



BACKGROUND PAPERS

Cabinet

Tuesday, 6 November 2012

Agenda Item Number	Page	Title
9	1 - 92	BUDGET AND POLICY FRAMEWORK UPDATE MID YEAR REVIEW - MEDIUM TERM FINANCIAL STRATEGY
		(1) Clusters of empty Homes Bid (2) Council tax transitional grant scheme (3) HCS Lancaster Allocation (4) LAMB outline application form (5) Third year council tax freeze announcement

Lancaster City Council
Regeneration and Policy



Morecambe's West End: Empty Homes Project Plan





April 2012
Version 1.0

Lancaster City Council

Regeneration and Policy

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

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		Prepared by	Checked by	Approved by
	Name	Tom Brown Regeneration Officer	David Lawson Assistant Head Regeneration and Policy	Andrew Dobson Head of Regeneration and Policy
	Signature			

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1 INTRODUCTION

1.1 Project Outline

The Cluster of Empty Homes, as outlined in red dashed line in Plan 1 is located in West End Masterplan sub-areas 2, 3, 5, 8 and 9. These were prioritised as high intervention areas.

Plan 1 – West End Masterplan Map showing sub-areas



The number of empty homes in the Cluster area is shown in Table 1 and also detailed is the number of empty homes to be targeted to be brought back into use.

Table 1 – Numbers of Empty Homes in the Cluster Area

Masterplan Area	Total Homes	Total Empty Homes
2 – West End Road	301	15
3 – Clarendon Road East	324	11
5 – Albert / Regent Road	261	138
8 – Yorkshire Street East / West	226	10
9 – Regent Road / Parliament Street	264	23
Total	1376	197
Percentage Empty Homes		14%

The figures listed in Table 1 are the minimum number of units. The number of empty homes is not an exact science due to so many properties being subdivided and clearly containing more units than the council tax records indicate. Where data is held, particularly for Area 5, the level of subdivision is such that the number of empty homes could increase by 30-50 units depending on the definition of a home applied.

The housing typology of Morecambe's West End is typical of Victorian seaside properties, characterised by large terraced houses or guesthouses, over several floors with small gardens. Since the decline in the tourism industry this type of property has lent itself to be used as small flats, and houses in multiple occupation, being too large for retention as a single family home, with very few traditional guest houses or B&Bs remaining. The increase in this type of accommodation at the lower end of the rental market has led to a change in the type and tenure of housing and consequently a change on the demographic profile of the area.

The West End Masterplan has focussed on this type of property, proposing to reconfigure large multi-occupancy housing reducing them in size to provide family accommodation through the removal of the outrigger. This will both decrease internal space and increase external garden space making the properties significantly more attractive to families.

A direct result of the strategy of removing small units of accommodation through the remodelling of large terraced houses to provide single family dwellings is a decrease in housing density. Some larger terraced properties contain as many as 7 flats and the intention is to remodel to provide a single family house. The large size of the properties and scale of alterations means the costs can be quite high.

The properties will be brought back into use by the following ways:

- 49 council owned empty properties will be remodelled and refurbished directly by the council and brought back into use by being sold to owner occupiers. The council intends to explore mortgage assistance options such as the Lloyds Lend and Hand scheme.
- 39 council owned empty properties will be sold to private developers to redevelop under a building license agreement that will control the quality and timescales for renovation and reuse, including landlord accreditation.
- 55 privately owned empty properties within the cluster area will be targeted to be brought back into use through a 'carrot and stick' approach. Officers will contact owners and provide assistance to bring properties back into use and also limited grant assistance. However, a conservative estimate of the success rate means that

only half of these properties have been counted in the bid as being brought back into use.

There is a high degree of certainty of delivery due to large number of properties already under the council's control. The team working on the project have considerable experience of directly remodelling and refurbishing housing in the West End. The same team is also responsible for coercing owners of empty homes to bring them back into use, providing advice, assistance and guidance in the first instance then more intensive support.

The council is exploring the use of providing financial assistance to homebuyers within the cluster through mortgage deposit guarantee schemes such as Lloyds Lend and Hand.

The Clusters of Empty Homes intervention forms part of a wider improvement strategy for the West End's housing, public realm and connectivity that the council is committed to realising.

1.2 West End Masterplan

The West End Masterplan set out a vision to create an exceptionally good place to live, work and play. During the Enquiry by Design event in June 2004, there was strong support for the creation of an attractive residential area with a significant appeal for families. The West End Masterplan completed its extensive consultation over the course of 2004 and was adopted as a supplementary planning document by Council in February 2005.

The Masterplan stressed remodelling of properties, demolition and new-build, redevelopment of key sites and place-making within a clear prioritised hierarchy. Core objectives revolved around changing the local tenure mix and social balance - reducing the private rented sector as a means of improving stability and diversifying the types of housing available. Emphasis was also placed on ensuring the sustainability of local shops through consolidation and establishing a "niche market" identity through selective street scene improvements, increasing public open space and stressing physical connections to Morecambe Centre (such as the promenade) and harnessing links to the sea frontage.

The Masterplan in assessing the West End sub-divided it into zones. Each zone was scored against objectives and also an assessment of strengths, weaknesses, opportunities and threats. The result was the prioritisation of 8 areas known as the phase 1 project that required high levels of intervention and needed to be delivered first and would be achieved by:

- Remodelling of selective properties
- Demolition and new-build of selected houses
- Redevelopment of key development sites
- Creation of new public open spaces
- Remodelling / resurfacing of selective streets

The West End Masterplan was funded by the Homes and Communities Agency to provide a comprehensive regeneration plan to which they and other partners would use to plan strategic investments. The Masterplan has formed the basis for all intervention in the West End since 2004 when it began.

Considerable resources have been expended on a wide range of physical and social interventions that have had a significant impact. In particular some of the housing

interventions that took out the worst concentrations of HMOs has improved quality of life for neighbourhoods but has also led to an improvement in the areas indices of deprivation score, moving it out of the worst 1% nationally. The HCA, in both of its former guises, was instrumental in the transformation with both investments in new and refurbished social, affordable and private housing.

Local support for the Masterplan is formally obtained through the West End Partnership that comprises of local councillors, residents and businesses. The development, design and implementation of Masterplan projects has benefitted from the West End Partnerships participation and involvement.

In 2009 a review of the Masterplan was undertaken to take stock of achievements and progress and the reevaluate and prioritise outstanding projects. Masterplan achievements include West End Gardens, Clarendon Road East, West End Road, the Silver Café, Yorkshire Street and Regent Park. The review was endorsed by Cabinet thereby updating the council's commitment to the regeneration of the West End. Housing regeneration remains a fundamental priority for the Masterplan.

Cabinet prioritised the following Masterplan projects:

- Co-Op Building
- Chatsworth Gardens
- Bold Street
- Marine Road West/Prom Public Realm
- Retail/Commercial Core

Listed below are photograph showing the Masterplan's achievements in tackling the phase 1 projects.

West End Road 10 properties remodelled	Clarendon Road 26 properties remodelled
	

Bold Street facelift to 8 properties



Bold Street 4 properties remodelled



West End Gardens and Battery improved



New Café and Toilets at West End Gardens



Rear of third of Frontierland redeveloped



Yorkshire Street improvements



Marlborough Road new build townhouses & flats	Former Bus Depot site redevelopment
	

Housing Regeneration with a focus on the West End continues to be a priority for the council. There are two priority housing regeneration schemes in the West End Masterplan area, both of which have stalled due to funding issues that followed the recession.

Chatsworth Gardens is a fundamental component of the Masterplan. The HCA approved a total of £11.972M regeneration investment, of which £7.893M has been spent. However, this investment has slowed since the preferred developer's interest fell away as the recession took hold. This has led the council to review the original aims and objectives to provide a new way forward in a very different economic context. The clear steer from councillors and local residents was to focus more on refurbishment of existing housing and only consider demolition and new build where necessary and this is what is proposed for Chatsworth Gardens.

The plan for Chatsworth Gardens is to directly and indirectly refurbish the majority of the terraces and implement public realm improvements to make significant improvements to the area to enable a developer for the redevelopment of the largest properties on Regent Road to be secured that presently would not otherwise be possible. The refurbishment of the empty and occupied properties will effectively pump prime the redevelopment of the largest new properties on Regent Road.

1.3 Regenerating Morecambe

The council has a firm commitment to the regeneration of Morecambe. A great deal has been achieved in recent years through out Morecambe and this work is continuing. Repeated resource prioritisation to the West End demonstrates the council's commitment to the regeneration of Morecambe and continues regardless of current funding limitations.

The Morecambe Area Action Plan is focusing on the central part of Morecambe around the station, along central drive to the Midland Hotel and out along the promenade. The Action Plan has undertaken extensive and intensive consultation and development and the production of the first draft is underway. There is a an overlap with the West End Masterplan

along West End Promenade, the West End Conservation Area and the large vacant site of the former Frontierland Amusement Park.

The second phase of Morecambe Townscape Heritage Initiative to enhance the historic built environment in Poulton is due to start shortly and is titled A View for Eric and aims to improve the central promenade buildings facing the statue of Eric Morecambe.

Complimenting a number of regeneration projects and key sites is a Coastal Communities Fund bid to improve the promenade's public realm and access. The public realm improvements will significantly upgrade the promenade's presentation and this should boost investor confidence in existing property as well as vacant sites such as the Frontierland site. It also aims to resolve the current disconnect between the town and the promenade.

A priority for housing intervention in the West End is in Masterplan Area 11 centred on Bold Street. It is a three-phase housing project led and funded by LCC. The first phase was completed in 2009 with a grant aided facelift scheme to 8 villa properties. Phase two was completed in November 2010 and involved substantial remodelling of large 4 storey terraces that saw the removal of an entire storey. Phase 2 was completed on budget and schedule. The third phase concerns 17 two and three storey terraced houses of very poor quality and 3 commercial properties to the rear of the 0.27 hectare site. Acquisitions are being made as resources become available and a development brief has been prepared.

Also in Area 11 is Marlborough Road where in partnership with the council Adactus Housing Association has demolished 11 HMOs and car showroom enabling the construction of 12 flats and 11 houses for shared ownership which were completed in February 2012.

Centenary House, the former Co-Op Department store on Regent Road, presents an excellent opportunity for economic regeneration. Only half of the ground floor is in use leaving 2,500 square meters of floorspace vacant. The council has an exclusivity agreement with a development partner to bring forward a proposal to re-use the building.

Morecambe has the highest vacancy rate for shops for medium sized towns at over 30% and the West End's retails area has a rate in excess of 36%. There is an oversupply of retail units in the West End and the Masterplan aimed to refocus the centre into a more compact area centred on Yorkshire Street. The creation of a new shopper's car park is planned to be built in 2012-13 to attempt to better support the local retail businesses as on street parking is limited and time restricted to 1 hour.

2 APPROACH TO EMPTY HOMES

2.1 West End Housing

West End Masterplan sub-areas 2, 3, 5, 8 and 9 define the Cluster of Empty Homes bid area. Area 5 contains at least 261 homes of which 138 are empty. However, the total number of empty homes may be much higher depending on how units are counted. This is due to many properties having evolved into bedsits and HMOs from guesthouses and this has been an incremental process and many have not been formally converted with planning permission. As a result council tax data can mask the true number of empty properties. The level of data required to calculate the total number of homes and empty homes is extensive. Such data is only really held for the council owned properties where details to verify how the house was occupied and used can be collated. Many properties that are listed as a single house on the council tax register contain multiple units of:

- HMOs,
- Bedsits,
- Guesthouse rooms used as bedsits,
- Holiday flats and flatlets that are no longer used by holidaymakers,
- Specialist live in support accommodation for people with mental health problems
- Properties with a change of use planning consent from flats/HMO to a single dwelling but have had no physical alterations and still contain separate meters or sub-meters, room numbers, locks on bedroom doors, sinks in every bedroom, kitchenettes on upper floors

The scale of difference is quite startling due to the high level of subdivision. Many properties with a single council tax bill really contain three flats or six bedsits. Other properties that were guesthouses began to cater less for holidaymakers and business people and for people on low incomes or benefits. A limited exploration of housing benefit claims for the largest guesthouse that had 18 bedrooms revealed that there was a benefit claimant living in the property from 1994-1999. How many of the bedrooms in this guesthouse were occupied on such a permanent basis is impossible to tell but the decline of the seaside tourism industry and the subsequent evolution of many into hostels, HMOs and bedsits is well documented. Even properties with a planning permission in place to change a single house to three flats still only have a single council tax bill.

The housing is uniform in being large stone built terraces of three or more storeys, with small yards. All properties have bay windows on the ground floor and some have bays to the first and even second floors. West End streets are laid out in a Victorian grid-iron with Regent Road perpendicular to Marine Road West that runs along the seafront and the surrounding streets follow this orientation.

All of the properties in the Cluster are large, ranging from 155 square metres for the smallest 3 storey properties to over 300 square metres for the largest four storey properties. The size of the properties is a challenge in terms of their propensity for sub-division. Conversely the large size of the properties does not lend to straight conversion to single family residential

use. The preferred options to reduce size are the removal of the outrigger and/or storey reduction. Even when subject to volume reduction the properties may still provide large three and four bed units.

Photograph showing typical West End housing with 4 storey outrigger extending right to the rear boundary



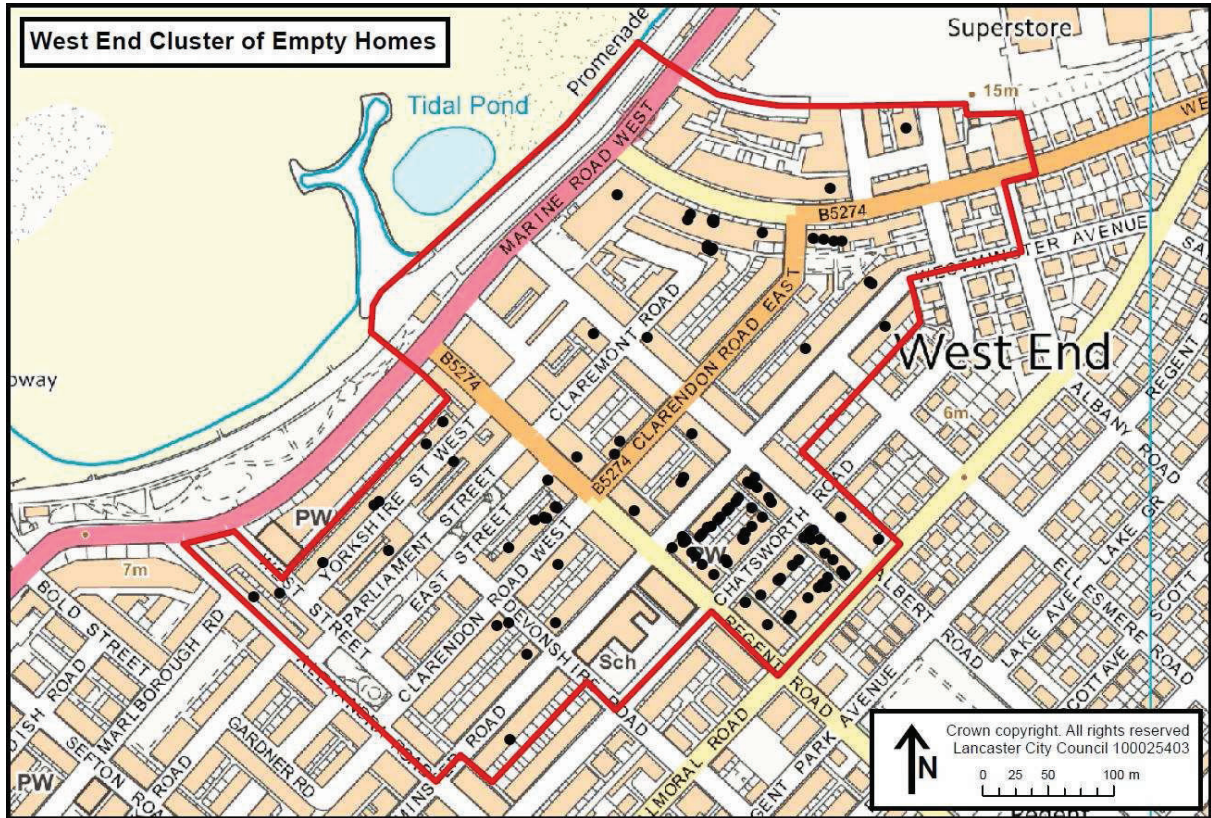
However, the high cost of remodelling properties to reduce internal space are only something that the public sector would undertake to deliver regeneration and is certainly not an investment that the private sector would deliver. There are a number of properties within the cluster that are owned by the council that the council will not directly bring back into use. Instead these properties would be sold to private developers under a building license or development agreement to ensure the specification, quality and timely completion of the properties refurbishment and reuse. This approach has been successfully used by the council. The other major difference with this approach is that the properties would not be reduced in volume through removal of outriggers or storeys, although properties may see a reduction in unit numbers. These properties would be redeveloped to provide 2 and 3 bed self contained flats constructed to modern standards. Any rented flats would only be by accredited landlords.

There are also a number of privately owned empty properties in the cluster area that the council would work to bring back into use. The council has experience of providing support and advice to bring empty homes back into use and even provides building specifications to assist property owners to undertake the necessary works to make the properties habitable. An allowance has been made for grant assistance to encourage general works to bring properties back into use along with funds to undertake improvements to front boundaries.

The majority of the empty homes in the Cluster are long term empties. The majority of properties have been empty for over five years. One property has been empty since 1996, two since 1999 and three since 2000.

Plan 2 shows the location of the empty homes within the West end Cluster bid area. The cluster is focussed upon the centre of the West End. The West End is well served by bus, rail, cycle and road transport links and is only 1 mile away from the largest employment area in the district, White Lund Industrial Estate.

Plan 2 – West End Cluster of Empty Homes



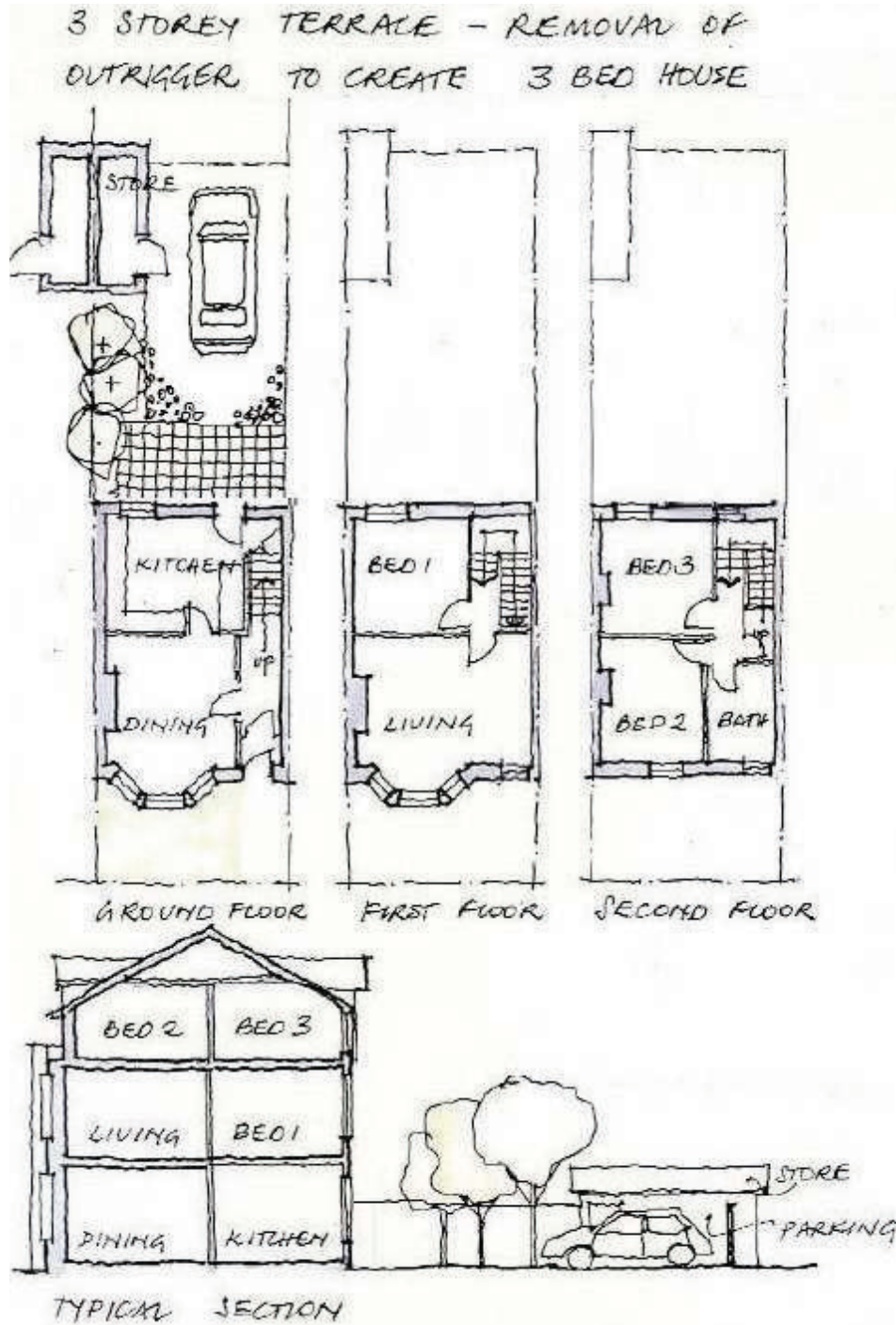
2.2 Remodelling HMOs to Single Family Homes

The focus for this intervention is three terraces of properties on Albert Road and Westminster Road in Masterplan Area 5. 24 terraced properties are being targeted, but because many have been subdivided there are a minimum of 49 empty homes. The high level of council ownership in these terraces provides a high degree of certainty for delivery. The entire Westminster Road terrace is empty and owned by the council. Only three terraced houses on Albert Road are occupied and in private ownership, all the other properties are empty and owned by the council.

The three terraces of properties will be directly remodelled and refurbished by the council. Extensive remodelling will see the removal of the rear outrigger to reduce internal living space and will provide 3-4 bedroom houses while providing an increase in external space. The removal of the rear outrigger on these properties will greatly reduce internal space. The smaller Westminster Road properties will reduce from 155m² to 99m² and the larger Albert Road properties from 179 m² to 106 m². In addition to making the internal size of the properties more suitable for families the removal of the rear outrigger will significantly increase rear yard space. Market advice has indicated that the lack of private external space detracts from the West End as a place for families.

The refurbishments will be to a high standard, bringing old homes up to modern performance standards. Use of the Building Research Establishment's new standard BREEAM Domestic Refurbishment aims to bring the properties up to the equivalent of Code for Sustainable Homes Level 3 / Eco Homes Very Good. The refurbishments will achieve this standard through improved thermal performance of the building fabric, mechanical ventilation and heat recovery, gas condensing boilers and solar hot water system.

Plan 3 Initial Masterplan Remodelling Sketch



The layouts will, where practical, be to Building for Life standards. All the remodelled properties will provide generous accommodation with three double bedrooms

Since 2005 the council has remodelled over 50 properties and has amassed a great deal of experience and knowledge. Using the lessons learned in remodelling West End properties the design has evolved to better provide accommodation that modern family's desire. Specifications have also evolved through this process resulting in improved housing and also financial efficiencies. A significant issue previously has been undertaking work to pairs of houses at a time and this is not as efficient as undertaking the works to an entire terrace at once. Major works such as demolition of outriggers, reconstruction of rear wall and re-roofing offer significant efficiencies when undertaken on an entire terrace simultaneously.

The removal of the rear outrigger requires the reconstruction of the rear wall and this allows for a substantial upgrade of the properties thermal performance from a 9 inch solid brick wall to externally insulated cavity wall. Further opportunities arise from undertaking works to an entire terrace of properties at once that provide greater efficiencies in both time cost and performance. Re-roofing the properties to modern insulation standards enables significant improvement to the thermal performance and also structural alterations to support renewable energy technologies such as solar hot water or photovoltaic.

The three terraces to be remodelled and refurbished will be undertaken in three separate phases. The phasing reflects the current levels of ownership and control by the council:

- Phase 1 – Westminster Road terrace is entirely in the council's ownership and this enables early progress to be made.
- Phase 2 – Albert Road terrace located between Balmoral Road and Chatsworth Road has only one property not in the council's ownership. Discussions with the owner occupier indicate that they wish to remain in the area in a remodelled home.
- Phase 3 – Albert Road terrace located between Westminster Road and Chatsworth Road has two terraced properties not in the council's ownership, hence it is the final phase of this intervention.

Undertaking the works on a terrace by terrace basis is the most efficient method of working and provides a comprehensive solution to both the empty homes and the wider regeneration of the West End.

The council intends to let contracts directly for the remodelling and refurbishments and this offers the following advantages:

- Removal of the requirement for developer's profit
- Project management internalised
- Reduction in professional fees through in house technical resources
- Developer's finance costs associated with levered bank finance would reduce

The production of detailed plans and building specification to enable the necessary statutory approvals for Phase 1 could commence immediately. The initial specification will be produced in house. Detailed plans will be drawn up externally and these services would need to be procured over a two month period. A planning application would be submitted 3 months into the first phase and would be determined in three months. During the planning determination tenders will be issued to local and regional building contractors with the aim of being able to award the contract shortly after the planning permission is obtained. A conservative eight month build programme is anticipated to achieve practical completion December 2013.

Concurrent to the development and implementation of Phase 1 the council will work to secure either the ownership or participation of the outstanding properties in Phase 2 and 3 and this will be complete mid 2013 enabling Phase 2 and 3 to commence on site. Phase 2 is programmed to complete March 2014 and Phase 3 in September 2014.

As part of the next budget process the council is considering supporting housing regeneration through targeted use of financial tools to assist homebuyers such as the Lloyds Lend a Hand scheme where the council would provide a proportion of the deposit to enable the buyer to access a better loan to value rate and offset some of the risks that lenders a presently so averse to. Such an initiative would be focussed upon directly supporting regeneration projects.

2.3 Private Developer Properties

39 council owned empty properties on Balmoral Road, Chatsworth Road and Clarendon Road West will be sold to small private developers. The sale will be controlled by detailed building license agreements that will be linked to a planning permission for the refurbishment and re-use of the properties. The building license agreements will also control the timescale for refurbishment and reuse.

To ensure that the council still has considerable power in securing the desired positive outcomes for these properties the council will withhold title. The council will retain a £1 interest in the property that will enable transfer of the title upon satisfactory completion.

Defining the refurbishment with an approved planning permission enables the necessary space standards and quality of accommodation to be controlled. This approach has been successfully used by the council in the West End to convert a derelict long term empty seafront hotel into modern self contained flats. The control will restrict the refurbishment of single houses to be kept as single houses and for self contained flats prevent further subdivision.

Initial market testing informally with local developers and quality landlords has revealed good interest in these opportunities. Marketing of these opportunities could start immediately with detailed plans worked up concurrently and submitted for planning permission while the legal details and valuations are agreed.

There is considerable variation in the quality of the empty properties. The worst are fire damaged ex-squats, but there are also those that have been subject to metals thefts and others that are in a very state of disrepair and in need of full modernisation. Unfortunately there are more properties in a poor state than a good state and only a couple would be habitable with minimal works.

To bring about the controlled sale and positive reuse of these empty homes the council will:

- Develop and produce specific design solutions for planning application to be submitted that will provide;
 - Balmoral Road – three self contained flats with 2-3 bedrooms
 - Chatsworth Road – 4 bedroom houses
 - Clarendon Road West – option of two 3 bedroom maisonettes or four 2 bedroom flats

- Obtain planning permissions to which the property's sale will be tied to.
- Produce development brief for properties setting out works, standards, use, legal and financial to be utilised in marketing packs
- Procure a market agent to canvas market to develop interest, prior to obtaining planning permissions to provide a primed pool of potential developers.
- Market development opportunities

It is estimated that this process from inception to bringing properties to market will take six months. Following this the council will be in a position to negotiate valuations and the sale of properties. The first sales should complete eight months into the project.

With the planning permissions in place private developers will be able to undertake the necessary refurbishment works immediately. It is envisaged that the developers will be aiming to be as expedient as possible with the refurbishments in order to get a return on their investment as soon as possible. The variation in property condition and the scale of refurbishment required to bring them back into use means that properties could be brought back into use anywhere between three to eight months from the date of sale.

In addition to the statutory approvals for completions council officers will undertake technical inspections to ensure the compliance of completed properties satisfies the conditions in the building license agreement.

Landlords looking to invest will need to demonstrate their track record in managing properties without problems. While property condition is a factor in complaints and problems the worst issues in the private rented sector arise from poor or no management of tenants and properties. Any potential developers will need to participate in the council's Accredited Property Scheme that aims to encourage, acknowledge and actively promote good standards of privately rented accommodation, and to assist landlords and tenants to undertake their respective responsibilities to each other.

2.4 Privately Owned Empty Homes

There are at least 55 privately owned empty homes in the Cluster that the council will intensively work to bring back into occupation. However, a conservative estimate of a 50% success rate in bringing these private homes back into use has been assumed. The success rate is likely to be greater and the council will work to try and bring all the properties back into use.

The council has a number of experienced officers that will target these empty properties. Initially the approach is gentle and informative and is then followed up by a carrot and stick approach.

The starting point for intervention is to commence friendly dialogue to establish the particularities of the property being vacant and the issues faced by the owned to get the property reoccupied. Officers are experienced in supporting owners of empty homes to address the issues they are facing. Initially this is in the form of discussions and provision of information and signposting. More intensive support can lead to site visits to detail works required. The production of a schedule of works is provided to assist property owners to

obtain the quotes for the necessary work from builders is also offered. In particular circumstances officers have obtained competitive quotes from a number of experienced builders to provide the owners with greater confidence in commissioning the works.

At this point if gentle advice and assistance hasn't worked it is necessary to highlight the range of legal powers and remedies the council has to bring the property back into use including:

- Housing Act 1985, section 17
- Town and Country Planning Act 1990, section 226
- Enforced sales procedures – Law of Property Act 1925
- Dangerous or dilapidated buildings – Building Act 1984, sections 77 & 78
- Statutory nuisance (statutory nuisance or premises which can affect health) Environmental Protection Act, 1990, Section 80 Building Act 1984, Section 76
- Compulsory purchase orders

To bring back into use the most challenging properties, in terms of building condition, the council will offer limited grant assistance. The grant rate will be 60% council and 40% from the property owner. Grants are only paid out upon completion of an approved specification and are conditional on the property being occupied. Repayment of grant is liable upon disposal of the property and is on a sliding scale, reducing after three years.

However grant assistance is not always appropriate or in some circumstances where the property owner does not have the funds to match to a grant it will be necessary to undertake the works in default and place a charge on the property. The council would then pursue an enforced sale.

Supporting technical officers are an experienced administration team that ensure accurate records and documentation is in place to enable legal powers to be utilised effectively. Recent successes in utilising Section 215 powers under the Town and Country Planning Act 1990 have demonstrated the importance of solid administration support.

There is a particular problem with empty flats above shops and ex-retail units that will require specialist support and intervention to address the issues preventing their reuse and occupation. Support to convert some retail units back into residential accommodation will be provided and officers have previously worked on a number of similar reinstatements.

At the end of September 2011, there were over 1,000 long term empty properties in the district, many of which are residential properties, and the number empty for over a two year period exceeds 300 dwellings. Outside of the work completed previously through specific housing regeneration areas, much of the work around empty homes has been of a reactive nature, leading from complaints received by the Council from neighbouring residents. However, in the light of bringing empty homes back into use being ratified as a key priority for the Council, in September 2012 when the council is working towards setting its budget for 2013/2014, Cabinet will be asked to commit resources to fund a dedicated staff post to deliver a more strategic approach to tackling empty homes with improved targeting and enforcement procedures where necessary. If possible, the council may also identify some financial resources to facilitate a loan scheme to owners of empty homes as part of its future empty homes strategy.

To compliment the future strategic approach around reducing empty homes, the Council has supported the bid submitted to the Homes and Communities Agency made by Methodist

Action North West, who hope to receive funding to bring 150 empty homes back into use across a sub-region within Lancashire. Lancaster district intends to take full advantage of this opportunity, and will work very closely with Methodist Action to identify suitable empty homes that can be returned to use with the grant funding available. Furthermore, Lancaster City Council will shortly be seeking approval to enter into a partnership with Methodist Action to deliver a social lettings agency across the district, and has already secured funding to support an officer post to manage this scheme at a local level, which will dovetail with the work around empty homes and result in an improved private rented sector housing offer for local residents through the Council's Housing Options Team. Should Methodist Action's bid be successful it will together with Cluster of Empty Homes initiative provide a very robust mechanism towards bringing as many empty homes back into use as possible.

3 APPENDICES

3.1 Counting Empty Homes

The data presented in Table 2 details the numbers of empty homes and the variable numbers of empty homes depending on the definition. Certainly the council tax data masks the true number of homes that are particular to the West End's housing market failure. The evidence has been collated from planning application records, physical inspections of the properties and information from the previous owners. There is a considerable disparity between the council tax number of units and the real number of units within these very large houses. The data entered onto the Clusters spreadsheet pro-forma utilises the minimum vacant units numbers which is considered to be a very cautious and prudent calculation. If the higher maximum figure were utilised it would have a substantial impact on the unit costs of this intervention. It is the nature of the West End properties and the issues the area faces that there are hidden units, many evolved from guesthouses and many were owner occupiers that took in lodgers in bedsits and flatlets.

Table 2 - Direct Remodelling and refurbishment of Council owned empty Homes

No.	Address	Accommodation description and make up	Council Tax Units	Occupied Units	Max Vacant Units	Min Vacant Units	Remodelled Empty Units
78	Westminster Rd	Single house	1	0	1	1	0
76	Westminster Rd	HMO truckers accomodation	1	0	3	3	1
74	Westminster Rd	Single house - 1998 change of use from guest house to a private dwelling	1	0	6	1	1
72	Westminster Rd	Single house	1	0	3	1	1
70	Westminster Rd	1973 application to convert house into 3 self contained flats	1	0	3	3	1
68	Westminster Rd	Single house	1	0	6	1	1
66	Westminster Rd	Single house - 1995 change of use from guest house into single dwelling	1	0	7	1	1
64	Westminster Rd	HMO - 1984 Continuance of the property.s present use as two flatlets - 3 units	1	0	3	3	1
62	Westminster Rd	Locks on bedroom doors - 6 bedsits	1	0	6	1	1
60	Westminster Rd	Has locks on doors indicating bedsits with sinks in every room	1	0	5	1	1
Total					42	15	9

Morecambe's West End: Empty Homes Project Plan April 2012

No.	Address	Accommodation description and make up	Council Tax Units	Occupied Units	Max Vacant Units	Min Vacant Units	Remodelled Empty Units
77	Albert Rd / 38 Chatsworth Rd	HMO 6 flats with separate meters and postboxes	6		6	6	1
79	Albert Rd	1981 change of use from dwellinghouse to a guest house - sub-metered electricity in bedsits, fire alarm system, 2 kitchens, 3 bathrooms and what looked like 3 bedsits and 2 large/double room bedsits = 5 bedsits	1	0	5	1	1
81/83	Albert Rd	Former 18 bed guesthouse, was vacant when Masterplan began but was about to be converted to a hostel	1	0	18	2	2
85	Albert Rd	1979 Change of use from holiday flats and private living accommodation for mentally handicapped persons - has fire alarm/ emergency lighting - 7 rooms with locks with shared kitchens and bathrooms.	1	0	7	1	1
87	Albert Rd	HMO 4 flats	1	0	4	4	1
89	Albert Rd	Single house - former guesthouse	1	1	0	0	1
91	Albert Rd	HMO 3 units	1	0	3	3	1
51	Balmoral Rd	1981 Change of use of guest house to 3 self contained flats	1	0	3	3	1
		Total			46	20	8
No.	Address	Accommodation description and make up	Council Tax Units	Occupied Units	Max Vacant Units	Min Vacant Units	Remodelled Empty Units
58	Westminster Rd	Single house but was guest house HMO prior to grant aided conversion	1	0	1	1	1
61/63	Albert Road	4 flats and 1 office on groundfloor (office was previously 2 flats)	5	0	5	5	2
65/67	Albert Road	4 flats 1 office - now no longer knocked through and 3 flats in each	5	0	6	5	2
69	Albert Rd	Single house - 1996 application refused for certificate of lawfulness of use as a house of multi-occupation		0	1	1	1
71	Albert Rd	HMO - 3 flats - Change of use from private dwellinghouse to guest house	3	3	0	0	1
73	Albert Rd	Guesthouse with 4 bedrooms and owner occupier accommodation	1	0	5	2	1
75	Albert Rd / 41 Chatsworth Rd	HMO - O/O + 4 tenants in flats upstairs		5	0	0	1
		Total			18	14	7
Direct Remodelling and refurbishment of Council owned empty Homes - TOTALS					106	49	24

Table 3 details the empty properties in the private developer council owned properties for which there is a much lesser disparity between the minimum and maximum units but the disparity remains between these figures and the council tax records.

Table 3- Private Developer Refurbishment of Council Owned Properties

	Address	Accommodation description and make up	Council Tax Units	Occupied Units	Max Vacant Units	Min Vacant Units	Refurbished Empty Units
54	Chatsworth Rd	Yale locks on doors indicates bedsit use	1		1	1	0
50	Chatsworth Rd	3 flats/ HMO - 1 exempt council tax bill forgf flat 1	1		3	3	1
42	Chatsworth Rd	HMO with 3 flats (3 spereate electric meters) - Application withdrawn to convert 3 self contained flats			3	3	1
53	Balmoral Rd	3 flats (but most recently used as single house?)	1		3	3	3
55	Balmoral Rd	4 flats including basement - 4 council tax bills - 2000 Lawful Development Certificate for use as a self contained flat in basement	4		4	4	3
57	Balmoral Rd	3 flats	3		3	3	3
61	Balmoral Rd	3 flats	1		3	3	3
67	Balmoral Rd	7 flats	1		7	7	3
69	Balmoral Rd	6 flats - 6 electric meters	1		6	6	0
		Total			26	26	17
67	Clarendon Road	4 flats & 4 council tax bills	4	0	4	4	4
73	Clarendon Road	4 flats but only one council tax bill	1	0	4	4	4
83	Clarendon Road	7 bedsits - firedamaged	1	0	7	4	4
		Total			15	12	12
		Private Developer Refurbishment of Council Owned Properties - TOTALS			41	38	29

3.2 Council Tax Empty Homes List

Table 4 lists the council tax data for the cluster and is split into the five masterplan areas. Manual additions to the list have been made for a couple of fire damaged properties that were not listed but are empty.

Table 4 Council Tax Data on Empty Homes

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Area 2		Empty From	Band	Property Address			
Prop Ref	Empty From	Band	Property Address				
101607190195	05/09/2011	A	FLAT 4	19 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190198	16/08/2011	A	FLAT 5	19 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190251	29/02/2008	A	FLAT 1(A)	25 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190252	29/02/2008	A	FLAT 2(B)	25 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190254	29/02/2008	A	FLAT 4(D)	25 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190255	29/02/2008	A	FLAT 5(E)	25 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190393	03/07/2006	A	BASEMENT FLAT	39 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190462	02/12/2008	A	FLAT 2 FIRST FLOOR	46 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190496	12/10/2007	A	FLAT 5	47/49 WEST END ROAD	MORECAMBE		LA4 4DJ
101607190456	30/08/2011	A	FLAT 5	45 WEST END ROAD	MORECAMBE		LA4 4DR
101607190513	28/07/2008	A	FLAT 2 KEER COURT	51 WEST END ROAD	MORECAMBE		LA4 4DR
101607190530	01/06/2007	B		53 WEST END ROAD	MORECAMBE		LA4 4DR
101101070102	01/04/2011	A		10 CEDAR STREET	MORECAMBE		LA4 4DS
101000030020	01/04/2010	C		2 ALBANY ROAD	MORECAMBE		LA4 4DT
101304390850	28/03/1999	A		85 MARINE ROAD WEST	MORECAMBE		LA4 4ER
Area 3							
Prop Ref	Empty From	Band	Property Address				
101000300490	15/09/2010	A	FLAT 1	49 BALMORAL ROAD	MORECAMBE		LA4 4JR
101607270200	09/08/2011	B		20 WESTMINSTER ROAD	MORECAMBE		LA4 4JB
101607270471	26/10/2010	B		47 WESTMINSTER ROAD	MORECAMBE		LA4 4JA
101607270190	27/07/2009	A	GROUND FLOOR FLAT	19 WESTMINSTER ROAD	MORECAMBE		LA4 4JA
101607270192	03/01/2011	A	SECOND FLOOR FLAT	19 WESTMINSTER ROAD	MORECAMBE		LA4 4JA
101101160260	13/11/2008	A	FLAT 1	26 CLAREMONT CRESCENT	MORECAMBE		LA4 4HH
101101160262	17/05/2010	A	FLAT 3	26 CLAREMONT CRESCENT	MORECAMBE		LA4 4HH
101101160263	09/02/2009	A	FLAT 4	26 CLAREMONT CRESCENT	MORECAMBE		LA4 4HH
101101160265	03/05/2010	A	FLAT 6	26 CLAREMONT CRESCENT	MORECAMBE		LA4 4HH
101000040172	31/10/2000	A		17A ALBERT ROAD	MORECAMBE		LA4 4UD
101000040803	07/09/2011	A	SECOND FLOOR FLAT	80 ALBERT ROAD	MORECAMBE		LA4 4HZ

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AREA 5	Prop Ref	Empty From	Band	Property Address		
	101405590841	09/05/2008	A	FLAT 2	84 REGENT ROAD	MORECAMBE LA3 1QG
	101405590521	20/06/2011	A	APARTMENT 1	52 REGENT ROAD	MORECAMBE LA3 1TE
	101405590640	13/07/2006	A		64 REGENT ROAD	MORECAMBE LA3 1TF
	101405590660	16/08/2005	C		66 REGENT ROAD	MORECAMBE LA3 1TF
	101405590681	17/03/2006	C		68 REGENT ROAD	MORECAMBE LA3 1TF
	101405590720	23/03/2006	C		72 REGENT ROAD	MORECAMBE LA3 1TF
	101000040632	01/07/2005	A	FLAT 2	61/63 ALBERT ROAD	MORECAMBE LA4 4HD
	101000040634	01/07/2005	A	FLAT 4	61/63 ALBERT ROAD	MORECAMBE LA4 4HD
	101000040635	01/07/2005	A	FLAT 5	61/63 ALBERT ROAD	MORECAMBE LA4 4HD
	101000040636	01/07/2005	A	FLAT 6	61/63 ALBERT ROAD	MORECAMBE LA4 4HD
	101000040323	28/06/2006	A		32A ALBERT ROAD (THE FLAT)	MORECAMBE LA4 4HF
	101101200550	27/06/2011	A	BEYOND THE FRINGE	55 CLARENDON ROAD	MORECAMBE LA4 4HT
	101101200573	11/09/2010	A	FIRST & SECOND FLOOR MAISONETTE	57 CLARENDON ROAD	MORECAMBE LA4 4HT
	101000040650	24/02/2005	B		65 ALBERT ROAD	MORECAMBE LA4 4HY
	101000040690	11/10/2007	B		69 ALBERT ROAD	MORECAMBE LA4 4HY
	101000040730	17/03/2006	A		73 ALBERT ROAD	MORECAMBE LA4 4HY
	101000040790	02/05/2006	B		79 ALBERT ROAD	MORECAMBE LA4 4HZ
	101000040810	04/05/2004	C		81-83 ALBERT ROAD	MORECAMBE LA4 4HZ
	101000040850	19/03/2007	B		85 ALBERT ROAD	MORECAMBE LA4 4HZ
	101000040870	30/07/2004	B		87 ALBERT ROAD	MORECAMBE LA4 4HZ
	101000040910	28/11/2007	B		91 ALBERT ROAD	MORECAMBE LA4 4HZ
	101607270702	12/07/2007	B		70 WESTMINSTER ROAD	MORECAMBE LA4 4JB
	101607270843	17/03/2006	A	THIRD FLOOR FLAT	84 WESTMINSTER ROAD	MORECAMBE LA4 4JB
	101607270600	02/03/2006	B		60 WESTMINSTER ROAD	MORECAMBE LA4 4JE
	101607270620	23/03/2006	B		62 WESTMINSTER ROAD	MORECAMBE LA4 4JE
	101607270640	22/03/2005	B		64 WESTMINSTER ROAD	MORECAMBE LA4 4JE
	101607270660	13/03/2006	B		66 WESTMINSTER ROAD	MORECAMBE LA4 4JE
	101607270680	17/03/2006	B		68 WESTMINSTER ROAD	MORECAMBE LA4 4JE
	101607270720	02/03/2006	A		72 WESTMINSTER ROAD	MORECAMBE LA4 4JE

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101607270740	31/03/2006	B		74 WESTMINSTER ROAD	MORECAMBE	LA4 4JE
101607270760	01/04/2008	B		76 WESTMINSTER ROAD	MORECAMBE	LA4 4JE
101607270780	19/04/2007	B		78 WESTMINSTER ROAD	MORECAMBE	LA4 4JE
101607270841	20/02/2006	A	FIRST FLOOR FLAT	84 WESTMINSTER ROAD	MORECAMBE	LA4 4JE
101607270842	11/01/2006	A	SECOND FLOOR FLAT	84 WESTMINSTER ROAD	MORECAMBE	LA4 4JE
101101100382	09/10/2006	A	FLAT 2	38 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100383	19/06/2006	A	FLAT 3	38 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100384	24/10/2006	A	FLAT 4	38 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100385	12/06/2006	A	FLAT 5	38 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100386	21/11/2005	A	FLAT 6	38 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100431	02/06/2003	B		43 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100501	14/08/2006	A	FIRST FLOOR FLAT	50 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100502	06/03/2006	A	SECOND FLOOR FLAT	50 CHATSWORTH ROAD	MORECAMBE	LA4 4JF
101101100381	03/07/2006	A	FLAT 1	38 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
				42 Chatsworth Road	fire damaged not on list	
101101100440	07/07/2010	B		44 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100470	11/04/2006	B		47 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100491	03/06/2006	B		49 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100500	17/02/2006	A	GROUND FLOOR FLAT	50 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100510	13/01/2011	A	GROUND FLOOR FLAT 1	51 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100511	27/02/2009	A	1ST FLOOR FLAT(FLAT 2)	51 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100540	24/08/2006	C		54 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
				56 Chatsworth Road	fire damaged not on list	
101101100590	16/05/2007	A	GROUND AND FIRST FLOORS	59 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101101100592	16/05/2007	A	SECOND FLOOR FLAT	59 CHATSWORTH ROAD	MORECAMBE	LA4 4JH
101000300510	11/09/2006	C		51 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300530	27/03/2006	C		53 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300550	28/04/2006	A	BASEMENT FLAT	55 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300551	28/04/2006	A	FLAT 1 GROUND FLOOR	55 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300552	28/04/2006	A	FLAT 2 FIRST FLOOR	55 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300553	23/06/2006	A	FLAT 3 SECOND FLOOR	55 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300571	19/03/2007	C		57 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300611	03/03/2006	C		61 BALMORAL ROAD	MORECAMBE	LA4 4JS

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101000300670	21/01/2005	C		67 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000300690	07/03/2005	C		69 BALMORAL ROAD	MORECAMBE	LA4 4JS
101000040450	20/04/2011	B		45 ALBERT ROAD	MORECAMBE	LA4 4HX
101405590381	01/11/1996	A	FLAT ABOVE SHOP	38 REGENT ROAD	MORECAMBE	LA3 1QN
	20/02/2006	Business		60 Regent and 80-84 Westminster		LA4 4JE
	21/05/2007	Business		76 Regent Road		LA3 1TF
	31/10/2009	Business		61-63 Albert Road		LA4 4HD
	28/03/2008	Business		43a Chatsworth Road Vets		LA4 4JF
AREA 8						
Prop Ref	Empty From	Band	Property Address			
101607650170	10/02/2009	A		17 YORKSHIRE STREET	MORECAMBE	LA3 1QE
101607650215	22/09/2000	A	SECOND FLOOR FLAT	21 YORKSHIRE STREET	MORECAMBE	LA3 1QE
101607650322	15/07/1999	A	FLAT ABOVE	32 YORKSHIRE STREET	MORECAMBE	LA3 1QE
101607650412	20/12/2010	A	FIRST FLOOR FLAT	41 YORKSHIRE STREET	MORECAMBE	LA3 1QF
101607650431	26/11/2007	A	MAISONETTE FF & SF	43A YORKSHIRE STREET	MORECAMBE	LA3 1QF
101607650691	06/09/2011	A	FLAT REAR OF	69A YORKSHIRE STREET	MORECAMBE	LA3 1QF
101607180211	28/08/2006	A	THE FLAT	21 WEST STREET	MORECAMBE	LA3 1RB
101405290331	01/06/2010	A	MAISONETTE 1ST & 2ND FLOORS	33 PARLIAMENT STREET	MORECAMBE	LA3 1RH
101000060160	30/12/2000	B		16 ALEXANDRA ROAD	MORECAMBE	LA3 1TG
101000060014	15/11/2005	A	FLAT 2	1A ALEXANDRA ROAD	MORECAMBE	LA3 1TH
AREA 9						
Prop Ref	Empty From	Band	Property Address			
101101200940	16/11/2009	A		94 CLARENDON ROAD	MORECAMBE	LA3 1SD
101607271210	09/09/2011	B		121 WESTMINSTER ROAD	MORECAMBE	LA3 1SG
101607271420	18/06/2009	B		142 WESTMINSTER ROAD	MORECAMBE	LA3 1SH
101607271250	25/05/2007	B		125 WESTMINSTER ROAD	MORECAMBE	LA3 1SJ
101101630352	01/04/2009	A	FLAT 3	35 DEVONSHIRE ROAD	MORECAMBE	LA3 1QT
101101200671	12/11/2009	A	BASEMENT FLAT	67 CLARENDON ROAD	MORECAMBE	LA3 1QY

101101200672	23/05/2005	A	GROUND FLOOR FLAT	67 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200673	18/04/2005	A	FIRST FLOOR FLAT	67 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200674	23/01/2006	A	SECOND FLOOR FLAT	67 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200712	02/11/2003	A	FLAT 1	71 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200713	26/07/2004	A	FLAT 2	71 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200714	30/11/2003	A	FLAT 3	71 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200715	29/09/2003	A	FLAT 4	71 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200730	30/07/2004	B		73 CLARENDON ROAD	MORECAMBE	LA3 1QY
101101200741	05/10/2007	B		74 CLARENDON ROAD	MORECAMBE	LA3 1QZ
101405590350	30/05/2011	A		35 REGENT ROAD	MORECAMBE	LA3 1QQ
			83 Clarendon Road	fire damaged not on list		LA3 1QY

3.3 West End Masterplan

In 2004 Lancaster City Council, English Partnerships and the North West Development Agency endorsed an Action Plan for the Regeneration of the coastal town of Morecambe. The plan identified that the housing and social problems, and the associated environment and image issues, particularly in the West End, have a serious effect on the economy and therefore the economic future of the town. This led to the development of a specific Masterplan for the West End.

The Masterplan brief recognised that significant change was required to the built environment of the area to maximise its potential and that the development of a spatial strategy would need to consider the strategic objectives identified for the West End in the Morecambe Action Plan:

- To increase the attractiveness of the West End as an area to live for existing residents and to attract new people to move into the area as long term residents, having a knock-on impact to improve the overall image of the resort
- To increase the proportion of owner occupiers and reduce the private rented sector as a means of improving stability
- To diversify the types of housing available
- To increase the amount of useable quality open space
- To improve the quality of the built environment
- To assure the sustainability of local shops through consolidation and establishing a niche market identity

The outline for the development brief for the West End Masterplan plan was to:

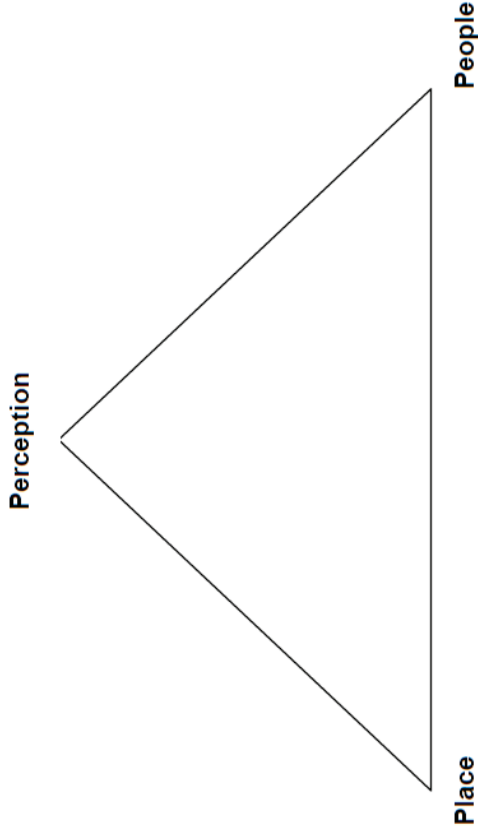
Identify the role that the West End can play in the local housing market set in the context of the districts economic future and with reference to local housing needs. Develop, consult and finalise proposals for a spatial strategy for the West End.

During the development of the West End Masterplan the Collaboration Agreement was signed on 20th July 2004 between Lancaster City Council (LCC) and the Homes and Communities Agency (HCA) (under its previous incarnation as English Partnerships). In advance of the formal completion of Masterplan priorities the £2.2M funding was targeted on properties where the following apply:

- Houses in multiple occupation on the market for sale
- Large terraced ex-guest houses on the market for sale
- Identified vacant large premises
- Identified unoccupied redundant commercial premises
- Seafront guest houses on the market for sale
- Other terraced property with remodelling / improvement potential

The partners embarked upon delivery of an ambitious and far reaching housing project in the West End of Morecambe. The main aim was to tackle the problems of the oversupply of houses of multiple occupation (HMOs) and the social consequences for the neighbourhood.

The West End Masterplan completed its extensive consultation over the course of 2004 and was adopted as a supplementary planning document by Council in February 2005. The Masterplan set out a vision for the West End that was based upon a three cornered set of principles:



The '3 P's', are designed to convey guiding principles and the approach that should be taken to delivery of a new Morecambe West End.

The key principles behind the perception strategy encompass:

- a. The redefined vision for the West End encompassing high quality living, working and incidental leisure / tourism offers
- b. A broad range of housing aimed at a number of areas of need as identified in the Couttie report
- c. A high quality retail offer, based upon a blend of local and specialist shopping activity
- d. A home for higher education, based upon the possible establishment of a campus for St Martins College
- e. A high quality food / drink offer based upon a number of new outlets in the West End
- f. A redefined accommodation strategy based upon some higher quality self-catering and specialist 'boutique' hotel accommodation, thus continuing the envisaged success that the Midland Hotel project will instigate.

The place making strategy for the West End will draw out the following qualities:

- a. A place where people want to live as homeowners for the long term

- b. A place where unfit homes are replaced by high quality housing choices across a range of affordability levels
- c. A place where people want to educate their children in high quality pre-school and primary schools
- d. A place where people want to shop for local services and goods as well as for their discretionary and specialist requirements
- e. A place where people want to eat, socialise and mix in a friendly and beautiful environment
- f. A place where people want to enjoy views, vistas and open spaces populated by sculpture, public art and high quality street furniture
- g. A place that mixes soft and hard landscape in a clever and complementary manner drawing out the best aspects of the sustainable urban neighbourhood
- h. A place that is truly sustainable in all aspects of a living community

To deliver on the vision for place there will be a requirement to re-structure the West End in a physical sense. The Masterplan for the West End presented in this report identifies levels of intervention and the overall prospects for change in place making. They range from high level high intervention strategies that would see significant change in the physical structure and tenure in the neighbourhood through to more minimalist intervention approaches and would seek to stabilise market conditions and improve public realm and the living environment.

These projects will transform the West End from its current state to a sustainable urban neighbourhood exhibiting the very best attributes of urban living along the seafront. A key driver in changing the current definition of 'place' is to re-structure the tenure mix in the West End, with a move away from HMOs towards more sustainable living principles manifested in homeownership and effective landlord accreditation schemes.

The plan for people is therefore an extremely challenging one, yet it encompasses the following core objectives:

- a. Improvement in local school provision, building on the County Council's education strategy and taking forward proposals for enhanced local school opportunities, which may also include pre-school provision
- b. Weaving into the strategy a 'healthy living ideal' which takes the best features of Morecambe's reputation for healthy living forward in a multifaceted approach to this issue
- c. Plans to change the housing market, by changing tenure mix and taking out of the supply chain HMO's and absentee landlord accommodation

- d. The delivery of affordable homes identified as a core requirement in the district housing strategy - this should principally be delivered through new home ownership options. This will have beneficial impact on the district as whole as it will take pressure off other overheated parts of the borough
- e. By creation of new employment opportunities, based around a number of economic initiatives particularly in the fields of arts, digital technologies, retail and leisure
- f. Higher education, the delivery of a higher education campus if possible and all that it brings with it will have a terrific positive impact on the West End
- g. Sustainable Living Principles that will be woven into the plan

Following the adoption of the Masterplan Chatsworth Gardens was formalised as the flagship project in the West End and was supported by the HCA. Chatsworth Gardens forms a cornerstone of the comprehensive masterplan for the regeneration of the whole of the West End of Morecambe, a core council priority. The rationale behind the particular Chatsworth Gardens scheme is to address failure of the housing market in the West End of Morecambe, to stimulate the provision of housing for families, singles and couples, in order to create a more balanced and long-term sustainable community, with a greater choice of housing and tenure.

It was always intended to create an exemplary housing scheme to act as a catalyst for private sector investment and contribute to the regeneration of Morecambe's West End by tackling the lack of family housing and helping to create a more balanced community with more families and the greater choice of housing and tenure. In essence, the project aims to reinforce the changes and regeneration already happening in the local area by addressing the lack of appropriate family housing, working toward creating a more balanced community with a greater choice of housing stock.

3.4 Project Area Background

Morecambe developed with the popularity of coastal resort tourism and was a thriving seaside resort from 1890 to the mid-twentieth century. Morecambe, like almost every other traditional seaside resort within the UK, has suffered from serious social deprivation over the last 40 years or so, following the decline of the traditional seaside holiday. Visitor numbers have also suffered as a result of declining amenities including the loss of the West End and Central Piers, Morecambe's swimming pool and Frontierland.

The British seaside tourism decline in Morecambe was to a certain degree delayed by the construction of the two nuclear power stations which effectively meant that over a 5-10 year period much of the traditional holiday accommodation was taken up by a transient workforce involved in the construction of the two plants. Following their completion, many properties in the area were subdivided into bedsits or one/ two bedroom flats occupied by tenants largely supported by state benefits.

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At one stage two of the wards had the highest unemployment rates in Lancashire. Most recent figures from the Office of National Statistics do not show the current unemployment rate. The neighbourhood in which Chatsworth gardens is located in August 2007 has 6% and 19% Jobseeker's allowance and Incapacity Benefit claimants, which compares to the Lancaster average of 2% and 7% respectively.

Today Morecambe has a population of circa 45,000 and there is a preponderance of over 65's. Morecambe and the West End offer contrasting pictures when analysed by population type. The West End exhibits below average (compared to regional and national) levels of retired people (15.2%) but above average proportions of the population in the 0-15 (21.3%) and 15-24 (12.5%) age cohorts. Morecambe as a whole has a much older population (20.8%), with fewer children (19.0%) and a smaller proportion of the population are of working age.

As a result of the increasing focus on the provision of employment in and around the White Lund area, located between the two main centres of Lancaster and Morecambe, the Morecambe housing stock has continued to be popular with the younger working population.

Over the last 7 years this trend has accelerated as a direct consequence of the rapidly escalating value of properties within the Lancaster district. Many first time buyers have been forced out of the market in Lancaster, and as a result have looked towards Morecambe to the direct benefit of the more traditional format of housing stock of semi-detached and 2 or 3 bed terraced houses.

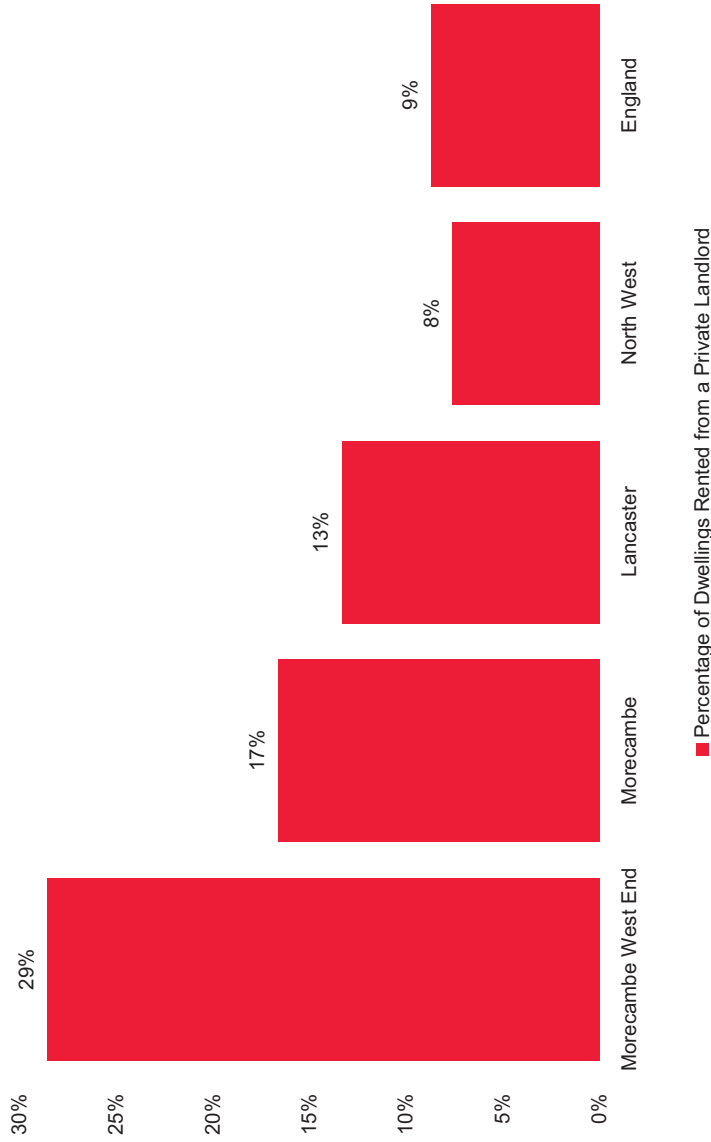
Evidence shows that employment and income deprivation are extreme in Morecambe's West End. According to both of these measures, the Chatsworth Gardens site area is within the top 0.5% of the most deprived Super Output Areas in England. There is also a severity of education deprivation and subsequently the occupational structure of the working age population is largely skewed towards lower value added occupations and a high degree of benefit dependency.

Crime levels in the West End are amongst the highest within the Lancaster District for a variety of offences. For each offence the rate of occurrence is significantly higher in the West End than in the Lancaster District as a whole, and recent figures show that crime levels are rising.

In terms of housing in the West End, statistics suggest that there are very few family sized households (3 to 5 persons) (28.3%) and a very high proportion of one-person households (39.4%). Table 1 details the percentages of dwellings rented from a private landlord for the West End of Morecambe which is 20% higher in comparison to that of the national average and a further 1% to the average for the North West. The high volume is due to the HMOs within the location of the West End.

Table 1 Percentage of Private Rented Dwellings in West End

Morecambe's West End: Empty Homes Project Plan April 2012



Morecambe's West End has 38% of semi detached dwellings, 4% of detached dwellings, and 15% of apartments in a converted or shared house (HMOs), 14% of flats in purpose built blocks and 3% of dwellings being in shared dwellings. By comparison to the North West in particular only have 2% of dwellings in converted flats (HMOs).

Figures for the North West Region and England only show percentages of 18% and 13 % respectively of combined flattened type dwellings, which by comparison to the West End of Morecambe level of 32% is considerably higher. This oversupply of flattened dwellings currently supplies the lower income households and transient population that typify areas of deprivation.

The Housing Condition Survey, 2004 shows that 30% of the houses in Morecambe's West End are either unfit for habitation or defective. This is 16% higher than the level for Lancaster District as a whole, thus illustrating a strong need for improving the quality of the housing stock.

The statistics support the need for a restructuring of the housing stock in the West End in order to attract new people to the area, especially families, thus diversifying the population base and contributing to the sustainability of the area.

Furthermore, many of the policy and strategy documents reviewed here recognise the importance of housing within regeneration strategies and the need for sustainable communities. The policy context shows that there is a government commitment to raising the standard of housing and the civic environment.

The Morecambe Resort Action Plan states that the local economy can be strengthened by enhancing the housing, tourism and retail markets and attracting new investment. Improving the residential market and fabric of Morecambe, especially in the West End area, is paramount in achieving the regeneration ambitions for the town. The Resort Action Plan recognises that more stable communities are required in Morecambe, with people living in attractive environments with a choice of good quality housing supported by a range of facilities and services.

The West End area was previously designated as a Housing Renewal Area. Significant investment has been made in the area to improve housing in the neighbourhood. However, despite some improvements in the quality of the stock delivered through the Renewal Area, the West End still suffers from a complex set of social issues. These include a transient population, high crime rates, anti-social behaviour and benefit dependency. It is considered that these problems are in-part caused and exacerbated by the structure of the housing stock in the neighbourhood, specifically:

- A high proportion of large houses (three to five storey properties built as guest houses but converted to houses in multiple occupation)
- High levels of poor quality private rented stock
- High density
- Lack of open space
- Lack of sites for the development of new housing that meet modern requirements

The need to regenerate the residential areas of Morecambe (especially in the West End) is central to meeting the aim of making the town an attractive place to live, work and visit. The attractiveness and functionality of the West End needs to be enhanced to ensure that it meets the needs of local residents and encourages people to move into and invest in Morecambe in the long-term.

In 2004 the HCA provided initial funding to fund property acquisitions to trigger change and to prepare a detailed Master Plan for the West End area, providing a template for future development and funding bids.

The key principle behind the Masterplan is for the West End to remain a predominantly residential area, but one that accommodates a more balanced community, with more families, a greater choice of housing and tenure. The Masterplan was completed at the end of 2004 and has

received support from Lancaster City Council, the West End Partnership (WEP), English Partnerships, the North West Development Agency and Adactus Housing Association.

Winning Back Morecambe's West End Masterplan and Delivery Strategy was prepared in 2005, and is based on the aim of respecting and capitalising on the position of the West End's proximity to the seafront with its panoramic views over Morecambe Bay. Again, the strategy identifies a three-cornered set of principals to focus the regeneration of Morecambe: Place, People and Perception. The strategy aims to drive change in the town by addressing the negative perceptions of the West End, facilitating place making; and re-addressing the profile of the people that live within the West End.

The Masterplan was adopted by the City Council as Special Planning Guidance to the Lancaster District Plan in February 2005. The Masterplan outlines the vision for the West End of Morecambe as an exceptional place to live, work and play.

At the local level, the Morecambe Resort Action Plan, and the West End Masterplan both highlight the negative effects caused by the low perception of the area amongst residents, developers, and the wider community. More specifically there is recognition of problems associated with former guest houses being converted into HMOs, and notes the implications in terms of a transient population which creates unstable communities and reduces the attractiveness for others.

3.5 Community Consultation

The Winning Back Morecambe's West End Masterplan was developed by a multi agency steering group which included community representation through the West End Partnership, along with representation from the City Council, County Council, English Partnerships, the Housing Corporation, Adactus Housing Group, NWDA and the MP for Morecambe and Lunesdale. The initial scope of the Masterplan was set following a day long consultations event where the local community was asked what issues they wanted to see addressed. The options for addressing those issues were then developed through a two day Enquiry by Design event which included expert professional advisors working through potential interventions with representatives of the local community. The final options for intervention were then agreed by the Steering Group before going out to a three day consultation event held at Heysham High in September 2004. A further public meeting was held in December 2004 at the Platform which was attended by approximately 300 people. Following this event the final Masterplan was agreed by the Steering Group in December 2004. The Masterplan was subsequently adopted by Cabinet as a supplementary planning document to the Lancaster District Plan at its meeting in February 2005.

Chatsworth Gardens has specifically been subject to further detailed consultation process. The initial development brief was discussed which formed the basis of the developer selection process was developed and agreed in consultation with the West End Partnership. The current proposals for Chatsworth Gardens and the West End have been developed with support from local councillors. It is envisaged that as part of

the further development of new proposals that further community consultation would take place prior as the scheme progresses. This would be in addition to the formal statutory consultation required for obtaining planning permission.

3.6 Chatsworth Gardens

Located in Masterplan area 5 Chatsworth Gardens aims to address the particular housing market failure issues of the West End of over supply of 1 bed units and HMOs, poor property condition, empty homes and poor quality environment. The location of Chatsworth Gardens was greatly influenced by the large size of the properties, the poor quality of the stock, the number of HMOs and empty properties and therefore offered the best location to introduce new stock to change the mix and address the housing market failure. The objectives of the proposal are to:

- Attract families and long-term residents to live and work in and near the town
- Create a more balanced community
- Reverse the negative perception of Morecambe's West End as a place to live
- Reduce the number of HMOs (Houses in Multiple Occupation)
- Kick-starting public/private investment in the area;
- Creating confidence in the market – to show that family housing is possible and hence have a catalytic effect (along with the other interventions)
- Deliver quality housing stock to Code for Sustainable Homes Level 3
- Address crime and social conditions in the area
- Act as a demonstration to the market in terms of the standard and quality of housing that should be delivered in the Masterplan area

Complimenting the refurbishment of empty homes in this area is the redevelopment of the very largest properties on Regent Road. This provides a comprehensive solution to the site through a mixture of public and private investment that overcomes the current economic challenges.



Department for
Communities and
Local Government

Localising support for council tax

Transitional grant scheme

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Any enquiries regarding this document/publication should be sent to us at:

Department for Communities and Local Government
Eland House
Bressenden Place
London
SW1E 5DU
Telephone: 030 3444 0000

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Overview

1. The Department for Communities and Local Government is making available an additional £100m for one year to support local authorities in developing well-designed council tax support schemes and maintain positive incentives to work.
2. The grant will be payable in March 2013 to those authorities who adopt schemes that comply with criteria set by Government to ensure that low income households do not face an extensive increase in their council tax liability in 2013-14. This funding will enable councils to explore more sustainable approaches to managing the funding reduction that minimise the impact on vulnerable taxpayers.

Background

3. In the 2010 Spending Review, the Government announced plans to localise council tax benefit and this is being taken forward through the Local Government Finance Bill currently before Parliament. From April 2013, these reforms will localise council tax support and give councils stronger incentives to support local firms, cut fraud, promote local enterprise and get people back into work.
4. These reforms contribute to the Government's deficit reduction programme, delivering savings of £470 million a year of taxpayers' money in Great Britain from 2013-14. Welfare reform is vital to tackle the budget deficit, as council tax benefit expenditure in England increased from £2 billion to £4.3 billion from 1997-98 to 2010-11.
5. In future support for council tax will be offered as reductions within the council tax system. Regulations will set the rules, allowances and awards for claimants of state pension credit age so that they do not experience a reduction in support as a direct result of this reform.
6. Localisation will give local authorities the flexibility to design council tax support schemes for working-age claimants in their area, taking into account the needs of vulnerable groups and the importance of supporting work incentives.
7. To help the transition to these changes, the Department for Communities and Local Government has already provided £30 million of funding to help councils draw up local support schemes.

8. As outlined in the consultation document *Localising Support for Council Tax: Funding arrangements consultation*¹ published in May 2012 principal funding for the scheme is being provided for billing and precepting authorities and, for all except police authorities, this will be allocated through the reformed local government finance system. In addition local authorities will continue to receive funding to meet ongoing administrative costs, as well as new burdens payments to meet the one-off and recurring costs associated with implementing the new system.

Details of the transitional grant

Purpose

9. The Government has been clear that councils have the scope to help manage the impact of the reduction in council tax support funding through sensible savings, for example, securing efficiency savings, tackling fraud and adjusting scheme parameters. In addition, the Government is introducing new flexibilities on council tax.
10. Local authorities have real choices about how they manage the reduction in funding. The Government is now providing up to an additional £100 million transition grant to provide the space and the support for all local authorities to follow the example of those councils who are making the most of opportunities to find savings across their budgets to be able to develop schemes that protect the poorest.

Criteria

11. To apply for a grant, billing authorities must adopt schemes which ensure that:
 - **Those who would be entitled to 100% support under current council tax benefit arrangements pay between zero and no more than 8.5% of their net council tax liability;**
 - **The taper rate does not increase above 25%;**
 - **There is no sharp reduction in support for those entering work.** The taper should continue to operate as under current council tax benefit regulations - that is, to be applied to excess income and in relation to the claimant's maximum eligible council tax reduction. Where an authority has decided to adopt a scheme in which the maximum reduction is lower than 100% of liability, this maximum eligible reduction will therefore be this level, lower than

¹ <http://www.communities.gov.uk/publications/localgovernment/2146644>

100% of liability. Further details are set out in an FAQ document which accompanies this publication.

12. Although not one of the scheme criteria, in allowing flexibility over aspects of the scheme, Government would not expect local authorities to impose large additional increases in non-dependant deductions.

Funding allocations

13. Funding will be payable to billing authorities whose schemes satisfy the criteria and their major precepting authorities, as an unringfenced specific grant. The distribution of this funding is based on the methodology for the principal council tax support funding, as set out in *Localising Support for Council Tax: Funding arrangements consultation*² published in May 2012.
14. To provide certainty on the funding position in advance, annex A sets out the amounts of funding that individual authorities will receive if schemes meet the criteria above, applying this methodology to the £100m fund. In relation to the principal funding, the distribution will be updated as part of the Local Government Finance Settlement to reflect more recent outturn data on council tax benefit expenditure. The Government does not intend to update allocations for the transitional grant in the same way, to provide certainty over allocations from today.
15. Major precepting authorities will only be entitled to the funding that corresponds to the share of council tax raised by billing authorities who are eligible and have applied for the grant. The relevant billing authority must apply for the funding for all relevant major precepting authorities covered by the scheme. A major precepting authority cannot apply for funding independently of the billing authority.
16. The funding allocations at annex A set out the major precepting authority allocations in respect of each billing authority to which it issues a precept. As with the principal funding, allocations corresponding to local precepting authorities will be paid to the relevant billing authority.

Applications process and milestones

17. Applications can only be made after the deadline for adopting schemes on 31 January
18. The Government is clear that the process for applying for funding must be light touch, and avoid unnecessary administrative burdens. To be eligible

² <http://www.communities.gov.uk/publications/localgovernment/2146644>

for the grant, therefore, the local authority applying for the funding will need to provide a written indication that its scheme is compliant with the criteria set out in paragraph 11 of this document, and indicate the other authorities covered by its scheme. This must be signed by the Section 151 officer for the lead authority.

19. The deadline for applications will be Friday 15 February 2013. Payments will be made in March 2013.

Further information

20. Further information on the process for applying for a grant will be made available in due course on the Localising Council Tax Support webpage:

<http://www.communities.gov.uk/localgovernment/localgovernmentfinance/counciltax/counciltaxsupport/>

21. A separate Frequently Asked Questions document has been published alongside this document, also on the Localising Council Tax Support webpage.

Annex A

The table shows the amount of grant that each billing authority will receive if eligible.

Alongside each billing authority are each of its major precepting authorities and the amount of grant due those major precepting authorities should their respective billing authority qualify for an award.

For some billing authorities the county has responsibility for police and or fire services so that there is no associated payment to a separate police or fire authority. Instead, the element of the grant associated with police and fire services will be included in the county payment. Similarly, for single tier authorities, there is no separate payment for a county.

For the purposes of this table's presentation, the Greater London Authority has been considered a county.

Billing Authority and local precept	Allocation (£)	County	Allocation (£)	Police authority	Allocation (£)	Fire Authority	Allocation (£)
City of London	987	Greater London Authority	580	GLA	0	GLA	0
Camden	493,755	Greater London Authority	148,218	GLA	0	GLA	0
Greenwich	418,592	Greater London Authority	130,872	GLA	0	GLA	0
Hackney	630,155	Greater London Authority	193,581	GLA	0	GLA	0
Hammersmith & Fulham	291,335	Greater London Authority	114,365	GLA	0	GLA	0
Islington	547,786	Greater London Authority	174,677	GLA	0	GLA	0
Kensington & Chelsea	235,171	Greater London Authority	92,171	GLA	0	GLA	0
Lambeth	533,989	Greater London Authority	177,009	GLA	0	GLA	0
Lewisham	530,781	Greater London Authority	156,223	GLA	0	GLA	0

Southwark		488,416	Authority	Greater London Authority	164,237	GLA		0	GLA				0
Tower Hamlets		539,689	Greater London Authority	Greater London Authority	186,933	GLA		0	GLA				0
Wandsworth		145,446	Greater London Authority	Greater London Authority	120,992	GLA		0	GLA				0
Westminster		175,535	Greater London Authority	Greater London Authority	142,760	GLA		0	GLA				0
Barking & Dagenham		375,341	Greater London Authority	Greater London Authority	113,267	GLA		0	GLA				0
Barnet		578,616	Greater London Authority	Greater London Authority	159,426	GLA		0	GLA				0
Bexley		309,902	Greater London Authority	Greater London Authority	84,223	GLA		0	GLA				0
Brent		641,613	Greater London Authority	Greater London Authority	185,842	GLA		0	GLA				0
Bromley		352,327	Greater London Authority	Greater London Authority	109,013	GLA		0	GLA				0
Croydon		681,862	Greater London Authority	Greater London Authority	181,844	GLA		0	GLA				0
Ealing		597,481	Greater London Authority	Greater London Authority	172,898	GLA		0	GLA				0
Enfield		669,405	Greater London Authority	Greater London Authority	186,597	GLA		0	GLA				0
Haringey		706,021	Greater London Authority	Greater London Authority	182,848	GLA		0	GLA				0
Harrow		380,580	Greater London Authority	Greater London Authority	98,379	GLA		0	GLA				0
Havering		366,811	Greater London Authority	Greater London Authority	94,135	GLA		0	GLA				0
Hillingdon		416,835	Greater London Authority	Greater London Authority	114,878	GLA		0	GLA				0
Hounslow		410,470	Greater London Authority	Greater London Authority	115,435	GLA		0	GLA				0
Kingston upon Thames		224,427	Greater London Authority	Greater London Authority	50,887	GLA		0	GLA				0

Sefton	544,164	Single Tier authority	0	Merseyside Police	64,189	Merseyside Fire	29,142
Wirral	637,423	Single Tier authority	0	Merseyside Police	76,611	Merseyside Fire	34,781
Barnsley	406,971	Single Tier authority	0	South Yorkshire Police	46,319	South Yorkshire Fire	21,060
Doncaster	460,247	Single Tier authority	0	South Yorkshire Police	56,301	South Yorkshire Fire	25,598
Rotherham	468,188	Single Tier authority	0	South Yorkshire Police	51,121	South Yorkshire Fire	23,243
Sheffield	958,956	Single Tier authority	0	South Yorkshire Police	102,585	South Yorkshire Fire	46,643
Gateshead	486,563	Single Tier authority	0	Northumbria Police	28,210	Tyne and Wear Fire	24,727
Newcastle upon Tyne	591,171	Single Tier authority	0	Northumbria Police	36,498	Tyne and Wear Fire	31,991
North Tyneside	385,932	Single Tier authority	0	Northumbria Police	24,317	Tyne and Wear Fire	21,315
South Tyneside	375,399	Single Tier authority	0	Northumbria Police	24,323	Tyne and Wear Fire	21,319
Sunderland	566,447	Single Tier authority	0	Northumbria Police	39,945	Tyne and Wear Fire	35,013
Birmingham	2,129,441	Single Tier authority	0	West Midlands Police	190,110	West Midlands Fire	91,432
Coventry	648,918	Single Tier authority	0	West Midlands Police	48,748	West Midlands Fire	23,445
Dudley	511,221	Single Tier authority	0	West Midlands Police	45,177	West Midlands Fire	21,727
Sandwell	674,619	Single Tier authority	0	West Midlands Police	57,063	West Midlands Fire	27,443
Solihull	300,048	Single Tier authority	0	West Midlands Police	25,077	West Midlands Fire	12,063
Walsall	644,950	Single Tier authority	0	West Midlands Police	46,323	West Midlands Fire	22,279
Wolverhampton	601,012	Single Tier authority	0	West Midlands Police	45,394	West Midlands Fire	21,851
Bradford	797,340	Single Tier authority	0	West Yorkshire Police	94,569	West Yorkshire Fire	37,980
Calderdale	338,293	Single Tier authority	0	West Yorkshire Police	35,761	West Yorkshire Fire	14,362
Kirklees	670,365	Single Tier authority	0	West Yorkshire Police	71,582	West Yorkshire Fire	28,748
Leeds	1,125,293	Single Tier authority	0	West Yorkshire Police	130,019	West Yorkshire Fire	52,217
Wakefield	484,697	Single Tier authority	0	West Yorkshire Police	56,244	West Yorkshire Fire	22,588
Aylesbury Vale	28,814	Buckinghamshire	153,130	Thames Valley Police	21,924	Buckinghamshire Fire	8,401
Chiltern	15,559	Buckinghamshire	78,036	Thames Valley Police	11,172	Buckinghamshire Fire	4,281
South Bucks	10,548	Buckinghamshire	57,423	Thames Valley Police	8,221	Buckinghamshire Fire	3,151
Wycombe	26,021	Buckinghamshire	168,778	Thames Valley Police	24,164	Buckinghamshire Fire	9,260
Cambridge	17,090	Cambridgeshire	110,672	Cambridgeshire Police	17,905	Cambridgeshire Fire	6,085
East Cambridgeshire	13,679	Cambridgeshire	77,143	Cambridgeshire Police	12,481	Cambridgeshire Fire	4,242
Fenland	32,283	Cambridgeshire	130,068	Cambridgeshire Police	21,043	Cambridgeshire Fire	7,152
South Cambridgeshire	17,744	Cambridgeshire	105,223	Cambridgeshire Police	17,024	Cambridgeshire Fire	5,786
Huntingdonshire	25,710	Cambridgeshire	134,097	Cambridgeshire Police	21,695	Cambridgeshire Fire	7,373

Allerdale	21,523	Cumbria	128,372	Cumbria Police	22,192	County	0
Barrow-in-Furness	21,181	Cumbria	115,122	Cumbria Police	19,901	County	0
Carlisle	22,788	Cumbria	128,362	Cumbria Police	22,190	County	0
Copeland	17,076	Cumbria	98,639	Cumbria Police	17,052	County	0
Eden	7,928	Cumbria	46,751	Cumbria Police	8,082	County	0
South Lakeland	18,297	Cumbria	101,762	Cumbria Police	17,592	County	0
Amber Valley	26,139	Derbyshire	149,394	Derbyshire Police	22,708	Derbyshire Fire	9,315
Bolsover	27,850	Derbyshire	111,379	Derbyshire Police	16,930	Derbyshire Fire	6,945
Chesterfield	23,057	Derbyshire	163,823	Derbyshire Police	24,901	Derbyshire Fire	10,215
Derbyshire Dales	14,490	Derbyshire	67,594	Derbyshire Police	10,274	Derbyshire Fire	4,215
Erewash	23,520	Derbyshire	147,165	Derbyshire Police	22,369	Derbyshire Fire	9,176
High Peak	18,291	Derbyshire	102,645	Derbyshire Police	15,602	Derbyshire Fire	6,400
North East Derbyshire	30,125	Derbyshire	123,451	Derbyshire Police	18,765	Derbyshire Fire	7,698
South Derbyshire	14,053	Derbyshire	90,063	Derbyshire Police	13,690	Derbyshire Fire	5,610
East Devon	22,080	Devon	156,831	Devon & Cornwall Police	22,439	Devon and Somerset Fire	10,325
Exeter	15,905	Devon	142,227	Devon & Cornwall Police	20,350	Devon and Somerset Fire	9,410
Mid Devon	16,980	Devon	87,859	Devon & Cornwall Police	12,571	Devon and Somerset Fire	5,810
North Devon	24,406	Devon	129,972	Devon & Cornwall Police	18,597	Devon and Somerset Fire	8,606
South Hams	16,906	Devon	105,151	Devon & Cornwall Police	15,045	Devon and Somerset Fire	6,963
Taignton	29,412	Devon	166,488	Devon & Cornwall Police	23,821	Devon and Somerset Fire	11,024
Torrige	14,899	Devon	91,362	Devon & Cornwall Police	13,072	Devon and Somerset Fire	6,050
West Devon	14,429	Devon	64,126	Devon & Cornwall Police	9,175	Devon and Somerset Fire	4,246
Christchurch	11,296	Dorset	75,098	Dorset Police	11,570	Dorset Fire	3,882
East Dorset	19,402	Dorset	98,461	Dorset Police	15,170	Dorset Fire	5,090
North Dorset	11,452	Dorset	74,675	Dorset Police	11,505	Dorset Fire	3,860
Purbeck	11,714	Dorset	62,075	Dorset Police	9,564	Dorset Fire	3,209
West Dorset	21,392	Dorset	128,234	Dorset Police	19,757	Dorset Fire	6,629
Weymouth & Portland	24,401	Dorset	104,986	Dorset Police	16,175	Dorset Fire	5,427
Eastbourne	32,764	East Sussex	169,281	Sussex Police	20,230	East Sussex Fire	12,126
Hastings	40,520	East Sussex	199,000	Sussex Police	23,781	East Sussex Fire	14,255
Lewes	31,210	East Sussex	135,751	Sussex Police	16,223	East Sussex Fire	9,724
Rother	26,093	East Sussex	143,664	Sussex Police	17,168	East Sussex Fire	10,291

Wealden	36,411	East Sussex	166,109	Sussex Police	19,850	East Sussex Fire	11,899
Basildon	70,107	Essex	292,427	Essex Police	36,787	Essex Fire	17,873
Braintree	30,203	Essex	168,146	Essex Police	21,152	Essex Fire	10,277
Brentwood	12,541	Essex	76,487	Essex Police	9,622	Essex Fire	4,675
Castle Point	27,119	Essex	123,886	Essex Police	15,584	Essex Fire	7,572
Chelmsford	30,044	Essex	163,317	Essex Police	20,545	Essex Fire	9,982
Colchester	35,006	Essex	196,952	Essex Police	24,776	Essex Fire	12,037
Epping Forest	31,074	Essex	163,573	Essex Police	20,577	Essex Fire	9,997
Harlow	33,952	Essex	146,679	Essex Police	18,452	Essex Fire	8,965
Maldon	14,473	Essex	74,026	Essex Police	9,312	Essex Fire	4,524
Rochford	19,599	Essex	89,367	Essex Police	11,242	Essex Fire	5,462
Tendring	44,173	Essex	270,603	Essex Police	34,041	Essex Fire	16,539
Uttlesford	13,674	Essex	68,945	Essex Police	8,673	Essex Fire	4,214
Cheltenham	21,980	Gloucestershire	125,413	Gloucestershire Police	22,965	County	0
Cotswold	15,808	Gloucestershire	85,865	Gloucestershire Police	15,723	County	0
Forest of Dean	20,979	Gloucestershire	104,359	Gloucestershire Police	19,110	County	0
Gloucester	25,996	Gloucestershire	152,673	Gloucestershire Police	27,957	County	0
Stroud	26,555	Gloucestershire	117,255	Gloucestershire Police	21,471	County	0
Tewkesbury	10,420	Gloucestershire	77,934	Gloucestershire Police	14,271	County	0
Basingstoke & Deane	17,010	Hampshire	145,854	Hampshire Police	20,553	Hampshire Fire	8,626
East Hampshire	16,480	Hampshire	88,217	Hampshire Police	12,431	Hampshire Fire	5,217
Eastleigh	18,133	Hampshire	100,049	Hampshire Police	14,098	Hampshire Fire	5,917
Fareham	10,939	Hampshire	80,969	Hampshire Police	11,409	Hampshire Fire	4,788
Gosport	18,555	Hampshire	94,954	Hampshire Police	13,380	Hampshire Fire	5,616
Hart	10,186	Hampshire	50,158	Hampshire Police	7,068	Hampshire Fire	2,966
Havant	30,559	Hampshire	164,524	Hampshire Police	23,183	Hampshire Fire	9,730
New Forest	35,291	Hampshire	165,785	Hampshire Police	23,361	Hampshire Fire	9,804
Rushmoor	15,355	Hampshire	86,580	Hampshire Police	12,200	Hampshire Fire	5,120
Test Valley	14,463	Hampshire	98,909	Hampshire Police	13,937	Hampshire Fire	5,849
Winchester	16,858	Hampshire	91,293	Hampshire Police	12,864	Hampshire Fire	5,399
Bromsgrove	16,113	Worcestershire	79,290	West Mercia Police	13,638	Hereford and Worcester Fire	5,619

Redditch	22,005	Worcestershire	109,148	West Mercia Police	18,774	Hereford and Worcester Fire	7,736
Worcester	17,980	Worcestershire	112,827	West Mercia Police	19,406	Hereford and Worcester Fire	7,996
Wychavon	17,478	Worcestershire	121,455	West Mercia Police	20,891	Hereford and Worcester Fire	8,608
Wyre Forest	28,634	Worcestershire	141,201	West Mercia Police	24,287	Hereford and Worcester Fire	10,007
Malvern Hills	14,581	Worcestershire	80,550	West Mercia Police	13,855	Hereford and Worcester Fire	5,709
Broxbourne	14,414	Hertfordshire	142,410	Hertfordshire Police	18,815	County	0
Dacorum	28,259	Hertfordshire	174,769	Hertfordshire Police	22,925	County	0
East Hertfordshire	24,619	Hertfordshire	125,478	Hertfordshire Police	16,578	County	0
Hertsmere	20,859	Hertfordshire	129,639	Hertfordshire Police	17,128	County	0
North Hertfordshire	28,537	Hertfordshire	148,565	Hertfordshire Police	19,628	County	0
St Albans	22,331	Hertfordshire	121,590	Hertfordshire Police	16,065	County	0
Stevenage	22,509	Hertfordshire	133,589	Hertfordshire Police	17,650	County	0
Three Rivers	16,338	Hertfordshire	95,357	Hertfordshire Police	12,599	County	0
Watford	26,235	Hertfordshire	117,485	Hertfordshire Police	15,522	County	0
Welwyn Hatfield	29,501	Hertfordshire	141,676	Hertfordshire Police	18,718	County	0
Ashford	20,312	Kent	133,864	Kent Police	17,718	Kent Fire	8,697
Canterbury	32,174	Kent	177,240	Kent Police	23,459	Kent Fire	11,515
Dartford	20,235	Kent	111,316	Kent Police	14,733	Kent Fire	7,232
Dover	32,407	Kent	158,273	Kent Police	20,948	Kent Fire	10,283
Gravesham	24,077	Kent	141,825	Kent Police	18,771	Kent Fire	9,214
Maidstone	38,544	Kent	167,792	Kent Police	22,208	Kent Fire	10,901
Sevenoaks	27,531	Kent	115,954	Kent Police	15,347	Kent Fire	7,533
Shepway	45,972	Kent	170,010	Kent Police	22,502	Kent Fire	11,045
Swale	33,751	Kent	200,781	Kent Police	26,575	Kent Fire	13,044
Thanet	56,512	Kent	260,641	Kent Police	34,497	Kent Fire	16,933
Tonbridge & Malling	25,553	Kent	123,761	Kent Police	16,381	Kent Fire	8,040
Tunbridge Wells	19,301	Kent	108,502	Kent Police	14,361	Kent Fire	7,049
Burnley	38,029	Lancashire	162,532	Lancashire Police	21,987	Lancashire Fire	9,334

Chorley	19,890	Lancashire	113,910	Lancashire Police	15,410	Lancashire Fire	6,542
Fylde	16,667	Lancashire	87,695	Lancashire Police	11,863	Lancashire Fire	5,036
Hyndburn	28,769	Lancashire	137,995	Lancashire Police	18,668	Lancashire Fire	7,925
Lancaster	33,728	Lancashire	182,610	Lancashire Police	24,703	Lancashire Fire	10,487
Pendle	33,386	Lancashire	145,280	Lancashire Police	19,653	Lancashire Fire	8,343
Preston	48,715	Lancashire	198,349	Lancashire Police	26,832	Lancashire Fire	11,391
Ribble Valley	5,779	Lancashire	40,726	Lancashire Police	5,509	Lancashire Fire	2,339
Rossendale	23,254	Lancashire	100,715	Lancashire Police	13,625	Lancashire Fire	5,784
South Ribble	20,715	Lancashire	106,918	Lancashire Police	14,464	Lancashire Fire	6,140
West Lancashire	28,427	Lancashire	159,984	Lancashire Police	21,643	Lancashire Fire	9,188
Wyre	26,817	Lancashire	157,030	Lancashire Police	21,243	Lancashire Fire	9,018
Blaby	15,625	Leicestershire	78,212	Leicestershire Police	12,793	Leicestershire Fire	3,928
Charnwood	26,602	Leicestershire	161,903	Leicestershire Police	26,483	Leicestershire Fire	8,130
Harborough	11,531	Leicestershire	60,255	Leicestershire Police	9,856	Leicestershire Fire	3,026
Hinckley & Bosworth	14,700	Leicestershire	102,726	Leicestershire Police	16,802	Leicestershire Fire	5,159
Melton	8,004	Leicestershire	42,070	Leicestershire Police	6,881	Leicestershire Fire	2,108
North West Leicestershire	20,428	Leicestershire	98,662	Leicestershire Police	16,138	Leicestershire Fire	4,934
Oadby & Wigston	10,235	Leicestershire	53,703	Leicestershire Police	8,784	Leicestershire Fire	2,674
Boston	14,059	Lincolnshire	81,718	Lincolnshire Police	14,292	County	0
East Lindsey	30,059	Lincolnshire	222,335	Lincolnshire Police	38,887	County	0
Lincoln	29,549	Lincolnshire	133,292	Lincolnshire Police	23,313	County	0
North Kesteven	18,759	Lincolnshire	99,285	Lincolnshire Police	17,365	County	0
South Holland	17,856	Lincolnshire	102,422	Lincolnshire Police	17,914	County	0
South Kesteven	20,082	Lincolnshire	130,252	Lincolnshire Police	22,781	County	0
West Lindsey	23,445	Lincolnshire	104,548	Lincolnshire Police	18,286	County	0
Breckland	17,841	Norfolk	167,827	Norfolk Police	28,862	County	0
Broadland	17,929	Norfolk	119,390	Norfolk Police	20,532	County	0
Great Yarmouth	26,253	Norfolk	192,774	Norfolk Police	33,152	County	0
King's Lynn & West Norfolk	28,178	Norfolk	208,198	Norfolk Police	35,804	County	0
North Norfolk	22,740	Norfolk	147,893	Norfolk Police	25,434	County	0
Norwich	51,377	Norfolk	260,458	Norfolk Police	44,792	County	0
South Norfolk	23,350	Norfolk	138,688	Norfolk Police	23,851	County	0

Craven	9,790	North Yorkshire	51,284	North Yorkshire Police	9,920	North Yorkshire Fire	3,012
Hambleton	9,122	North Yorkshire	78,494	North Yorkshire Police	15,183	North Yorkshire Fire	4,610
Richmondshire	8,459	North Yorkshire	40,214	North Yorkshire Police	7,779	North Yorkshire Fire	2,362
Scarborough	38,788	North Yorkshire	178,889	North Yorkshire Police	34,603	North Yorkshire Fire	10,505
Harrogate	29,345	North Yorkshire	135,090	North Yorkshire Police	26,131	North Yorkshire Fire	7,933
Ryedale	10,996	North Yorkshire	55,276	North Yorkshire Police	10,692	North Yorkshire Fire	3,246
Selby	15,224	North Yorkshire	77,987	North Yorkshire Police	15,085	North Yorkshire Fire	4,580
Corby	13,980	Northamptonshire	77,775	Northamptonshire Police	14,615	County	0
Daventry	11,746	Northamptonshire	64,576	Northamptonshire Police	12,135	County	0
East Northamptonshire	15,181	Northamptonshire	79,528	Northamptonshire Police	14,945	County	0
Kettering	20,316	Northamptonshire	100,440	Northamptonshire Police	18,874	County	0
Northampton	56,030	Northamptonshire	257,052	Northamptonshire Police	48,305	County	0
South Northamptonshire	12,385	Northamptonshire	55,037	Northamptonshire Police	10,342	County	0
Wellingborough	12,935	Northamptonshire	89,959	Northamptonshire Police	16,905	County	0
Ashfield	26,868	Nottinghamshire	185,383	Nottinghamshire Police	25,855	Nottinghamshire Fire	10,828
Bassetlaw	23,797	Nottinghamshire	161,518	Nottinghamshire Police	22,526	Nottinghamshire Fire	9,430
Broxtowe	20,253	Nottinghamshire	130,847	Nottinghamshire Police	18,249	Nottinghamshire Fire	7,640
Gedling	18,864	Nottinghamshire	139,619	Nottinghamshire Police	19,472	Nottinghamshire Fire	8,155
Mansfield	26,836	Nottinghamshire	171,020	Nottinghamshire Police	23,852	Nottinghamshire Fire	9,989
Newark & Sherwood	26,818	Nottinghamshire	142,681	Nottinghamshire Police	19,899	Nottinghamshire Fire	8,334
Rushcliffe	13,738	Nottinghamshire	93,856	Nottinghamshire Police	13,090	Nottinghamshire Fire	5,482
Cherwell	23,962	Oxfordshire	136,269	Thames Valley Police	18,099	County	0
Oxford	42,148	Oxfordshire	183,352	Thames Valley Police	24,353	County	0
South Oxfordshire	18,153	Oxfordshire	110,163	Thames Valley Police	14,632	County	0
Vale of White Horse	15,621	Oxfordshire	102,512	Thames Valley Police	13,616	County	0
West Oxfordshire	11,248	Oxfordshire	92,740	Thames Valley Police	12,318	County	0
Mendip	23,838	Somerset	120,022	Avon & Somerset Police	19,631	Devon and Somerset Fire	8,636
Sedgemoor	24,728	Somerset	141,783	Avon & Somerset Police	23,191	Devon and Somerset Fire	10,202
Taunton Deane	17,032	Somerset	118,192	Avon & Somerset Police	19,332	Devon and Somerset Fire	8,505
South Somerset	35,348	Somerset	167,622	Avon & Somerset Police	27,417	Devon and Somerset Fire	12,061
West Somerset	10,158	Somerset	55,006	Avon & Somerset Police	8,997	Devon and Somerset Fire	3,958
Cannock Chase	27,435	Staffordshire	130,536	Staffordshire Police	22,535	Staffordshire Fire	8,582

East Staffordshire	25,272	Staffordshire	121,515	Staffordshire Police	20,978	Staffordshire Fire	7,989
Lichfield	17,557	Staffordshire	97,927	Staffordshire Police	16,906	Staffordshire Fire	6,438
Newcastle-under-Lyme	25,773	Staffordshire	143,019	Staffordshire Police	24,690	Staffordshire Fire	9,403
South Staffordshire	16,213	Staffordshire	115,146	Staffordshire Police	19,878	Staffordshire Fire	7,570
Stafford	17,067	Staffordshire	105,804	Staffordshire Police	18,266	Staffordshire Fire	6,956
Staffordshire Moorlands	16,557	Staffordshire	94,087	Staffordshire Police	16,243	Staffordshire Fire	6,186
Tamworth	14,101	Staffordshire	97,007	Staffordshire Police	16,747	Staffordshire Fire	6,378
Babergh	17,913	Suffolk	95,879	Suffolk Police	14,194	County	0
Forest Heath	12,700	Suffolk	65,888	Suffolk Police	9,754	County	0
Ipswich	55,420	Suffolk	201,277	Suffolk Police	29,797	County	0
Mid Suffolk	15,532	Suffolk	84,612	Suffolk Police	12,526	County	0
St Edmundsbury	22,349	Suffolk	115,037	Suffolk Police	17,030	County	0
Suffolk Coastal	22,757	Suffolk	129,561	Suffolk Police	19,180	County	0
Waveney	26,691	Suffolk	187,094	Suffolk Police	27,697	County	0
Elmbridge	21,477	Surrey	123,496	Surrey Police	21,859	County	7,880
Epsom & Ewell	9,105	Surrey	62,629	Surrey Police	11,085	County	2,880
Guildford	17,886	Surrey	123,639	Surrey Police	21,884	County	5,100
Mole Valley	9,618	Surrey	70,994	Surrey Police	12,566	County	5,100
Reigate & Banstead	21,222	Surrey	122,404	Surrey Police	21,666	County	5,100
Runnymede	9,941	Surrey	83,492	Surrey Police	14,778	County	0
Spelthorne	16,026	Surrey	106,983	Surrey Police	18,936	County	0
Surrey Heath	11,109	Surrey	62,949	Surrey Police	11,142	County	0
Tandridge	13,780	Surrey	75,424	Surrey Police	13,350	County	0
Waverley	19,314	Surrey	107,707	Surrey Police	19,064	County	0
Woking	15,916	Surrey	89,367	Surrey Police	15,818	County	0
North Warwickshire	17,775	Warwickshire	81,996	Warwickshire Police	12,844	County	0
Nuneaton & Bedworth	33,346	Warwickshire	188,846	Warwickshire Police	29,581	County	0
Rugby	18,845	Warwickshire	116,309	Warwickshire Police	18,219	County	0
Stratford-on-Avon	21,916	Warwickshire	140,783	Warwickshire Police	22,052	County	0
Warwick	22,312	Warwickshire	152,744	Warwickshire Police	23,926	County	0
Adur	22,775	West Sussex	91,988	Sussex Police	10,958	County	0
Arun	42,895	West Sussex	224,978	Sussex Police	26,800	County	0

Chichester	21,694	West Sussex	143,351	Sussex Police	17,076	County	0
Crawley	26,102	West Sussex	161,479	Sussex Police	19,236	County	0
Horsham	18,633	West Sussex	120,742	Sussex Police	14,383	County	0
Mid Sussex	20,671	West Sussex	116,700	Sussex Police	13,902	County	0
Worthing	25,617	West Sussex	137,809	Sussex Police	16,416	County	0
Bath & North East Somerset UA	213,481	Single Tier authority	0	Avon & Somerset Police	29,034	Avon Fire	10,846
Bristol UA	788,043	Single Tier authority	0	Avon & Somerset Police	98,895	Avon Fire	36,943
South Gloucestershire UA	271,545	Single Tier authority	0	Avon & Somerset Police	35,007	Avon Fire	13,077
North Somerset UA	275,682	Single Tier authority	0	Avon & Somerset Police	38,777	Avon Fire	14,486
Luton UA	304,922	Single Tier authority	0	Bedfordshire Police	38,781	Bedfordshire Fire	21,670
Bedford UA	244,820	Single Tier authority	0	Bedfordshire Police	27,722	Bedfordshire Fire	15,490
Central Bedfordshire UA	320,586	Single Tier authority	0	Bedfordshire Police	34,168	Bedfordshire Fire	19,092
Bracknell Forest UA	119,023	Single Tier authority	0	Thames Valley Police	15,864	Berkshire Fire	5,723
West Berkshire UA	170,149	Single Tier authority	0	Thames Valley Police	20,304	Berkshire Fire	7,321
Reading UA	248,509	Single Tier authority	0	Thames Valley Police	29,752	Berkshire Fire	10,728
Slough UA	215,042	Single Tier authority	0	Thames Valley Police	28,659	Berkshire Fire	10,300
Windsor & Maidenhead UA	116,557	Single Tier authority	0	Thames Valley Police	18,118	Berkshire Fire	6,501
Wokingham UA	105,816	Single Tier authority	0	Thames Valley Police	13,042	Berkshire Fire	4,704
Milton Keynes UA	346,409	Single Tier authority	0	Thames Valley Police	45,356	Buckinghamshire Fire	17,381
Peterborough UA	247,083	Single Tier authority	0	Cambridgeshire Police	37,977	Cambridgeshire Fire	12,907
Halton UA	224,171	Single Tier authority	0	Cheshire Police	29,554	Cheshire Fire	13,069
Warrington UA	270,363	Single Tier authority	0	Cheshire Police	35,057	Cheshire Fire	15,503
Cheshire East UA	419,145	Single Tier authority	0	Cheshire Police	50,513	Cheshire Fire	22,338
Cheshire West and Chester UA	459,766	Single Tier authority	0	Cheshire Police	54,254	Cheshire Fire	23,992
Hartlepool UA	263,515	Single Tier authority	0	Cleveland Police	36,087	Cleveland Fire	12,344
Middlesbrough UA	350,491	Single Tier authority	0	Cleveland Police	52,193	Cleveland Fire	17,853
Redcar & Cleveland UA	302,785	Single Tier authority	0	Cleveland Police	43,644	Cleveland Fire	14,929
Stockton-on-Tees UA	330,384	Single Tier authority	0	Cleveland Police	50,393	Cleveland Fire	17,238
Cornwall UA	961,331	Single Tier authority	0	Devon & Cornwall Police	117,390	County	0
Derby City UA	364,294	Single Tier authority	0	Derbyshire Police	52,918	Derbyshire Fire	21,708
Plymouth UA	424,301	Single Tier authority	0	Devon & Cornwall Police	54,451	Devon and Somerset Fire	25,199
Torbay UA	318,111	Single Tier authority	0	Devon & Cornwall Police	40,164	Devon and Somerset Fire	18,587

Poole UA	214,775	Single Tier authority	0	Dorset Police	31,961	Dorset Fire	10,723
Bournemouth UA	322,591	Single Tier authority	0	Dorset Police	46,147	Dorset Fire	15,482
Darlington UA	172,915	Single Tier authority	0	Durham Police	22,225	Durham Fire	13,475
County Durham UA	1,094,392	Single Tier authority	0	Durham Police	123,291	Durham Fire	74,750
Brighton & Hove UA	510,975	Single Tier authority	0	Sussex Police	56,007	East Sussex Fire	33,572
Southend-on-Sea UA	301,147	Single Tier authority	0	Essex Police	36,718	Essex Fire	17,840
Thurrock UA	225,902	Single Tier authority	0	Essex Police	28,005	Essex Fire	13,606
Portsmouth UA	293,969	Single Tier authority	0	Hampshire Police	37,414	Hampshire Fire	15,702
Southampton UA	378,847	Single Tier authority	0	Hampshire Police	44,711	Hampshire Fire	18,765
Herefordshire UA	259,451	Single Tier authority	0	West Mercia Police	37,317	Hereford and Worcester Fire	15,376
East Riding of Yorkshire UA	452,831	Single Tier authority	0	Humberside Police	62,363	Humberside Fire	28,114
Kingston upon Hull UA	530,995	Single Tier authority	0	Humberside Police	83,826	Humberside Fire	37,790
North East Lincolnshire UA	309,031	Single Tier authority	0	Humberside Police	42,496	Humberside Fire	19,158
North Lincolnshire UA	267,132	Single Tier authority	0	Humberside Police	35,270	Humberside Fire	15,900
Isle of Wight UA	281,425	Single Tier authority	0	Hampshire Police	31,143	County	8,300
The Medway Towns UA	385,004	Single Tier authority	0	Kent Police	47,535	Kent Fire	23,300
Blackburn with Darwen UA	302,128	Single Tier authority	0	Lancashire Police	35,627	Lancashire Fire	15,121
Blackpool UA	388,723	Single Tier authority	0	Lancashire Police	44,623	Lancashire Fire	18,949
Leicester City UA	607,780	Single Tier authority	0	Leicestershire Police	86,093	Leicestershire Fire	26,431
Rutland UA	38,957	Single Tier authority	0	Leicestershire Police	4,611	Leicestershire Fire	1,416
York UA	201,993	Single Tier authority	0	North Yorkshire Police	36,512	North Yorkshire Fire	11,085
Northumberland UA	531,659	Single Tier authority	0	Northumbria Police	31,317	County	0
City of Nottingham UA	662,327	Single Tier authority	0	Nottinghamshire Police	80,008	Nottinghamshire Fire	33,506
Telford and the Wrekin UA	274,498	Single Tier authority	0	West Mercia Police	41,381	Shropshire Fire	20,310
Shropshire UA	393,307	Single Tier authority	0	West Mercia Police	56,944	Shropshire Fire	27,949
Stoke-on-Trent UA	466,634	Single Tier authority	0	Staffordshire Police	70,031	Staffordshire Fire	26,670
Swindon UA	267,892	Single Tier authority	0	Wiltshire Police	36,040	Wiltshire Fire	14,250
Wiltshire UA	543,839	Single Tier authority	0	Wiltshire Police	66,251	Wiltshire Fire	26,195
Isles of Scilly	1,553	Single Tier authority	0	Devon & Cornwall Police	241	County	0



29 May 2012

Mr Tom Brown
Regeneration Manager
Lancaster City Council
Regeneration and Policy
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

By email tbrown@lancaster.gov.uk

Dear Mr Brown,

Cluster of Empty Homes Funding – Allocation

I am writing to inform you that your bid to the Cluster of Empty Homes Fund has been successful.

The quality of the submissions received was high, and we were pleased to see proposals offering such strong alignment with local priorities, innovative approaches to delivery and good value for money. Because of the quality of bids received, ministers have agreed to provide a total of £60 million funding - £10 million more than originally planned. This means that all successful bids can proceed with only a marginal reduction to the total resources requested.

I am delighted to announce that Lancaster City Council has been awarded £1,910,788 to bring up to 114 empty homes in to use. Your HCA Operating Area Team will be in touch shortly to advise on next steps.

Further information, including the details of all allocations, is available at:
<http://www.homesandcommunities.co.uk/ourwork/clusters-of-empty-homes>

I would like to thank you for your bid and wish you every success in delivery.

Yours sincerely,

A handwritten signature in black ink that reads "Sally Randall".

Sally Randall



Outline Application Form - ERDF-Form-2-001

1 Identification	PDT USE ONLY	
	MCIS Reference No.	
	Date Received	
Project Name	The Lancaster and Morecambe Bay (LAMB) Project	
Applicant name	Lancaster City Council	
Theme/Call: where applicable	Priority 3 Call – Capital Investment	
Priority Axis	Priority 3, Strand Two – Investment in Key Strategic Sites	
Operational Programme	North West Operational Programme 2007-13	

DCLG Disclaimer

There shall be no expectation of grant unless and until a Funding Agreement is signed by both parties. All the Applicant's costs and charges incurred as a result of making this outline application shall be for the Applicant's account and cannot be claimed as part of the project.

Please return the completed form and supporting documentation to the ERDF Programme Delivery Team (PDT) responsible for the Operational Programme
Contact details for each PDT are in the National ERDF Handbook.

Outline Application Form

Document Number (ERDF-Forms-2-001) and Version Number (1)
Date published (1 April 2012)

The Outline Application (OA) must be completed by the Applicant and submitted to the ERDF Programme Delivery Team for assessment before a project can be considered for funding from the ERDF 2007-13 Programme. This is to ensure the proposed project meets with the requirements of the relevant Operational Programme.

Applicants are strongly advised to read the National ERDF Handbook and related notes on eligibility, state aid, procurement, publicity, and Article 55 requirements before they decide to apply for ERDF.

Please read the associated Outline Application Form Guidance (ERDF-GN-2-001) carefully and seek any clarification from your PDT prior to submitting this form and supporting documents.

2 Project Details					
Project Sound Bite	The project aims to rejuvenate the centres of historic Lancaster and the seaside town of Morecambe by investing in high quality public realm, strengthening their position as quality destinations and providing links/gateways to key commercial opportunity sites: Lancaster's Canal Corridor retail/mixed use development site to the east of the historic centre and the Castle precinct to the west; Morecambe's key development sites such as the Central Promenade and other opportunity areas within the town centre.				
Project Location	Lancaster City Centre and Morecambe Town Centre – both within Lancaster District.				
Project Start Date	Financial Completion Date		Practical Completion Date		
01/01/2013	30/12/2014		30/09/2014		
Project Funding Summary *					
	ERDF (a)	Public Match Funding (b)	Private Match Funding (c)	Totals (d)	Contribution Rates (a)/(d) x 100
Capital	£1,015,000	£1,015,000	£00,000,000	£2,030,000	50%
Revenue	£00,000,000	£00,000,000	£00,000,000	£00,000,000	%
Totals	£1,015,000	£1,015,000	£00,000,000	£2,030,000	50%

*Copy & Paste Project Funding Summary to identify Phasing In regions separately

Outline Application Form
Document Number (ERDF-Forms-2-001) and Version Number (1)
Date published (1 April 2012)

3 Project Applicant	
Address of applicant organisation including post code	Lancaster City Council, Regeneration and Planning Service PO Box 4, Town Hall, Morecambe, LA4 5AF
Contact Person	Paul Rogers
Position in organisation	Senior Regeneration Officer
Email:	progers@lancaster.gov.uk
Telephone Number	01524 582334
Type of organisation* (Refer to Guidance)	Part IV Local Authority
*If applicable: Define category of SME	
Registered Number (company or charity)	
VAT Number	155727939
Website	www.lancaster.gov.uk/regeneration

4 Delivery Partners				
Will you work with other organisations to deliver this project?	YES		NO	√
If YES, complete the sections below for each partner.				

Name of partner organisation	
Contact Person	
Position in organisation	
Email:	

Outline Application Form

Document Number (ERDF-Forms-2-001) and Version Number (1)

Date published (1 April 2012)

Telephone Number	
Address, including post code	
Type of organisation	
*If applicable: Define category of SME	
Registered Number (company or charity)	
VAT Number	
Website	

5 Strategic Fit

5.1 Project Objectives and Description

- What is the project going to achieve, the project's objectives should be **SMART** i.e. specific, measurable, achievable, realistic and timebound.
- Briefly explain what the project will do, why ERDF is required and what you will spend the funding on.
- What assets are being purchased through the project?
- Where and when will the project be delivered?
- How will it be delivered and operate?
- If the project relates to capital investment activity can you: (a) describe the timescale for securing planning permission; (b) confirm the RIBA stage achieved at the point of submitting this outline application; (c) confirm when you intend to go out to tender; and (d) confirm anticipated start on site.
- Where applicable (see local guidance) identify any ESF type activity and associated costs the project may include

What is the project going to achieve?

The key objectives of the project are as follows:

Objective 1. To invest in sites in key strategic locations in order to support development of high value adding employment in Lancaster and Morecambe.

Specific: This project is for the provision of high quality public realm where it is unviable for the private sector to deliver these improvements.

Measureable: Increase in 0.89ha brownfield land reclaimed / 15 gross jobs created.

Achievable: The works are on land in City Council ownership or on the public highway and do not require planning permission.

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Realistic: The resources available under the project should enable 'step change' to be achieved in provision in both centres. Earlier phases in Lancaster (Square Routes) and Morecambe (Townscape Heritage Initiative 1) have been successfully completed.

Timebound: Design and implementation of improvements can be carried out within the period of funding, using dedicated project resources. Earlier phases were completed on time and on budget.

Objective 2: To develop and restore the character of Lancaster and Morecambe's urban fabric, raising and sharpening profile, promoting as a place to invest and to visit.

Specific: The project is directed at key strategic sites and areas of Lancaster City and Morecambe Town Centre

Measureable: Increase in 0.89ha brownfield land reclaimed / 15 gross jobs created.

Achievable: The vast majority of the works is in or on land in City Council ownership or on the public highway and do not require planning permission.

Realistic: The resources available under the project should enable 'step change' to be achieved in provision in both centres. Earlier phases in Lancaster (Square Routes) and Morecambe (Townscape Heritage Initiative 1) have been successfully completed.

Timebound: Design and implementation of improvements can be carried out within the period of funding, using dedicated project resources. Earlier phases were completed on time and on budget.

Why ERDF is required and what you will spend the funding on

The Lancaster District Core Strategy (adopted 2008) established a strategic spatial framework for regeneration within the district. Central Morecambe is identified as a regeneration priority for the council, the community and of sub-regional importance. Work on the Morecambe Area Action Plan (being brought forward through the Local Development Framework) reflects these priorities and is central to achieving on them. In preparation of the plan, community and stakeholder engagement identified significant issues relating to connectivity of the town and the main visitor focus of the promenade. Preferred options for the area are directed at improving key linkages, gateway and context of key development opportunity sites such as the Central Promenade and other opportunity areas.

A second Townscape Heritage Initiative (THI) for Morecambe entitled 'A View for Eric' combines Heritage Lottery Fund (HLF) and City Council funding and launched in May 2012. The THI will make grant packages available to help improve the Art Deco and Victorian buildings in the heart of the town and improve some of the streets and spaces that surround them. There is also a skills development and public realm element complementary to the MAAP.

Lancaster City regeneration is also a priority. The Square Routes initiative is about revitalising historic places and routes in Lancaster City Centre. The project aims to rejuvenate the important historic city centre of Lancaster by investing in high quality public realm, strengthening its position as a quality destination both for visitors and residents of the district and as a link/gateway to the major Canal Corridor retail/mixed use development site to the east of the historic centre and the Castle precinct to the west.

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Funding is therefore sought to support additional coverage in the following elements:

- The public realm elements of the town's second Townscape Heritage Initiative (THI 2) – 'A View for Eric', a five year Heritage Lottery Fund (HLF) programme to help improve the context of Victorian and art deco buildings in the heart of the town and some of the streets and spaces surrounding them linking to key commercial opportunities.
- Public realm improvements to New Town Square and Euston Road area of Morecambe to connect with the above THI2 sponsored public realm works and transform the main streets and spaces in and around the established centre as links to the Central Promenade and other opportunity sites as identified in the Morecambe Area Action Plan.
- The delivery of a second phase of works as part of Lancaster Square Routes in the city's historic centre. The proposal is to build on the success of the first phase of works which has seen major improvements undertaken in partnership with Lancashire County Council to improve the 'spine' of the city between the Canal Corridor and the Castle.

What assets are being purchased through the project?

There are no assets being purchased. The project will include landscaping, public realm and gateway features, but only where this is part of a deliverable commercial development.

Where and when will the project be delivered?

As previously noted the works in Morecambe will be focussed on main streets and spaces in and around the established centre as links to the Central Promenade and other opportunity sites as identified in the Morecambe Area Action Plan. In Lancaster work will be undertaken in the historic city centre, building on the success of the first phase of works which has seen major improvements undertaken in partnership with Lancashire County Council to improve the 'spine' of the city between the Canal Corridor key commercial opportunity site and the Castle

The projected start date is 01/01/13 with practical completion of all elements of the project by 30/09/14.

How will it be delivered and operate?

Lancaster City Council will lead and is the client and accountable body for the project. Council Cabinet has approved the progression of the individual projects and preliminary works to develop a detailed scheme, funding applications and any remaining statutory approvals.

As the project will entail work in adopted highways the County Council Highways Service will necessarily have a major input into design aspects but all delivery commitments will be led and managed by the City Council's Regeneration and Planning Service.

The project delivery structure is tailored to fit Lancaster City Council's Approach to Managing Projects (LAMP) which is based on PRINCE 2 protocols.

The following proposed management structure has a number of core elements:

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A Project Executive with strategic lead of the three discrete projects making up LAMB: Lancaster Square Routes, Morecambe Area Action Plan and Morecambe THI 2.

A Project Manager with day-to-day responsibility for the implementation of each of the three individual projects.

A Task Manager to manage all physical works under LAMB.

These three roles together ensure all aspects of the project will be co-ordinated and delivered successfully. A wider multi-disciplinary team will advise, oversee the preliminary stages and help delivering technical aspects of the project. The team has key skills and experience as well as available advisors on property/marketing and other matters in-house. The team currently comprises:

Corporate Board

Project Delivery Board:

Project Executive – David Lawson, Assistant Head Regeneration and Planning Service (Policy and Delivery), Lancaster City Council – strategic lead for each of the three umbrella projects – Lancaster Square Routes, Morecambe THI2 and MAAP.

Senior User – Ian Welsby, Public Realm Manager, Lancashire County Council

Senior Supplier – Ged McAllister, Assistant Head Regeneration and Planning Service (Environmental Management), Lancaster City Council

Project Manager: Julian Inman, Senior Regeneration Officer (Planning), Lancaster City Council – day-to-day responsibility for each of the three umbrella projects – Lancaster Square Routes, Morecambe THI2 and MAAP.

Consultant Project Team/Advisors: Gary Bowker, Project Engineer, Sarah Robinson, Urban Designer, Kate Smith, Regeneration Officer, Emma Coffey, Conservation Officer, Rob Bracewell, Access Officer, Adrian Morphet, Project Engineer (CDM Co-ordinator), Gill Haigh, Communications and Marketing Manager (all Lancaster City Council, Harvey Danson, Principal Engineer, Lancashire County Council Highways.

Quality Assurance: Lancashire County Council Laboratory, via Harvey Danson, Principal Engineer, Lancashire County Council Highways.

Key Stakeholders: Morecambe Town Council / Town Team, Lancaster District Chamber of Trade.

Specialist consultancy advice and necessary survey work is included in the funding package.

There are a number of options for the procurement of the project, but as a relatively straightforward proposal the easiest option will be to proceed through a traditional detailed design and tender route, as pursued in the undertaking of phase one of the Square Routes programme.

Lancaster City Council will act as the Accountable Body for the project and as such has in place the necessary financial arrangements to ensure the management of ERDF with propriety. The project manager will undertake all payments, keep records and undertake grant claims with support from the Council's finance department. All financial management will be undertaken in accordance with Lancaster City Council's constitution, standing orders and financial regulations as laid out by CIPFA and the Audit Commission.

If the project relates to capital investment activity can you:

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(a) describe the timescale for securing planning permission;

As per the first phase of works undertaken in Lancaster, there are no planning issues anticipated in the phases of work as all work is in the public highway.

Where the works require minor architectural lighting there may be a need for planning permission or listed building consent as appropriate. In the case of Market Square in Lancaster, the architectural lighting to the grade II listed Old Town Hall has already been implemented with listed building consent under the first phase, and there were no issues raised which impacted on deliverability. Similarly, conservation area consent was achieved for all other building mounted luminaires. It is not envisaged at this stage that any such further consent will be required.

(b) confirm the RIBA stage achieved at the point of submitting this outline application;

Morecambe

Consultation has already been carried out with various stakeholders and the community regarding the need to improve connectivity between the promenade and town centre and to make improvements within the centre to better facilitate increased levels of pedestrian activity, and thereby raise and better assist footfall. Detailed and costed designs need to be produced as part of the TH12 / MAAP projects and consulted on prior to works commencing in Winter 2012/13.

Lancaster

Designs are already in place for the vast majority of the project, created by a multi-disciplinary design team led by renowned landscape architects, Gillespies. These were carried out to Landscape Institute Stage E/F. Further, the City has identified areas where it can work with the County Council to improve elements connected to its aspirations under Square Routes. All of these designs are now being further detailed and working drawings produced for 2012/13 in line with the available budget.

(c) confirm when you intend to go out to tender;

January 2013

(d) confirm anticipated start on site.

April 2013

5.2 Linkage to ERDF Programme and relevant Plans

Describe how the project will link to and deliver against the requirements of:

- the ERDF 2007-13 Operational Programme
- The Prospectus, call or theme to which the proposal is responding
- Other relevant local economic strategies, regional or national plans and / or strategies

Linkage to ERDF Programme

This application is made under Priority 3 of the North West Operational Programme (NWOP) in

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response to the recent competitive call for capital projects. The application is concerned with creating the conditions for sustainable growth through (specifically for this project): place investment in key economic locations.

The project is brought under “Strand 2 – Investment in key strategic sites” and is above the £1M ERDF funding request minimum specified.

The activity to be undertaken within this strand of the call is aligned to the Investment Framework for Action Area 3.2, which states:

“The focus of this Investment Framework is investment in sites and premises in key strategic locations in order to support development of high value adding employment in growing and sustainable sectors, in particular, knowledge-based sectors”.

Both Morecambe and Lancaster are recognised as strategic locations for investment being the subject of intensive work on key MAAP development opportunity sites in Morecambe and the Canal Corridor / Castle precinct opportunity in Lancaster. A main rationale for place investment in key strategic sites envisaged under this call is based upon the expectation that the market will not deliver development without public assistance due to:

- The required costs associated with providing a high quality public realm;

The project considers the provision of high quality public realm where it would otherwise be unviable to deliver these improvements.

The eligible activities for investment and fit with the project are;

- *Landscaping, public realm and gateway features, but only where this is part of a deliverable commercial development;* Morecambe MAAP area and town centre, Lancaster Canal Corridor and Town Centre offer direct commercial development opportunities. The public realm/gateway works offer explicit links and enhancements to key commercial development opportunities – e.g. for the proposed Urban Splash development in Morecambe and Centros proposals for the canal corridor.

Linkage to other relevant plans

Lancashire Enterprise Partnership aims to focus on opportunities that maximise job creation and growth, and whose benefits reach out to best effect across the county. The project fits with the LEPs desire to direct available focuses on key areas for development in the following ways.

Raising the profile and visibility of Lancashire

Profile depends heavily on the environment; indeed good quality spaces can become destinations in their own right. For example, cleanliness, safety, ease of movement, and the distinctiveness and ‘authenticity’ of natural and cultural features are often the driving force behind a visitor’s choice of destination. Visitor surveys consistently show that impressive natural setting and built environment are the main aspects which draw people to an area. All visitors will interact with the public realm and therefore it contributes at a disproportionately high level to the overall image of the city or town.

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Investors, consumers and tourists now have much higher demands and expectations and will subsequently seek a high quality environment in which to spend their leisure time (shopping, eating out etc). Therefore, urban areas need to provide an appealing offer in order to successfully compete for customers (residents, businesses, visitors) and subsequently contribute to economic growth.

High quality public realm contributes towards a location's attractiveness to visitors and as most visitors are likely to be on foot or public transport, the quality of the streetscape is critical. However, the sector is particularly sensitive to perceived changes in a location's attractiveness so the public realm must be kept well maintained.

Inward investment and strategic development

Investors are drawn to quality environments if it demonstrates stability and attractiveness; and to the commercial property market, to meet the demands of local and in-moving business. Further to these direct economic benefits, a pleasant local environment may increase civic pride. It may encourage a stable housing market, long term community development, and trust between communities and service providers. The project is directed at key strategic sites and areas of Lancaster City and Morecambe regeneration but it is very difficult to make any assessment of the contribution that the direct investment which could result from this work.

Business support

There are a number of ways in which a high quality public space can contribute to the economy of a town, city or region. Tourists and shoppers may cluster around an attractive city centre, bringing revenue. A 'safe, clean and green' environment can attract a highly skilled workforce, families and employees, boosting property values and changing the socio-economic structure of a neighbourhood. For businesses 'safe, clean, green' often means low insurance costs, a stable and prosperous local consumer market, and an attractive environment for employees to work in.

Local economic strategies

Lancaster City Council's Corporate Plan (2012-15) priorities for actions to deliver 'Economic Growth' in the district. There is a strong focus on addressing the visitor economy, by ensuring that more visitors come to the district and that tourist income is maximised, that the attractiveness of the district as a place to visit is improved, that the district's cultural, retail and tourism offer is maximised and that the perception and awareness of the district as a visitor destination is enhanced. The Morecambe Area Action Plan, Lancaster Square Routes and Morecambe THI 2 are all identified as actions that will deliver towards this ambition.

The Lancaster District Core Strategy (adopted 2008) established a strategic spatial framework for regeneration within the district. Central Morecambe is identified as a regeneration priority for the council, the community and of sub-regional importance. Lancaster City regeneration is also a priority. The key activities which the project enhances and supports are as follows:

Morecambe

¹ The Value of Public Space: How High Quality Parks and Public Spaces Create Economic, Social and Environmental Value, 2004, CBE Space

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Morecambe Area Action Plan (MAAP) – The ongoing preparation of an area action plan for central Morecambe will put in place a comprehensive and robust planning framework to provide for the development, conservation and change needed to secure lasting regeneration gains. It is both a policy and delivery tool and goes beyond traditional land use policy documents by considering issues of funding, timing and delivery.

In preparation of the plan community and stakeholder engagement identified significant issues relating to connectivity of the town and main visitor focus of the promenade and key development opportunity sites. The plan acknowledges that the public sector will have an important role in facilitating and managing changes but it will be to the private sector that the town looks for investment. The plan therefore seeks to better harness and drive activity and footfall within the centre and create better conditions to encourage quality private investment.

A Draft Plan (Preferred Options) will shortly be considered by Council before undergoing final consultation stages, culminating in independent examination by the planning inspectorate and finally adoption by the Council. In the meantime the Council has resolved that action on these issues of connectivity should be addressed as soon as possible to help establish improved conditions for investment and achieve a scale of momentum and best value alongside the implementation of other delivery vehicles.

Townscape Heritage Initiative – Morecambe THI (2): “A View for Eric” is a five year programme of activity focused on the retail and commercial centre of the town. The scheme will deliver high quality heritage-led investment into the western end of Morecambe Conservation Area, focusing on three main lines of delivery – the primary element being targeted property grants to ensure that historic buildings in key locations are in a good, useable condition and make a positive addition to the streetscene. This investment is to be supported by quality investment into the surrounding public realm and the provision of heritage skills and awareness training and education and activities to support businesses and create a greater sense of civic pride, through for example window dressing masterclasses and competitions. The renovation and care of this townscape is in line with the research on the economic importance of heritage, and contributes directly to the council’s objective of making Morecambe an attractive place to live, work and visit and the more detailed ways of achieving on this as articulated in the Morecambe Area Action Plan.

Central Promenade site - The 12.24ha central promenade headland site and surrounding area contains Morecambe’s most strategically and architecturally important building – the recently refurbished art deco Midland Hotel. It The adjacent site is identified in the Draft MAAP as a key development opportunity site. It is an area currently subject to a development agreement and revised major planning application from developer Urban Splash, but alternative approaches have been identified in the MAAP as possible options for the site’s future. Key to any redevelopment here, which could include the provision of additional accommodation to support and enhance the functions of the successful Midland Hotel operation, is assisting in improving the context and setting of the grade II* listed Midland Hotel and delivering the enhancement of linkages to, and the vitality of the existing Morecambe Town Centre.

The Promenade - Morecambe’s Promenade is a key heritage and environmental feature of the town and has benefitted from substantial refurbishment over recent years which has included artworks (the Tern project, Eric Morecambe statue and other features) and the creation of the innovative West End

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Gardens. Further improvements to the promenade landscape, coastal defences, gardens and artworks are planned which would complement the ongoing regeneration of areas of the town and linkages under this project application.

Landscape Heritage Partnership - Morecambe Bay Partnership are leading on this initiative the aim of which is to support local communities to restore and enhance their natural and built environment, provide training opportunities in relevant skills, encourage community participation and improve access and understanding. It is intended for the investment to enhance the appeal of a wide area as a place to visit. The proposal covers 196 sq. km in the Morecambe Bay Partnership area.

Morecambe Portas Pilot – a Portas Pilot Bid co-ordinated by the Town Council on behalf of the business community has been successful at the second round stage. Only 15 Bids were successful from over 400 applications. The Bid brings a £100,000 cash investment to help implement the Portas Action Plan for Morecambe as recently agreed by the Town Council facilitated Business Forum / Town Team. The bid states that Victoria Street will be the key focus as the street that links the two main business anchors in the town and will undertake “animation” activities to complement the hard and soft environmental improvement works undertaken by the LAMB project.

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Canal Corridor Redevelopment – a mixed use proposal for retail and mixed uses on the eastern side of the city, the canal corridor site contains several listed buildings and other period buildings of value but is marred by demolition sites and generally poor upkeep. A development proposal (from developers Centros) will be submitted in the near future. The developer and city council (as major land owner and planning authority) stresses the importance of quality links to the existing town centre and high quality public realm.

Business Improvement District - the Lancaster District Chamber of Commerce, Trade & Industry (the Lancaster Chamber) has held longstanding ambitions for a Lancaster BID. With the support of the City Council the Lancaster Chamber is taking the lead on developing a BID Proposal. The Chamber formally launched their Living Lancaster BID development campaign in October 2011. If the BID ballot is successful later in 2012 a BID could commence in April 2013 with a fund of around £220K pa. A fully representative steering group has been set-up which includes independent traders, big high street brands, solicitors, banks, shopping arcade managers, a representative of the City Council, theatres, charities, media, the Chamber of Commerce and local pubs. Improvement in the appearance and linkages across town is a key objective of the local business.

Lancaster Castle - the Castle is, potentially, a transformational project for Lancaster’s position as a visitor destination. The Duchy of Lancaster which owns the building is undertaking a feasibility study following the easing of its use as an operational prison. This raises exciting possibilities for a major new heritage attraction on the western side of the town which is considered as an anchor to the spine of the town centre and linking to the Canal Corridor site proposals.

5.3 Support for the environmental and sustainability theme

- How does the project maximise positive environmental impacts or mitigate potential negative impacts?
- Projects will be required to comply with the Sustainability Policy for the Built Environment; this

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includes achieving BREEAM Excellent or aspiring to achieve CEEQUAL Very Good.

Procurement will be achieved through use of the Chest and this will be restricted to contractors based in the North West with an expectation that much of the workforce will be drawn from within the north-west region to minimise vehicle mileage. Where possible, the project will endeavour to source materials locally or regionally and use natural and durable materials. In phase one of works in Lancaster, the City worked with the County Council to incorporate new LED lighting, offering a much nicer, diffused lighting than those existing luminaires and far more efficient, reducing CO2 emissions and providing high energy savings. Further lighting requirements would seek to emulate this.

The Sustainability Policy is noted and a full carbon impact assessment would be undertaken as required. The city council already ensures that as part of its contracting, a waste management plan is produced for the project and considers water management as part of design considerations.

The project will endeavour to work with the County Council to meet CEEQUAL standards as the most appropriate measure relating to public realm.

5.4 Support for the equality and diversity theme

- How have equal and diversity issues and opportunities been taken into account in this project?

How the project meets the requirement of the Disability Discrimination Act and Equality Act, ensuring that schemes are fully accessible to disabled people?

Lancaster City Council is an Equal Opportunities employer and the project will not have a differential impact by gender. The design brief will state that the road itself and developments on site must be fully compliant and offer services within the requirements the Disability Discrimination Act 1995. Build elements will ensure that:

- Disabled people are not treated less favourably than other people for a reason related to their disability
- Physical barriers which would prevent disabled people from using services should be removed or:
- Reasonable adjustments or auxiliary aids are made available to overcome physical barriers to access.

Under the Considerate Constructors Scheme to which contractors will be obliged to sign up to, it is further advised that all work is to be carried out with positive consideration of effected groups, with special attention given to those with sight, hearing and mobility difficulties.

Lancaster City Council's Access Officer has been co-opted on to the project steering group to ensure that access and inclusivity are an integral part of the project, from the architectural design to the development of policy and procedures. All adjustments and provision for disabled access should ensure that the dignity of disabled persons is respected; separate or segregated provision will be avoided if possible.

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Good lighting, visibility and safety will also be integral to the design brief as critical components of good urban design. Lighting work undertaken through phase 1 of the works in Lancaster has ensured that these areas now meet Highways standards for lighting, which previously were sub-standard. This has positive implications for safety and the centre's night time economy. Further, a key ambition is to reduce street clutter which will make the centre more accessible and also more flexible for events and activities and further to reduce traffic and the impact of traffic in strategic locations.

How project will maximise contribution to an equal and diverse workforce, through the employment standards and practices they will apply to themselves, and contractors working on the projects?

Lancaster City Council aims to be an Equal Opportunities organisation and has a legal and ethical responsibility to act fairly, as an employer, and in the provision and delivery of its services and in its duty to promote the social, economic and environmental well-being of the communities of the district. This means that the Council will do everything possible to ensure that every client, customer, job applicant and employee has equal access to employment opportunities or the Council's services and is treated with dignity and respect. The Council, in both its employment practices and in the delivery of its services recognises the diversity of the people and the communities of the district and is committed to:

- Ensuring that clients, customers, job applicants and employees do not receive less favourable treatment on the grounds of race, colour, religion, nationality, gender, marital status, sexual orientation, disability or age.
- Tackling areas of potential discrimination to ensure that services, employment arrangements and employee training and development opportunities are offered equitably and appropriately.
- Ensuring that all appropriate steps are taken to ensure that representation of minority groups within the workforce is maximised.
- Sustaining progress on the implementation of equal opportunities.
- Consulting with service users, employees, community groups and partner organisations about the development and implementation of equality objectives.
- Carrying out service audits and maintaining and improving monitoring arrangements designed to identify areas for development of action plans to bring about equality of opportunity.
- Securing the support of internal and external partners and contractors for its equality objectives.
- Complying with the Equality Standard for Local Government within the Council and other agreed external measurement models, including the requirements of the Race Relations (Amendment) Act 2000, to develop its equality plans and in order to demonstrate continuous improvement.

The city council's officers will work within its equal opportunities policy. As part of the tendering process for contractual services the standard of the tendering party with regard to equal opportunities

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and practice will be scored as part of the tendering process. Tendering will be on a quality/cost basis with a weighting applied to the contractor approach to equal opportunities and diversity issues.

The project will be delivered through the City Council's own Sustainable Procurement Strategy.

How projects or the wider regeneration strategy has been informed by engagement with local communities?

The engagement work of the Regeneration and Planning Service is central to its functions and is informed by the Council's 'Community Engagement Framework' and the 'Statement of Community Involvement' which is more specific to aspects of planning policy, such as the Core Strategy and the Morecambe Area Action Plan.

The vision for the strategic direction for Morecambe was established through the Core Strategy which undertook numerous rounds of consultation before being found sound by an independent planning inspector and adopted by the Council in 2008. It was this that established that central Morecambe should be a Regeneration Priority Area of sub-regional importance (Policy ER2) and advised that through tourism, housing renewal and heritage-led regeneration, Morecambe would be reinvented as a visitor destination and as an office and service centre with a restored historic townscape.

Given the priority given to Morecambe, work commenced on an area action plan for the central area in early 2010 with a non-statutory round of public engagement to elicit an understanding of how people perceived Morecambe as that time and the areas or issues they saw as priorities for investment. This has been followed up by consultation on the scope of the plan and further 'iterative' consultations, which involved 'Debating the Issues' (looking how to achieve the Core Strategy vision) and 'Developing Options'. The latter focused on officer's emerging analysis that the town has huge potential but to realise this the plan must make the centre of the town work better and define a stronger heart for it that draws people in and encourages more activity. Identifying key development opportunities and an improved circuit of quality public realm to draw people off the promenade and to these opportunity sites and existing anchors therefore stems from this analysis and is at the heart of the proposals for Morecambe.

Consultation undertaken as part of the development of the second Townscape Heritage Initiative for Morecambe was more specific to the retail and commercial area. In August 2008 the area around the Eric Morecambe statue was transformed to exhibit a number of specially commissioned artistic visions of how the area could look with the benefit of grant funding. The visions were produced to fire the public's imagination and get everybody thinking about 'Eric's' view and the surrounding area. Many property owners, residents and visitors braved the showers to view the proposals, chat to Council officers and have their photo taken with Eric impersonator, Bob More. The visions and comments can be viewed at www.lancaster.gov.uk/viewforeric. The positive feedback gained helped to demonstrate the demand for the Heritage Lottery Fund investment and provide the basis from which to launch the scheme.

In Lancaster, the Core Strategy envisages the design led regeneration of the central area, to be strengthened as a shopping destination, enhanced as a historic city visitor attraction with a restored and enhanced historic environment, as the district's main centre for office based employment and as a cultural centre (Policy ER2). In 2007 a discrete consultation focused on Market Square took place,

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establishing the public and stakeholder's desire for change to the heart of Lancaster. In consultation with the NWDA it was agreed that a wider programme was required and 'Lancaster Square Routes' was born with the strategic aim being to address key spaces / squares and key links / routes along the east-west axis of the city centre, to better connect the Castle precinct, city centre and the canal corridor site. In Summer/ Autumn 2009 an extensive period of public and stakeholder engagement took place based on concept designs produced by a design team led by landscape architects Gillespies. This included public displays in the square, meetings with various organisations including the police, county council, arts bodies, and linking in to a schools project focusing on Market Square involving artists / architects Amenity Space.

The feedback from this engagement was used to produce more detailed designs which were approved by Council in 2010 and identified as a means of achieving the 'Economic Growth' of the district, aforementioned as one of the council's corporate priorities (2012-15). The visions constitute a programme of work that can be delivered over time as opportunities and funding permits. Each location proposed for improvement makes for an individual project that in turn can be disaggregated into work packages. By this means the council can gear implementation to the availability of funding, the primary constraint on delivery.

How project will maximise links to local employment, both during the build phase and in any subsequent development (mindful of the limits of procurement legislation). This may be particularly relevant for projects that are developing employment sites? How the project maximises the positive impacts for apprenticeships and the policy provided details of benchmarks?

As previously acknowledged, procurement will be achieved through use of the Chest and this will be restricted to contractors based in the North West with an expectation that much of the workforce will be drawn from within the north-west region. Where possible, the project will endeavour to source materials locally or regionally.

Contractors will need to demonstrate that they are registered to a relevant Construction Skills Certification Scheme (CSCS) or equivalent to ensure opportunities for apprentices or employee based training as appropriate.

Register on the Considerate Constructor Scheme, the policy provides detail of the minimum point scores expected.

The Council ensures that all contractors are registered and further that the project is registered to the Considerate Constructors Scheme and adheres to guidelines including those relating to the positive consideration given to effected groups, the environment, cleanliness, neighbourliness, safety and accountability. Given the central and strategic locations of works, particular consideration will need to be given to traders and businesses and the Council will work with contractors to maximise awareness of the works and minimise disruptions through the use of press releases, newsletter updates and one-to-one discussions. It is noted that the minimum points requirement is 32 and the project will seek to achieve this as a minimum. For information, the contractors employed on the first phase of works as part of Lancaster Square Routes achieved a score of 38 out of 40.

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5.5 What is the potential carbon savings associated with the project?

- Provide the carbon savings figure and the methodology to support this.

Due to the capital nature of this project is not possible to provide a measure of the carbon impact of the project at this stage, however, the procurement process will ensure that contractors are aware of the reporting data required to undertake an impact assessment.

5.6 Use this box to explain how your proposal will meet any criteria specified in local guidance and not covered in 5.2 above.

The Lancaster Cultural Heritage Strategy (2011), prepared by Blue Sail consultants and overseen by a steering group of officers from Lancaster City Council, Lancashire County Council, the Lancashire and Blackpool Tourist Board and NWDA, serves to guide investment in the district's cultural heritage over the next ten years. The strategy states that Lancaster has a low profile as a heritage destination and for most people is not on the radar as a choice for a visit or a break. It advises that the most successful heritage cities have a 'rounded' offer, combining strong heritage attractions that are fun as well as educational with plenty of other things to do and see. An audit of the heritage features and attractions of both Lancaster and Morecambe identified shortfalls in the way public realm was presented and interpreted. It further guided that research suggests that the greatest economic value of the heritage derives from the attractiveness of townscapes rather than individual 'heritage attractions'. Townscapes that have retained a large number of historic buildings are substantially more popular places to spend leisure time and are likely to be more popular also as places to live, to work and to study. The strategy sets out a number of key objectives for the heritage all partners in Lancaster need to work towards:

- To manage, care for and present Lancaster's key assets, especially its Georgian buildings and townscapes, to the highest standards
- To aim for a must see-attraction– the Castle with extended access – and connect it strongly with improved heritage attractions in the city
- To develop and enhance the amenities and experiences that visitors and locals expect to find in a modern heritage city
- To retain and restore the character of Morecambe's urban fabric and rural hinterland as it adapts to modern needs as a place to live and to visit
- To raise and sharpen Lancaster's profile, promoting it specifically as a modern heritage city and a university city, so that it is as least as well known as other small heritage cities
- To strengthen partnership working to implement the Cultural Heritage Strategy.

Accordingly the Strategy's Action Plan prioritises investment into Lancaster and Morecambe public realm to meet its objectives. The LAMB project is therefore ideally based to deliver towards this.

<http://www.lancaster.gov.uk/planning/regeneration/lancaster-cultural-heritage-strategy/>

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6 Rationale and Additionality

6.1 Rationale

- Explain why the project is needed and provide/refer to relevant evidence to demonstrate this need.
- Explain who wants this project and provide/refer to evidence to demonstrate this demand.
- What evidence of market failure is available and why is there a need for public sector funding?

For continuation projects, i.e. those that have previously received ERDF from this programme, provide evidence of the continued need for support from ERDF, e.g. a recommendation arising out of an evaluation or independent review.

The regeneration of both Lancaster and Morecambe have been identified of being of sub-regional importance and this project is part of a strategic ambition to address failures of each centre to fully meet its potential and capitalise on its natural and built assets.

The Position Statement for Historic Towns and Cities in England's Northwest (March 2007) compiled by the NWDA and English Heritage, recognised that investment into Lancaster was a strategic priority in the Northwest of England and that long-term heritage related infrastructure and product development would stimulate economic growth and deliver wider regeneration benefits. The Statement identified spatial priorities for investment that were consistent with the Council's aspirations as stated in the City Centre Strategy (2003) and helped form the basis of the Lancaster Square Routes concept.

The City Centre Strategy (2003) identified that rejuvenating public realm would be integral to what is required to develop and grow the centre. It concluded that the centre, despite its history and enviable townscape does not perform to either its retail or heritage capabilities. All this shapes people's perceptions and in turn acts as a drag on business investment, customer footfall and expenditures.

The situation in Morecambe is remarkably similar, albeit, there is greater variance in the quality of the environment – an outstanding promenade but a townscape of variable quality and lacking identity in some aspects. Much of this is due to the breakdown of the built form, where entertainment venues once stood and remodelling has achieved to re-connect the town only in part. These however, provide opportunities for much needed new development, jobs and activity in the centre of the town but the conditions for investment need much improvement. In the mean time, this impacts greatly on footfall in the centre, acting as a hindrance to movement. A Movement Survey, carried out as part of MAAP research found that 74% of people stay for no more than 2 hours in Morecambe. A key urban design objective therefore must be to ensure that central Morecambe becomes a place that is easy and pleasant to walk about and well designed spaces and connecting routes are essential to this. Addressing strategic areas of public realm to better connect these sites is one key way to help facilitate this.

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The City Council is keen to see these improvements happen and despite the limited availability of funding, is making capital and officer resources available to kick-start these ambitions, engaging with local communities and stakeholders to prioritise such funding.

The City Council is not alone in its financial restrictions however, and works with its partners, particularly the County Council and Heritage Lottery Fund to achieve ambitions with best value. The County Council has a duty as the Highways Authority to maintain the county's carriageways and pavements. Despite these pressures, the Environmental Directorate's Commissioning team has identified that re-surfacing works to central parts of Lancaster are necessary and allocated resources accordingly. The City Council hopes to improve on this specification, improving opportunities for cultural interpretation and place making. The Heritage Lottery Fund THI 2 contribution has been awarded after a two-stage competitive bidding process. Morecambe remains one of the few towns to receive this funding twice, this being in recognition both of the problems the town has but also the opportunities that can be created and realised with quality investment in the built environment.

The project is required to address market failures in both centres. In Morecambe in particular high vacancy levels have received national press coverage. In Lancaster development opportunities to the east and west of the centre may assist with implementing high quality public realm but in the historic centre there is no impetus for significant private sector contributions. It is therefore necessary for public funding to intervene in these areas to help kick-start and complement other activities in these strategic locations.

6.2 Additionality

- Why should the project be funded by ERDF ie how will the project meet additionality requirements?

ERDF support would mean that the project can do more to address strategic locations in Lancaster and Morecambe centres which will assist in achieving economic growth objectives of sub-regional importance. Without EDRF funding it could only be hoped to achieve half of the desired progress in the timeframe, approximately 0.44ha, which will limit growth opportunities.

6.3 GVA Impact

- What is the forecast net GVA impact of the project at the sub-regional level?
- Please provide a rationale for this calculation and workings.
- Please include all assumptions used.
- Will the project have a regional impact? If so, please provide further detail.

As part of the Lancaster Cultural Heritage Strategy (2011) Lancaster City Council employed consultants SQW (as part of a team led by Blue Sail) to look at the impact of what certain measures – specifically environmental improvements – could mean in economic terms. This was quantified by using measures such as Gross Value Added (GVA) and employment, although there are other important effects that it is not possible to quantify.

At the outset it is useful to consider some of the ways in which heritage can impact on the economy. The main routes are through:

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Attracting visitors

Tourism depends heavily on the environment; indeed good quality spaces can become destinations in their own right. Cleanliness, safety, ease of movement, and the distinctiveness and 'authenticity' of natural and cultural features are often the driving force behind a visitor's choice of destination. All visitors will interact with the public realm and therefore it contributes at a disproportionately high level to the overall image of the city or town. High quality public realm contributes towards a location's attractiveness to visitors and as most visitors are likely to be on foot or public transport, the quality of the streetscape is critical. However, the sector is particularly sensitive to perceived changes in a location attractiveness so the public realm must be kept well maintained.

Attracting investment

Investment in the public realm will have a positive impact on inward investment and can act as a catalyst for regeneration. SQW confirmed the view that the economic impact of public realm is likely to be highest where the improvements are closest to the economic centre of the locality and in close proximity to major attractions as this will attract visitors to stay longer, and spend more in the area. Increasing property and land values.

CABE (in *The Value of Public Space: How High Quality Parks and Public Spaces Create Economic, Social and Environmental Value*, 2004, CABE Space) describes how a high quality public realm can have a positive impact on property prices. It cites examples such as Emmen, Appeldoorn and Leiden in the Netherlands where property prices have been measured in terms of their relationship with parks and neighbouring waterways. In some cases, increases reached 11%. Even play areas and trees can help to increase land values. Berlin demonstrated a rise of 17% from tree planting in an area in 2000, and New York's Union Square stimulated private housing investment in 1985 and helped to stabilise adjacent commercial properties. Similar conclusions have been drawn from research in both the Netherlands and the United States.

The survey showed that, on average, pedestrians were willing to pay more for better streets. Local residents were willing to pay more council tax, public transport users would accept higher fares and people living in rented homes were happy to pay increased rents to improve the quality of their high streets.

Enhancing image and attracting and retaining students.

SQW confirmed public realm investments can have a strong signalling effect to a number of audiences (locals, non-locals, investors) especially in terms of the image of an area.

For Lancaster and Morecambe there is clearly scope to make more of the heritage and built assets in enhancing the city's image. Although the impacts are not easily measurable, there is sufficient anecdotal evidence that this type of improvement can change perceptions and lead to the economic benefits discussed below.

Potential GVA Impact

Research shows that there are a number of ways in which a high quality public space can contribute to the economy of a town, city or region. See for example ENCAMS (2005) *The Link between LEQ and Economic Improvement*; Giuliani, R. (2002) *Leadership*; SQW Consulting (2004) *Economic value of protected landscapes: Interim report and literature review, report to One NorthEast*; *The Environmental Economy of the West Midlands*, AWM (2001); *The Contribution of the Local Environment to the Local Economy: Centre for Local Economic Strategies*, 2007)

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Tourists and shoppers may cluster around an attractive city centre, bringing revenue. A 'safe, clean and green' residential environment can attract a highly skilled workforce, families and employees, boosting property values and changing the socio-economic structure of a neighbourhood. For businesses, especially the retail sector, 'safe, clean, green' often means low insurance costs, a stable and prosperous local consumer market, and an attractive environment for employees to work in. Investors may be drawn to quality environments – both to the residential property market, if it demonstrates stability and attractiveness; and to the commercial property market, to meet the demands of local and in-moving business. Further to these direct economic benefits, a pleasant local environment may increase civic pride. It may encourage a stable housing market, long term community development, and trust between communities and service providers. Though the evidence in this area is less well researched, it is very possible that these less tangible benefits may in the long run contribute to socio-economic well being and long term indicators of economic health such as participation in education, employment and income.

It is very difficult to make any assessment of the contribution that this type of work could make to the number of visitors. From STEAM figures Lancaster itself generated approximately £100M in visitor revenue in 2010. Of this approximately £54M is from staying visitors and £45M from day trips. Improving the public realm would certainly contribute to improving these numbers. As an estimate SQW suggest that a series of environmental improvements could contribute perhaps around 2% on the current total - £2M. The figures for Morecambe are £170M revenue in total, £77M from staying visitors and £93M in day trips. A series of environmental improvements could contribute 2% on the current total or £3.4M.

This increase may seem small, but in terms of attribution, tourists do not tend to visit a location because of its public realm per se. However, a poor public realm can have a negative impact on return visitors and reputation. The Lancaster Cultural Heritage Strategy identifies the need to improve the public realm due to current concerns with quality which may already be discouraging visitors from returning and having an impact on Lancaster and Morecambe's wider reputation. If so, public realm improvements should have a positive effect if they maintain or slightly increase current numbers, as without the improvements they may fall.

To provide estimates of GVA and employment we have used ratios from the tourism satellite account work carried out by Cardiff Business School for the English regions. This study indicates that GVA in tourism businesses in the north west is 37% of turnover (or tourism expenditure) and that annual GVA of £20,522 supports one job.

Using multipliers provided by SQW and at 2010 prices the summary table below shows the implications of applying multiplier effects and estimates GVA and employment. GVA over ten years would be £16.4 M which would support 80 FTE jobs (or 800 job years). With investment of approximately £2M under this project gives a return on investment of 1:8, although it may be more appropriate to consider this over a longer period of time.

Public realm

Measure	Value
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Net additional expenditure/direct output (2% of total Lancaster visitor spend and 2% of total Morecambe revenues 2010)	£5,400,000
Multiplier (as provided by SQW)	1.20
Total net output	£6,480,000
10 year output (£ millions)	£64.8
Output to GVA ratio	37%
GVA estimate	£2,397,600
10 year GVA estimate (£ millions)	£23.4
FTE jobs	116
Estimated costs (investment from this ERDF project)	£2M
Ratio of GVA to costs	Approx 1:12

Source: SQW formula. All values in current (2010) prices

In terms of additionality as 50% of the funding is already committed and this project is about 'doing more' the net GVA over ten years would be £11.7 M which would support 58 FTE jobs (or 580 job years). With investment of approximately £1M net under this project gives a return on investment ratio of 1: 6, although it may again be more appropriate to consider this over a longer period of time. Total net output for the purposes of an assessment of private sector investment within the programme timescale will be 50% x £2.397M = £1.2M approx. Net additional investment expenditure is also halved at £2.7M

For the job outputs it is necessary to undertake a further calculation. Impacts have been calculated with regard to the following assumptions:

Leakage

It is felt that given the current market interest from local firms, the size of premises and the additional measures described in later sections the vast majority of employment benefit will accrue to people living in the district. A very low leakage ratio of around 5% is therefore applied.

Deadweight

The extent to which firms will react to the improvements and the direct effect on employment is difficult to assess. Due to this difficulty a relatively low deadweight effect of 10% of total jobs or 12 jobs has been assumed.

Displacement

Displacement of labour will occur to a limited extent in the sub-region as a whole – a nominal rate of 10% is assumed.

Multiplier Effect

The local nature of enquiries, and the working culture and environment which the development will seek to foster, points to strong local supply linkages and high local income effects. A high local multiplier of 1.2 has therefore been applied

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The recognised calculation of net benefits, in this case 'additional jobs' is:

$((\text{gross jobs} \times (1 - \text{leakage})) - \text{deadweight}) \times (1 - \text{displacement}) \times \text{multiplier effects}$

For this proposal therefore:

Net additional jobs: $(58 \times 0.95) - 12) \times 0.9 \times 1.2 = 46$ FTE jobs created approximately over 10 years

Over the period after implementation is it difficult to judge how many of these jobs will be generated immediately. A prudent estimate of 15 has been made.

7 Estimated Deliverables (Outputs/Results/Impacts), Costs and Funding

Applicants must complete the tables in the Deliverables, Costs and Funding Annex.

Please refer to the relevant prospectus for details of the indicator targets for the relevant Operational Programme

7.1 Project Deliverables

- How will the outputs and results support the delivery of the project's objectives described in section 5 and address the issues identified in section 6?

Indicator
Outputs
Private sector investment levered (£2.7m)
Results
Brownfield land reclaimed and redeveloped for economic use (0.89Ha)
Reduction in CO2 emissions from Programme interventions (tonnes pa) TBA

7.2 Please provide justification for the level of grant.

- Explain why the proposal might deviate from any cost/funding related criteria defined in the relevant prospectus, e.g. the ERDF requested is below the minimum threshold agreed by the LMC, the intervention rate varies from that specified.

The project does deviate from the cost/funding criteria as it is above the minimum threshold for the

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operational programme.

8 Project Management Capacity and Risk

8.1 Describe the resources, knowledge, expertise and skills that you and any delivery partners have to deliver the project.

Lancaster City Council has extensive and numerous experience of the delivery of ERDF-supported and many other capital projects – please see below.

The City Council is experienced in delivering public realm projects, working with a number of partners and funding bodies to achieve high quality results on time and within budget. In recent years, this has included the award winning TERN project as part of #27m coastal defence works, Poulton Homezone, Fisherman's Square, West End Gardens and Lancaster Square Routes phase one. Key in-house skills include urban design, engineering, access and conservation, supported by marketing, financial / audit expertise.

The City Council will act as the Accountable Body for the project and as such has in place the necessary financial arrangements to ensure the management of ERDF with propriety. The project manager will undertake all payments, keep records and undertake grant claims with support from the Council's finance department. All financial management will be undertaken in accordance with Lancaster City Council's constitution, standing orders and financial regulations as laid out by CIPFA and the Audit Commission.

8.2 Provide details of previous and existing ERDF projects the project applicant has been involved in. Provide: name of project, role within project, start and end dates. (This should include any ERDF projects from the 2000-06 Programmes).

The city council has been involved in numerous ERDF projects both in the capacity of accountable body / project manager and undertaking programme responsibilities particularly over the 2000-06 period and under the following Objective 2 Programmes as follows:

Priority 2 (People and Communities)

PROJECT NAME	(APPROX) START AND END DATES	LEAD ORGANISATION	ERDF FUNDING
Projects managed by city council as lead organisation			
Neighbourhood Wardens	July 2002 to March 2006	LCC	£141,244.37
Community Economic Development Officer	July 2003 to March 2006	LCC	£24,299.00
Battery/Promenade Linkways	Jan 2007 to Dec 2007	LCC	£131,720.00

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Access to Employment & Self Employment	Measure 2.1 Measure 2.2	July 2002 to Dec 2003 July 2002 to Dec 2003	LCC	£20,584.00 £9,880.00 £41,395.00 £51,275.00
Projects where city council acted as accountable programme body				
ICT Information Shop		July 2002 to Sept 2003	L&M College	£1,632.00 £10,819.00 £12,451.00
DIY Recycling Shop		July 2004 to March 2007	Signposts	£10,636.00
Devonshire Rd Allotments		April 2004 to June 2006	West End Allotment Society	£16,641.00
			PROGRAMME TOTALS	£384,551.37

Priority 3 Lancaster & Morecambe Economic Development Zone

PROJECT NAME	(APPROX) START AND END DATES	LEAD ORGANISATION	ERDF FUNDING
Projects managed by city council as lead organisation			
Marsh Cycling & Walking Safe Route	Jan 2004 to June 2006	LCC	£106,509.00
Employment Access Co-ordinator	Jan 2003 to Sept 2008	LCC	£65,285.50
Heysham Industrial Access Improvements/Middleton Wood	April 2003 to Sept 2008	LCC	£481,205.45
Luneside East Urban Village	July 2004 to Dec 2008	LCC	£2,432,313.00 £94,016.00 £2,526,329.00
4/5 Dalton Square Managed Offices	Jan 2005 to Dec 2008	LCC	£1,416,159.00
Storey Institute Centre for Creative Industries Feasibility Study	Oct 2003 to June 2004	LCC	£63,141.00
Port of Heysham	Jan 2004 to June 2008	LCC	£252,903.50
EDZ Cycling & Walking Network	Oct 2004 to Dec 2008	LCC	£520,564.00
Lancaster & Morecambe EDZ Marketing project	July 2005 to March 2008	LCC	£61,530.00
Storey SCIC Capital Build	Oct 2006 to Dec 2008	LCC	£2,324,999.00
Projects where city council acted as accountable programme body			
Quality Bus Route - Phase 2	Oct 2004 to Dec 2005	Lancashire County Council	£75,111.00
			PROGRAMME TOTALS
			£7,893,736.45

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<p>8.3 All private and voluntary and community sector applicants must provide copies of the last three years of accounts and latest set of management accounts.</p> <p>Are these included with the Outline Application</p> <p>Not applicable to part IV Local Authority applicant</p>
<p>If NO, please explain</p>

<p>Delivery Partners – if the project is to be delivered via a consortium of partners, please answer the questions below.</p>
<p>8.4 What is the role of each partner listed in section 4 in the project?</p> <p>The project is not delivered via a consortium. Lancaster City Council will be the sole accountable body for ERDF funds.</p>
<p>8.5 Describe the current relationship with this partner.</p> <p>n/a</p>
<p>8.6 Provide details of all previous and existing ERDF projects this delivery partner is/has been involved in. Include: name of project, role in project, start and end dates. (This should include any ERDF projects from the 2000 – 2006 programmes)</p> <p>n/a</p>

<p>Due Diligence</p>
<p>8.7 Due Diligence</p> <p>Having carried out reasonable investigation is the applicant aware of any staff who will be involved in the delivery and/or management of this project, including staff employed by any delivery partners, who have been convicted of an offence of fraud or dishonesty?</p> <p>NO</p>

If Yes, Please explain:

9 Compliance

9.1 Procurement

Procurement will need to comply with public procurement requirements.

If activities delivered through the project are subject to procurement please describe the procurement route you will follow.

The City Council has it's own contract procedure rules and guidance which covers all aspects of pre, current and post contract stages. These rules also include more detailed information on the requirements for procurements subject to the EU's Public Procurement Directives and support the Council's Procurement Strategy.

Due to both the timing of the various funding streams, the two geographical locations of the project work and in order to minimise the disruption caused to businesses, a phased delivery approach is necessary and therefore there is the potential for the procurement of a number of different contracts.

9.2 State Aid and Article 55

Please provide an outline of how you expect the project to be State Aid compliant.

Projects should assess the State aid implications for themselves as applicants as well as for other beneficiaries. At this stage of the application process, only brief conclusions are required.

Please see attached comment from Alan Humphries, Solicitor and Legal Services Manager, Lancaster City Council.

9.3 Article 55

Will the project be subject to Article 55 Requirements? And if so, explain how the income will be generated?

The project will not generate any revenue so Article 55 requirements do not apply.

10 Applicant Declaration & Certification

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The Data Protection Act; Freedom of Information Act 2000

The Data Protection Act puts obligations on users of personal information and lays down principles for its use. One principle states that the information has to be processed fairly and lawfully. This means you are entitled to know how we intend to use any information you provide. You can then decide whether to proceed with your application and to give your information to us.

The Department for Communities and Local Government undertakes to use its best endeavours to hold confidential any information provided in any application form submitted, subject to our contracting obligations under law, including the Freedom of Information Act 2000. If you consider that any of the information submitted in the application form should not be disclosed because of its sensitivity then this should be stated with the reason for considering it sensitive. DCLG will then consult with you in considering any request received under the Freedom of Information Act 2000 before replying to such a request.

Use of Your Personal Information

Our main use for your personal information is to process and assess your outline application for funding and capacity to administer that funding. The Department may publish details about this application on the Department's website. This may include all or some of the the project and applicant details.

It is Government Policy to share information with relevant agencies for the purposes of Fraud prevention. By signing this outline application you are giving your consent to the information contained within to be used for such purposes.

We may use your information for the purposes of statistical analysis and may share anonymised information with other government departments, agencies or third parties for statistical analysis and reporting purposes.

Our policies and procedures in relation to the application and evaluation of grants are subject to audit and review by both internal and external auditors. Your information may be subject to such audit and review.

Sometimes you will be required to supply personal information relating to third parties i.e. delivery partners. In these circumstances you must ensure that you inform the delivery partner how you use their information and that this information will be passed to us.

You may be required to supply some sensitive personal information. The Data Protection Act defines sensitive personal information as "*racial or ethnic origin, political opinions, religious beliefs, Trade Union membership, physical or mental health, criminal offences and proceedings*". We will only use this information for the purpose for which you have provided your explicit consent. We may also use this information for the purposes of statistical analysis

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and may pass this to other Government Departments on an anonymous basis for this purpose.

We will not hold your information for longer than is necessary. We will hold the majority of your information for a minimum of three years after programme closure, currently expected to be 2025, unless we have a legitimate reason to keep this for longer, for instance defending any legal proceedings that may be brought against us by any person or body in relation to your application or the services we have provided or as is required by law or any regulatory body or recommended by any relevant code of practice.

If you believe that any information that we hold about you is inaccurate or incorrect, please tell us and we will correct it.

Applicant Certification

I declare that I have the authority to represent **Lancaster City Council** in making this application.

I am aware that if the information given in this application turns out to be false or misleading, the Department for Communities and Local Government may demand the repayment of funding and/or terminate a funding agreement pertaining to this Application.

On behalf of **Lancaster City Council** and having carried out full and proper inquiry, I confirm to the Department that;


- **Lancaster City Council** has the legal authority to carry out the project; and
- the information provided in this application is accurate.

I confirm to the Department:

- I have informed all persons in relation to whom I have provided personal information of the details of the personal information I have provided to you and of the purposes for which this information will be used and that I have the consent of the individuals concerned to pass this information to you for these purposes.
- I authorise the Department to process my personal information, in particular my sensitive personal information, for the purposes stated in this form;
- That I shall inform the Department if, prior to any ERDF being legally committed to Lancaster City Council, I become aware of any further information which might reasonably be considered as material to the Department in deciding whether to fund the application.

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Signed For and on behalf of the Applicant Organisation	 _____		
Name (Print)	Andrew Dobson		
Position	Head of Regeneration and Planning Service, Lancaster City Council	Date	20.08.2012

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Third year of Council tax freeze announced

Published 8 October 2012

The Chancellor of the Exchequer has today announced new support for local authorities in England to help them freeze council tax for a further year and assist in keeping those bills down.

The Government will set aside an extra £450 million to help freeze council tax bills in England. The support for local authorities means that taxpayers living in an average Band D home in England could save up to £72 on a five per cent rise in council tax.

Over the last two years the Government has provided grants of around £2billion to help freeze council tax. A freeze in council tax in 2013-14 would represent a real terms cut of around two per cent and a fall of nine per cent in real terms over the past three years.

Local Government Secretary Eric Pickles said:

"The Coalition Government's council tax freeze has cut council tax in real terms over the last two years. A third-year's freeze will mean the combined effect is potentially worth over £200 to Band D residents. Freezing bills again will really help hard working families and those on fixed incomes, such as pensioners with their cost of living."

The £450million will be made available, through a new grant scheme, to local authorities who decide to freeze or reduce their council tax next year. If they do, councils, police and fire authorities will stand to receive £225million of funding in both financial years 2013-14 and 2014-15, equivalent to raising their 2012-13 council tax by one per cent.

In addition, in 2013-14 the Government will propose to lower the local authority tax referendum threshold to two per cent. This would mean if a local authority seeks to raise its relevant basic amount of council tax by more than two per cent, local people would have the right to keep council tax bills down through a binding referendum veto. The Secretary of State for Communities and Local Government will formally set out the detail on this in December.

Notes for Editors

1. A freeze in council tax this year will save families £72 compared to a five per cent rise, on top of the savings already made in 2011-12 and 2012-13. A freeze in 2013-14 represents a real terms cut of around two per cent, compared to latest inflation forecasts.

2. The Department for Communities and Local Government will shortly write to all English local authorities with full details of the scheme, including providing an indicative breakdown of estimated grants to help local authorities with budget planning.

3. The detail on the tax referendum thresholds will be formally set out by the Secretary of State for Communities and Local Government alongside the provisional Local Government Finance Settlement in December. The House of Commons will be asked to endorse the threshold levels before councils set their annual budgets in the spring.

4. The council tax freeze offer will apply separately to each billing and major precepting authority in England (rather than to each council tax bill issued). Billing authorities include shire districts, metropolitan districts, London Boroughs and unitary authorities and major precepting authorities include county councils, fire and rescue authorities, police authorities and the Greater London Authority.

5. If an authority sets its basic amount of council tax (i.e. its Band D council tax) in 2013-14 at a level which is no more than its basic amount of council tax in 2012-13, it will receive a grant equivalent to a one per cent increase on the 2012-13 figure in both financial years 2013-14 and 2014-15. Police, Crime Commissioners and fire authorities will also receive a grant equivalent to one per cent of their 2012-13 basic amount of council tax.

6. An unringfenced grant in support of the scheme will be paid to each eligible billing and major precepting authority based on the formula. Payments to authorities will be made through the grant-making powers in section 31 of the Local Government Act 2003.

7. Local authorities who wish to reduce their council tax in absolute cash terms are still also eligible to receive the grant. Local authorities who choose to increase their council tax will not be eligible for the grant scheme.

8. Since the Spending Review we have made available £1975million of funding to local authorities to freeze their council tax in 2011-12 and again in 2012-13. In 2011-12 every local authority in England took up the scheme, and council tax in England was frozen. In 2012-13 Government offered to help local authorities in England freeze their council tax again and 85 per cent of local authorities accepted. This limited increases in council tax across England to 0.3 per cent, the lowest increase since council tax was introduced.

9. Average Band D council tax and percentage change between 1993-94 and 2012-13 are shown below:

Band D council tax	£	Percentage change
1993-94	568	
1994-95	580	2.1
1995-96	609	5.0
1996-97	646	6.1
1997-98	688	6.5
1998-99	747	8.6
1999-00	798	6.8
2000-01	847	6.1
2001-02	901	6.4
2002-03	976	8.2
2003-04	1102	12.9
2004-05	1167	5.9
2005-06	1214	4.1
2006-07	1268	4.5
2007-08	1321	4.2
2008-09	1373	3.9
2009-10	1414	3.0
2010-11	1439	1.8
2011-12	1439	0.0
2012-13	1444	0.3

10. Devolved Administrations will receive £43million of Barnett consequentials in both 2013-14 and 2014-15.