discounts

2.7.1 The Council has the power under section 13A of the Local Government Finance Act 1992, to reduce the Council Tax liability of a person "to such an extent as it thinks fit". This includes the power to reduce the amount to nil.

2.7.2 The Council has a Council Tax Discretionary Discount policy, details of which can be found at: [Darlington Borough Council - Discounts and Exemptions](#).

3 People who can claim Council Tax Support

3.1 Who can claim

3.1.1 The rules for making an application to Council Tax Support is set out in schedule 8, part 2, paragraph 4 of the regulations. These state:

- In the case of a couple or members of a polygamous marriage an application is to be made by whichever one of them they agree should apply or, in default of agreement, by such one of them as the council decides
- Where the person who is liable for Council Tax is unable to act the Council will accept or appoint a person who may make an application on their behalf, in accordance with the provisions contained within this part of the regulations.

3.1.2 The classes of working aged people entitled to a reduction under the Council's scheme are as follows:

3.2 People in receipt of a qualifying benefit

People in receipt of a qualifying benefit are classed as:

- Working aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Entitled to Income Support, income-based Jobseekers Allowance or income-related Employment and Support Allowance.

3.2.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 80% of their eligible Council Tax, less any deductions for non-dependants.

3.3 People with income equal to or less than their applicable amount

People with income equal to or less than their applicable amount are classed as:

- Working aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- Income is equal to or less than their applicable amount.

3.3.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 80% of their eligible Council Tax, less any deductions for non-dependants.

3.4 People with income more than their applicable amount

People with income more than their applicable amount are classed as:

- Working aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- Income is more than their applicable amount

3.4.1 Having claimed Council Tax Support, this class of people will have their income compared to their applicable amount. The amount of Council Tax Support will be reduced by 20% of the amount the income exceeds the applicable amount. Entitlement will be up to a maximum of 80% of their eligible Council Tax, less any deductions for non-dependants.

3.5 People receiving Universal Credit with income equal to or less than their Universal Credit maximum award

People receiving Universal Credit with income equal to or less than their Universal Credit maximum award are classed as:

- Working aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- In receipt of Universal Credit
- Assessment of income provided by Universal Credit plus the award of Universal Credit is equal to or less than their Universal Credit maximum award.

3.5.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 80% of their eligible Council Tax, less any deductions for non-dependants.

3.6 People receiving Universal Credit with income more than their Universal Credit maximum award

People receiving Universal Credit with income more than their Universal Credit maximum award are classed as:

- Working aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- In receipt of Universal Credit
- Assessment of income provided by Universal Credit plus the award of Universal Credit is more than their Universal Credit maximum award.

- 3.6.1 Having claimed Council Tax Support, this class of people will have their assessment of income provided by Universal Credit plus the award of Universal Credit compared to their Universal Credit maximum award. The amount of Council Tax Support will be reduced by 20% of the amount the income exceeds the Universal Credit maximum award. Entitlement will be up to a maximum of 80% of their eligible Council Tax, less any deductions for non-dependants.

3.7 Young care leavers in receipt of a qualifying benefit

Young care leavers in receipt of a qualifying benefit are classed as:

- Aged 18 to 24
- A care leaver, as defined by the Children (Leaving Care) Act 2000
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Entitled to Income Support, income-based Jobseekers Allowance or income-related Employment and Support Allowance.

- 3.7.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 100% of their eligible Council Tax, less any deductions for non-dependants.

3.8 Young care leavers with income equal to or less than their applicable amount

Young care leavers with income equal to or less than their applicable amount are classed as:

- Aged 18 to 24
- A care leaver, as defined by the Children (Leaving Care) Act 2000
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- Income is equal to or less than their applicable amount.

- 3.8.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 100% of their eligible Council Tax, less any deductions for non-dependants.

3.9 Young care leavers with income more than their applicable amount

Young care leavers with income more than their applicable amount are classed as:

- Aged 18 to 24
- A care leaver, as defined by the Children (Leaving Care) Act 2000
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000

- Income is more than their applicable amount

3.9.1 Having claimed Council Tax Support, this class of people will have their income compared to their applicable amount. The amount of Council Tax Support will be reduced by 20% of the amount the income exceeds the applicable amount. Entitlement will be up to a maximum of 100% of their eligible Council Tax, less any deductions for non-dependants.

3.10 Young care leavers receiving Universal Credit with income equal to or less than their Universal Credit maximum award

Young care leavers receiving Universal Credit with income equal to or less than their Universal Credit maximum award are classed as:

- Aged 18 to 24
- A care leaver, as defined by the Children (Leaving Care) Act 2000
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- In receipt of Universal Credit
- Assessment of income provided by Universal Credit plus the award of Universal Credit is equal to or less than their Universal Credit maximum award.

3.10.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 100% of their eligible Council Tax, less any deductions for non-dependants.

3.11 Young care leavers receiving Universal Credit with income more than their Universal Credit maximum award

Young care leavers receiving Universal Credit with income more than their Universal Credit maximum award are classed as:

- Aged 18 to 24
- A care leaver, as defined by the Children (Leaving Care) Act 2000
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Capital is less than £16,000
- In receipt of Universal Credit
- Assessment of income provided by Universal Credit plus the award of Universal Credit is more than their Universal Credit maximum award.

3.11.1 Having claimed Council Tax Support, this class of people will have their assessment of income provided by Universal Credit plus the award of Universal Credit compared to their Universal Credit maximum award. The amount of Council Tax Support will be reduced by 20% of the amount the income exceeds the Universal Credit maximum award. Entitlement will be up to a maximum of 100% of their eligible Council Tax, less any deductions for

non-dependants.

3.12 The classes of pensioners who are entitled to a Council Tax reduction are set out in schedule 1 of the regulations, as follows:

3.13 Pensioners with income equal to or less than their applicable amount

Pensioners with income equal to or less than their applicable amount are classed as:

- Pension aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Not absent from the dwelling, as defined in schedule 1, part 1, paragraph 5 of the regulations
- Capital is less than £16,000
- Income is equal to or less than their applicable amount.

3.13.1 Having claimed Council Tax Support, this class of people will be entitled to the maximum support of 100% of their eligible Council Tax, less any deductions for non-dependants.

3.14 Pensioners with income more than their applicable amount

Pensioners with income more than their applicable amount are classed as:

- Pension aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Not absent from the dwelling, as defined in schedule 1, part 1, paragraph 5 of the regulations
- Capital is less than £16,000
- Income is more than their applicable amount.

3.15 Having claimed Council Tax Support, this class of people will have their income compared to their applicable amount. The amount of Council Tax Support will be reduced by 20% of the amount the income exceeds the applicable amount. Entitlement will be up to a maximum of 100% of their eligible Council Tax, less any deductions for non-dependants.

3.16 Alternative maximum Council Tax Support

People entitled to alternative maximum Council Tax Support are classed as:

- Pension aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Not absent from the dwelling, as defined in schedule 1, part 1, paragraph 5 of the regulations

- One or more people reside with the claimant who are not a member of their family
- No other resident in the dwelling is liable to pay rent to the claimant in respect of that dwelling.

3.16.1 Having claimed Council Tax Support, this class of people will have their Council Tax Support calculated on the income, or aggregate incomes, of one or more people who reside in the dwelling, up to a maximum of 25% of their eligible Council Tax.

3.17 Pensioners with war pensions

Pensioners with war pensions are classed as:

- Pension aged
- Liable to pay Council Tax on a dwelling they occupy as their sole or main residence
- Not absent from the dwelling, as defined in schedule 1, part 1, paragraph 5 of the regulations
- In receipt of War Disablement Pension, War Widow's Pension or War Widower's Pension

3.17.1 Having claimed Council Tax Support, this class of people will be assessed in accordance with the prescribed regulations for pensioners. War Disablement Pension, War Widow's Pension and War Widower's Pension will be fully disregarded.

3.18 Pensioners

3.18.1 The provisions for pensioners are set out in Schedules 1 to 6 of the regulations.

3.18.2 The meaning of who is and who is not a pensioner is set out in paragraph 3 of the regulations. These state:

- A person is a 'pensioner' if they have attained the qualifying age for state Pension Credit; and
- They, or their partner are not in receipt of Income Support, income-based Jobseekers Allowance, income related Employment and Support Allowance, or Universal Credit
- A person is 'not a pensioner' if they have not attained the qualifying age for state Pension Credit; or
- They have attained the qualifying age for state Pension Credit and they, or their partner are in receipt of Income Support, income-based Jobseekers Allowance, income related Employment and Support Allowance, or Universal Credit.

3.19 Membership of a family

3.19.1 The meaning of a 'couple' is set out in paragraph 4 of the regulations. The regulations state a 'couple' is:

- A man and woman who are married to each other and are members of the same household; or
- A man and a woman who are not married to each other but are living together as husband and wife
- Two people of the same sex who are civil partners of each other and are members of the same household; or
- Two people of the same sex who are not civil partners of each other but are living together as if they were civil partners.

3.19.2 The rules for polygamous marriages are set out in paragraph 5 of the regulations. This regulation applies to:

- A person who is a husband or wife by virtue of a marriage entered into under a law which permits polygamy, and
- Either party to the marriage has for the time being any spouse additional to the other party.

3.19.3 The meaning of 'family' is set out in paragraph 6 of the regulations. The regulations state a 'family' is:

- A couple
- A couple and a member of the same household for whom one of them is or both are responsible and who is a child or a young person
- A person who is not a member of a couple and a member of the same household for whom that person is responsible and who is a child or a young person
- A child or young person includes those in respect of whom section 145A of the Social Security Child Benefit Act 2005 applies for the purposes of entitlement to Child Benefit
- A young person does not include those who are in receipt of Income Support, income-based Jobseekers Allowance, income related Employment and Support Allowance, Universal Credit; or a person to whom section 6 of the Children (Leaving Care) Act 2000 applies.

3.19.4 The rules for circumstances in which a person is to be treated as responsible or not responsible for another are set out in paragraph 7 of the regulations. These state:

- A person is to be treated as responsible for a child or young person who is normally living with them
- Where a child or young person spends equal amounts of time in different households, or where there is a question as to which household they are living in, they will be treated as normally living with;
 - the person who receives Child Benefit in respect of that child or young person, or
 - if there is no such person, the person who has claimed Child Benefit, or the person who has the primary responsibility for them.

3.19.5 The rules for membership of a household are set out in paragraph 8 of the regulations. These state:

- The claimant and any partner who are treated as responsible for a child or young person, that child or young person and any child of that child or young person, are to be treated as members of the same household
- A child or young person is not treated as a member of the claimant's household where they are;
 - placed with the claimant or their partner by a local authority under section 22C or 23(2)(a) of the Children Act 2002 or by a voluntary organisation under section 59(1)(a) of that Act, or
 - placed with the claimant or their partner prior to adoption, or
 - placed with the claimant or their partner in accordance with the Adoption and Children Act 2002
- A child or young person is not treated as a member of the claimant's household where they are not living with the claimant as they are;
 - being looked after by a local authority under a relevant enactment, unless they live with the claimant for part or all of a relevant week or the authority considers it reasonable to do so taking into account the nature and frequency of that child's or young person's visits, or
 - placed with a person other than the claimant prior to adoption, or
 - placed for adoption in accordance with the Adoption and Children Act 2002.

3.20 Non-dependants

3.20.1 The meaning of non-dependants is set out in paragraph 9 of the regulations. The regulations state a 'non-dependant' is:

- Any person who normally resides with the claimant or with whom the claimant normally resides
- This excludes;
 - any member of the claimant's family,
 - a child or young person who is living with the claimant but is not classed as a member of their household,
 - any person who is jointly and severally liable to pay Council Tax in respect of the dwelling,
 - any person who is liable to make payments on a commercial basis to the claimant or their partner in respect of occupation of the dwelling, unless that person is a close relative of the claimant or their partner, or the tenancy or other agreement between them is other than on a commercial basis, or where it appears to the authority to have been created to take advantage of a scheme
 - a person who lives with the claimant in order to care for them or their partner and who is engaged with a charitable or voluntary organisation which makes a charge to the claimant or their partner for the services provided by that person.

3.21 Persons from Abroad

3.21.1 The rules for persons treated as not being in Great Britain are set out in paragraph 12 of the regulations. These state:

- Persons treated as not being in Great Britain are a class of person prescribed for the purposes of paragraph 2(9)(b) of Schedule 1A to the 1992 Act and which must not be included in the Council's scheme
- A person is to be treated as not being in Great Britain if the person is not habitually resident in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland, except;
 - a qualified person (or their family member), for the purposes of regulation 6 of the EEA regulations 2006 as a worker or self-employed person,
 - a person who has a right to reside permanently in the United Kingdom by virtue of regulation 15(1)(c), (d) or (e) of the EEA regulations 2006,
 - a person recorded by the Secretary of State as a refugee within the definition in Article 1 of the Convention relating to the Status of Refugees, as extended by Article 1(2) of the Protocol relating to the Status of Refugees,
 - a person who has been granted leave outside of the rules under section 3(2) of the Immigration Act 1971 where that leave is discretionary leave to enter or remain in the United Kingdom, leave to remain under the Destitution Domestic Violence concession, or leave deemed to have been granted by virtue of regulation 3 of the Displaced Persons (Temporary Protection) Regulations 2005,
 - a person who has humanitarian protection granted under those rules,
 - a person who is not subject to immigration control within the meaning of section 115(9) of the Immigration and Asylum Act 1999 and who is in the United Kingdom as a result of their deportation, expulsion or other removal by compulsion of law from another country to the United Kingdom,
 - a person in receipt of Income Support or income related Employment and Support Allowance,
 - a person in receipt of income-based Jobseekers Allowance and has a right to reside in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland,
 - a person who is treated as a worker for the definition of a 'qualified person' in regulation 6(1) of the EEA regulations 2006 pursuant to regulation 5 of the Accession of Croatia (Immigration and Worker Authorisation) Regulations 2013 (right of residence of a Croatian who is an "accession state national subject to worker authorisation"),
 - a Crown servant or member of HM forces posted overseas and the person is performing overseas the duties of a Crown servant or member of Her Majesty's forces and was, immediately before the posting or the first of consecutive postings, habitually resident in the United Kingdom.

- A person must not be treated as habitually resident in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland unless the person has a right to reside in one of those places
- A right to reside does not include a right which exists by virtue of, or in accordance with;
 - regulation 13 of the EEA regulations 2006 or Article 6 of Council Directive 2004/38/EC,
 - regulation 14 of the EEA regulations 2006, but only in a case where the rights exist under that regulation because the person, or a family member, is a jobseeker for the purpose of the definition of a 'qualified person' in regulation 6(1) of those regulations,
 - article 45 of the Treaty on the functioning of the EU (in a case where the person is seeking work in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland)
 - regulation 15A(1) of the EEA regulations 2006, but only in a case where the right exists under that regulation because the claimant satisfies the criteria in paragraph (4A) of that regulation or Article 20 of the Treaty on the Functioning of the EU (in a case where the right to reside arises because a British citizen would otherwise be deprived of the genuine enjoyment of their rights as a European Union citizen).

3.21.2 The rules for persons subject to immigration control are set out in paragraph 13 of the regulations. These state:

- Persons subject to immigration control are a class of person prescribed for the purposes of paragraph 2(9)(b) of Schedule 1A to the 1992 Act and which must not be included in the Council's scheme, except;
 - a person who is a national of a state which has ratified the European Convention on Social and Medical Assistance, or a state which has ratified the Council of Europe Social Charter and who is lawfully present in the United Kingdom
- 'Persons subject to immigration control' has the same meaning as in section 115(9) of the Immigration and Asylum Act 1999.

3.22 Applicable amounts

3.22.1 The applicable amount will be made up of a number of elements. These may include, depending upon individual circumstances:

- A personal allowance for the claimant and their partner
- An amount for every child or young person who is a member of the family
- A family premium where at least one child or young person is part of the household
- Premiums for people in receipt of Employment and Support Allowance
- Premiums which may apply in special circumstances.

3.22.2 The weekly amounts to be included in the applicable amount are detailed below. The qualifying conditions for each of these personal allowances and premiums are set out in Schedule 3 of The Council Tax Reduction Schemes (Default Scheme) (England) Regulations 2012. These are summarised in

Table 1. The applicable amounts for pensioners are set out in schedule 2 of the regulations.

3.22.3 The amounts detailed below in **Table 1** are those stated within the 2019-2020 scheme and will be uprated for 2020-2021. The uprated amounts will be calculated with reference to the amended regulations and Social Security Up-rating Order 2019.

3.22.4 People in receipt of Universal Credit will have their Council Tax Support calculated based on their Universal Credit maximum award.

3.22.5 The Family Premium does not apply from 1st May 2016, unless the conditions in 3.22.6 apply.

3.22.6 Claims for Council Tax Support where the Family Premium applied at 30th April 2016 will continue to be entitled to the Family Premium from 1st May 2016 until their claim for Council Tax Support ends or their household no longer includes at least one child or young person.

Table 1: Applicable Amounts

Personal allowances	Weekly amount 2019-2020	Weekly amount 2020-2021
Single claimant aged 18 to 24	£57.90	
Working aged single claimant aged 25 or over	£73.10	
Single claimant entitled to main phase Employment and Support Allowance	£73.10	
Working aged lone parent	£73.10	
Working aged couple	£114.85	
Couple entitled to main phase Employment and Support Allowance	£114.85	
Single claimant or lone parent who has attained pensionable age	£181.00	
Couple where one or both members have attained pensionable age	£270.60	
A child or young person until the day before their twentieth birthday	£66.90	
Family premium	Weekly amount 2019-2020	Weekly amount 2020-2021
A household which includes at least one child or young person (but see 3.22.5 and 3.22.6)	£17.45	

Employment and Support Allowance premiums	Weekly amount 2019-2020	Weekly amount 2020-2021
The claimant or their partner are in receipt of the work related activity component of Employment and Support Allowance	£29.05	
The claimant or their partner are in receipt of the support component of Employment and Support Allowance	£38.55	
Special circumstances premiums (entitlement limited to only one of the premiums below)	Weekly amount 2019-2020	Weekly amount 2020-2021
Disability premium (single) – the claimant is registered blind, or in receipt of one or more of the following: <ul style="list-style-type: none"> • Attendance Allowance • Disability Living Allowance • Mobility Supplement • Long term Incapacity Benefit • Severe Disablement Allowance • The disability or severe disability element of Working Tax Credit • Personal Independence Payment • Armed Forces Independence Payment 	£34.35	
Disability premium (couple) – the claimant or partner is registered blind, or in receipt of one or more of the following: <ul style="list-style-type: none"> • Attendance Allowance • Disability Living Allowance • Mobility Supplement • Long term Incapacity Benefit • Severe Disablement Allowance • The disability or severe disability element of Working Tax Credit • Personal Independence Payment • Armed Forces Independence Payment 	£48.95	
Carers premium – the claimant or partner is entitled to Carers Allowance	£36.85	

Special circumstances premiums (entitlement can be applied on top of any other premiums awarded)	Weekly amount 2019-2020	Weekly amount 2020-2021
<p>Severe disability premium (single rate) - for a single claimant, lone parent or couple where:</p> <ul style="list-style-type: none"> • The claimant or partner is receiving Attendance Allowance, or the care component of Disability Living Allowance at the higher or middle rate, or the daily living component of Personal Independence Payment, or Armed Forces Independence Payment, and • No non-dependants aged 18 or over reside with them, and • No one is in receipt of a Carers Allowance or the carer element of Universal Credit for looking after them. 	£65.85	
<p>Severe disability premium (double rate) - for a couple where:</p> <ul style="list-style-type: none"> • Both the claimant and partner are receiving Attendance Allowance, or the care component of Disability Living Allowance at the higher or middle rate, or the daily living component of Personal Independence Payment, or Armed Forces Independence Payment, and • No non-dependants aged 18 or over reside with them, and • No one is in receipt of a Carers Allowance or the carer element of Universal Credit for looking after both of them. 	£131.70	
<p>Enhanced disability premium (single) – where:</p> <ul style="list-style-type: none"> • The claimant has limited capability for work related activity, or • The highest rate care component of Disability Living Allowance is payable for the claimant or any member of the claimant's family, or • The daily living component of Personal Independence Payment is payable for the claimant or any member of the claimant's family. 	£16.80	

<p>Enhanced disability premium (couple) – where:</p> <ul style="list-style-type: none"> • The claimant or partner has limited capability for work related activity, or • The highest rate care component of Disability Living Allowance is payable for the claimant or any member of the claimant’s family. 	<p>£24.10</p>	
<p>Enhanced disability premium (disabled child) – where:</p> <ul style="list-style-type: none"> • The highest rate care component of Disability Living Allowance is payable for a child or young person, or • The daily living component of Personal Independence Payment is payable for a child or young person. 	<p>£26.04</p>	
<p>Disabled child premium – where a child or young person:</p> <ul style="list-style-type: none"> • Receives Disability Living Allowance, or • Receives Personal Independence Payment, or • Is registered blind. 	<p>£64.19</p>	

4 Making a claim

4.1.1 The rules by which a person may apply for a reduction under an authority's scheme are set out in Schedule 7, Part 1 of the regulations. These state that:

- The claim may be made in writing, by electronic communication means or by telephone
- A claim made in writing must be made to the Council on a properly completed form
- A claim is considered properly completed if it has been completed in accordance with the instructions on the form, including any instructions to provide information and evidence in connection with the claim
- Where a claim is defective because it has not been made on a form approved for the purpose, the Council may request the claimant to complete an approved form
- Where a claim is defective because it is not accepted as being properly completed, the Council may allow the claimant sufficient time to provide information and evidence in connection with the claim, or request further information and evidence
- If a claim made by electronic communication is defective, the Council must provide the claimant with an opportunity to correct the defect. A claim made by electronic communication is defective if the claimant does not provide all the information the Council requires.

4.2 Time and manner of making a claim

4.2.1 A claim for Council Tax Support may be made with the Council by completing the on-line claim form on the 'Council Tax Support' page of the Darlington Borough Council website. Where the Council holds sufficient information to decide entitlement to Council Tax Support, the claim may be made by telephone.

4.2.2 Where the Council becomes aware that a person may be entitled to Council Tax Support, or where a claim form has been requested, they will invite a claim by asking them to complete the on-line claim form or by contacting them by telephone.

4.2.3 Where a claim is made for Housing Benefit and the claimant or their partner is liable for Council Tax in respect of that dwelling, the claim for Housing Benefit will be deemed to be a claim for Council Tax Support.

4.2.4 Where a claimant notifies the Department for Work and Pensions of their intention to apply for Council Tax Support and as a consequence of this notification, the Department for Work and Pensions share details of the claimant's Department for Work and Pensions benefit with the Council, this data share will constitute an application for Council Tax Support.

4.2.5 The Council will offer assistance to the claimant to make their claim for Council Tax Support, where this is required.

4.3 Information and evidence

4.3.1 The rules for the information and evidence required to support a claim or ongoing award of Council Tax Support is set out in Schedule 8, Part 2, paragraph 7 of the regulations. These state:

- The claim must be accompanied by a statement of the claimant's (and any other person in respect of whom they are making an application) national insurance number and information or evidence to establish that that number has been allocated to that person
- Where the person has applied for a national insurance number, the claim must be accompanied by evidence of the application for a national insurance number to be allocated
- The claim must be accompanied by any certificates, documents, information and evidence in connection with the claim or an award as may reasonably be required by the Council to decide the claim or a continuing award
- The claimant must provide the Council with the information and evidence it requires to decide the claim or a continuing award within one month of a request to do so, or such longer time as the Council may consider reasonable
- The claimant is not required to provide evidence of any income or capital which are disregarded under the Council Tax Support scheme.

4.3.2 Where information and/or evidence has already been verified by the Department for Work and Pensions in relation to a claim for Income Support, Jobseekers Allowance, Employment and Support Allowance or Universal Credit, the Council will also accept this as verified for any Council Tax Support claim or a continuing award.

4.4 Amendment and withdrawal of claim

4.4.1 The rules for the amendment and withdrawal of a claim for Council Tax Support is set out in Schedule 8, Part 2, paragraph 8 of the regulations. These state:

- A person who has made a claim may amend it at any time before a decision has been made on it
- A person who has made a claim may withdraw it at any time before a decision has been made on it.

5 Income and capital

5.1 Treatment of income

5.1.1 The income of the claimant and their partner will be added together, for the purpose of calculating entitlement to Council Tax Support. Where the person is receiving Universal Credit, the income will be the assessment of income provided by Universal Credit, plus the award of Universal Credit.

5.1.2 'Income' includes any of the following:

- Earnings
- Social Security Benefits
- Tax credits
- Pensions
- Maintenance
- Income from rent / board and lodgings
- Royalties
- Student grants
- Compensation payments.

5.1.3 Income will be calculated on a weekly basis. Any income paid for a period other than on a weekly basis, will be converted to a weekly figure. All income will be taken into account in full, unless a disregard applies.

5.1.4 The income to be taken into account will be the actual weekly income or likely average weekly income of the claimant and partner. This will be calculated over such a period as is likely, in the opinion of the Council, to provide the most accurate estimate.

5.1.5 In the case of earnings from employment, the earnings will be taken into account for the period they relate to, even if the person does not actually receive the earnings from their employer during that period.

5.1.6 In the case of earnings from employment, where employment is due to commence, an estimate of likely earnings will be based on whatever information is available from the person or the person's employer.

5.1.7 The treatment of income for a pensioner is set out in schedule 1 of the regulations.

5.2 Earnings

5.2.1 The meaning of remunerative work is set out in paragraph 10 of the regulations. These state:

- A person must be treated as in remunerative work if they are engaged on average, for not less than 16 hours a week, in work for which payment is made or expected
- Where a person's working hours fluctuate, regard must be had to the normal cycle of work, the number of hours they are expected to work, or

the 5 weeks immediately prior to the date of claim or such other length of time that may allow the person's weekly average hours of work to be determined

- Where a person works at a school or other educational establishment, any vacation periods or holidays where they are not required to work will be disregarded for establishing the average hours for which they are working
- Where no recognisable cycle can be established in respect of a person's work, regard must be had to the number of hours or average hours where these fluctuate, which they are expected to work in a week
- Any periods of absence from work, such as holiday, will be disregarded for establishing the average hours for which the person is working
- A person will not be treated as engaged in remunerative work if they are on maternity leave, paternity leave, adoption leave, or if they are absent from work because they are ill.

5.2.2 'Earnings' mean any remuneration or profit derived from that employment and includes:

- Bonuses or commission
- Payments in lieu of remuneration
- Payments in lieu of notice
- Holiday pay
- Payments by way of a retainer
- Payments for expenses not wholly, exclusively and necessarily incurred in the performance of the employment
- Statutory sick pay, maternity pay, paternity pay or adoption pay.

5.2.3 A claimant or partner's net earnings will be the gross earnings less:

- Income Tax
- National Insurance contributions
- Half of any sum paid by the employee towards an occupational or personal pension scheme.

5.2.4 Where the person is receiving Universal Credit, the earnings will be the assessment of earnings provided by Universal Credit.

5.2.5 The calculation of earned income for pensioners is set out in schedule 1 of the regulations.

5.2.6 The following sums will also be disregarded in the calculation of earnings:

- Temporary care provision payments in the calculation of earnings
- Payments relating to former employment paid after retirement
- Compensation payments for loss of employment
- Guarantee payments on medical or maternity grounds
- Payments for expenses wholly, exclusively and necessarily incurred in the performance of the employment
- For a single person, the first £5.00 per week of any earnings
- For a couple, the first £10.00 per week of any earnings
- For a lone parent, the first £25.00 per week of any earnings

- For people in receipt of contribution-based Employment and Support Allowance, Incapacity Benefit or Severe Disablement Allowance, where a permitted earnings disregard applies, the first £131.50 per week of any earnings
- For people entitled to the disability premium, the severe disability premium or one of the Employment and Support Allowance premiums, the first £20.00 per week of any earnings, except where the permitted earnings disregard applies
- For people entitled to the carers premium, the first £20.00 per week of any earnings
- For people in certain special occupations, the first £20.00 per week of any earnings. These are:
 - Part-time fire-fighters
 - Auxiliary coastguards
 - Part-time life-boat workers
 - Members of the Territorial Army or similar reserve force
- For people in receipt of the additional earnings disregard in Working Tax Credit, an additional disregard of £17.10 per week of any earnings. If the additional disregard would result in a negative earned income figure, the disregard will be made from their Working Tax Credit
- Disguised remuneration lump sum payments
- Child care charges (see below).

5.2.7 The sums disregarded from pensioner's earnings are set out in schedule 4 of the regulations.

5.3 Child care charges

- 5.3.1 Child care charges up to a maximum of £175.00 per week for one child, or £300.00 per week for two or more children, will be deducted from earned income, plus any Working Tax Credit and Child Tax Credit where:
- A lone parent works 16 hours per week or more, or
 - Both members of a couple work 16 hours per week or more, or
 - One member of a couple works 16 hours per week or more and the other member of the couple is disabled, and the disability premium or one of the Employment and Support Allowance premiums is included in the couple's applicable amount due to this disability, or
 - One member of a couple works 16 hours per week or more and the other member of the couple is on maternity leave and receiving Statutory Maternity Pay or Maternity Allowance, or
 - One member of a couple works 16 hours per week or more and the other member of the couple is in hospital or prison.
- 5.3.2 The child must be under 15 years of age, or 16 if they are disabled, and the care must be provided by one of the following:
- A registered child minder
 - A registered nursery or play scheme
 - An out of hours scheme run by an approved provider

- An out of hours club provided by a school on school premises (this applies only if the child is aged 8 or over).

5.3.3 The treatment of child care charges for pensioners is set out in schedule 1 of the regulations.

5.4 Self-employed earnings

5.4.1 The weekly earnings of a self-employed claimant or partner will be calculated based on:

- The most recent year's trading accounts, if the claimant or partner have been self-employed for one year or more, or
- The estimated net weekly profit figure provided by the claimant or partner, if they have been self-employed for less than a year, together with any evidence of their recent actual income and expenses.

5.4.2 In calculating the estimated net weekly profit figure, the Council will use the gross income of the employment, less any expenses which are wholly and reasonably incurred for the purpose of the business. The following will not be allowable in the calculation of the estimated net weekly profit figure:

- Sums employed or intended to be employed in setting up or expanding the business
- Capital repayments on business loans, except where these are for replacing business equipment or machinery
- Any other capital expenditure
- Depreciation of any capital asset
- Losses incurred before the beginning of the assessment period
- Debts, other than proven bad debts
- Business entertainment
- Any sum for domestic or private use
- Drawings from the business.

5.4.3 For child minders, one third of the gross profit will be used to calculate the gross income.

5.4.4 The net income will then be calculated by deducting an amount for tax, national insurance contributions and half of any pension contributions from the gross pre-tax profits.

5.4.5 In cases where the actual tax and national insurance contributions are not provided, the Council will estimate the likely tax and national insurance contributions payable.

5.4.6 The treatment and calculation of self-employed earnings for pensioners is set out in schedule 1 of the regulations.

5.5 Student income

5.6 Student grant

5.6.1 The whole amount of a person's grant income will be taken into account, with the exception of the following:

- Payments for tuition fees or examination fees
- Payments in relation to the student's disability
- Payments for term-time residential study away from the student's educational establishment
- Payments for another home at a place other than which the student resides during the course
- Payments for books and equipment
- Payments for travel expenses to attend the course
- Payments for child care costs
- Any special support grant, education maintenances allowances, 16-19 bursary fund payments, higher education grant, or higher education bursary for care leavers
- Any other amounts intended for expenditure necessary to attend the course.

5.6.2 A student's grant income will be apportioned over the period of study the grant relates to.

5.7 Covenant income

5.7.1 Where a student is receiving a grant and a contribution has been assessed, the whole of the covenant income will be taken into account.

5.7.2 A student's covenant income will be apportioned over the whole calendar year and an amount of £5.00 per week will be disregarded.

5.7.3 Where a student is not receiving a grant, the whole of the covenant income will be taken into account. In these circumstances, a student's covenant income will be apportioned as follows:

5.7.3.1 Any covenant income up to the amount of the standard maintenance grant will be apportioned over the period of study, less any amounts to be disregarded as set out above in 'Student grant'.

5.7.3.2 Any covenant income over the amount of the standard maintenance grant will be apportioned over the whole calendar year and an amount of £5.00 per week will be disregarded.

5.8 Student loans

5.8.1 The whole amount of a person's student loan will be taken into account, less any amounts to be disregarded in the same way as set out above in 'Student grant'. A student's loan will be apportioned over the period of study the loan relates to and an amount of £10.00 per week will be disregarded.

5.8.2 A person will be treated as having a student loan in respect of an academic year where:

- A student loan has been made to them for that year, or
- They could have taken reasonable steps to acquire a loan. In these cases, the amount to be taken into account will be the maximum amount they could have acquired for that year.

5.8.3 A loan for fees, known as a fee loan or a fee contribution loan will be fully disregarded.

5.9 Payments from access funds

5.9.1 A payment from access funds will be disregarded as income, with the exception of any payments intended for:

- Food
- Ordinary clothing or footwear
- Household fuel
- Water charges
- Rent
- Council Tax.

5.9.2 In these circumstances, the whole amount will be taken into account and an amount of £20.00 per week will be disregarded.

5.9.3 Where a payment from access funds is made to bridge the period until a student loan is received, the whole amount will be disregarded.

5.10 Student income treated as capital

5.10.1 The following amounts paid to students will be treated as capital:

- A refund of tax deducted from a student's covenant income
- An amount paid from access funds as a single lump sum, whatever the purpose of the payment.

5.11 Notional income

5.11.1 A claimant will be treated as possessing income of which they or their partner have deliberately deprived themselves of, to qualify for Council Tax Support.

5.11.2 The treatment of notional income for pensioners is set out in schedule 1 of the regulations.

5.12 Tariff income from capital

5.12.1 Where the claimant and their partner have capital in excess of £6,000 (but less than £16,000), a tariff income of £1.00 per week will be taken into account for every £250, or part of £250, over £6,000.

5.12.2 The calculation of tariff income from capital for pensioners is set out in schedule 1 of the regulations.

5.13 Other income

5.13.1 Any other income of the claimant or partner will be taken fully into account, with the exception of 'income disregarded' below.

5.13.2 Where deductions are being made from income in the recovery of overpayments or taxes, by public bodies, the gross income amount will be taken into account.

5.14 Income disregarded

5.14.1 The following income paid to the claimant or partner will be disregarded in full, unless otherwise stated:

- Any payment of expenses for participation in 'work for your benefit' schemes
- Any payment of expenses for attending mandatory work activity, employment, skills or enterprise schemes
- Any payment of expenses for a person who is a volunteer for a charitable or voluntary organisation
- Any payment of expenses for a person who participates as a service user
- Certain state benefits and pensions:
 - Attendance Allowance
 - Child Benefit
 - Disability Living Allowance
 - Discretionary Housing Payments
 - Education Maintenance Allowance
 - Guardian's Allowance
 - Housing Benefit
 - Income Support
 - Income based Jobseekers Allowance
 - Income related Employment and Support Allowance
 - Mobility supplements
 - Personal Independence Payments
 - Armed Forces Independence Payments
 - War Disablement Pensions
 - War Widow's Pensions
 - War Widower's Pensions
 - Widowed Mother's Allowance
 - Widowed Parent's Allowance
- The income of a person in receipt of Income Support, income-based Jobseekers Allowance or income related Employment and Support Allowance
- Any payment made to a person as a holder of the Victoria Cross or George Cross
- Charitable or voluntary payments
- Any income from capital
- Any payments received from dependants or non-dependants
- The first £20.00 per week of any rental payments from a person, other than a non-dependant, who occupies the claimant's home

- The first £20.00 per week, and then 50% of any income over £20.00 per week, of any rental payments from a boarder, other than a non-dependant, who occupies the claimant's home
- Any payment in kind made by a charity
- Any income payable outside the United Kingdom where there is a prohibition against the transfer to the United Kingdom of that income
- Any payment made for adoption, fostering, guardianship support or supported lodgings
- Any payment made for a person who is not normally a member of the claimant's household, but is temporarily in their care
- Any payment made by a Local Authority under section 17 of the Children's Act 1989
- Any payment ordered by a court for a personal injury, accident or disease in respect of the claimant or their family
- Any payment made under an agreement to settle a claim for personal injury
- Any payment received under an insurance policy taken out to insure against the risk of being unable to maintain repayments of a loan
- Any income treated as capital
- Social Fund payments or its equivalent
- Any payment for banking charges or commission, to convert a payment of income to sterling
- Any payment made under the following:
 - The Macfarlane Trust
 - The Eileen Trust
 - The Independent Living Fund
 - The Skipton Fund
 - The Caxton Foundation
 - The London Bombing Relief Charitable Fund
 - The London Emergencies Trust
 - The We Love Manchester Emergency Fund
 - The Variant Creutzfeldt-Jacob Disease Trust
 - An approved infected blood support scheme
 - The Thalidomide Health Grant or other Thalidomide Trust
 - The Windrush Compensation and Exceptional Payments Scheme
- Any payment of expenses for jurors, witnesses or prison visitors
- Any refund of Council Tax
- Any payment of child maintenance
- The first £15.00 per week of any maintenance, other than child maintenance
- Sports awards.

5.14.2 The income disregarded for pensioners is set out in schedule 5 of the regulations.

5.15 Capital

5.15.1 The capital of the claimant and their partner will be added together, for calculating entitlement to Council Tax Support. Where the person is receiving

Universal Credit, the capital will be the assessment of capital provided by Universal Credit.

5.15.2 All capital of the claimant or partner will be taken fully into account, with the exception of 'capital disregarded' below.

5.15.3 Where capital is jointly held by the claimant or partner and one or more other persons, the Council will apportion the capital to decide what share is held by the claimant or partner.

5.15.4 Where the value of the capital item is not known, the Council will calculate the value of the capital item using the information available to provide the most accurate estimate, including:

- The current market or surrender value of the capital item
- Less any costs for selling the capital item
- Less any debt or charge secured against the capital item.

5.15.5 The treatment and calculation of capital for pensioners is set out in schedule 1 of the regulations.

5.16 Income treated as capital

5.16.1 The following payments will be treated as capital:

- Holiday pay, paid 4 weeks or more after termination of employment
- Tax refunds
- Lump sum charitable or subsistence payments
- Arrears of Tax Credits.

5.17 Notional capital

5.17.1 A claimant will be treated as possessing capital of which they or their partner have deliberately deprived themselves of, to qualify for Council Tax Support.

5.17.2 The treatment of notional capital for pensioners is set out in schedule 1 of the regulations.

5.18 Capital disregarded

5.18.1 The following capital held by the claimant or partner will be disregarded in full, unless otherwise stated:

- The dwelling normally occupied by the claimant as their home
- Any property which is actively being sold
- Any property acquired by the claimant which they intend to occupy as their home, whilst they are preparing for occupation
- Any property acquired by the claimant, which they intend to occupy as their home, which is undergoing essential repairs or alterations
- The proceeds of sale of any property formerly occupied by the claimant as their home, which is to be used for the purchase of another property intended for their occupation

- Any property occupied by a partner or relative of the claimant or any member of their family, where that person is a pensioner or is disabled
- Any property occupied by the former partner of the claimant as their home, where the former partner is a lone parent, or where the property is actively being sold
- The capital of a person in receipt of Income Support, income based Jobseekers Allowance or income related Employment and Support Allowance
- Any future interest in property, other than land or premises where the claimant has granted a lease or tenancy
- The assets of any business owned by the claimant for the purpose of their self-employment
- Any arrears of state pensions, benefits or tax credits
- Any amount paid to the claimant, or acquired by the claimant as a loan, as a result of damage or loss of the home or personal possessions and intended for its repair or replacement
- Any amount deposited with a Registered Provider, which is to be used for the purchase of another property intended for occupation
- Any personal possessions
- The value of the right to receive any income under an annuity or the surrender value of an annuity
- Where the funds of a trust resulted from a payment for a personal injury to the claimant or their partner, the value of the trust fund and the right to receive any payment under that trust
- The value of the right to receive any income under a life interest or from a life rent
- The value of the right to receive any income payable in a country outside the United Kingdom where there is a prohibition against the transfer to the United Kingdom of that income
- The surrender value of any life insurance policy
- Where payments of capital are made by instalments, the value of the right to receive any outstanding instalments
- Any payment made by a local authority under section 17 of the Children Act 1989
- Any payment made for adoption, fostering, guardianship support or supported lodgings
- Any social fund payment or its equivalent
- Any refund of tax deducted on a payment of loan interest for the purpose of acquiring a home or carrying out repairs or improvement to the home
- Where a payment of capital is made in a currency other than sterling, any banking charge or commission payable in converting that payment into sterling
- Any payment made under the following:
 - The Macfarlane Trust
 - The Eileen Trust
 - The Independent Living Fund
 - The Skipton Fund
 - The Caxton Foundation
 - The London Bombing Relief Charitable Fund

- The London Emergencies Trust
- The We Love Manchester Emergency Fund
- The Variant Creutzfeldt-Jacob Disease Trust
- An approved infected blood support scheme
- The Thalidomide Health Grant or other Thalidomide Trust
- The Windrush Compensation and Exceptional Payments Scheme
- The value of the right to receive any rent
- Any payment in kind made by a charity
- Any refund of Council Tax
- Any payment made by a local authority to the claimant, to be used to purchase a property for occupation as their home, or to carry out repairs or alterations to the home
- Any payments for:
 - travel expenses for hospital visits
 - medical supplies and vouchers
 - health in pregnancy grants
- Home Office payments for prison visits
- Any payment made to assist a disabled person to obtain or retain their employment
- Any payment made by a local authority under the Blind Homeworkers' Scheme
- Any capital administered on behalf of a person by the High Court, County Court, or the Court of Protection
- Any payment to the claimant as a holder of the Victoria Cross or George Cross
- Any payment made to assist a person under the self-employment route
- Any payment of a sports award
- Any payment of an education maintenance allowance
- Any payment made by a contractor for a person participating in an employment zone programme
- Any arrears of subsistence allowance
- Any payment made by a local authority for a service which is provided to develop or sustain the capacity of the claimant or their partner to live independently in their accommodation, including personal budgets.

5.18.2 The capital disregarded for pensioners is set out in schedule 6 of the regulations.

6 Calculation of entitlement

6.1 Maximum Council Tax Support

6.1.1 The amount of a person's maximum Council Tax Support for a day which they are liable to pay Council Tax will be 80% (100% for Young Care Leavers).

6.1.2 The amount of Council Tax Support will be calculated as A divided by B and multiplied by 80% (100% for Young Care Leavers) where:

- A is the amount of Council Tax set for the financial year for the dwelling the person resides in and for which they are liable, less any discount which applies
- B is the number of days in that financial year
- Less any non-dependant deductions.

6.1.3 Where a person is jointly and severally liable for Council Tax, which they are liable with one or more other persons, the maximum amount of Council Tax Support will be the amount in A divided by the number of people who are jointly and severally liable. This will not apply if the only person they are jointly and severally liable with is their partner.

6.1.4 The maximum Council Tax Support for pensioners is set out in schedule 1 of the regulations.

6.2 Council Tax Support taper

6.2.1 The percentage of excess income over the applicable amount (or Universal Credit maximum award) which will be deducted from the weekly maximum Council Tax Support will be 20%.

6.3 Non-dependant deductions

6.3.1 A deduction from a person's maximum Council Tax Support will be made for non-dependants, as follows. The amounts detailed below are those stated within the 2019-2020 scheme (**Table 2**) and will be updated for 2020-2021. The updated amounts will be calculated with reference to the amended regulations 2019.

Table 2: Non-dependant deductions 2019-2020

Non-dependant type	Weekly amount
A non-dependant aged 18 or over in remunerative work where their normal gross weekly income is:	
• Less than £207.70	£4.00
• Not less than £207.70 and less than £360.10	£8.10
• Not less than £360.10 and less than £447.40	£10.20
• Not less than £447.40	£12.20
A non-dependant aged 18 or over not in remunerative work	£4.00

- 6.3.2 In calculating the gross income of a non-dependant, any amounts which would normally be disregarded for a Council Tax Support claimant, will also be disregarded for a non-dependant.
- 6.3.3 Only one non-dependant deduction will be made for a couple, and the amount deducted will be based on their joint income, calculated as above.
- 6.3.4 Where a person is jointly and severally liable for Council Tax for a dwelling they reside in, which they are liable with one or more other persons, the amount of the non-dependant deduction will be apportioned equally between those liable persons.
- 6.3.5 Non-dependant deductions will not be made in the following circumstances:
- Where the claimant or their partner is blind
 - Where the claimant or their partner receives Attendance Allowance, or the care component of Disability Living Allowance, or the daily living component of Personal Independence Payment, or Armed Forces Independence Payment
 - Where the non-dependant normally resides elsewhere
 - Where the non-dependant receives a training allowance
 - Where the non-dependant is a full-time student
 - Where the non-dependant is not residing with the claimant because they have been an in-patient for more than 52 weeks (without any break exceeding 28 days)
 - Where the non-dependant receives Income Support, income based Jobseekers Allowance, income related Employment and Support Allowance, or Pension Credit
 - Where the non-dependant receives Universal Credit, where the award has been calculated on the basis that they do not have any earned income
 - Where the non-dependant is aged under 18
 - Where the non-dependant is not residing with the claimant because they are a member of the armed forces and they are absent, while on operations, from the dwelling usually occupied as their home.
- 6.3.6 Where the income of the non-dependant is not known or has not been provided, the Council will assume that the maximum deduction will apply.
- 6.3.7 The rules for non-dependant deductions for pensioners are set out in schedule 1 of the regulations.

6.4 Date on which a claim is made and entitlement begins

- 6.4.1 The rules for the date on which a claim is made are set out in schedule 8, part 2, paragraph 5 of the regulations. These state:
- Where an award of Pension Credit (guarantee credit), Income Support, income-based Jobseekers Allowance, income-related Employment and Support Allowance, or Universal Credit has been made to the claimant or their partner; and the claim for Council Tax Support is made within one

month of the date of the claim for one of those benefits; the date of claim will be the first day of entitlement to those benefits

- Where the claimant or their partner is receiving Pension Credit (guarantee credit), Income Support, income-based Jobseekers Allowance, income-related Employment and Support Allowance, or Universal Credit; and they become liable for Council Tax for the first time; and the claim for Council Tax Support is made within one month of the date of the change; the date of claim will be the date on which the change takes place
- Where the claimant is the former partner of a person who was entitled to Council Tax Support before the date of death or separation; and the claimant makes a claim for Council Tax Support within one month of the date of death or separation; the date of claim will be the date of death or separation
- Where the claim for Council Tax Support is made within one month of a request to claim Council Tax Support, or such longer period as the Council considers reasonable, the date of claim will be the date on which the request was made
- In all other cases, the date of claim for Council Tax Support will be the date the claim form is received by the Council.

6.4.2 Council Tax Support will begin on the Monday following the date of claim unless:

- The claimant requests the claim is paid for an earlier period, or
- The Council identifies entitlement to Council Tax Support for an earlier period.

6.4.3 Council Tax Support will be awarded for an earlier period once the Council has received sufficient information and evidence to calculate entitlement to Council Tax Support for the earlier period.

6.4.4 The rules for the backdating of claims for pensioners are set out in schedule 8, part 2, paragraph 6 of the regulations.

6.5 Duration of award and reviews

6.5.1 Council Tax Support will be awarded for an indefinite period, until:

- Council Tax liability ends
- A change in the claimant or partner's circumstances results in Council Tax Support ending
- The claimant fails to respond to a request for information or evidence in connection with their claim or an award.

6.5.2 The Council may review a person's entitlement to Council Tax Support at any time.

6.6 Extended reductions

6.6.1 A person who is entitled to Council Tax Support will be entitled to an extended reduction where:

- The claimant or their partner were entitled to a qualifying benefit or any combination of those benefits of either;
 - Income Support, or
 - Jobseekers Allowance (income based or contributory), or
 - Employment and Support Allowance (income related or contributory), or
 - Universal Credit, or
 - Incapacity Benefit, or
 - Severe Disablement Allowance.
- Entitlement to a qualifying benefit ceased because the claimant or their partner;
 - Commenced employment as an employed or self-employed earner, or
 - Increased their earnings from their employment, or
 - Increased the number of hours in their employment.

6.6.2 Providing that the claimant remains liable for Council Tax at the dwelling in which they reside during the extended reduction period.

6.6.3 The extended reduction period will start on the day after Council Tax Support would normally have ended after the qualifying benefit has ceased and will last for 4 weeks or up to the day Council Tax liability at the dwelling in which they reside ends, if this is earlier.

6.6.4 The amount of the extended reduction will be the higher of:

- The amount of Council Tax Support which the claimant was entitled to before the qualifying benefit ceased, or
- The amount of Council Tax Support which the claimant is entitled to after the qualifying benefit ceased.

6.6.5 The rules for extended reductions for pensioners is set out in schedule 1 of the regulations.

6.7 Extended reductions – movers into Darlington

6.7.1 The rules covering people who move into Darlington who are in receipt of an extended reduction is set out in Schedule 8, Part 1 of the regulations. These state:

- Where a claim for Council Tax Support is made and the claimant or their partner is in receipt of an extended reduction from another authority, the Council must reduce any entitlement to Council Tax Support by the amount of that extended reduction.

7 Decision making and notifications

7.1 Decisions and notification

7.1.1 The rules by which the Council must make and notify decisions for Council Tax Support are set out in Schedule 8, Part 3 of the regulations. These state:

- The Council must make a decision on a Council Tax Support claim within 14 days of receiving all the information and evidence for that claim, or as soon as reasonably practicable after that date
- The Council must notify the claimant in writing of any decision relating to a Council Tax Support claim within 14 days of making the decision, or as soon as reasonably practicable after that date
- The decision notice must include a statement informing the claimant of their duty to notify changes of circumstances, explaining the consequences of failing to comply with that duty, and setting out the changes which may affect entitlement to Council Tax Support
- Where the decision is to award Council Tax Support, the notice must include a statement as to how it will be paid
- The decision notice must include the procedure by which an appeal may be made
- The claimant may request a statement of reasons about the notification, within one month of the date of the notification. The statement of reasons must then be sent to the claimant within 14 days of the request, or as soon as reasonably practicable after that date
- A person affected by a decision relating to Council Tax Support will be the claimant, or where the person who is liable for Council Tax is unable to act, the accepted or appointed person who has made an application on their behalf.

7.2 Payment of Council Tax Support

7.2.1 The rules for the payment of Council Tax Support are set out in Schedule 8, Part 4 of the regulations. These state:

- Payment of Council Tax Support will be made to the person entitled to the reduction of their Council Tax liability
- Where a person is jointly and severally liable for Council Tax, payment of Council Tax Support will be paid to the person entitled to the reduction of an appropriate amount of their Council Tax liability, rounded to the nearest penny.

7.2.2 Payment of Council Tax Support will be made by reducing the Council Tax liability of the person entitled to the reduction.

7.3 Electronic communications

7.3.1 The rules by which the Council can undertake electronic communications is set out in Schedule 7, Part 4 of the regulations. These state:

- The Council must meet certain conditions to allow electronic communication in relation to its Council Tax Support scheme
- The Council may use intermediaries in connection with electronic communication in relation to its Council Tax Support scheme
- Any information delivered by the Council by electronic means must meet all the other conditions relating to its Council Tax Support scheme
- Proof of identity of the sender or recipient of information will need to be verified where information is sent or received by electronic means
- The Council will need to establish procedures to verify delivery of information by electronic means.

8 Changes in decisions

8.1 Duty to notify changes of circumstances

- 8.1.1 The duty to notify changes of circumstances is set out in Schedule 8, Part 2, paragraph 9 of the regulations. These state:
- The claimant, or a person acting on their behalf, must notify the Council of any changes of circumstances which they might reasonably be expected to know may affect their entitlement to Council Tax Support
 - Notification of a change of circumstances may be made in writing, by telephone or by any other means agreed by the Council and within 21 days of the change occurring, or as soon as reasonably practicable after that date.
- 8.1.2 Notifications of changes of circumstances in writing may be made by completing the on-line change of circumstances form on the 'Council Tax Support' page of the Darlington Borough Council website.

8.2 Date on which a change of circumstances will affect Council Tax Support

- 8.2.1 The Council will review the amount of Council Tax Support, following a change of circumstances, as follows:
- Where entitlement to Council Tax Support continues after the change, Council Tax Support will change on the Monday following the date the change occurred
 - Where entitlement to Council Tax Support ends after the change, Council Tax Support will end on the Sunday of the week in which the change occurred
 - Where Council Tax liability changes or ends, Council Tax Support will be changed or ended on the same day.

8.3 Ending Council Tax Support

- 8.3.1 Council Tax Support will end in the following circumstances:
- Council Tax liability ends
 - A Council Tax exemption applies
 - A change of circumstances occurs, which ends entitlement to Council Tax Support
 - A change of circumstances occurs, but there is insufficient information or evidence to decide if entitlement to Council Tax Support will continue
 - The claimant fails to provide, when requested, sufficient information or evidence to decide if entitlement to Council Tax Support will continue, one month following the date of the request or such longer time as the Council considers reasonable

8.4 Revisions

- 8.4.1 An original decision relating to a claim for Council Tax Support may be revised by the Council at any time.

8.5 Appeals

8.5.1 The rules by which a person may make an appeal against certain decisions of the authority are set out in Schedule 7, Part 2 of the regulations. These state:

- A person who disagrees with a decision in relation to their Council Tax Support claim may appeal in writing, stating their grounds for appeal
- The Council must consider the appeal and notify the person in writing of the outcome of their appeal and the reasons for the decision, within 2 months of the appeal being received
- If the person is still aggrieved or if the Council fails to notify the person of the outcome of their appeal within 2 months of receiving their appeal, they may appeal to a valuation tribunal under section 16 of the 1992 Act.

8.6 Downward adjustments of Council Tax Support

8.7 Any additional Council Tax liability created as a result of a downward adjustment of Council Tax Support entitlement, will be treated under the national Council Tax regulations.

8.8 Discretionary reductions

8.8.1 The rules for an application for a discretionary reduction are set out in Schedule 7, Part 3 of the regulations. These state:

- An application for a reduction under section 13A(1)(c)(a) of the 1992 Act may be made in writing, by telephone, or by electronic means
- A claim for Council Tax Support may also be treated as an application for a reduction under section 13A(1)(c) of the 1992 Act.

**CABINET
5 NOVEMBER 2019**

COUNCIL TAX EMPTY PROPERTY PREMIUM

**Responsible Cabinet Member - Councillor Charles Johnson,
Efficiency and Resources Portfolio**

Responsible Director – Paul Wildsmith, Managing Director

SUMMARY REPORT

Purpose of the Report

1. To seek approval for the proposed changes to the Council Tax empty property premium.

Summary

2. A 50% Council Tax premium (additional charge) was introduced in April 2013 for all unoccupied and unfurnished domestic properties which have been empty for 2 years or more, this being the maximum the Council was permitted to charge.
3. New legislation was introduced in November 2018 allowing Councils to:
 - (a) Increase the Council Tax premium for properties empty for 2 years or more to 100% (double the Council Tax normally charged)
 - (b) Increase the Council Tax premium for properties empty for 5 years or more to 200% (treble the Council Tax normally charged)
 - (c) Increase the Council Tax premium for properties empty for 10 years or more to 300% (quadruple the Council Tax normally charged).
4. Consultation has been undertaken with the owners of long-term empty properties and this report sets out the proposed changes to the Council Tax empty property premium from April 2020.
5. These matters were considered by Efficiency and Resources Scrutiny Committee on 12 September 2019 and no amendments were recommended to the proposals.

Recommendation

6. That Cabinet note the responses to the consultation as set out in Appendix 1.
7. That Cabinet approve the proposed changes to the Council Tax empty property premium from April 2020 for submission to Council for consideration and adoption,

as follows:-

- (a) Increasing the Council Tax premium for properties empty for 2 years or more to 100% from April 2020, and
- (b) Increasing the Council Tax premium for properties empty for 5 years or more to 200% from April 2020, and
- (c) Increasing the Council Tax premium for properties empty for 10 years or more to 300% from April 2021, and
- (d) Providing protection for those owners who are making genuine efforts to bring their long-term empty properties back into use.

Reasons

8. The recommendations are supported by the following:-

- (a) To further encourage landlords and property owners to bring their empty homes back into use as soon as possible
- (b) To reduce the detrimental impact long-term empty properties can have on other nearby properties and local communities
- (c) To increase the supply of much needed housing in Darlington, as most long-term empty properties could be brought back into use as affordable homes
- (d) To penalise those owners who deliberately leave their properties empty for years.

Paul Wildsmith

Managing Director

Background Papers

- (i) The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018

Anthony Sandys: Extension 6926

S17 Crime and Disorder	There are no issues
Health and Well Being	There are no issues
Carbon Impact and Climate Change	There is no impact in this report
Diversity	The impact of this proposed change on Diversity has been considered and is set out in the main report
Wards Affected	All wards may be affected but particularly those with high numbers of long-term empty properties
Groups Affected	Owners of long-term empty properties will be impacted upon in this report
Budget and Policy Framework	This report does not represent a change to the budget or policy framework
Key Decision	This is not an Executive decision
Urgent Decision	This is not an Executive decision
One Darlington: Perfectly Placed	The report has no particular implications for the Sustainable Community Strategy
Efficiency	Changes to the Council Tax empty property premium will potentially generate extra income for the Council
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

Background

9. The Local Government Finance Act 2012 introduced a new provision for the application of a Council Tax premium for long-term empty properties. In order for the empty property premium to apply, the following conditions have to be met:
 - (a) The property must have been unoccupied and substantially unfurnished for a continuous period of 2 years.
 - (b) Once the property is occupied and/or substantially furnished, the empty property premium no longer applies. If the property then becomes unoccupied and substantially unfurnished again, the empty property premium would not apply until a further period of 2 years has elapsed.
 - (c) However, periods of occupation of 6 weeks or less do not count. In these circumstances, the empty property premium would apply straight away if the property became unoccupied and substantially unfurnished again.
 - (d) Councils have the discretion to charge up to 50% extra Council Tax for the property.
10. Following consultation, the Council decided in January 2013 to implement a 50% Council Tax empty property premium from April 2013. This decision was in line with most other Councils.

New Legislation

11. The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 introduced new powers for Councils to increase the Council Tax empty property premium for long-term empty properties, as follows:
 - (a) From April 2019, allowing Councils to increase the Council Tax premium for properties empty for 2 years or more to 100% (double the normal Council Tax charged).
 - (b) From April 2020, allowing Councils to increase the Council Tax premium for properties empty for 5 years or more to 200% (treble the normal Council Tax charged).
 - (c) From April 2021, allowing Councils to increase the Council Tax premium for properties empty for 10 years or more to 300% (quadruple the normal Council Tax charged).
12. The purpose of the new legislation is to:
 - (a) Further encourage landlords and property owners to bring their empty homes back into use as soon as possible
 - (b) Reduce the detrimental impact long-term empty properties can have on other nearby properties and local communities

- (c) Increase the supply of much needed housing as most long-term empty properties could be brought back into use as affordable homes
 - (d) Penalise those owners who deliberately leave their properties empty for years
13. The late publication of the legislation in 2018 did not allow sufficient time for the Council to undertake consultation and consider the changes in time for the Council Tax billing for 2019-20. Therefore, these changes are being considered for introduction in April 2020.

Analysis

14. As at June 2019, there were 154 domestic properties in Darlington classed as “long-term empty” where the Council Tax empty property premium applies. This represents 0.3% of all domestic properties in Darlington. Of these 154 properties, 54 have been empty for 5 years or more and 23 have been empty for 10 years or more.
15. For 2019-20 the Council Tax empty property premium will generate an additional £106k of Council Tax income.
16. The number of long-term empty properties has reduced slightly since the Council Tax empty property premium was introduced in April 2013 (200 properties), but has remained at around 150 properties since then.
17. Periodic reviews of long-term empty properties are carried out by Revenues and Benefits Inspection Officers. Based on their observations, the current situation with the 154 long-term empty properties are as follows:
- (a) 27 are up for sale
 - (b) 6 are to let
 - (c) 24 are being refurbished
 - (d) 3 are due for demolition
 - (e) 11 are ‘no action’. This is where contact has been made with the owner and they have no immediate intention of refurbishing, occupying, selling or letting the property.
 - (f) 83 are ‘not known’. In some cases this is because the property is inaccessible (an upstairs flat or a house on a gated development). In all cases the properties do not appear to be undergoing any refurbishment or redevelopment and there are no ‘for sale’ or ‘to let’ signs on the properties. Contact cannot be made with the owners, some of whom reside outside of Darlington. Some of the properties have been boarded up and appear to have been abandoned.
18. However, out of the 154 long-term empty properties, only 25 are in arrears with their Council Tax, which means that the majority of the owners (84%) are paying the Council Tax empty property premium. This includes most of the properties in the ‘no action’ or ‘not known’ category (those that are not being refurbished or

actively sold or let).

Impact of the new legislation

19. Table 1 below shows the estimated Council Tax charges on long-term empty properties if the Council introduced these changes from April 2020. The amounts are based on a standard band D property charge (not including any parish precept) for 2019-20 (and therefore not including any uplifts for future years).

Table 1: Potential Council Tax Charges for Long-Term Empty Properties

	Standard Band D charge 2019-20	With 50% premium for 2019-20	With 100% and 200% premiums for 2020-21	With 300% premium for 2021-22
Empty for 2 years or more	£1,814.38	£2,721.57	£3,628.76	£3,628.76
Empty for 5 years or more	£1,814.38	£2,721.57	£5,443.14	£5,443.14
Empty for 10 years or more	£1,814.38	£2,721.57	£5,443.14	£7,257.52

20. Table 2 shows the potential extra Council Tax income that could be generated by increasing the empty property premium from April 2020 and April 2021.

Table 2: Potential Council Tax income from increasing the empty property premium

Year	Total income from the empty property premium	Additional income from increasing the empty property premium
2019-20	£105,939	£0
2020-21	£286,471	£180,532
2021-22	£316,711	£210,772

21. The existing legislation allows Councils to consider any types of property where the Council Tax empty property premium would not apply. In addition to the proposals for increasing the premium from April 2020, consideration is also being recommended for the following protection to be applied (where the Council Tax empty property premium would not apply):

- (a) Properties being marketed for sale or rent. The Council would need to see evidence that the property is actively being marketed for sale or rent (for example through an estate or letting agent) and that the sale/rental price is reasonable taking into account the size, location and condition of the property.
- (b) Properties being renovated. The Council would need to see evidence that the property requires major renovation work and that this work is currently being carried out with a view to bringing the property back into use.
- (c) Properties where there is a legal or other reason preventing the property from being occupied, sold or rented. The Council would need to see evidence of

this, for example from a solicitor.

22. It is important that we introduce these exemptions as part of the package of changes we are considering, as it will be difficult, for example for an owner to sell a long-term empty property in need of renovation, where a Council Tax empty property premium will apply straight away to the new owner.
23. Advice and assistance is available to owners of long-term empty properties from the Council's Private Sector Housing team and details are available on our website at: www.darlington.gov.uk/housing/private-sector-housing/empty-properties/
24. Other Council Tax exemptions already exist in certain cases, where Council Tax is not charged (and therefore the empty property premium would not apply). These include:
 - (a) Empty properties where the owner has died and the executors of the estate are awaiting grant of probate.
 - (b) Empty properties where the occupier is in detention.
 - (c) Empty properties where the occupier is resident in a hospital, care home or nursing home.
 - (d) Empty properties where the occupier is receiving other care away from their home.
 - (e) Empty properties where the occupier is providing care to someone else away from their home.
 - (f) Empty properties where occupation is prohibited by law.
 - (g) Empty properties repossessed by a mortgage lender.
25. In addition, where the property is derelict and uninhabitable, the owner can request the Valuation Office Agency to take the property out of the Council Tax list.

Outcome of consultation

26. In May 2019, the Revenues and Benefits service undertook a public consultation exercise about the proposed changes. 160 letters were sent to the owners of long-term empty properties. The letters explained the details of the proposed changes and the financial impact on their properties. The owners were invited to complete a paper survey or log on to an on-line survey for their views. In addition, the on-line survey was also available on the Darlington Borough Council website for anyone to complete.
27. At the end of the consultation exercise, 26 responses were received in total, 19 of these from owners of long-term empty properties (a 12% response rate). The results of the consultation exercise are given at **Appendix 1**, with a summary as follows.
28. Respondents were asked if they supported the proposed increases in the Council Tax empty property premium and not surprisingly 20 people (77%) did not support the proposals.
29. Respondents were asked if the proposed increases would affect them and 17 out of the 19 property owners (89%) stated that the proposed increases would affect them. Some of the concerns raised by respondents included:

- (a) Owners on a low income
- (b) Properties that require renovation
- (c) Owners being unable to afford the mortgage
- (d) Difficulties in selling the properties
- (e) Properties that are prohibited from being let.

30. Respondents were asked about their current plans for their properties:

- (a) 7 respondents (37%) were selling the property
- (b) 6 respondents (32%) were letting the property
- (c) 2 respondents (11%) were refurbishing the property
- (d) 1 respondent (5%) was keeping the property empty
- (e) 3 respondents (16%) had no plans or did not know.

31. Respondents were asked if the proposed increases would change their future intentions for the property and 9 respondents (47%) said they would.

32. Respondents were also asked to give their comments about the proposals, and these are included in Appendix 1. In addition, an Equality Impact Assessment has been completed in relation to these proposals, and this is given at **Appendix 2**.

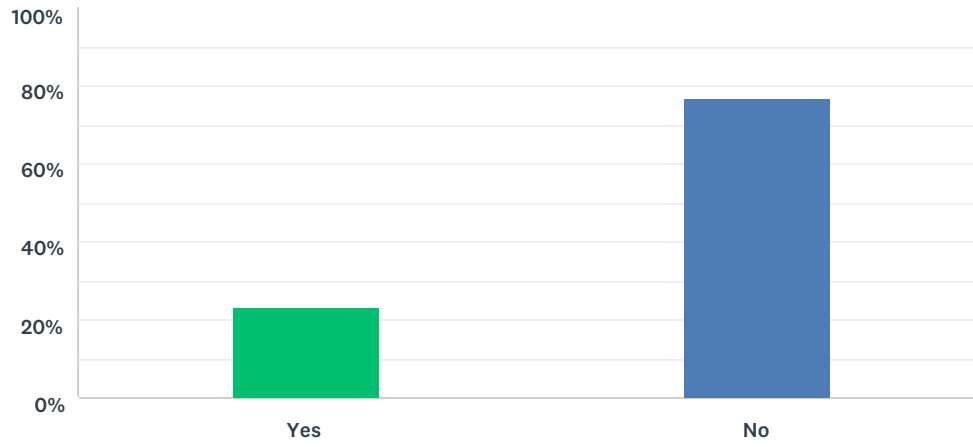
Financial Implications

33. The recommendations in paragraph 7 will not have any significant financial implications and therefore it is not intended to amend the budget in the MTFP.

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Q1 Overall do you support the proposals to increase Council Tax for long term empty properties?

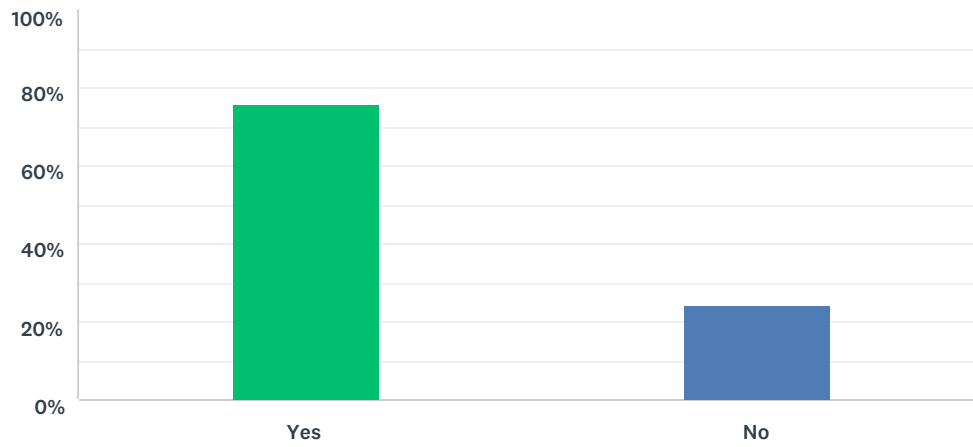
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	23.08%	6
No	76.92%	20
TOTAL		26

Q2 Do you own a second property that is subject to the current premium charge?

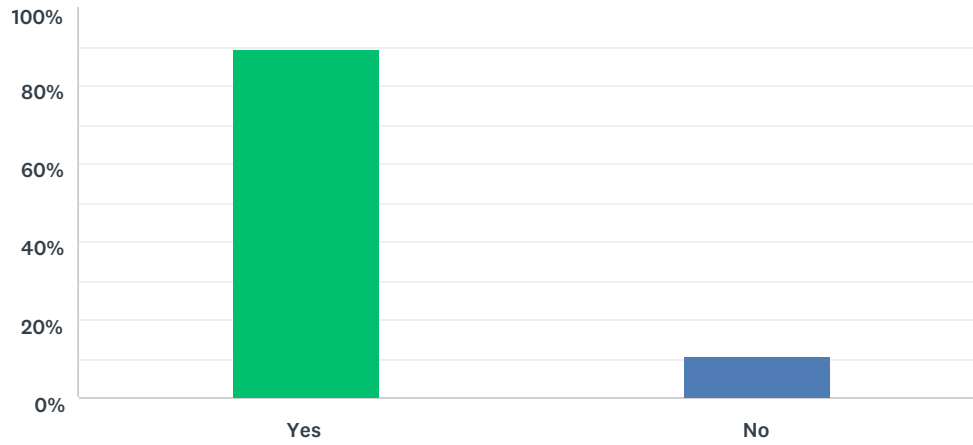
Answered: 25 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	76.00%	19
No	24.00%	6
TOTAL		25

Q3 Will the changes to increase Council Tax for long term empty properties affect you?

Answered: 19 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	89.47%	17
No	10.53%	2
TOTAL		19

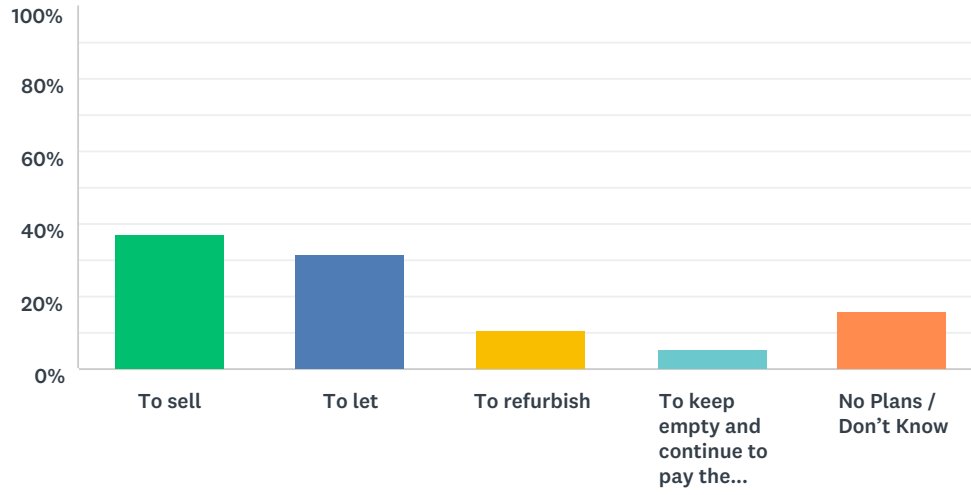
Q4 Please tell us how these changes will affect you.

Answered: 14 Skipped: 12

#	RESPONSES	DATE
1	No Comment.	7/16/2019 4:38 PM
2	one executor is 84 years old and just lost her husband and will find it difficult to pay the bills in any case. The other executor has lost his father in april and was his carer and acquires no allowance now unless he can receive allowance for his mother.	7/16/2019 2:57 PM
3	The last tenant did not take care of the property. I've spent around £40,000 renevating it however only at weekends thats why its taken so long it should be finished in 3 months	7/16/2019 2:53 PM
4	i will be forced to surrender the properties to the lender	7/16/2019 2:48 PM
5	Obviously because it will directly cost me more monthly when I am already struggling to find the time and funds to bring the property back into a habitable state after being left in excess of £5000 of debt and expenses by the last tenant!	7/16/2019 2:46 PM
6	rented house under refurbishment following poor tenancy	7/16/2019 2:40 PM
7	I have been trying to sell the property for a few years and the price has been dropped from £420k to £320k and still not sold	7/16/2019 2:38 PM
8	we have plans for building but it is currently uninhabitable	7/16/2019 2:35 PM
9	The property is within a military establishment and cannot be used for commercial lettings. MOD are currently not recruiting caretakes, so we are unable to avoid the premium charges.	7/16/2019 2:30 PM
10	no comment	7/16/2019 2:05 PM
11	No Comment	7/16/2019 12:15 PM
12	The properties are derelict and not habitable. Unless a major amount of money is invested in to them (which we cannot afford) then the properties will remain in this way. They are previous farmhouses.	7/16/2019 11:29 AM
13	I am a single woman who can't afford these proposals. The property is empty because I have been trying to sell for the last 10 years without success. Building work since September 2017 has rendered the property uninhabitable and a court case is pending with builder.	7/10/2019 12:35 PM
14	Increased renovation costs	6/18/2019 10:41 PM

Q5 What are your current plans for your property?

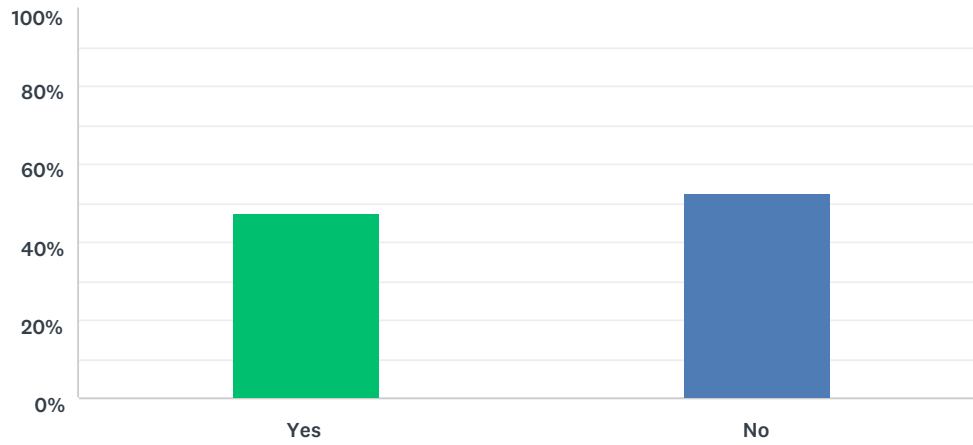
Answered: 19 Skipped: 7



ANSWER CHOICES	RESPONSES	
To sell	36.84%	7
To let	31.58%	6
To refurbish	10.53%	2
To keep empty and continue to pay the increased Council Tax	5.26%	1
No Plans / Don't Know	15.79%	3
TOTAL		19

Q6 Would the proposals change your future intentions for the property?

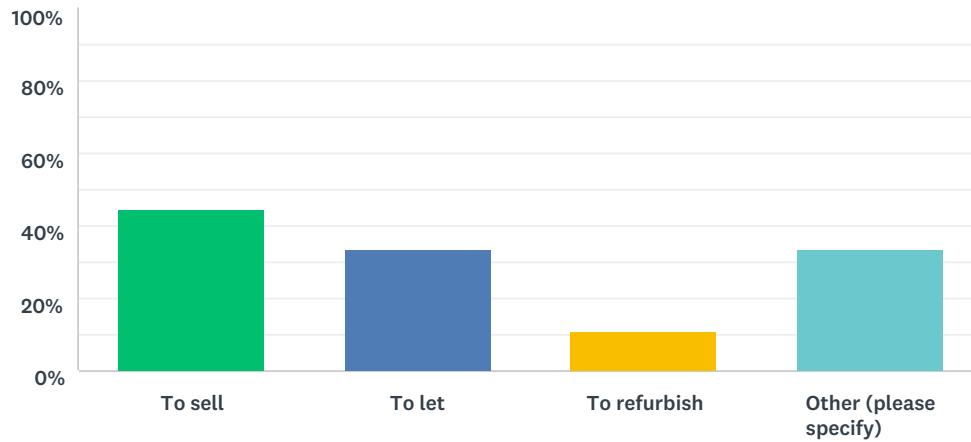
Answered: 19 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	47.37%	9
No	52.63%	10
TOTAL		19

Q7 What would be your future intentions for the property?

Answered: 9 Skipped: 17



ANSWER CHOICES	RESPONSES
To sell	44.44% 4
To let	33.33% 3
To refurbish	11.11% 1
Other (please specify)	33.33% 3
Total Respondents: 9	

#	OTHER (PLEASE SPECIFY)	DATE
1	unsure. it feels like the ONLY protection available or help is ONLY aimed at tenants and while there are many good there are increasing numbers of bad	7/16/2019 2:47 PM
2	due to the extra costs i would be forced to lose even more on the property	7/16/2019 2:39 PM
3	The land is currently under an option agreement with a developer - so we cannot do anything with them on the basis that the developer is likely to purchase the full site including the properties in the next 18 months. The developer is likely to demolish the properties due to the current condition that they are in.	7/16/2019 11:31 AM

Q8 If you have any comments about the introduction of Empty Property Premium please add them here.

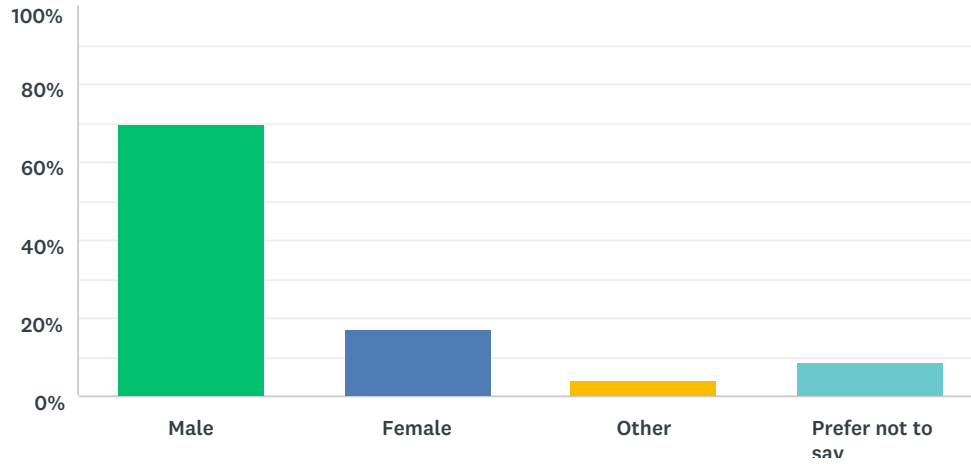
Answered: 15 Skipped: 11

#	RESPONSES	DATE
1	I am a single parent looking after 2 Children. Recieving support of Housing Benefit. I am disabled and have a blue badge. I am awaiting treatment to remove part of my bowl. I am finding it very difficult to mange due to having a recent ankle operation and a replacement left ankle. I have problems with my bowls leading to water infections and accidents with bowl controll.. Hoping you understand my situation more now. Thank you [REDACTED]	7/16/2019 4:44 PM
2	we cannot reduce the value of the property any further because in our opinion it is worth more than the asking price. The property is in a good residential area and the position and size of the flat is of a very high standard. Is it possible to make an appointment to discuss matters with you, because we cannot continue in this way.	7/16/2019 3:00 PM
3	My property has been kept for my son. The plan was that after his studies he could live there. However, over the years he had gone on to achieve an MA. Now his work commitments have taken him south and I cannot see him working in the north east in the near future. Should his situation change, I will not sell, however, in view of the proposed changes to council tax I plan to sell in 2020.	7/16/2019 2:54 PM
4	I tried to apply for discretionary discount online for a further 3 months until I get the yard cleaned up and done finishing touches but found it very difficult to submit. I intended to rent the property again as I would not get a good price for it at today's market value especially after what ive spent on the repair (around £40,000) it has had extensive work, re-wire, cellar tanked central heating, windows etc...	7/16/2019 2:53 PM
5	Unfortunately we ended up with a bad tenant who just left and left the house in a state, then my father fell ill with cancer and I had to nurse him until his death which affected me and the house just got forgot about. I have now come out of the dark times and are feeling better so we are going to get stuck into this house and bring it back to the rental market, unfortunately the extra I have been paying you has left things very tight money wise, I hope to have the house ready in approx. 12 weeks and need to get central heating fitted, also need to get the electric and gas supply reinstated as the metres have been removed so the house is not habitable but I'm still paying council tax.	7/16/2019 2:50 PM
6	I live in Northern Ireland and I was depending on a Darlington Letting Agent [REDACTED] managing these properties. Over a period of 2-3 years they had tenants in and out and never mentioned any issues to me until one day they called me and said we can't let these properties until you have refurbished them. I asked how much it would cost and they said 'they are bad, real bad, you would need to get over here and view them.' I flew to Newcastle and got the train to Darlington and when I got there, I couldn't believe my eyes, the properties were wrecked. When I asked how the properties got into that state they more or less told me to get lost but not before quoting me a huge figure to refurbish the properties. I think it was in the region of £45,000 - £50,000, money I don't have. For example, during the first inspection there were no interior doors, I was informed that the 'druggies' sell them for £5.00 each to reclamation yards to buy drugs. I started to make enquiries and found out that [REDACTED] had been putting people just out of prison into the properties along with drug addicts and other down and outs and then leaving them to their own devices. I don't have the money to fix them up so raising the council tax is not going to force me into taking action, it just makes a bad situation worse. My choice would be to have them tenanted and getting an income rather than them costing me money month in and month out. The only reason I still have them is in the hope that some sort of council or government scheme will appear that will help me bring them back up to standard. I can't afford to pay a higher rate of council tax so when that kicks in I will have to surrender the properties to the lender. I understand your position but as you can see it is not as black and white as the three conditions you outline in your letter.	7/16/2019 2:49 PM

7	If there is a shortage of housing then perhaps it is time for local authorities to go back to actually building some – After all it's because so many council properties were sold they are now so low rent! Quite frankly I am outraged and disgusted far from increasing charges when a property is empty by direct result it means less pull on public services – no one to empty bins for, no one to make use of those other services provided via council tax – police, emergency services, leisure centres, arts – whatever. Services not being used are still being charged for. Anywhere else and you would be in front of a judge for theft.	7/16/2019 2:47 PM
8	I have owned a property since January 2000. It was home for myself and my wife until her death in July 2007. I remained at the residence until August 2009 when I became a Council Approved Landlord renting the flat to two different occupants for a subsequent 18 months, returning to live there in early 2012 to commence refurbishment for sale. I remarried in June moving to live with my new wife while we steadily invested in full renewal, decoration, carpeting, etc... to enhance sale potential. 4 estate agents were consulted. One advised a sale value of £135,000 and the other three £100,000. It was placed on the market in early 2018 for £99,750 but has been faced with competition of an apparent glut of other flats for sale, including significant numbers of more recent build developments. Viewings have sadly been limited in number and we have changed agents and recently agreed a second reduction in asking price to £87,500 but still have received no offers. I have frustratingly then been faced with the imposition of empty property premium despite every effort to achieve a sale. I am reluctant to again pursue the landlord/rental option, but would request that you respect my efforts to dispose of the property with related consideration of reviewing/removing the imposition of the premium.	7/16/2019 2:44 PM
9	I think the premium is high and buildings should be addressed individual not an overall blanket cover for the "empty properties"	7/16/2019 2:36 PM
10	I am a local district councillor in Surrey. So I am aware of the financial problems councils face and the need for empty properties to be used.	7/16/2019 2:34 PM
11	I would welcome your consideration of adding vacant property within a military establishment to your list of local exemptions.	7/16/2019 2:31 PM
12	no comment	7/16/2019 2:05 PM
13	There are some situations such as where a property is derelict and not water tight where the premium (or council tax) is not payable.	7/16/2019 11:32 AM
14	The empty property premium is an unfair tax on people trying to sell in a difficult economic climate. It causes me great financial hardship and these proposals will make that hardship so difficult that I may be forced to sell my current home. The increase in new builds is also having a massive impact on the sale of older properties.	7/10/2019 12:38 PM
15	Difficult when properties are bought as a renovation project that may take over 12 months. Already paying a 50% premium, up to a 300% premium would stop properties from being refurbished in the area and cause areas to become run down and increase the amount of anti social behaviour in the town	6/18/2019 10:43 PM

Q9 What is your sex?

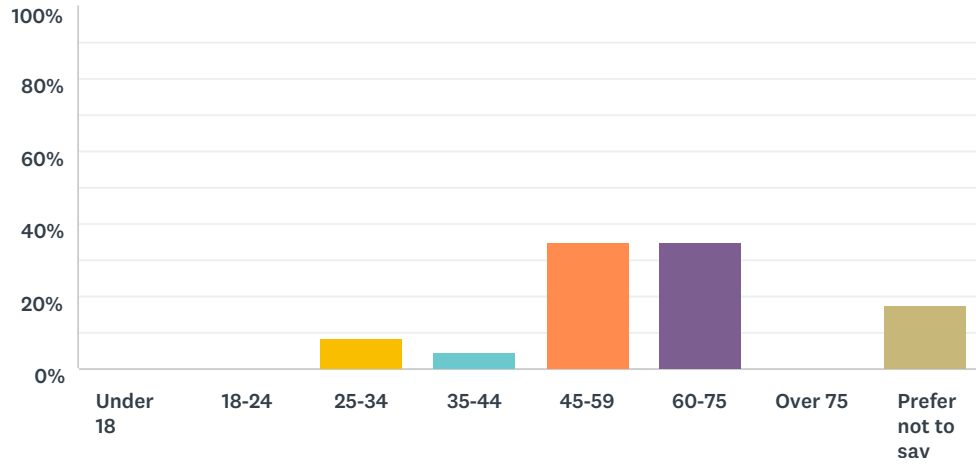
Answered: 23 Skipped: 3



ANSWER CHOICES	RESPONSES	
Male	69.57%	16
Female	17.39%	4
Other	4.35%	1
Prefer not to say	8.70%	2
TOTAL		23

Q10 What was your age on your last birthday?

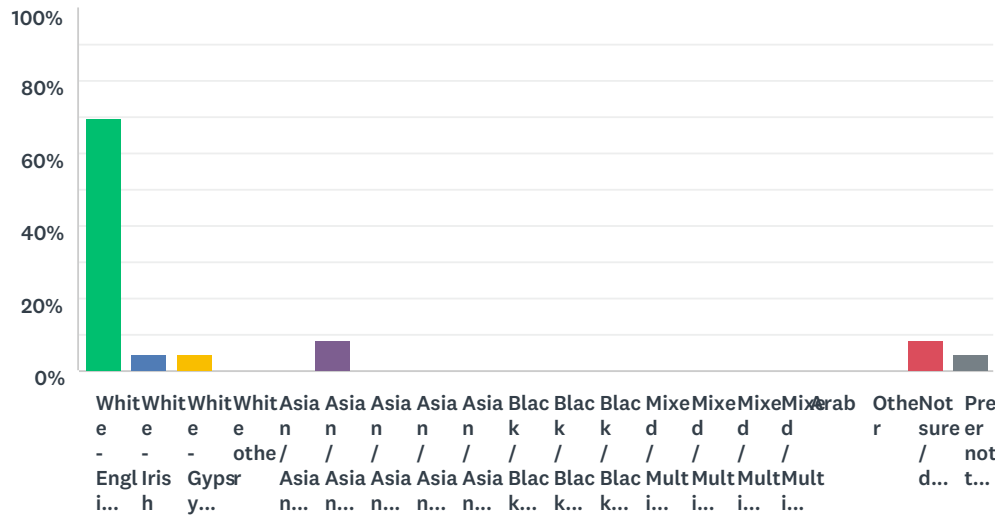
Answered: 23 Skipped: 3



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	8.70%	2
35-44	4.35%	1
45-59	34.78%	8
60-75	34.78%	8
Over 75	0.00%	0
Prefer not to say	17.39%	4
TOTAL		23

Q11 Which ethnic group do you belong to?

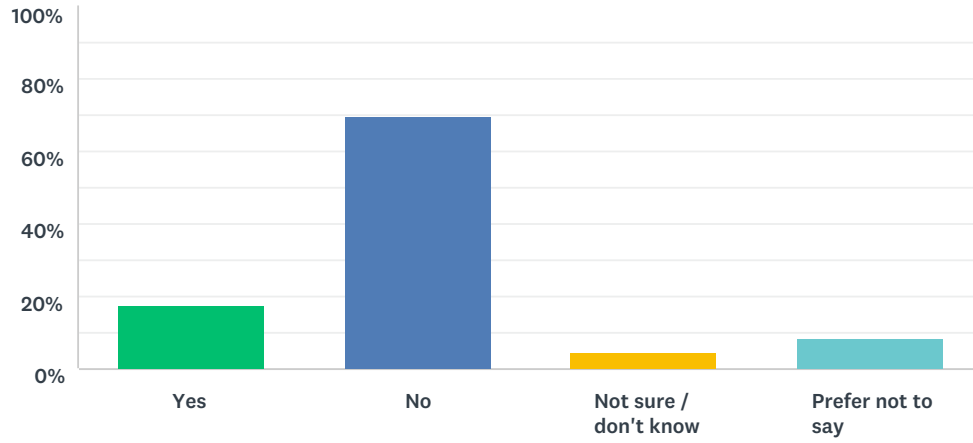
Answered: 23 Skipped: 3



ANSWER CHOICES	RESPONSES	
White - English / Welsh / Scottish / Northern Irish / British	69.57%	16
White - Irish	4.35%	1
White - Gypsy or Irish Traveller	4.35%	1
White other	0.00%	0
Asian / Asian British - Pakistani	0.00%	0
Asian / Asian British - Indian	8.70%	2
Asian / Asian British - Bangladeshi	0.00%	0
Asian / Asian British - Chinese	0.00%	0
Asian / Asian British - Other	0.00%	0
Black / Black British - African	0.00%	0
Black / Black British - Caribbean	0.00%	0
Black / Black British - Other	0.00%	0
Mixed / Multiple Ethnic Groups - White & Black African	0.00%	0
Mixed / Multiple Ethnic Groups - White & Black Caribbean	0.00%	0
Mixed / Multiple Ethnic Groups - White & Asian	0.00%	0
Mixed / Multiple Ethnic Groups - Other	0.00%	0
Arab	0.00%	0
Other	0.00%	0
Not sure / don't know	8.70%	2
Prefer not to say	4.35%	1
TOTAL		23

Q12 Do you consider yourself to have a disability?

Answered: 23 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	17.39%	4
No	69.57%	16
Not sure / don't know	4.35%	1
Prefer not to say	8.70%	2
TOTAL		23

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Initial equality impact assessment screening form

This form is an equality screening process to determine the relevance of equality to an activity, and a decision whether, or not a full EIA would be appropriate or proportionate.

Directorate:	Economic Growth and Neighbourhood Services
Service Area:	Revenues and Benefits
Activity being screened:	Proposed increases to the Council Tax empty property premium from April 2020
Officer(s) carrying out the screening:	Anthony Sandys – Head of Housing and Revenues Services
What are you proposing to do?	Increase the Council Tax empty property premium in line with the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018
Why are you proposing this? What are the desired outcomes?	The purpose of the proposals is to further encourage landlords and property owners to bring their empty homes back into use as soon as possible and to penalise those owners who deliberately leave their properties empty for years.
Does the activity involve a significant commitment or removal of resources? Please give details	No

Is there likely to be an adverse impact on people with any of the following protected characteristics as defined by the Equality Act 2010, or any other socially excluded groups?

As part of this assessment, please consider the following questions:

- To what extent is this service used by particular groups of people with protected characteristics?
- Does the activity relate to functions that previous consultation has identified as important?
- Do different groups have different needs or experiences in the area the activity relates to?

If for any characteristic it is considered that there is likely to be a significant adverse impact or you have ticked 'Don't know/no info available', then a full EIA should be carried out where this is proportionate.

Protected characteristic	Yes	No	Don't know/ Info not available
Age		✓	
Disability			✓
Sex (gender)		✓	
Race		✓	
Sexual Orientation		✓	
Religion or belief		✓	
Gender reassignment		✓	
Pregnancy or maternity		✓	
Marriage or civil partnership		✓	
Other			
Carer (unpaid family or friend)		✓	
Low Income			✓
Rural Location		✓	
Does the activity relate to an area where there are known inequalities/probable impacts (e.g. disabled people's access to public transport)? Please give details.	The activity relates to the ability of owners to bring their long-term empty properties back into use		
Will the activity have a significant effect on how other organisations operate? (e.g. partners, funding criteria, etc.). Do any of these organisations support people with protected characteristics? Please explain why you have reached this conclusion.	None expected		
Decision (Please tick one option)	EIA not relevant or proportionate:		Continue to full EIA: ✓
Reason for Decision	To consider the impacts of the proposals on disabled people and those on low incomes who could find it difficult to renovate, sell or rent long-term empty properties		
Signed (Assistant Director)	P. Mitchell		
Date	24/7/19		



Equality Impact Assessment Record Form

This form is to be used for recording the Equality Impact Assessment (EIA) of Council activities. It should be used in conjunction with the guidance on carrying out EIA in **Annex 2** of the Equality Scheme. The activities that may be subject to EIA are set out in the guidance.

EIA is particularly important in supporting the Council to make fair decisions. The Public Sector Equality Duty requires the Council to have regard to the need to eliminate discrimination, harassment and victimisation, advance equality of opportunity and foster good relations.

Using this form will help Council officers to carry out EIA in an effective and transparent way and provide decision-makers with full information on the potential impact of their decisions. EIAs are public documents, accompany reports going to Councillors for decisions and are published with committee papers on our website and are available in hard copy at the relevant meeting.

Title of activity:	Council Tax empty property premium	
Name of Directorate and Service Area:	Economic Growth and Neighbourhood Services Revenues and Benefits	
Lead Officer and contact details	Anthony Sandys – Head of Housing and Revenues Services x6926	
Assistant Director accountable for this EIA	Pauline Mitchell – Assistant Director - Housing and Building Services	
Who else will be involved in carrying out the EIA:	N/a	
When did the EIA process start?	July 2019	

Section 2 – The Activity and Supporting Information

<p>Details of the activity (describe briefly - including the main purpose and aims) (e.g. are you starting a new service, changing how you do something, stopping doing something?)</p>
<p>Proposed increases to the Council Tax empty property premium, which is the charging of additional Council Tax to owners of long-term empty properties (those that have been empty and unfurnished for 2 years or more). If agreed, these changes will be implemented from April 2020.</p>
<p>Why is this being proposed? What are the aims? What does the Council hope to achieve by it? (e.g. to save money, meet increased demand, do things more efficiently)</p>
<p>The purpose of the proposals is to further encourage landlords and property owners to bring their empty properties back into use as soon as possible and to penalise those owners who deliberately leave their properties empty for years. Exemptions from the Council Tax empty property premium are also being proposed for owners actively renovating, selling or renting long-term empty properties.</p>
<p>What will change? What will be different for service users/ customers and/ or staff?</p>
<p>A 50% Council Tax empty property premium already exists for properties empty for 2 years or more. These proposals will:</p> <ul style="list-style-type: none"> (a) Increase the Council Tax premium for properties empty for 2 years or more to 100% (double the Council Tax normally charged) (b) Increase the Council Tax premium for properties empty for 5 years or more to 200% (treble the Council Tax normally charged) (c) Increase the Council Tax premium for properties empty for 10 years or more to 300% (quadruple the Council Tax normally charged).
<p>What data, research and other evidence or information is available which is relevant to the EIA?</p>
<p>There are currently 154 long-term empty properties in Darlington. A mapping exercise has already been undertaken to identify the location of these properties in relation to deprivation data already held. Whilst the locations of long-term empty properties are spread across Darlington, higher concentrations of these properties exist in areas of deprivation (see appendix 1 to this EIA).</p>
<p>Engagement and consultation (What engagement and consultation has been done regarding the proposal and what are the results? What consultation will be needed and how will it be done?)</p>
<p>A public consultation exercise has been undertaken in May to June 2019 in the form of an on-line survey. In addition, we wrote to all 160 owners (at that time) of long-term empty properties and invited them to complete a paper or on-line survey. The results are attached on a separate document.</p>
<p>What impact will this activity have on the Council's budget? (e.g. cost neutral, increased costs or reduced costs? If so, by how much? Explain briefly why this is the case)</p>
<p>These proposals will potentially generate more Council Tax income.</p>

Section 3: Assessment

How will the activity affect people with protected characteristics?	No Impact	Positive impact	Negative impact	Why will it have this effect? (refer to evidence from engagement, consultation and/or service user data or demographic information, etc)
Age	✓			Consultation identified that most respondents were aged between 45 and 75 (70%), although there were no specific impacts identified relating to age.
Disability (Mobility Impairment, Visual impairment, Hearing impairment, Learning Disability, Mental Health, Long Term Limiting Illness, Multiple Impairments, Other – Specify)	✓			<p>4 out of the 23 respondents (17%) to the consultation indicated that they considered themselves to have a disability. However, none of the comments indicated that disability would be a barrier for an owner to renovate, sell or rent their long-term empty property.</p> <p>Advice and assistance is available to empty property owners from the Council's Private Sector Housing Team.</p> <p>The Council Tax discretionary discount scheme is available to Council Tax payers who are experiencing severe financial hardship or other crisis or event. Whilst applications are looked at on their own individual circumstances, disability would be a factor in determining an award.</p>
Sex (Gender)	✓			Consultation identified that most respondents were male (70%), although there were no specific impacts identified relating to gender.
Race	✓			No impacts identified
Gender Reassignment	✓			No impacts identified
Sexual Orientation	✓			No impacts identified
Religion or belief	✓			No impacts identified

APPENDIX 2

Pregnancy or maternity	✓			No impacts identified
Marriage or civil partnership	✓			No impacts identified
How will the activity affect people who:	No impact	Positive Impact	Negative Impact	Why will it have this effect? (Refer to evidence from engagement, consultation and/or service user data or demographic information, etc)
Live in a rural location?	✓			No impacts identified
Are carers?	✓			No impacts identified
Are on a low income?			✓	<p>Consultation indicated that owners of long-term empty properties on a low income would not be able to afford the increases in Council Tax. They may also experience difficulties in refurbishment work for the same reason (properties being renovated would be exempt from the proposals).</p> <p>Free advice and assistance is available to empty property owners from the Council's Private Sector Housing Team.</p> <p>The Council Tax discretionary discount scheme is available to Council Tax payers who are experiencing severe financial hardship or other crisis or event. Whilst applications are looked at on their own individual circumstances, people on low incomes would be a factor in determining an award.</p> <p>Whilst Council Tax Support (CTS) is only available for occupied properties, owners of long-term empty properties receiving CTS for their own home would be considered for assistance from the discretionary scheme, providing it was specifically to assist the owner to renovate, sell or rent their empty property and bring it back into use.</p>

Section 4: Cumulative Impacts

Cumulative Impacts – will the activity affect anyone more because of a combination of protected characteristics? (e.g. older women or young gay men – state what you think the effect might be and why, providing evidence from engagement, consultation and/or service user data or demographic information, etc)

Are there any other activities of which you are aware which might also impact on the same protected characteristics?

None

Section 5: Analysis

a) How will the activity help to eliminate discrimination, harassment and victimisation?

Initial research into the location of long-term empty properties has indicated that higher numbers of these properties exist in areas of deprivation. These areas will include higher numbers of people with protected characteristics.

The specific aim of these proposals is to further encourage the owners of these properties to bring them back into use by renovating, selling or renting the properties. This is expected to have an overall positive impact on these areas, providing additional affordable housing, improving the overall quality of neighbourhoods and reducing homelessness.

Whilst some negative impacts have been identified for owners of long-term empty properties, exemptions from these proposals, along with advice, assistance and financial support is available.

b) How will the activity help to advance equality of opportunity?

As above



c) How will the activity help to foster good relations?

As above

During the engagement/ consultation process were there any suggestions on how to avoid, minimise or mitigate any negative impacts? If so, please give details.

Respondents indicated that consideration should be given to owners who are trying to renovate, sell or rent their properties and these are covered by the proposed exemptions to the empty property premium.

Section 6 - Sign-off when assessment is completed

Officer Completing the Form:		
Signed 	Name:	Anthony Sandys
	Date:	24/07/19
	Job Title:	Head of Housing and Revenues Services
Assistant Director:		
Signed 	Name:	Pauline Mitchell
	Date:	24/07/19
	Service:	Housing and Building Services

Section 7 – Reporting of Findings and Recommendations to Decision Makers

<p>Next Steps to address the anticipated impact (Select one of the following options and explain why this has been chosen – remember we have a duty to make reasonable adjustments so that disabled people can access services and work for us)</p>
<p>Negative impact identified – recommend continuing with the activity (Clearly specify the people affected and the impacts, providing reasons and supporting evidence for the decision to continue. The EIA identifies potential problems or missed opportunities. Officers will advise to change the proposal to reduce or remove these adverse impacts, or the Council will achieve its aim in another way which will not make things worse for people. There must be compelling reasons for continuing with the proposal which will have the most adverse impacts.)</p>
<p>Explanation of why the option above has been chosen (Including any advice given by legal services)</p> <p>Potential negative impacts identified relating to owners of long-term empty properties on low incomes. However, sufficient available advice, assistance and financial support has already been identified in this EIA to mitigate these impacts.</p> <p>Positive impacts have also been identified in encouraging owners of long-term empty properties to bring these back into use in areas of high deprivation.</p> <p>There are no impacts identified which should prevent the proposals from continuing.</p>
<p>If the activity is to be implemented how will you find out how it is affecting people once it is in place? (How will you monitor and review the changes?)</p> <p>If the proposals are approved by Council Members, we will contact all the owners of long-term empty properties to explain the additional charges and the exemptions, advice, assistance and financial support available. This will take place before the Council Tax annual billing for 2020-21.</p> <p>After April 2020, if an owner of a long-term empty property falls into Council Tax arrears, again we will attempt to contact them to offer support.</p> <p>We will also monitor the numbers of long-term empty properties in Darlington to measure the effectiveness of these proposals, and in particular, the impacts in areas of higher deprivation.</p>

Section 8 – Action Plan and Performance Management

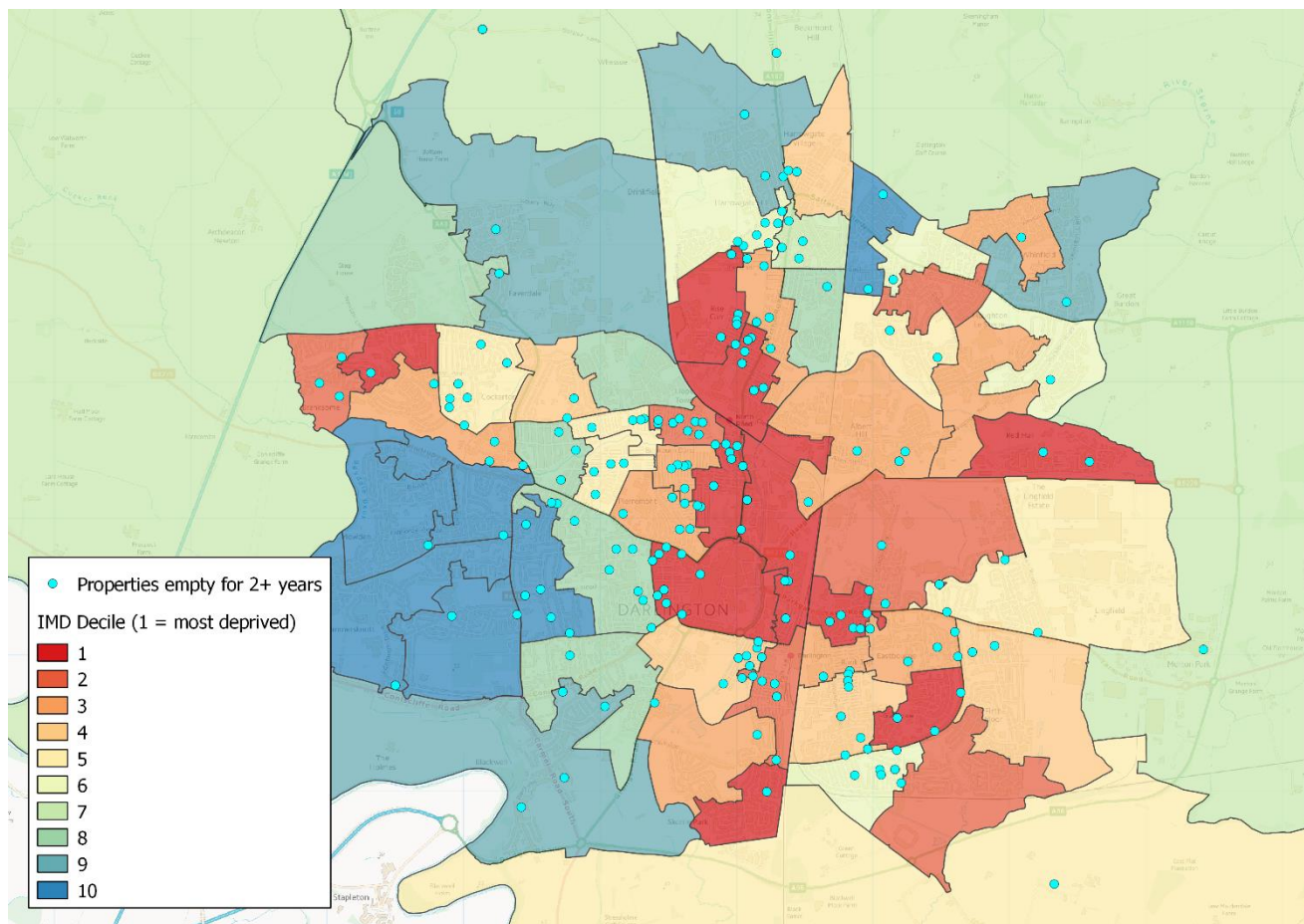
List any actions you need to take which have been identified in this EIA, including post implementation reviews to find out how the outcomes have been achieved in practice and what impacts there have actually been on people with protected characteristics

What is the negative impact?	Actions required to reduce/eliminate the negative impact (if applicable)	Who will lead on action	Target completion date
Owners of long-term empty properties on low incomes	Contact owners to offer advice, assistance and financial support	Head of Housing and Revenues Services	March 2020

Performance Management	
Date of the next review of the EIA	July 2020
How often will the EIA action plan be reviewed?	Annually
Who will carry out this review?	Head of Housing and Revenues Services

Appendix 1

The numbers of long-term empty properties mapped against deprivation data



**CABINET
5 NOVEMBER 2019**

REVENUE BUDGET MONITORING 2019-20 – QUARTER 2

**Responsible Cabinet Member - Councillor Charles Johnson
Efficiency and Resources Portfolio**

Responsible Director - Paul Wildsmith, Managing Director

SUMMARY REPORT

Purpose of the Report

1. To provide an up-to-date forecast of the 2019-20 revenue budget outturn as part of the Council's continuous financial management process.

Summary

2. The latest projection shows an overall decline against the Medium Term Financial Plan (MTFP) of £0.125m, a decrease of £0.804m from the position reported at Quarter 1. This is due to a significant decline in the Children's Services position of £1.822m which comes from an increase in the numbers of children requiring support from the Local Authority. This has been in part offset by improvements in; Adults of £0.309m due to a reduction in the number of care packages provided, Resources of £0.168m due to a VAT rebate in relation to our cultural exemption, a Council wide saving of £0.258m from an unused provision and the release of £0.188m from the demand and complexity risk contingency.
3. Further details of these over and underspends can be found in this report.

Recommendation

4. It is recommended that :-
 - (a) The forecast revenue outturn for 2019-20 be noted
 - (b) Further regular reports be made to monitor progress and take prompt action if necessary.

Reasons

5. The recommendations are supported by the following reasons :-
 - (a) To continue effective management of resources.
 - (b) To continue to deliver services to agreed levels.

**Paul Wildsmith
Managing Director**

Background Papers

No Background papers were used in the preparation of this report.

Elizabeth Davison: Extension 5830

S17 Crime and Disorder	There are no specific crime and disorder implications in this report.
Health and Well Being	There are no issues relating to health and wellbeing which this report needs to address.
Carbon Impact and Climate Change	There are no specific carbon impact issues in this report.
Diversity	The report does not contain any proposals that impact on diversity issues.
Wards Affected	All wards are affected.
Groups Affected	No specific groups are particularly affected.
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework.
Key Decision	The report does not require a key decision.
Urgent Decision	The report does not require an urgent decision.
One Darlington: Perfectly Placed	The subject matter of the report, the Councils financial standing and financial management, is critical to delivery of the SCS, but this report does not contain new proposals.
Efficiency	The report contains updated information regarding efficiency savings contained in the MTFP.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers.

MAIN REPORT

Information and Analysis

6. To enable timely information to be presented and in accordance with the report publication requirements, this report has been completed before the end of the second quarter. As the Council operates frequent, regular and predictive budget management processes, including quarterly reports to Cabinet, changes in projected outturn, which are inevitable in a large and complex organisation, will be reported to future meetings.
7. The information in this report has been taken from the financial records for April to August and managers' projections for the remainder of the year, using their knowledge of events affecting the services they manage.
8. Overall the projected General Fund reserves position at 31st March 2020 is £16.597m, a £0.804m decrease on the planned balances shown at quarter 1.

Departmental Resources

9. Departmental Resource projections are summarised in **Appendix 2** and detailed in **Appendices 2(a) to 2(d)**.
10. **Children's Services** is forecasting a year-end pressure of £2.050m, an increase of £1.666m on quarter 1 (after the release of risk contingency). This pressure is mainly due to an increase in the numbers of children receiving support from the Local Authority, with 477 currently receiving support. There has been increases in the number of children with special guardianship orders, placed for adoption and in the care of the Local Authority, with 279 children currently in care. The overspend projected is focused within two budget areas, namely child placement costs (£1.071m) and social work assessment and leaving care teams (£0.899m).
 - (a) Children in independent fostering placements continue to be a pressure area as previously reported, with a year-end pressure of £0.559m predicted. When the budget was set for 2019/20 a reduction of three places was anticipated, while more than three placements have ended, additional children have needed support resulting in a net increase of 18 placements. Risk contingency funding was released at quarter 1 (£0.308m) which has partially reduced the impact of the increased numbers of children.
 - (b) In-house fostering costs are projected to be overspent by £0.200m, resulting from a net increase of 21 placements since the budget was set. The new foster carer offer recently introduced (in October) aims to increase in-house capacity for foster care and therefore reduce the need to place children in more expensive independent placements. It is hoped that the number of in-house placements will continue to grow, whilst this will result in further in year overspends in this area, it is anticipated it will be more than offset by a reduction in the independent placement budget.
 - (c) In-house residential costs are projected to be overspent by £0.190m. This results from additional staffing needed within the children's homes to provide specialist support to children with complexed care requirements.

- (d) Assessment and Intervention teams are projected to be overspent by £0.516m. Social Work staffing teams have been under pressure due to increases in demand as more children require intervention as evidenced by the increases in children being brought into care. It was agreed to increase the numbers of social workers by four through the recruitment of peripatetic social workers, however additional staffing have been required over this to cover demand. In addition to staffing, expenditure on supporting families to prevent children from coming into care and Court Approved support costs have increased with the increase in numbers of children (£0.080m).
 - (e) The Leaving After/Through Care team is projected to be overspent by £0.330m resulting from increased caseload demand. This has arisen due to changes in legislation, requiring care leavers to be supported until they reach 25 and increases in the numbers of looked after children. Temporary staff have been brought in to assist with the increase in workloads hence increased expenditure. In addition to staffing costs the cost of supporting more children in the care system has also increased leading to pressures on those budgets (for example accommodation, education and personal allowance expenditure).
 - (f) As members will be aware the Council is undertaking a programme of work with Leeds City Council and the DfE and we have been awarded a grant of £1.2m to assist in transforming children's social care practice within Darlington. The ultimate aim of the programme is to provide better outcomes for children as well as reducing the numbers of children that need to come into the council's care with the subsequent budget reductions. Work profiling these reductions is being undertaken and will be included in the forthcoming Medium Term financial Plan.
11. The **Education Service** is projected to be overspent at the year-end by £0.146m, primarily due to pressures in School Transport (£0.224m), offset by savings across the division from staff turnover and supplies and services.
- (a) The transport budget overspent in 2018/19 by £0.270m due to the increased number of children placed out of borough who required transport to and from school. A reduction in expenditure in 2019/20 was planned following approval of the SEN strategy which advocated children being returned to schools in Darlington where appropriate, along with proposals included within the SEN transport strategy. Due to slippage in the opening of new SEN provision the number of children returning to Darlington schools within 2019/20 will be limited and subsequently the overspend in budget from 2018/19 will continue this financial year.
 - (b) Members will recall that a risk contingency of £0.125m was incorporated in to the budget for School Transport for a potential increased cost of not relocating children back into Darlington. Given the level of overspend the full contingency has been released to partially offset the pressure in this area.

- (c) Cabinet have agreed the proposals to increase the number of SEN resource bases in Darlington and the release of capital funds has been approved to allow construction of the new bases to begin. Work is continuing with schools to progress the new provision with the first resource bases planned to open in September 2020, reducing the need to place as many children outside of Darlington.
12. **Adult Social Care & Health** is forecasting an under spend of £0.903m an improvement of £0.309m on the position at quarter 1. This is primarily due to a continued reduction in packages across all areas. There has also been an increase in Health funding due to Continuing Health Care (CHC) and S117 assessments.
13. Furthermore, following a review of risk contingencies, it has been agreed to release £0.188m held for 15 beds, as it is anticipated they will not be required this financial year. This contingency has been released into general fund reserves.
14. The **Economic Growth Services Group** is projecting an overspend of £0.082m, an improvement of £0.128m from what was reported at quarter 1.
- (a) Planning, Economic Initiatives & Asset Management is expected to breakeven, however, there is an anticipated pressure of £0.137m on planning fees. This is linked to a general slowdown in the market. This pressure is being managed within the division through savings generated from vacant posts and supplies.
- (b) Capital Projects, Transport & Highways Planning has a small net underspend of £0.056m, of which, £0.048m is from savings on the concessionary fares contract.
- (c) Community Services overall is expected to overspend by £0.128m by the end of the year.
- (i) Dolphin Centre is currently overspent by £0.048m due to the corrected treatment of overstated income in 2018/19 as well as an additional pension cost arising from the auto enrolment of a number of officers into the council pension scheme.
- (ii) Eastbourne Complex has a pressure of £0.037m as it is not expected to achieve a previously agreed MTFP saving target from 2016/17 increase income. While income has improved since 2016/17 the original anticipated levels will not be achieved.
- (iii) Income from Cemeteries and Crematorium as well as School Meals is projected to be better than budget by £0.050m and is helping to offset some of the above pressures.
- (d) Community Safety's reported pressure of £0.100m at quarter 1 has improved by £0.053m with the division now expected to be overspend by £0.047m. The overall improvement is due to the agreement by Cabinet to fund the car parking offers from the Futures Fund as well as the release of £0.075m which was carried forward from 2018/19 to support the operational cost of the service. The pressure on parking enforcement has worsened since quarter 1 and this is due to reduction in car parking fines being issued as enforcement officers tackle other pressing needs of the service.

15. The **Resources Group** is forecasting, after carry forwards, an underspend of £0.168m. As in 2018/19 there continues to be a pressure for children's legal fees arising in line with the increased numbers of children coming into the care of the Local Authority, with a projected pressure of £0.150m. This pressure is offset by savings in supplies and services budgets and staff turnover within Democratic Services and Administration.
- (a) There is an £84k carry forward for Equality and Diversity Training which was agreed as part of last year's carry forward.
- (b) The Council received a VAT rebate £1.420m this financial year in relation our cultural exemption. £1.170m of this has already been committed with the remaining £0.250m to be returned to balances.
16. The School balances and allocations are shown in **Appendix 2(e)**. Information on projected closing school balances is not yet available but will be included in future reports to Cabinet.

Council Wide and Corporately Managed Resources

17. Council Wide budgets are forecast to be underspent by £0.258m which is due to the release of an unused provision held centrally for increases in departmental expenditure as a result of the nationally agreed pay award. The effects of the pay award are shown with departmental budgets and therefore the central residual provision is no longer required.

Housing Revenue Account

18. HRA projections are shown in **Appendix 3**. There is currently a predicted underspend of £0.580m primarily due to increases in income from a reduction in void properties and a number of properties moving over to affordable rents. This has also had a positive effect on the income received for service and facilities charges. Savings in management costs are due to additional Northumbria Water Limited rebate received for collecting water rates on their behalf.

Collection Fund

19. The Collection Fund account reflects the statutory requirements for the Council to maintain a separate Fund in relation to the operation of Council Tax and Business Rates Retention Scheme (BRRS). The Fund records all of the transactions for billing in respect of Non Domestic Rates (NDR) and Council Tax, exemptions and discounts granted, provision for bad debts and appeals and payments made to the Council's General Fund, the Police and Fire & Rescue precept authorities and Central Government.
20. At this stage in the year, the Council Tax Collection Fund is reporting an in-year deficit of £0.310m to add to a brought forward deficit of £0.170m, of which Darlington's total share is £0.400m and which will need to be met from general reserves in next years MTFP. The in-year deficit mainly consists of an increase in discounts and exemptions of £0.460m offset by a reduction in council tax support of £0.170m.

21. The NDR Collection Fund is reporting an in-year deficit of £1m to add to a brought forward deficit of £0.575m, of which Darlington's total share is £0.772m. The in-year deficit mainly consists of a decrease in gross rates income of £0.227m and an increase in discounts, reliefs and exemptions of £0.785m. Some reliefs receive grant income and it is expected that the carry forward deficit will be funded by the receipt of business rates section 31 grant income during 2019/20.

Conclusion

22. The Council's projected revenue reserves at the end of 2019-20 are £16.597m, £0.804m lower than quarter 1's reported position.
23. Of the £16.597m projected reserves, we have a risk reserve balance of £4.350m and a commitment to use £11.212m to support the 2019–2023 MTFP, leaving £1.035m one off funding to further support the general fund moving forward.

Outcome of Consultation

24. No external consultation has been carried out in preparing this report.

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REVENUE BUDGET MANAGEMENT 2019/20**Projected General Fund Reserve at 31st March 2020**

	2019-23 MTFP (Feb 2019) £000
Medium Term Financial Plan (MTFP) :-	
MTFP Planned Opening Balance 01/04/2019	18,179
Approved net contribution from balances	(1,457)
Planned Closing Balance 31/03/2020	16,722
Increase in opening balance from 2018-19 results	168
Projected corporate underspends / (overspends) :-	
Adult Social Care & Health based savings	511
Council Wide	258
Financing Costs	140
Joint Venture - Investment Return	(173)
Release of Demand and Complexity Risk Contingency	188
Projected General Fund Reserve (excluding Departmental) at 31st March 2020	17,814
Planned Balance at 31st March 2020 Improvement	<u><u>16,722</u></u> <u><u>1,092</u></u>

Departmental projected year-end balances

	Improvement / (decline) compared with 2019-23 MTFP £000
Children & Adults Services	(1,303)
Economic Growth & Neighbourhood Services Resources	(82) 168
TOTAL	<u><u>(1,217)</u></u>

Summary Comparison with :-

	2019-23 MTFP £000
Corporate Resources - increase in opening balance from 18/19 results	168
Corporate Resources - additional in-year Improvement/(Decline)	413
Quarter 1 budget claw back	511
Departmental - Improvement / (Decline)	(1,217)
Improvement / (Decline) compared with MTFP	<u><u>(125)</u></u>
Projected General Fund Reserve at 31st March 2020	<u><u>16,597</u></u>

GENERAL FUND REVENUE BUDGET MANAGEMENT 2019/20

	Budget			Expenditure	Variance
	Original 2019/20	Approved Adjustments	Amended Approved Budget	Projected Outturn	
	£000	£000	£000	£000	
Departmental Resources					
Children & Adults Services	55,607	1,545	57,152	58,455	1,303
Economic Growth & Neighbourhood Services	20,173	1,020	21,193	21,275	82
Resources	10,062	178	10,240	10,072	(168)
Total Departmental Resources	85,842	2,743	88,585	89,801	1,217
Corporate Resources					
Council Wide	492	(110)	382	124	(258)
Financing Costs	510	0	510	370	(140)
Joint Venture - Investment Return	(1,212)	0	(1,212)	(1,039)	173
Contingencies Budget					
Pensions	(2,453)	0	(2,453)	(2,453)	0
Apprentice Levy	197	0	197	197	0
Risk Contingencies	784	(621)	163	163	0
Futures Fund	0	2,294	2,294	2,294	0
Mid-Year Savings					
Adult Social Care & Health based savings	0	511	511	0	(511)
Total Corporate Resources	(1,682)	2,074	392	(344)	(736)
Net Expenditure	84,160	4,817	88,977	89,457	481
Contributions To / (From) Reserves					
Planned Contribution from General Fund Reserves (MFTP)	(1,357)	361	(996)	(1,184)	(188)
Departmental Brought Forwards from 2018/19	0	(2,841)	(2,841)	(2,841)	0
Futures Fund Brought Forward from 2018/19	0	(2,337)	(2,337)	(2,337)	0
General Fund Total	82,803	0	82,803	83,095	293

Note: Appendix 1 shows an increase in reserves of £0.168M brought forward from 2018/19.

REVENUE BUDGET MANAGEMENT UPDATE 2019/20

	<i>Budget</i>			<i>Expenditure</i>			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Council Wide</u>							
Salary Pay Award	232	0	232	0	0	0	(232)
Airport	27	0	27	3	24	27	0
Procurement Savings	(22)	0	(22)	(48)	0	(48)	(26)
Futures Fund	255	(110)	145	0	145	145	0
	492	(110)	382	(45)	169	124	(258)
In Year Over/(Under) Spend	492	(110)	382	(45)	169	124	(258)

REVENUE BUDGET MANAGEMENT UPDATE 2019/20

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Children & Adults Services</u>							
<u>Director of Adults & Children</u>	186	0	186	93	101	194	8
<u>Children & Adult Services</u>							
Transformation & Performance	517	51	568	248	308	556	(12)
Business Support	1,259	18	1,277	587	769	1,356	79
	1,776	69	1,845	835	1,077	1,912	67
<u>Children's Services</u>							
Children's Services Management & Other Services	522	1	523	240	306	546	23
Assessment Care Planning & LAC	2,923	15	2,938	1,562	2,275	3,837	899
First Response & Early Help	2,263	1	2,264	324	2,003	2,327	63
Youth Offending	260	8	268	151	106	257	(11)
Adoption & Placements	12,070	324	12,394	6,361	7,104	13,465	1,071
Quality Assurance & Practice Improvement	441	1	442	128	319	447	5
	18,479	350	18,829	8,766	12,113	20,879	2,050
<u>Development & Commissioning</u>							
Commissioning	2,140	112	2,252	1,094	1,021	2,115	(137)
Voluntary Sector	282	135	417	244	134	378	(39)
Workforce Development	204	56	260	(100)	360	260	0
	2,626	303	2,929	1,238	1,515	2,753	(176)
<u>Education</u>							
Education	954	0	954	(8,380)	9,294	914	(40)
Schools	0	0	0	(108)	70	(38)	(38)
Transport Unit	1,319	120	1,439	246	1,417	1,663	224
	2,273	120	2,393	(8,242)	10,781	2,539	146
<u>Public Health</u>							
Public Health	100	0	100	(1,673)	1,773	100	0
Healthy New Towns	0	58	58	53	5	58	0
	100	58	158	(1,620)	1,778	158	0
<u>Adult Social Care & Health</u>							
External Purchase of Care	24,251	515	24,766	(781)	24,558	23,777	(989)
Intake & Enablement	658	(22)	636	528	91	619	(17)
Older People Long Term Condition	1,200	187	1,387	531	856	1,387	0
Physical Disability Long Term Condition	4	0	4	20	(16)	4	0
Learning Disability Long Term Condition	1,625	22	1,647	406	1,234	1,641	(6)
Mental Health Long Term Condition	994	4	998	336	760	1,096	98
Disabled Children	454	5	459	120	351	471	12
Service Development & Integration	981	(66)	915	304	610	914	(1)
Total Adult Social Care & Health	30,167	645	30,812	1,464	28,445	29,909	(903)
In Year Over/(Under) Spend	55,607	1,545	57,152	2,534	55,810	58,344	1,192
<u>Carry Forward Requests</u>							
<u>Previously agreed (for information)</u>							
Development & Commissioning - Prevention Services							111
							111
Revised In Year Over/(Under) Spend							1,303

REVENUE BUDGET MANAGEMENT UPDATE 2019/20

	<i>Budget</i>			<i>Expenditure</i>			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Economic Growth & Neighbourhood Services</u>							
Director of Economic Growth & Neighbourhood Services	170	0	170	72	98	170	(0)
<u>Planning, Economic Initiatives & Asset Management</u>							
AD Economic Initiative	132	1	133	42	75	117	(16)
Bidra	0	0	0	(13)	13	0	0
Building Control	145	0	145	30	116	145	0
Consolidated Budgets	146	41	187	2	184	186	(0)
Development Management	(78)	10	(68)	19	68	87	155
Economy	265	(18)	247	(9)	211	201	(46)
Environmental Health	298	(3)	295	179	62	241	(53)
Place Strategy	497	65	562	194	328	522	(40)
Property Management & Estates	(604)	24	(580)	(410)	(170)	(579)	0
	801	120	921	33	887	921	(0)
<u>Capital Projects, Transport & Highways</u>							
<u>Planning</u>							
AD Transport & Capital Projects	126	1	127	57	69	126	(1)
Building Design Services	37	4	41	(32)	73	41	0
Capital Projects	178	169	347	134	213	346	(0)
Car Parking R&M	558	(4)	554	489	65	554	0
Concessionary Fares	3,253	38	3,291	1,174	2,069	3,243	(48)
Flood & Water Act	84	0	84	(63)	147	84	0
Highways	2,450	128	2,578	201	2,371	2,572	(6)
Highways - DLO	(450)	0	(450)	1,441	(1,891)	(450)	(0)
Investment & Funding	2	419	421	23	397	421	0
Regeneration Projects	142	(140)	2	18	(16)	2	(0)
Sustainable Transport	193	2	195	(64)	259	195	(0)
	6,573	617	7,190	3,378	3,756	7,134	(56)
<u>Community Services</u>							
AD Community Services	126	1	127	54	73	127	0
Allotments	11	0	11	(2)	17	15	4
Building Cleaning - DLO	146	0	146	(258)	398	140	(6)
Cemeteries & Crematorium	(839)	9	(830)	(305)	(554)	(858)	(29)
Dolphin Centre	532	58	590	428	210	638	48
Eastbourne Complex	(49)	(3)	(52)	52	(67)	(14)	37
Emergency Planning	95	0	95	31	64	95	0
Head of Steam	242	10	252	116	136	251	(0)
Hippodrome	91	4	95	(388)	483	95	(0)
Indoor Bowling Centre	13	(2)	11	4	3	6	(5)
Libraries	699	(18)	681	318	462	781	100
Move More	0	2	2	(44)	46	2	(0)
Outdoor Events	376	(2)	374	125	250	374	0
School Meals - DLO	45	(7)	38	53	(35)	18	(21)
Strategic Arts	103	22	125	48	77	125	0
Street Scene	5,017	5	5,022	1,977	3,045	5,022	(0)
Transport Unit - Fleet Management	(18)	2	(16)	(865)	848	(16)	(0)
Waste Management	2,827	0	2,827	355	2,472	2,827	0
Winter Maintenance	422	(1)	421	373	48	421	0
	9,839	80	9,919	2,072	7,975	10,048	128

REVENUE BUDGET MANAGEMENT UPDATE 2019/20

	<i>Budget</i>			<i>Expenditure</i>			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Economic Growth & Neighbourhood Services</u>							
<u>Community Safety</u>							
CCTV	252	(34)	218	(48)	255	208	(10)
Community Safety	374	150	524	232	234	466	(58)
General Licensing	0	0	0	(17)	17	0	0
Parking	(2,366)	311	(2,055)	(897)	(1,157)	(2,055)	(0)
Parking Enforcement	370	(313)	57	(12)	195	183	126
Private Sector Housing	53	24	77	81	(16)	65	(12)
Stray Dogs	43	1	44	31	20	51	7
Taxi Licensing	0	0	0	(79)	79	0	0
Trading Standards	231	(5)	226	98	123	221	(5)
	(1,043)	134	(909)	(612)	(249)	(861)	47
<u>Building Services</u>							
Construction - DLO	(397)	0	(397)	(4,184)	3,787	(397)	(0)
Maintenance - DLO	(372)	(37)	(409)	1,418	(1,827)	(409)	(0)
Other - DLO	0	49	49	490	(468)	22	(27)
Corporate Landlord	3,018	51	3,069	1,399	1,671	3,069	0
	2,250	63	2,313	(877)	3,163	2,285	(27)
<u>General Support Services</u>							
Works Property & Other	107	0	107	99	8	107	0
<u>Joint Levies & Boards</u>							
Environment Agency Levy	109	0	109	106	(0)	106	(3)
Outside Contributions	53	0	53	0	53	53	0
	161	0	161	106	52	158	(3)
<u>Housing</u>							
Local Taxation	464	4	468	378	78	456	(12)
Rent Rebates / Rent Allowances / Council Tax	(132)	0	(132)	7,780	(7,912)	(132)	0
Housing Benefits Administration	202	1	203	93	110	203	0
Customer Services	281	(2)	279	227	52	279	0
Homelessness	310	3	313	(103)	421	318	5
Service, Strategy & Regulation and General Services	189	0	189	(938)	1,127	189	0
	1,314	6	1,320	7,437	(6,124)	1,313	(7)
In Year Over/(Under) Spend	20,173	1,020	21,193	11,709	9,566	21,275	82

REVENUE BUDGET MANAGEMENT UPDATE 2019/20

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Resources</u>							
Managing Director	196	0	196	117	79	196	0
Darlington Partnership	18	0	18	(51)	69	18	0
<u>AD Resources</u>							
Finance & Governance	1,337	72	1,409	(881)	2,012	1,131	(278)
Financial Assessments & Protection	232	1	233	128	105	233	0
Communications & Engagement	851	70	921	369	468	837	(84)
Systems	751	(10)	741	448	304	752	11
Xentrall (D&S Partnership)	1,621	0	1,621	(146)	1,772	1,626	5
Human Resources	585	1	586	506	81	587	1
Health & Safety	133	1	134	83	51	134	0
	5,510	135	5,645	507	4,793	5,300	(345)
<u>AD Law & Governance</u>							
Complaints & FOI	183	8	191	104	92	196	5
Democratic Services	1,319	26	1,345	564	743	1,307	(38)
Registrars	(12)	1	(11)	(97)	75	(22)	(11)
Administration	703	3	706	368	290	658	(48)
Legal & Procurement	1,172	5	1,177	858	514	1,372	195
Coroners	200	0	200	9	191	200	0
	3,565	43	3,608	1,806	1,905	3,711	103
<u>AD ICT</u>	773	0	773	32	731	763	(10)
In Year Over/(Under) Spend	10,062	178	10,240	2,411	7,577	9,988	(252)
<u>Carry Forward Requests</u>							
<u>Previously agreed (for information)</u>							
Strategy & Performance - Equality & Diversity Training							84
							84
Revised In Year Over/(Under) Spend							(168)

BUDGET MANAGEMENT 2019/20

SCHOOLS PROJECTED BALANCES 2019/20					
School Name	Opening Balance at 1st April 2019	Formula Budget Allocation	Total Available	Projected Closing Balance at 31st March 2020	Projected Closing Balance as proportion of Formula Budget Allocation
	£000	£000	£000	£000	%
<u>Primary</u>					
Federation of Darlington Nursery Schools	12	799	811	47	6%
Red Hall Primary	234	1,100	1,334	203	18%
Whinfield Primary	211	2,059	2,270	236	11%
Harrowgate Hill Primary	393	2,249	2,642	166	7%
Primary Total	850	6,207	7,057	652	

HOUSING REVENUE ACCOUNT 2019/20

	Budget			Total Projection £000	(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000		
<u>Housing Revenue Account</u>					
<u>Income</u>					
Rents Of Dwellings (Gross)	(19,683)	0	(19,683)	(20,004)	(321)
Sundry Rents (Including Garages & Shops)	(469)	0	(469)	(476)	(7)
Charges For Services & Facilities	(2,906)	0	(2,906)	(3,023)	(117)
Contribution towards expenditure	(260)	0	(260)	(318)	(58)
Interest Receivable	(14)	0	(14)	(14)	0
Total Income	(23,332)	0	(23,332)	(23,835)	(503)
<u>Expenditure</u>					
Management	5,724	0	5,724	5,647	(77)
Maintenance	3,995	0	3,995	3,995	0
Capital Financing Costs	4,078	0	4,078	4,078	0
Revenue Contribution to Capital Outlay	10,634	0	10,634	10,634	0
Rent Rebate Subsidy Limitation	0	0	0	0	0
Increase in Bad Debt Provision	350	0	350	350	0
In year contribution to/(from) balances	(1,449)	0	(1,449)	(869)	580
Total Expenditure	23,332	0	23,332	23,835	503
(Surplus)/Deficit	0	0	0	0	0

HRA Balances	£000
Opening balance 01/04/2019	9,114
Carry Forward from 2018-19	7,661
Contribution to/(from) balances	(869)
Closing balance	15,906

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**CABINET
5 NOVEMBER 2019**

**PROJECT POSITION STATEMENT & CAPITAL PROGRAMME MONITORING
QUARTER TWO 2019/20**

**Responsible Cabinet Member – Councillor Charles Johnson,
Efficiency and Resources Portfolio**

**Responsible Directors - Paul Wildsmith, Manager Director
Ian Williams, Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. This report provides
 - (a) A summary of the latest Capital resource and commitment position, to inform monitoring of the affordability and funding of the Council's capital programme.
 - (b) An update on the current status of all construction projects currently being undertaken by the Council
2. It also seeks approval for a number of changes to the programme.

Summary

3. The projected outturn of the current Capital Programme is £205.456m against an approved programme of £205.487m. The investment is delivering a wide range of improvements to the Council's assets and more critically, to Council services. Refurbishment of council homes, improved learning environments in schools, better traffic flows and opportunities for sustainable travel have been achieved and are detailed within the report. The programme, including commitments, remains affordable within the Medium Term Financial Plan (MTFP) for 2019/20 – 2022/23.
4. The Council has a substantial annual construction programme of work. The current project position statement (PPS) shows there are 33 live projects currently being managed by the Council with an overall project outturn value of £68.765m. The majority of projects are running to time, cost and quality expectations with no foreseeable issues.
5. The projects are managed either by the Council's in-house management team, a Framework Partner or by Consultants sourced via an open/OJEU tender process.

Recommendations

6. It is recommended that Cabinet :-

- (a) Note the attached status position on construction projects.
- (b) Note projected capital expenditure and resources.
- (c) Approve the adjustments to resources as detailed in paragraph 20.

Reasons

7. The recommendations are supported by the following reasons: -

- (a) To inform Cabinet of the current status of construction projects.
- (b) To make Cabinet aware of the latest financial position of the Council.
- (c) To maintain effective management of resources.

Paul Wildsmith
Managing Director

Ian Williams
Director of Economic Growth
and Neighbourhood Services

Background Papers

- (i) Capital Medium Term Financial Plan 2019/20 – 2022/23
- (ii) Project Position Statement August 2019

Brian Robson : Extension 6608
Claire Hayes : Extension 5404

S17 Crime and Disorder	This report has no implications for crime and disorder.
Health and Well Being	There are no issues relating to health and wellbeing which this report needs to address.
Carbon Impact and Climate Change	There are no impact implications in this report
Diversity	There are no specific implications for diversity
Wards Affected	All wards are affected.
Groups Affected	The proposals do not affect any particular groups within the community
Budget and Policy Framework	This report does not represent a change to the budget and policy framework.
Key Decision	The report does not represent a key decision
Urgent Decision	For the purpose of the 'call-in' procedure this does not represent an urgent matter.
One Darlington: Perfectly Placed	The Capital Programme referred to in the report supports delivery of the Sustainable Community strategy through appropriate deployment of the Council's resources
Efficiency	The recommendations support the effective and efficient use of resources.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

2019/20 Capital Spend and Resources

Information and Analysis

8. **Appendix 1** is a summary of all of the live construction projects and provides an overview on numbers, client responsibility, details of projected spend against budget and projected completion dates.
9. **Appendix 2** is for information and lists all live construction projects and provides details on numbers, type and details of the key individuals responsible for the delivery of the projects. It also provides a statement on the current status position on each project, details of actions being taken, where required and any current issues
10. **Appendix 3** summarises the Council's capital commitments which are yet to be financed and also shows how it is intended for them to be financed. The total value of commitments, including available resources brought forward from previous years and 2019-20 schemes previously released by Cabinet, is £91.886m.
11. **Appendix 4** shows the Council's projected capital receipts and how they are going to be utilised to help finance the capital programme over the life of the MTFP.

Project Position Statement

12. Project management procedures require the production by project managers of a Project Position Statement (PPS) for all projects over £75,000. This report brings together the pertinent data from the current PPS with financial information from the Financial Management System (FMS) and approvals by Cabinet.
13. The Project Position Statement (Appendix 1) details the current live construction projects, up to the end of August 2019, by delivery area, and provides details on numbers, the current status position on each project with regards to budget and completion and any comments on current issues. The statement excludes any completed projects or those on hold.
14. The overview of live construction projects is as follows:-

	Projects	Current Approved Budget £	Projected Outturn £	Variance %	Variance (Value) £
(a) Economic Growth & Neighbourhood Services & Resources	31	69,397,547	68,250,556	(1.65)	(1,146,991)
(b) People	2	514,596	514,596	0	0
TOTAL	33	69,912,143	68,765,152	(1.65)	(1,146,991)

15. The table shown above includes a column for current approved budget. In certain cases this budget figure may be different from the original approved budget. This




could be as a result of variances identified during construction or other variables not known at the initiation stage. The original budget and all subsequent changes have been reported to and approved by Cabinet.

16. The live projects are at the following stages:

Department	Brief	CP1	CP2	CP3	CP4	CP5	Total
Economic Growth & Neighbourhood Services & Resources	0	11	1	10	7	2	31
People	0	0	1	1	0	0	2
TOTAL	0	11	2	11	7	2	33

- (a) **Control Point 1 (CP1) – Start Up:** is used to define the position of a project at its conception stage.
- (b) **Control Point 2 (CP2) – Initiate:** defines a project at feasibility stage and will likely include a desktop assessment of a project and the use of informed estimates.
- (c) **Control Point 3 (CP3) – Define:** the point that the project is progressed to RIBA Stage F, i.e. detailed design.
- (d) **Control Point 4 (CP4) – Construction Phase:** is the stage at which work begins on the project, i.e. for a construction project on site through to build completion.
- (e) **Control Point 5 (CP5) – Evaluate:** is the stage post completion of the project at which time the project is reviewed and lessons learned are discussed in order that they can be taken to the next or similar projects.

17. The status on live projects is as follows:

Department			
Economic Growth & Neighbourhood Services & Resources	0	29	2
People	0	2	0
TOTAL	0	31	2

- (a) Star and triangle symbols are used to identify projects that have variances which are:-
 - (i) More than £5,000, if the variance is also more than 5% of the approved budget for the project, or
 - (ii) More than £50,000 regardless of the percentage variance
- (b) Projects that are within these margins are symbolised with circles.
- (c) In addition to cost, the same symbols are used to indicate similar levels of variances in time and quality/outputs/outcomes.

Reconciliation of Project Position Statement to Capital Programme

18. The table shown below reconciles the differences between the Capital Programme (CP) and the Project Position Statement (PPS). Differences occur because the Project Position Statement includes all construction projects over £75,000 in value funded from Capital and Revenue sources. Spending within the Capital Programme is not always of a construction nature, can be of any value and excludes Revenue funded schemes.

	Value £m
Live Projects from Project Position Statement	68.765
Schemes closed or on hold within CP but awaiting PPS post project review.	44.363
Capital schemes that were complete or nearing completion, before the production of PPS, are not included within PPS.	0.429
Annualised Schemes excluded from PPS - Housing Repairs & Maintenance	6.855
Annualised Schemes excluded from PPS - Highways Maintenance	17.139
Annualised Schemes excluded from PPS - Children's Services School Maintenance	0.089
Non-Construction excluded from PPS	11.250
Capital Investment Fund excluded from PPS	24.929
Projects under £75k are excluded from PPS reporting.	2.163
Schemes Included with PPS & CM Reporting	(5.355)
Capital schemes not yet integrated into PPS reporting.	14.838
Funding not yet allocated	19.991
Capital Programme	205.456

Capital Programme

19. Paragraph 20 shows the movements in the Capital Programme since the approval of the 2019/20 Capital MTFP, some of which have not yet been approved by Members.

20. Adjustment to resources requested by departments:-

Virements

Department	Scheme	Value £	Reason for adjustment	Resource type adjusted
Economic Growth	Library Dovecot Works	(26,540)	Virement	Nil Effect
Economic Growth	Library Service	26,540	Virement	Nil Effect
Economic Growth	Library self service	(65,758)	Virement	Nil Effect
Economic Growth	Library Service	65,758	Virement	Nil Effect
Economic Growth	Advanced design fees	(45,000)	Virement	Nil Effect
Economic Growth	Rail Heritage Quarter	45,000	Virement	Nil Effect
Total		0		

Adjustments needing approval release

Department	Scheme	Value £	Reason for adjustment	Resource type adjusted
Economic Growth	Darrowby Drive	15,625	S106 Darrowby Drive Play area	S106
Economic Growth	Harrowgate Farm	6,100	S106 Harrowgate Farm Play area	S106
Economic Growth	Middleton Lane MSG	28,800	S106 Heritage North MSG	S106
Children Family's & Learning	Borough Rd Toilets	3,665	To be funded from previously released funds	Release
Economic Growth	St Cuthberts Lighting	-23,000	Funds no longer required.	Funds moved back to Centre
Children Family's & Learning	St Georges Expansion	-15,301	Funds no longer required.	Funds moved back Basic Need
TOTAL		15,889		

Outcome of Consultation

21. There has been no consultation in the preparation of this report.

Capital Project Position Statement

Appendix 1

Aug-19

Ref No	Title	Client	Approved Budget	Outurn Forecast	Planned Completion	Actual Completion	Comment
23	Civic Theatre Refurbishment & Theatre Hullaballoon	Economic Growth & Neighbourhood Services	£16,069,000	£16,069,000	06-Nov-17	06-Nov-17	Works complete. In defect period.
172	Summer Works 2018/2019	People	£222,000	£222,000	01-Sep-18	01-Sep-18	Complete and all snagging items have been addressed. Final accounts agreed
173	Summer Works 2019/2020	People	£292,596	£292,596	01-Sep-19	01-Sep-19	On program and no issues have been highlighted to the project team, no information is outstanding and all the CPP have been signed off by H&S.
226	Ingenium Parc Masterplan + Infrastructure	Economic Growth & Neighbourhood Services	£5,050,712	£5,050,712	30-Sep-19	30-Mar-20	The project is at implementation/development stage. The project scope includes project development costs, the installation of the spine road, utilities installation, ecological mitigation, Salters Lane upgrade and Yarm Road roundabout improvements (Morton Palms Car Park is identified seperately below). On-site works on the roundabout and Salters Lane cycle route commenced in November 2018 following utility diversions. This is now complete. The spine road commenced with the installation fo the newt kerb in December 2018, ecological mitigation is due to begin in July 2019 and the utilities will follow. Surface water drainage connections within Maidendale Nature Rerserve cannot be made until November 2019 due to ecological constraints. The project is due to be complete by March 2020.
227	NBMC Car Park	Economic Growth & Neighbourhood Services	£611,500	£510,643	01-Aug-17	01-Aug-17	CP2 to be developed with agreed option (Green Street - 150 spaces). Project plan to be put in place through close liason with project team.
228	Feethams House	Economic Growth & Neighbourhood Services	£8,500,000	£8,500,000		30-Sep-19	

Capital Project Position Statement

Appendix 1

Aug-19

Ref No	Title	Client	Approved Budget	Outurn Forecast	Planned Completion	Actual Completion	Comment
230	Central Park - Network Rail Accessway	Economic Growth & Neighbourhood Services	£495,000	£495,000		31-Mar-19	Delayed due to ground conditions
317	Dophin Centre Refurbishment	Economic Growth & Neighbourhood Services	£2,850,000	£2,850,000	05-May-16	30-Apr-16	Works complete
443	Allington Way New Housing	Economic Growth & Neighbourhood Services	£9,209,000	£8,689,237	30-Oct-17	04-May-18	Complete
448	Jedburgh Drive New Housing	Economic Growth & Neighbourhood Services	£899,000	£939,696	26-Jan-18	04-May-18	works complete, in defect period
449	Whitby Way	Economic Growth & Neighbourhood Services	£1,125,000	£1,108,206	18-May-18	30-Sep-18	Works complete, in defect period
450	Red Hall New Housing	Economic Growth & Neighbourhood Services	£0	£0			
451	East Haven	Economic Growth & Neighbourhood Services	£0	£0			

Capital Project Position Statement

Appendix 1

Aug-19

Ref No	Title	Client	Approved Budget	Outurn Forecast	Planned Completion	Actual Completion	Comment
452	Harris Street	Economic Growth & Neighbourhood Services	£5,049,000	£4,513,784	30-Jan-21	30-Jan-21	Planning to be submitted May 19
453	Allington Way North Housing	Economic Growth & Neighbourhood Services	£4,256,436	£4,252,595		31-Aug-19	On Programme.
454	Fenby Avenue Housing - Phase II	Economic Growth & Neighbourhood Services	£2,059,049	£2,059,000		06-Mar-20	Contaminated topsoil discovered which requires whole site disposal. Significant delay
455	IPM (Internal Planned Maintenance) Programme 2019 / 20	Economic Growth & Neighbourhood Services	£1,980,000	£1,980,000		31-Mar-20	Works started on site 1/4/19
456	Central Heating Programme 2019 / 20	Economic Growth & Neighbourhood Services	£950,000	£950,000		31-Mar-20	Works started on site 1/4/19
457	Replacement Door Programme 2019 / 20 (Springfield Estate)	Economic Growth & Neighbourhood Services	£250,000	£250,000		31-Mar-20	
458	Windows Replacement Programme	Economic Growth & Neighbourhood Services	£500,000	£500,000		31-Mar-20	

Capital Project Position Statement

Appendix 1

Aug-19

Ref No	Title	Client	Approved Budget	Outurn Forecast	Planned Completion	Actual Completion	Comment
459	Roof Replacement Programme	Economic Growth & Neighbourhood Services	£700,000	£700,000		31-Mar-20	Works started on site 5/5/19
460	External Wall Repair Programme	Economic Growth & Neighbourhood Services	£300,000	£300,000		31-Mar-20	Works started on site 5/5/19
622	Central Park Junction and Spine Road	Economic Growth & Neighbourhood Services	£2,515,660	£2,515,660	31-May-16	31-May-16	All works complete.
623	Parkgate Footbridge D&B	Economic Growth & Neighbourhood Services	£1,075,000	£1,075,000	15-Mar-19	15-Mar-19	Project CP3 signed. Tender process complete and tender awarded June 2017 £551k (now amended to two-stage £61k design, £552k construction including variation). Commenced on site 28/08/2018, completion date extended to March 2019 due to variation to works. Project now at CP4 stage. Works will include 12 months maintenance after completion date.
626	Feethams Crossing	Economic Growth & Neighbourhood Services	£266,167	£255,000	31-Mar-20		CP1 Budget made up of s106 £126,167 (£115,000 + indexation) and LTP £140,000
627	Redmire Close Cycle Route	Economic Growth & Neighbourhood Services	£150,000	£150,000	31-Mar-21	31-Mar-21	
628	Houghton Road/Tornado Way	Economic Growth & Neighbourhood Services	£1,539,433	£1,539,433	31-Mar-20	31-Mar-20	Budget comprises £1,367,433 NPIF + £172,000 LTP match funding

Capital Project Position Statement

Appendix 1

Aug-19

Ref No	Title	Client	Approved Budget	Outurn Forecast	Planned Completion	Actual Completion	Comment
629	Salters Lane Cycle Route	Economic Growth & Neighbourhood Services	£172,000	£172,000	31-Mar-20	31-Mar-20	Budget comprises £81,000 NPIF + £92,000 LTP match funding
631	Rotary Way cycleway	Economic Growth & Neighbourhood Services	£320,000	£320,000	31-Mar-20	31-Mar-20	Budget comprises £218,000 Local Growth Fund + £100,000 LTP match funding

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Capital Project Position Statement

Projects on Hold

Completed

L = Live; C = Complete; H = On Hold

Project Ref Number	Project Title	Stage				Status Symbol = Triangle = Circle = Star	Project Status	Client Department	Delivery Department	Internal Project Sponsor	Internal Project Manager	Cost Centre	Original Project Budget (CP1)	Initial Approved Budget	Increase to Initial Approved Budget	Current Approved Project Budget	Project Expected Out Turn Cost	Variance (%)	Variance (Value)	Original Planned Project Completion Date (CP1)	Revised Approved Project Completion Date	Approved Project Completion Date / Actual Completion Date	Schedule Variation (days)	Risk Log Used	CDM Notifiable Project	Principal Designer	Progress Report			Contracts In Place (Please provide information on the contracts that are in place as part of the Project)	Contract Type / Form	Contract With	Contract Value	
		Progress / Plan / Schedule	Budget	Issues																														
23	Civic Theatre Refurbishment & Theatre Hullaballoon					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Thompson	Brian Robson	LO115	£50,000	£50,000		£16,069,000	£16,069,000	0	0	01-Aug-13	06-Nov-17	06-Nov-17	0	Yes	Yes	Todd Milburn	Works complete. In defect period.			SCAPE	NEC3	Willmott Dixon	£12,885,288	
172	Summer Works 2018/2019					●	L	People	People	Tony Murphy	Rebecca Robson	E1862	£222,000	£222,000		£222,000	£222,000	0	0	01-Sep-18	01-Sep-18	01-Sep-18	0	Yes	No	Clark Morrison	Complete and all snagging items have been addressed	Final accounts agreed	CP4&5 to be completed ASAP	DLO Delivery	DBC standard T&C	Internal - Building Services	£194,076	
173	Summer Works 2019/2020					●	L	People	People	Tony Murphy	Rebecca Robson	E1862	£238,894	£238,894		£292,596	£292,596	0	0	01-Sep-19	01-Sep-19	01-Sep-19	0	Yes	YES	Mike Brown	On program and no issues have been highlighted to the project team, no information is outstanding and all the CPP have been signed off by H&S.		None	DLO Delivery	DBC standard T&C	Internal - Building Services	£261,208	
Page 449	Ingenium Parc Masterplan + Infrastructure					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Julia McCabe	R0130	£2,403,100	£4,400,000		£5,050,712	£5,050,712	0	0	31-Aug-18	30-Sep-19	30-Mar-20	182	Yes	Yes	Noel Walecki/ Kevin Snaith	The project is at implementation/development stage. The project scope includes project development costs, the installation of the spine road, utilities installation, ecological mitigation, Salters Lane upgrade and Yarm Road roundabout improvements (Morton Palms Car Park is identified separately below). On-site works on the roundabout and Salters Lane cycle route commenced in November 2018 following utility diversions. This is now complete. The spine road commenced with the installation of the new kerb in December 2018, ecological mitigation is due to begin in July 2019 and the utilities will follow. Surface water drainage connections within Maidendale Nature Reserve cannot be made until November 2019 due to ecological constraints. The	£4,400,000 has been budgeted for the total cost of Ingenium Parc (although funding of £5,050,712 is available and has been approved by cabinet) for project development costs the installation of the spine road, utilities installation, ecological mitigation, Salters Lane upgrade and Yarm Road roundabout improvements (Morton Palms Car Park is identified separately below). Additional funds have been earmarked as contingency for Cummins car park re-arrangements to accommodate the alignment of the spine road, land fees, security and sustainable urban drainage systems, ecological mitigation management and maintenance, archeology in the ecological mitigation and SUDS area, additional drainage and marketing and the extension of the spine road to open plots to a minimum of 90m from the turning head.	Scope - This should be widened to include junction access to marketable plots and will require ringfenced funds to submit a reserved matters planning application, conduct further site investigations where required and to partially or wholly extend the spine road into the site as per the outline planning application. The minimum extension required is 90m from the spine road turning head. The scope also needs to include additional ecological mitigation measures further to the conditions of the Natural England Newt Licence and additional archaeological works to accommodate this. The scope also needs to include drainage for plot 1.2 and the wider site where budget allows or there is an identified need. Budget - Budgetary pressures include the road extension, ecological mitigation costs, management and maintenance costs, the re-arrangement of Cummins Carpark, archeological works in the SUDS/ecological mitigation	1. Project development costs (now complete) 2. Newt Barrier installation 3. Roundabout Improvements and Salters Lane Cycle Route	Various Term Contract	Various 2. DBC highways 3. DBC Highways	1. £415,499 2. £135,000 2.£769,000	
227	NBMC Car Park					★	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Jill Thwaite	R0131	£611,500.00		£611,500	£510,643	-16.5%	-£100,857	01-Dec-16	01-Aug-17	01-Aug-17	0	Yes	Yes	Noel Walecki	CP2 to be developed with agreed option (Green Street - 150 spaces). Project plan to be put in place through close liaison with project team.	Budget will be known once fully designed and the specification of car parking (including landscaping) is known. This is to be raised through prudential borrowing. CP1 to pay £50k for their 100 spaces.	To be scoped at first project team meeting						
228	Feethams House					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Williams	Jenny Dixon	D0161	£246,000		£8,500,000	£8,500,000	0	0	30-Jul-19		30-Sep-19		Yes											
230	Central Park - Network Rail Accessway					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Brian Robson	R0135	£200,000		£495,000	£495,000	0	0	31-Mar-18		31-Mar-19	365	Yes	Yes	Noel Walecki	Delayed due to ground conditions	Budget has increased due to potential ground conditions and options to deal with contaminated material	Ground conditions are proving to be problematic, some delay has been incurred, main construction works are underway	with DBC Highways		Internal - Building Services			
317	Dolphin Centre Refurbishment					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Thompson	Brian Robson	D0125	£2,750,000	£2,850,000		£2,850,000	£2,850,000	0	0	30-Apr-16	05-May-16	30-Apr-16	-5	YES	YES	Todd Milburn	Works complete	Budget is made up of £2.75m Cabinet approval and additional £100k from Community Services	Works to external canopy complete	Willmott Dixon (Through SCAPE framework)	NEC ECC Option A	Willmott Dixon	£2.75m	
443	Allington Way New Housing					★	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6737	£7,322,477	£7,322,477		£9,209,000	£8,689,237	-5.6%	-£519,763	30-Oct-17	30-Oct-17	04-May-18	186	Yes	Yes	Clark Morrison	Complete	significantly under budget. Further savings realised from drainage alterations. Request to include 500k Land purchase and Contingency.	Complete. A delay was encountered due to poor ground conditions, weather and HSE investigation following incident on site					
448	Jedburgh Drive New Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6738	£883,010	£930,755		£899,000	£939,696	4.5%	£40,696	26-Jan-18	26-Jan-18	04-May-18	98		YES	Clark Morrison	works complete, in defect period							

Project Ref Number	Project Title	Stage				Status Symbol S = Triangle I = Circle H = Star	Project Status	Client Department	Delivery Department	Internal Project Sponsor	Internal Project Manager	Cost Centre	Original Project Budget (CP1)	Initial Approved Budget	Increase to Initial Approved Budget	Current Approved Project Budget	Project Expected Out Turn Cost	Variance (%)	Variance (Value)	Original Planned Project Completion Date (CP1)	Revised Approved Project Completion Date	Anticipated Project Completion Date / Actual Completion	Schedule Variation (days)	Risk Log Used	CDM Notifiable Project	Principal Designer	Progress Report			Contracts In Place (Please provide information on the contracts that are in place as part of the Project)	Contract Type / Form	Contract With	Contract Value		
		Progress / Plan / Schedule	Budget	Issues																															
449	Whitby Way					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6739	£1,011,428	£975,000		£1,125,000	£1,108,206	-1.5%	-£16,794	18-May-18	18-May-18	30-Sep-18	135	Yes	YES	Clark Morrison	Works complete, in defect period			Internal	Internal	DLO	£1,064,562		
450	Red Hall New Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey						#DIV/0!	0					0												
451	East Haven					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey						#DIV/0!	0					0												
452	Harris Street					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£5,049,000	£5,049,000		£5,049,000	£4,513,784	-10.6%	-£535,216	01-Oct-20	30-Jan-21	30-Jan-21	0				Planning to be submitted May 19		To be moved back in programme to January 2020 to allow for Allington III to commence.						
453	Allington Way North Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£4,256,436	£4,256,436		£4,256,436	£4,252,595	-0.1%	-£3,841	31-May-19		31-Aug-19	92		Yes	Clark Morrison	On Programme.	On Budget	Identified as scheme for funder Audit	Main contractor DBC					
454	Fenby Avenue Housing - Phase II					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£2,019,963	£2,019,963		£2,059,049	£2,059,000	0.0%	-£49	31-Jan-20		06-Mar-20	35		Yes	Clark Morrison	Contaminated topsoil discovered which requires whole site disposal. Significant delay	additional costs to be covered through fee allocation reductions	contaminated land. Cost, delay in construction	Main contractor DBC					
455	IPM (Internal Planned Maintenance) Programme 2019 / 20					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£1,980,000	£1,980,000		£1,980,000	£1,980,000	-100.0%	-£1,980,000	31-Mar-20		31-Mar-20	0				Works started on site 1/4/19								
456	Central Heating Programme 2019 / 20					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£950,000	£950,000		£950,000	£950,000	-100.0%	-£950,000	31-Mar-20		31-Mar-20	0				Works started on site 1/4/19								
457	Replacement Door Programme 2019 / 20 (Springfield Estate)					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£250,000	£250,000		£250,000	£250,000	-100.0%	-£250,000	31-Mar-20		31-Mar-20	0												
458	Windows Replacement Programme					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£500,000	£500,000		£500,000	£500,000	-100.0%	-£500,000	31-Mar-20		31-Mar-20	0												
459	Roof Replacement Programme					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£700,000	£700,000		£700,000	£700,000	-100.0%	-£700,000	31-Mar-20		31-Mar-20	0				Works started on site 5/5/19								
460	External Wall Repair Programme					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£300,000	£300,000		£300,000	£300,000	-100.0%	-£300,000	31-Mar-20		31-Mar-20	0				Works started on site 5/5/19								
622	Central Park Junction and Spine Road					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Paul Easby	R0114	£50,000.00			£2,515,660	£2,515,660	0	0	31-Mar-16	31-May-16	31-May-16	0	YES	YES	Todd Milburn	All works complete.			DBC	Agreed Contract Rates	Internal Building Services			
623	Parkgate Footbridge D&B					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Paul Easby	TP633	£57,000.00	£950,000.00		£1,075,000	£1,075,000	0	0	01-Feb-18	15-Mar-19	15-Mar-19	0	YES	YES	Todd Milburn	Project CP3 signed. Tender process complete and tender awarded June 2017 £551k (now amended to two-stage £61k design, £552k construction including variation). Commenced on site 28/08/2018, completion date extended to March 2019 due to variation to works. Project now at CP4 stage. Works will include 12 months maintenance after completion date.	CP2 Budget now £1.075M Comprising £945k LGF (now approved) £130k LTP Funding	Design phase complete with implications over structure cost. Agreed increase resulted in revised Total of the Prices of £613,613. Large Compensation Event introduced (value £153k) for landscaping works - Programme impacted by 3w. Unforeseen drainage problems and carriageway construction require improvements using contingencies under CE.	CDM PD: Todd Milburn Main Contract: Lumsden & Carroll (Esh).	NEC Option A D&B with Activity Schedule	Contract Awarded to Esh Construction	£613,613, incorporates revision to construction phase. Excludes Compensation Events.		
626	Feethams Crossing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP802/TOG05	£255,000	£255,000		£266,167	£255,000	0	0	31-Mar-19	31-Mar-20		YES	YES	Noel Walecki	Initial design work underway for new pedestrian crossing on Victoria Road	CP1 Budget made up of s106 £126,167 (£115,000 + indexation) and LTP £140,000	None		TBC	TBC	TBC			
627	Redmire Close Cycle Route					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP817	£75,000			£150,000	£150,000	0	0	31-Mar-21	31-Mar-21	31-Mar-21	0	NO	YES	Noel Walecki									

Project Ref Number	Project Title	Stage				Status Symbol S = Triangle I = Circle H = Star	Project Status	Client Department	Delivery Department	Internal Project Sponsor	Internal Project Manager	Cost Centre	Original Project Budget (CP1)	Initial Approved Budget	Increase to Initial Approved Budget	Current Approved Project Budget	Project Expected Out Turn Cost	Variance (%)	Variance (Value)	Original Planned Project Completion Date (CP1)	Revised Approved Project Completion Date	Anticipated Project Completion Date / Actual Completion	Schedule Variation (days)	Risk Log Used	CDM Notifiable Project	Principal Designer	Progress Report			Contracts In Place (Please provide information on the contracts that are in place as part of the Project)	Contract Type / Form	Contract With	Contract Value
		Progress / Plan / Schedule	Budget	Issues																													
628	Houghton Road/Tornado Way						L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP722	£1,367,433			£1,539,433	£1,539,433	0	0	31-Mar-20	31-Mar-20	31-Mar-20	0	NO	YES	Noel Walecki	Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value
629	Salters Lane Cycle Route						L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP726	£172,000			£172,000	£172,000	0	0	31-Mar-20	31-Mar-20	31-Mar-20	0	NO	YES	Noel Walecki	Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value
631	Rotary Way cycleway						L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP801	£320,000			£320,000	£320,000	0	0	31-Mar-19	31-Mar-20	31-Mar-20	0			Noel Walecki	Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value
633	McMullen Road Roundabout						L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP717	£1,287,000			£1,287,000	£1,287,000	0	0	31-Mar-20	31-Mar-20	31-Mar-20	0				Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value
634	Yarm Road/Lingfield Way junction						L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	TP721	£1,043,000			£1,043,000	£1,043,000	0	0	31-Mar-20	31-Mar-20	31-Mar-20	0				Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value
635	Ingenium Parc Spine Road						L	Economic Growth & Neighbourhood Services	Economic Growth	Andy Casey	Noel Walecki	R0145			TBC		#VALUE!	#VALUE!				0				Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value	
636	S & D Trackbed						L	Economic Growth & Neighbourhood Services	Economic Growth	Sue Dobson	Julia McCabe	TBC	£175,590	£175,590	£175,590	£175,590	0	0	31-Mar-20		31-Mar-20	0					Progress / Plan / Schedule	Budget	Issues	Contracts In Place	Contract Type / Form	Contract With	Contract Value
															£69,912,143	£68,765,152																	

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2019/20 Capital Resources Summary

Row Ref.		Approved Commitments £M	Virement of Resources £M	Variance £M	Total £M
1	Capital Commitments				
2	Brought forward from 2018/19	60.459			
3	Unused funds returned to corporate resources	-0.780			
4	2019/20 Capital Programme (released by Cabinet)	32.207			91.886
5	Projected (Under)/Over Spend				
6	Total Commitments	91.886	0.000	0.000	91.886
	To Be Funded By:				
	External and Departmental Resources				
7	External Funding and Departmental Supported Borrowing	0.000	-	-	0.000
8	Departmental Unsupported Borrowing	0.000	-	-	0.000
9	Capital Grants	30.460	-	-	30.460
10	Capital Contributions	1.056	-	-	1.056
11	Revenue Contributions	15.158	-	-	15.158
12	Capital Receipts - HRA	0.200	-	-	0.200
	Total	46.874	0.000	0.000	46.874
	Corporate Resources				
13	Capital Receipts (General Fund)/ Prudential Borrowing	45.012	-	-	45.012
	Total	45.012	0.000	0.000	45.012
14	Total Resources	91.886	0.000	0.000	91.886

Corporate Resources Analysis

	£M
14 Required Resources to fund 2018/19 expenditure (see above)	45.012
15 Other approved Capital Expenditure not included above see (1) below	3.829
16 Total Planned Use of Corporate Resources	48.841
Less:	
17 Total Projected Capital Receipts (as per Appendix 3)	(5.335)
18 Corporate Resources required to fund capital programme	43.506

(1) - Schemes included in MTFP, not included above: -

	<u>£M</u>
Lump Sum PSD Payment pension fund	2.295
Capitalisation utilisation as per MTFP	0.599
Economic Growth Investment Fund not yet allocated	0.130
West Cemetery Extension	0.400
Slippage from previous years	0.405

Total	3.829
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Capital Receipts Utilisation - latest projection

	2019/20	2020/21	2021/22	2022/23
	£m	£m	£m	£m
Projected Opening Balance as at 1 April	3.214	(0.401)	1.540	10.267
Projected Capital Receipts	2.121	4.354	9.127	5.775
Total projected Capital Receipts	5.335	3.953	10.667	16.042
<u>Less (as per approved capital programme)</u>				
Capitalisation utilisation as per MTFP	(0.599)	(0.500)	0.000	0.000
Council funded schemes	(1.400)	(1.400)	(0.400)	(0.400)
Economic Growth Investment Fund	(0.130)	(0.513)	0.000	0.000
Slippage from previous years	(3.607)			
Projected available Cap Receipts as at 31 March	(0.401)	1.540	10.267	15.642

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