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Date: 21<sup>st</sup> October 2020

Dear Sir/Madam,

**Town Deal Board, 23<sup>rd</sup> October, 2020**

I refer to the meeting of the Town Deal Board to be held on Friday, 23rd October, 2020, and attach the following items which were marked to follow on the agenda:

- Agenda Item 5: Transforming Nuneaton / Future High Streets Fund/  
Towns Fund Correlation (Page 2)  
Agenda Item 6: Town Investment Plan Update (Page 8)  
Agenda Item 7: Updated Schedule of Issues (Page 19)

Yours faithfully,

Brent Davis

**Executive Director - Operations**

To: All Members of the Town  
Deal Board

Sean Farnell (Chair), Marion Plant  
(Vice-Chair).  
Councillors Peter Butlin, Jeff Clarke,  
Julie Jackson, Ian Lloyd and Kris  
Wilson.  
Amanda Bourne, Uly Lyons,  
Jet Jones, Marcus Jones (MP),  
Jenni Northcote, Julie Nugent, Lindsey  
Randle, Les Ratcliffe, and Alison  
Thompson.

## **AGENDA ITEM NO. 5.**

### **NUNEATON TOWN DEAL BOARD**

**Date:** 23rd October 2020

**From:** Director – Regeneration & Housing

**Subject:** Transforming Nuneaton/Future High Streets Fund/Towns Fund Correlation

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#### **1. Purpose of Report**

- 1.1 To provide the Board with an overview of the correlation between the Towns Fund, the Future High Streets Fund and the Transforming Nuneaton Programme.

#### **2. Recommendations**

- 2.1 That the Board note the report.

#### **3. Background Information**

- 3.1 There are currently 3 distinct initiatives underway within Nuneaton. These being the Transforming Nuneaton Programme (TNP), the Future High Streets Fund (FHSF) and the Towns Fund (TF).
- 3.2 Section 4 below, details the correlation between these differing initiatives, with the aim of bringing increased clarity and understanding of the shared desired outcomes and their spatial orientation within the town.

#### **4. Initiatives**

##### Transforming Nuneaton

- 4.1 The Transforming Nuneaton (TN) Programme is an ambitious multi-agency plan to transform Nuneaton town. Nuneaton and Bedworth Borough Council (NBBC) and Warwickshire County Council (WCC), with support from CWLEP and WMCA are working together to deliver the transformation of Nuneaton town centre, by implementing mixed-use regeneration to boost economic growth.
- 4.2 The TN vision is to vision is to transform Nuneaton into a prosperous town centre, where people choose to:
- **live** – with high quality, easily accessible town centre housing and a strong and diverse leisure offer;
  - **do business** – with excellent transport connections and high-quality office space for all entrepreneurs;
  - **shop** – with a mix of national, independent and specialist retailers; and
  - **visit** – through the creation of high-quality public realm and enhancing the heritage and cultural opportunities.

The TN programme is the strategic blueprint to promote and capitalise on funding opportunities and to attract private investment.

4.3 The Transforming Nuneaton Capacity Study identified 12 key sites around the town centre (attached as Appendix A). These 'Opportunity' sites form the basis of the transformation / regeneration of Nuneaton town to;

- introduce a mix of uses into the town centre, delivering vibrance and flexible sustainability;
- bring green spaces into the town centre, encouraging leisure time to be spent within the town;
- Face development onto the ring road, creating attractive active frontages to main points of arrival;
- Frame and create attractive views into the town centre.

4.4 Supported by CWLEP, land assembly has been undertaken on sites 2, 7 and 12. Investment is already being made by NBBC to progress the Abbey Street sites (2 & 12). WCC are progressing site 7, having agreed the development of the new Business Centre & Library and have recently agreed investment to support the delivery of transport infrastructure improvements. McCarthy & Stone have built a retirement complex on the former Church Street car park, opposite the existing library.

#### Future High Streets Fund

4.5 In March 2019, the Council submitted an Expression of Interest to the Ministry of Housing, Communities and Local Government's (MHCLG) £625m Future High Street Fund (FHSF), which is aimed at the regeneration of town centres and high streets. Its stated objectives '**are to renew and reshape town centres and high streets in a way that improves experience, drives growth and ensures future sustainability**'.

4.6 Whilst initially unsuccessful, on the 26<sup>th</sup> August 2019 MHCLG announced that the FHSF was being expanded to £1bn. Applications from an additional 50 councils, including Nuneaton and Bedworth, were shortlisted to go through to the next stage. The Guidance stated that each Council could bid for up to £25m, however, feedback from MHCLG identified that successful applications are likely to receive up to £10m funding, rather than the original £25m detailed in the prospectus. If successful, funding will need to be spent by 31<sup>st</sup> March 2024.

4.7 Working with Consultants over the following 11 months, the Final Business Case was submitted on 31<sup>st</sup> July 2020. The final submission consisted of four 'Lots', as follows;

#### **Abbey Street**

The proposals for the Abbey Street scheme centre around an improved leisure and creative offer. The ambitions for this area are to deliver;

- A cinema experience;
- A hotel provided by a major national hotel chain;
- Accommodation of varying sizes to accommodate other leisure providers (such as the established Escape Rooms business within the Co-Op building);
- Accommodation of varying sizes to accommodate start up and creative businesses (for example, a micro-brewery);
- A multi storey car park incorporating green credentials to accommodate visitor numbers;

- A new public square between Abbey Street and Queens Road, able to host public events and also offer general leisure space to improve the visitor experience. Will enhance the opportunity for outdoor food and beverage offer;
- Increased numbers of food and beverage providers;
- Support the core retail offer by driving footfall and encouraging dwell time;
- Encourage social activities to support both the daytime and night-time economies.

### **Bridge Street (Bridge to Living)**

The Bridge to Living Scheme focuses upon creating a multi-use area connected to George Eliot Gardens. The ambitions for this area are to deliver;

- Replace dated retail space with modern commercial, creative and incubation spaces that will enable economic development by providing quality commercial workspaces of varying sizes;
- Provide quality residential accommodation within the heart of the town centre;
- Provide innovative live/work units to create affordable business and homes;
- Maximise the use of the river providing an improved aesthetic, educational and leisure offer;
- A green corridor, that will integrate existing green space and leisure activities in George Eliot Gardens and Riversley Park into the town centre;

### **Transport Strategy / Land Assembly**

The proposal for the creation of a Transport Hub next to the train station, and the associated highway works have been developed to both improve the traffic flow in that area and also to improve access into the train station area along with improved pedestrian access into the town centre and thus deliver the wider integrated Transport Strategy. Land assembly to facilitate these works is critical.

### **Flood Alleviation**

There are a number of areas within the town centre that fall within Flood Zones 2 and 3. Colleagues at Warwickshire County Council have been undertaking flood modelling works in conjunction with the Environment Agency with the aim of identifying flood alleviation measures. It is critical that the entirety of the town centre is moved out of a flood zone area, in order to facilitate new development and support the diversification of the area.

### Towns Fund

- 4.8 The Towns Fund complements both the TN and FHSF. It is aimed at driving the sustainable economic regeneration of towns to deliver long term economic and productivity growth. The Towns Fund Board vision is to;

*Deliver a step change for Nuneaton by 2030: Building on our proud industrial heritage, our vision is to create a forward looking innovation and entrepreneurial centre in North Warwickshire, which helps to raise aspirations and skills, is supported by modern transport and digital infrastructure, and offers a diverse range of community, enterprise and leisure uses.*

- 4.9 The current long list of projects is nearing finalisation. Those identified so far are discussed within the report at Agenda Item 6. All identified projects address the varying themes within the Towns Fund Guidance, and all are aimed at delivering against the Towns Fund Board's vision.

4.10 Whilst the final projects for inclusion within the Nuneaton Town Investment Plan are yet to be confirmed, the map attached at Appendix B identifies the locations of the differing initiatives, with the potential (long listed) Towns Fund projects identified by the blue rectangles.

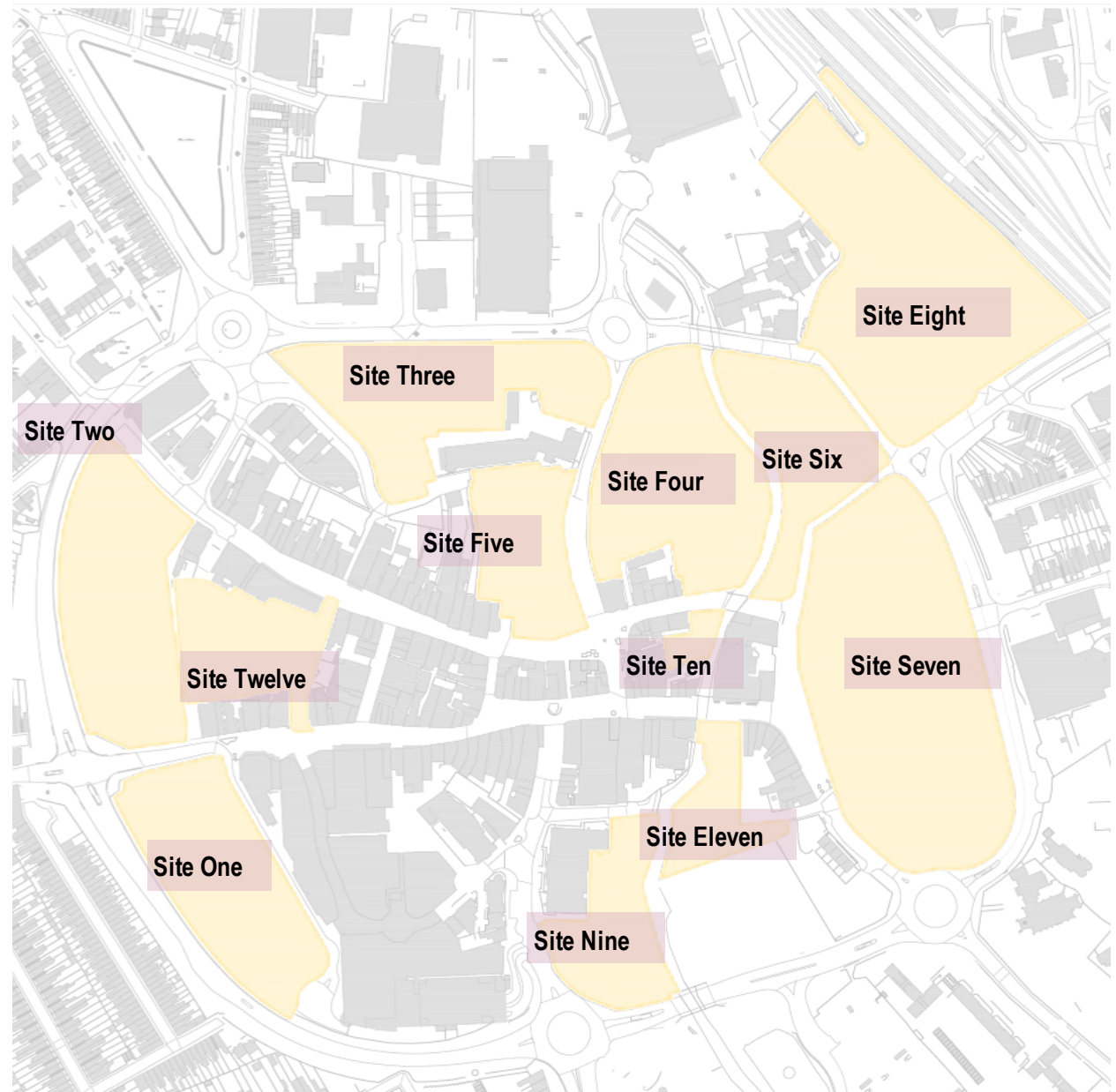
## **5. Conclusion**

5.1 There are a number of significant initiatives currently underway in Nuneaton. The use of TNP as the blueprint has ensured that these initiatives complement each other to achieve transformative change for Nuneaton.

# TRANSFORMING NUNEATON FEASIBILITY STUDY KEY DEVELOPMENT SITE IDENTIFICATION



- Site One** — Dugdale Street Land Assembly
- Site Two** — Abbey Street Car Park
- Site Three** — Newtown Road Land Assembly
- Site Four** — Harefield Road Bus Station Land Assembly
- Site Five** — Abbeygate and Heron House Land Assembly
- Site Six** — Bondgate Approach
- Site Seven** — Vicarage Street Land Assembly
- Site Eight** — Railway Station & Back Street
- Site Nine** — Mill Walk
- Site Ten** — Newdegate Street Pocket
- Site Eleven** — Bridge Street & Mill Street
- Site Twelve** — New Public Square linking Abbey Street and Queens Road.



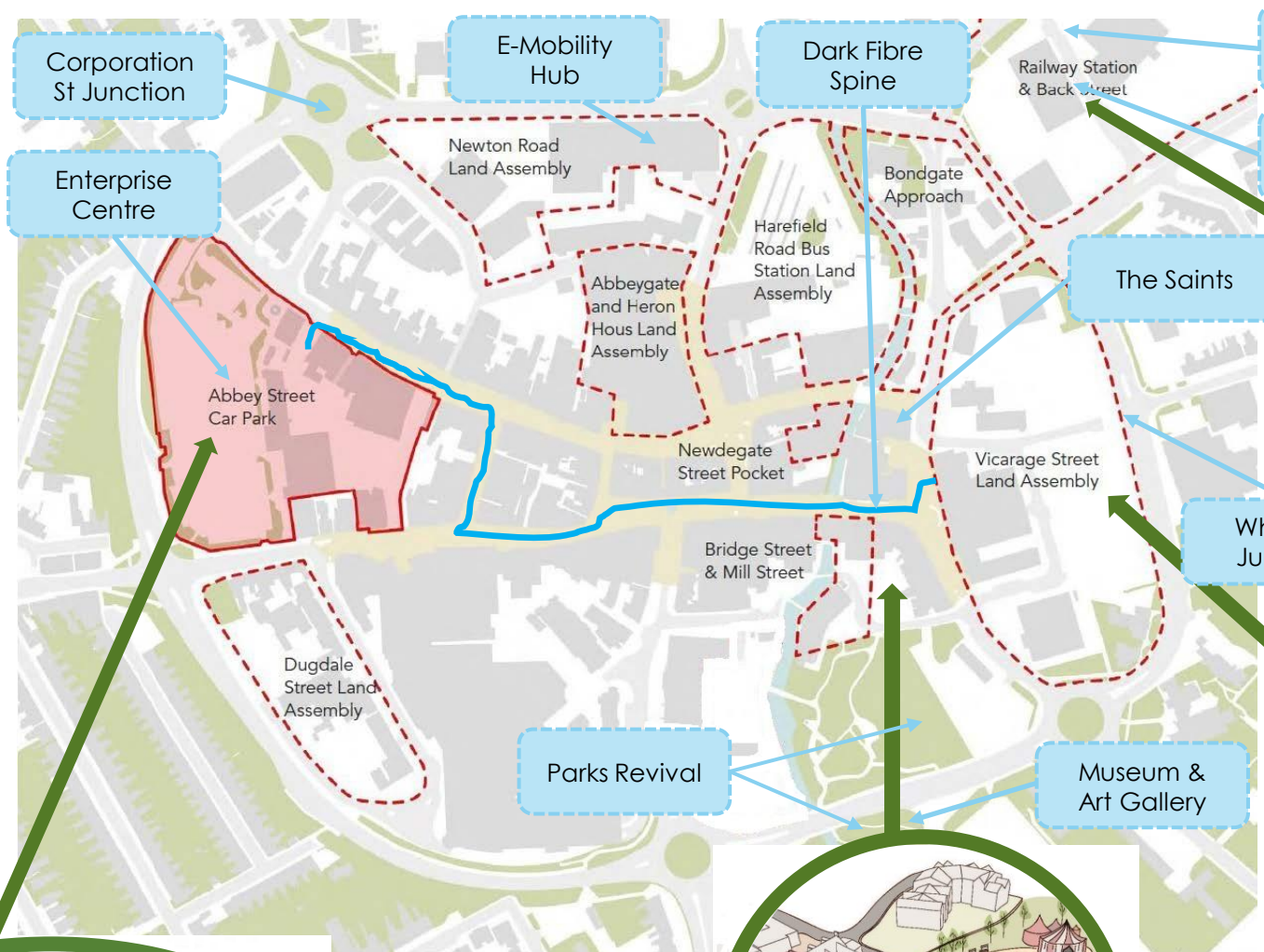


This illustration identifies the linkages between the current initiatives ongoing within Nuneaton.

Locations edged in red depict the Opportunity Sites within the **Transforming Nuneaton** Programme.

Concept illustrations are depicted within the green ovals identify the **FHSF** projects and the new Library and Business Centre, with photographs of the existing area overlaid.

The blue rectangles depict the **Towns Fund** projects.



## **AGENDA ITEM NO. 6.**

### **NUNEATON TOWN DEAL BOARD**

**Date:** 23<sup>rd</sup> October 2020  
**From:** Director – Regeneration & Housing  
**Subject:** Town Investment Plan Update

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#### **1. Purpose of Report**

- 1.1 To provide the Board with an update in relation to the progress regarding the formulation of the Town Investment Plan (TIP).

#### **2. Recommendations**

- 2.1 That the Board note the report.  
2.2 That Board confirm the project prioritisation panel size.  
2.3 That Board confirm the project prioritisation panel membership.

#### **3. Background Information**

- 3.1 The Towns Fund process is in two phases with a decision gateway at the end of each. The first phase requires the submission of a TIP. The TIP will then be assessed by the Ministry for Housing Communities and Local Government (MHCLG), with Heads of Terms offered to towns whose TIP is judged to be of sufficient quality.  
3.2 At its meeting on 2<sup>nd</sup> October 2020, the Board resolved to move its submission of the TIP to cohort 3, the deadline for which is the 29<sup>th</sup> January 2021.

#### **4. Current Progress**

##### **Project Plan Revision**

- 4.1 Following the decision to move to cohort 3, the Project Plan has been revised ensure the appropriate milestones are reprofiled to ensure the TIP is submitted on time. In order to meet the governance timetable, i.e., sign off by Board and sign off by Nuneaton and Bedworth Borough Council Cabinet (NBBC), completion of all documentation must be achieved by 18<sup>th</sup> December;



ID	Task Name	Duration	Start	Finish
10	<b>Project Development</b>			
11	College	50 days	Mon 10/08/20	Fri 16/10/20
12	College TIP 2 template	16 days	Sun 27/09/20	Fri 16/10/20
13	Digital / 5G	46 days	Mon 10/08/20	Mon 12/10/20
14	Digital / 5G TIP 2 Template	19 days	Tue 29/09/20	Fri 23/10/20
15	Finalise TIP 2 Templates All Projects	35 days	Mon 07/09/20	Fri 23/10/20
16				
17	<b>Project Prioritisation</b>			
18	Finalise Project Prioritisation Criteria	31 days	Fri 21/08/20	Fri 02/10/20
19	Populate Prioritisation template	22 days	Thu 24/09/20	Fri 23/10/20
20	Complete Green Book Appraisals	29 days	Thu 24/09/20	Tue 03/11/20
21	Confirm Project Evaluation Panel	0 days	Fri 23/10/20	Fri 23/10/20
22	Project Evaluation	2 days	Thu 05/11/20	Fri 06/11/20
23	Project Moderation	1 day	Mon 09/11/20	Mon 09/11/20
24	Project Endorsement - Board	4 days	Fri 13/11/20	Wed 18/11/20
25				
26	<b>TIP Narrative Section</b>			
27	Develop TIP Artwork / graphic design	53 days	Fri 02/10/20	Tue 15/12/20
28	Finalise ToC	49 days	Mon 07/09/20	Thu 12/11/20
29	Finalise Delivery Plan	41 days	Fri 18/09/20	Fri 13/11/20
30	Finalise Engagement Plan	33 days	Wed 16/09/20	Fri 30/10/20
31	Finalise Project Descriptions	32 days	Mon 28/09/20	Tue 10/11/20
32	Identification & production relevant maps	71 days	Mon 24/08/20	Mon 30/11/20
33	Finalise Deliverability Assessment	45 days	Mon 14/09/20	Fri 13/11/20
34	Finalise Draft Narrative	66 days	Mon 24/08/20	Mon 23/11/20
35	<b>Check &amp; Challenge</b>		Mon 07/12/20	
36	Revise Draft Narrative	4 days	Wed 09/12/20	Mon 14/12/20
37				
38	<b>Governance Arrangements</b>			
39	Board Paperwork Prep & Publication	1 day	Fri 27/11/20	Fri 27/11/20
40	Board Sign Off	1 day	Fri 08/01/21	Fri 08/01/21
41	NBBC Cabinet Prep & Publication	1 day	Fri 18/12/20	Fri 18/12/20
42	NBBC Cabinet Sign Off	1 day	Wed 13/01/21	Wed 13/01/21
43	Final Checks	6 days	Thu 14/01/21	Thu 21/01/21
44	TIP Submission	0 days	Fri 22/01/21	Fri 22/01/21

The Check and Challenge date with the Town Deal Delivery Partner (TDDP) has yet to be confirmed.

- 4.2 However, in recognition that towns are working at differing speeds, on 12<sup>th</sup> October 2020, MHCLG an additional submission deadline, known as Cohort 2a. This additional cohort has a submission deadline of 11<sup>th</sup> December 2020, and towns must notify the Cities & Local Growth Unit (CLGU) lead by 23<sup>rd</sup> October 2020.
- 4.3 A meeting has been sought with the CLGU Lead, to understand what, if any, benefits there would be for Nuneaton to submit as part of Cohort 2a. Unfortunately, that meeting could not be scheduled until 22<sup>nd</sup> October 2020 and so, a verbal update will be given to Board at its meeting on 23<sup>rd</sup> October 2020.

### Project Identification

- 4.4 An updated project list is attached at Appendix A. Following feedback from Board at its meeting of 2<sup>nd</sup> October 2020, the list has been updated to show those projects

sifted out as they do not meet the Towns Fund criteria. Also following feedback from Board, a further project considering public realm improvements has been devised. This project contains high level costs only at this point. Work has been ongoing in relation to the approach to 5G. A high level project proposal has been formulated, and feedback is awaited from WCC colleagues. A meeting with City Fibre has been arranged for Monday 26<sup>th</sup> October 2020. This meeting will identify Providers' approach and requirements and will inform the final project outline.

#### Project Prioritisation

- 4.5 At its meeting of 2<sup>nd</sup> October 2020, Board approved a Project Prioritisation Panel comprising Board Members who has not previously been involved with project identification. In order to meet timescales, the prioritisation process has been scheduled for 2 days over the 5<sup>th</sup> and 6<sup>th</sup> of November, with the moderation exercise undertaken on 9<sup>th</sup> November. Board are there asked the following;
- Confirm the size of the panel, being a minimum of 4 and a maximum of 6;
  - Identify the Board Members appointed to the panel.
- 4.6 Discussions with the TDDP and CLGU Lead reiterate that the projects must demonstrate how they contribute to a step change for Nuneaton, and this must be a consideration as part of the final shortlisting process. It is probable that a number of projects may score the same or similar. It is therefore proposed that following the moderation process, the top scoring projects for each theme are identified to facilitate the provision and submission of a balanced TIP. These, along with all projects will be presented to Board on 11<sup>th</sup> November 2020 for discussion and final decisions in relation to those projects to be included.

#### General Update

- 4.7 Significant work has been undertaken to finalise project content and obtain outstanding information. This is required in order to clarify the outputs and outcomes of each project to identify;
- their contribution to the Nuneaton Towns Fund objectives,
  - allow high level Benefit Cost Ratio's (BCR) to be identified,
  - allow assessment against Green Book criteria.
- 4.8 Consultants are undertaking the Green Book assessments and identifying the BCR's. They have a deadline of 2<sup>nd</sup> November 2020.
- 4.9 Section 1 of the TIP, the narrative, continues to be written and refined as per the requirements of MHCLG. Those requirements are attached at Appendix B and it is important to note that there is both a word limit and file size limit.
- 4.10 A twin track approach has been adopted, to allow the narrative section to be formatted and designed, to produce a visually attractive document. This approach helps to reduce the word count, illustrates where Nuneaton is spatially in relation to Warwickshire and the West Midlands and provides illustrative context to the submission, effectively bringing Nuneaton to life on the page. Extracts from the draft document will be shared with Board Members at the meeting.

- 4.11 Additional documents are required within the submission, these include a Stakeholder Engagement Plan, a Delivery Plan and a Future Governance Plan. These documents are currently being drafted and will be presented to Board for approval on 11<sup>th</sup> November 2020

## **5 Conclusion**

- 5.1 Significant progress has been achieved in the 3 weeks since the previous Board meeting. Feedback from Board has been used to continue to refine the approach and identify issues for inclusion within the TIP.

<b>Project Title</b>	<b>Description</b>	<b>Total Cost</b>	<b>Towns Fund Ask</b>	<b>Comments</b>
<b>The Saints</b>	Purchase and remediation of a prominent heritage building to provide social enterprise incubation space, training spaces and a Learning Zone. The building will also accommodate creative and cultural training and performance spaces, supporting local schools	£1,829,000	£1,867,000	Together for Change established the Saints Project and is a registered charitable organisation attached to the Diocese of Coventry. This charity has already fund raised and will contribute £31,000. Additionally, Lovell are contributing a further £7,000 towards the project. Costs will be finalised by 26.10.20
<b>Weddington Road Cycle Link</b>	The provision of a segregated two-way cycle track over a distance of 0.9 km, separated from both traffic and pedestrians. The route will link to other key cycling routes and will improve safety and accessibility for cyclists in residential and employment sites in the north to the rail station and Town Centre.	£1,904,000	£1,704,000	A total amount of £200,000 has been secured from Section 106 developer contribution, with £150,000 received to date, and the remaining £50,000 due to be received in 2022/23.
<b>Nuneaton Station Second Access</b>	The provision of a second access to the rail station and transport interchange to improve bus, bicycle and pedestrian connectivity for residents and businesses to the north of the town, and also ensure convenient drop off by car.	£8,000,000	*£8,000,000	Query potential WCC CIF Funding. There is the potential for match funding sources to be sought for this project, including developer funding contributions from future housing developments to the north of the town centre, however no match funding has been secured at this point in time.
<b>E Mobility Hub</b>	The development of an E-mobility hub to provide an uplift in the number of electric vehicle charging points across the town centre, including access to fast and rapid charging.	£250,000	£250,000	WCC, in conjunction with NBBC, has secured funding through the Government's OLEV On-street Residential Charging Fund. The OLEV funding will provide 8 charging points in Borough Council owned car parks at the Pingles Leisure Centre in Nuneaton (4 no.) and Bedworth Leisure Centre, Bedworth (4 no.) within 2020/21, however a future bid for OLEV funds could extend provision into residential streets within the town that lack off-street parking.

<b>Project Title</b>	<b>Description</b>	<b>Total Cost</b>	<b>Towns Fund Ask</b>	<b>Comments</b>
<b>Corporation Street and Queens Road Junctions</b>	Highway and active travel improvements to four connected elements of the western part of the A444 Ringway which circles the town centre: ie the replacement of a current roundabout with a signal-controlled junction; significant improvements to the pedestrian and cycling infrastructure on the western section of the A444 Ringway; the provision of a high-quality bus stop area to facilitate future bus routing through the Town Centre; and bus, pedestrian and cycling only access into the Town Centre including the implementation of a bus lane.	£7,577,000	£5,577,000	£2m contribution from Warwickshire County Council, unsecured, application in progress. There is the potential for match funding sources to be sought for this project, including developer funding contributions from developments within the Town Centre as part of the 'Transforming Nuneaton' regeneration scheme. This will be explored further should this project be selected for the next stage of the Towns Fund process.
<b>Re-imagining Nuneaton Museum and Art Gallery</b>	To build a glass extension to the existing Nuneaton Museum and Art Gallery to extend the gallery space, add new community meeting space and improve the environment of the cafe, in order to augment the attractiveness of the existing collection and transform the venue into a multi-functional community space with an arts and heritage theme.	£3,250,000	£3,000,000	£78k of Section 106 money is already secured. The project is the subject of a potential Heritage Lottery Fund application to the amount of £1.75 million, however the stage 1 lottery bid to the National Lottery Grants for Heritage is currently suspended due to COVID 19 but is expected to re-open in 2021. The full amount is included at this point.
<b>Parks Revival</b>	Improvements to parks including creating a supplementary public space for events and improving pedestrian and cycle access to Riversley Park; ground reinforcement and utility connection point improvements, landscape, information and cycle path enhancements and the creation of a terraced performance area at George Eliot Gardens; the creation of new footpaths, in combination with existing paths from the southern built up edge of the Town, Pingles Leisure Centre through to the Town centre.	£830,000	£623,990	Match funding is 'section 106' funding secured as part of planning consents from private developers.

<b>Project Title</b>	<b>Description</b>	<b>Total Cost</b>	<b>Towns Fund Ask</b>	<b>Comments</b>
<b>George Eliot Visitor Centre</b>	To re-purpose an existing outbuilding at Griff House, now a hotel and restaurant but formerly the childhood home of internationally famous writer George Eliot, into a Visitor Centre providing exhibition and sales space, meeting/learning space and a home for the George Eliot Fellowship archive.	£220,000	£20,000	Match funding is 'section 106' funding secured as part of planning consents from private developers.
<b>Digital, skills and Innovation Centre</b>	To re-locate NWSL College's commercial facing functions within the town centre. The project has 4 objectives: 1, provide a real commercial environment within which to train. 2, provide a digitally enabled space to teach new skills. 3, to provide incubation space with onsite support. 4. relocate the award winning NWSLC Catering and Hospitality Department and restaurant.	£4,000,000	£4,000,000	The location for this site has yet to be identified; Final build and fit out costs are yet to be confirmed as does the requirement for land / building acquisition. The identified cost has been revised up and is heavily caveated as this point.
<b>Wheat Street Junction</b>	Highway and active travel improvements on the A444 Wheat Street junction located on the eastern part of the A444 Ringway by 1. adding a 4th arm to provide access to the Wheat Street development site, increasing the current capacity of the junction, 2. altering the existing cycling layout to connect with a planned future cycle route along Wheat Street, and 3. realignment of pedestrian and cyclist crossings on all junction arms to increase safety for both modes.	£1,247,000	£747,000	£0.5m contribution from Warwickshire County Council, unsecured, application in progress. There is the potential for match funding sources to be sought for this project, including developer funding contributions from developments within the Town Centre as part of the 'Transforming Nuneaton' regeneration scheme. This will be explored further should this project be selected for the next stage of the Towns Fund process.
<b>Installation of Dark Fibre Spine</b>	Installation of c750m of dark fibre cable with a minimum of 6 break out points / small cells along the length of the run. Commencing at the new Library and Business Centre at Vicarage Street progressing along Bridge Street to the new hotel at Abbey Street, the spine will be an enabler to	£133,000	£133,000	A meeting has been arranged with City Fibre for Monday 26 <sup>th</sup> October. This will identify any issues with this proposal and whether or not it is deemed feasible at this stage.



Project Title	Description	Total Cost	Towns Fund Ask	Comments
	stimulate the market for digital providers to move to Nuneaton.			
<b>Connected Histories</b>	Utilising the potential of 5G to create digital content using film, photography and audio and heritage trails around the town to bring the past to life and celebrate the town's future.	£107,576	£80,000	Other funding Sources: NHLF, WMMDO grants, Arts Council England Project Delivery Funds.
<b>Visit Nuneaton – Changing People’s Perceptions</b>	<ol style="list-style-type: none"> <li><b>Public realm</b> project to tie the new Library and Business Centre, Bridge to Living work/residential/river scheme and Debenham redevelopment developments together and make stronger links with the train station (medium term) supporting the delivery of the Nuneaton Town Transport Strategy *see appendix A (medium – long term)</li> <li><b>Wayfaring</b>, as part of the public realm work above and incorporating some of projects 3 and 4, a comprehensive review and refurbishment of wayfaring in the town centre to support visitors and encourage active travel. Particular focus linking key transport hubs, main town centre and George Eliot Memorial Gardens / Riversley Park. Links to transport strategy, urban realm design code and Riversely Park masterplan (short term)</li> </ol>	£2,650,000	£2,650,000	Costs are estimated at this point. Public Realm improvements on their own do not attract ROI or reasonable levels of Benefit Cost Return. Further work is required to identify whether this would be classed as complying with the intervention framework.
Projects Removed at First Sift				
<b>The Pingles Leisure Centre</b>	To demolish the existing centre and replace with a new building offering additional provision in an efficient building	£20,000,000	£20,000,000	Removed at first sift as not deliverable within Towns Fund timeframe

<b>Project Title</b>	<b>Description</b>	<b>Total Cost</b>	<b>Towns Fund Ask</b>	<b>Comments</b>
<b>New Theatre Provision</b>	To provide a new theatre in the centre of Nuneaton town.	£28,000,000	£28,000,000	Project has undergone feasibility consideration as part of the Transforming Nuneaton Programme. Removed at first sift as above £25m and not deliverable within Towns Fund timeframe.
<b>Health &amp; Wellbeing Hub</b>	Provide a central location for GP and out of hospital services. To provide a training location for clinicians	N/K	N/K	Has been under development in negotiation with the Health Services for some time. Agreement has been reached to undertake a feasibility study, however, this is unlikely to be completed before March 2021. This means that the size, costs and deliverability will not be known at the point of TIP submission.
<b>Total</b>			<b>£76,651,990</b>	(including sifted out projects)
			<b>£28,651,990</b>	(long listed projects)

\*NB - £24m available as £1m advance funding already received.

## Town Investment Plan template

Town Investment Plans should be clear, concise and accessible documents. The content is split into two sections. Section 1 outlines the context, strategy and process, and Section 2 provides details of prioritised project proposals.

**TIP section 1:** Section 1 of the Town Investment Plan should be no longer than a total of 10,000 words and a file size of no more than 20MB, exclusive of any annexes. It should be provided as a pdf document. Annexes may be included if required, as a separate document (with all annexes in one document), however it is advised that any key messages from annexes are distilled and included in the main text to aid assessment.

The document must be structured according to the three main sections (Context analysis, Strategy, Engagement and delivery). These sections should cover the content set out in the guidance (and again below), however, it is not compulsory that this content be set out under the subheadings listed below, so long as it is clearly marked where each aspect is being covered.

Past that, you have flexibility in how to structure, present and format your TIP. You are encouraged to make use of diagrams, maps, and charts, and to include summaries and signposts to help guide the reader. Once heads of terms have been agreed, a public-facing version of the document should be made available online. You may wish to flag which information in your TIP is considered sensitive.

### **Context analysis**

- Map of agreed town boundary and related context
- The main challenges facing the town
- Evidence of need, relevant to proposed projects
- The town's assets and strengths
- Key opportunities for the town

### **Strategy**

- Town vision, and headline outcomes and/or targets for 2030 or beyond
- Short summary of all projects, including the total Towns Fund funding requested
- Strategic plan, including:
  - Underlying evidence
  - Analysis and rationale
  - Objectives, targets, and priority areas for the short, medium and long term
  - Spatial strategy, including the recognition of the distribution of impact across town geography and demographics. If the total bid is for over £25 million, impact at a regional and/or national scale must also be analysed and demonstrated.

- Mapping of all strategies, partnerships, programmes and investments relevant to the vision and strategy, and how they will be aligned (including the accelerated capital funding, Covid-19 recovery and clean growth).

### **Engagement and delivery**

- Clear evidence of buy-in from local businesses and communities, description of have been engaged throughout the development of this plan, and how this engagement will continue
- Demonstration of commitments from private-sector players, and ambitions for private-sector investment going forwards (clearly showing the total private-sector funding leveraged to date)
- High-level plan of business case development and appraisal for each project including the identification of the Accountable Body
- High-level delivery plan with justification of deliverability

**TIP section 2:** Section 2 of the TIP should contain key details of the projects you are proposing to receive Towns Fund funding for. The attached excel sheet sets out the details to include, and all cells in the template should be filled in. You should submit just one excel file with different worksheets within it for each project. To add more projects into the workbook, copy and paste the template into a new worksheet for each additional project.

Since the publication of the further guidance, adjustments have been made to the way projects will be assessed. Benefit-cost ratio and the level of match-funding secured will no longer be included in the criteria for project assessment. The project assessment criteria will be:

- Alignment with intervention framework
- Strategic, evidence-based, place-focused rationale
- Scale of outputs and outcomes, realism of theory of change
- Deliverability, risks and match funding
- Cost comparison

**Submission:** To submit your completed TIP (both section 1 and 2) you should email the files to [towns.fund@communities.gov.uk](mailto:towns.fund@communities.gov.uk) by the deadline for your agreed cohort.

ISSUE / ITEM	ANTICIPATED OUTCOMES / BENEFITS	OVERALL ESTIMATED COST	EXISTING FUNDING	FUNDING GAP	TIMESCALES	DEPENDENCIES	PRIORITY H / M / L	TOWN INVESTMENT PLAN FUNDING BID
Nuneaton Town Centre Highway Improvements	<p>Improve 2 AQMA's and improve overall air quality.</p> <p>Remove "pinch points"</p> <p>Create new &amp; improve existing pedestrian / cycle facilities</p> <p>Reduce journey times and help make Nuneaton a more appealing destination</p> <p>Help to unlock potential development sites</p>	£37.6m for 5 specific schemes including land acquisition, but excluding public realm works, dependency works.	£21.7 WCC CIF bid confirmed Oct 20	£15.9m	5 – 7 years for all 7 schemes	<p>Timing of works in relation to other development works in Nuneaton</p> <p>Allocation of funding.</p>	H	£15.9m

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5G	<p>Significant enhancement of connectivity speed and bandwidth for business, including SME's.</p> <p>Attracts Digital providers to the town.</p> <p>Potential for greatly enhanced working.</p> <p>New transport management solutions to greatly improve accessibility to the area</p>	<p>£133k not yet confirmed. Will be heavily reliant on private sector investment who will be seeking commercial return.</p>	<p>None yet identified</p>	<p>£133k – to be confirmed</p>	<p>1 – 2 year</p>	<p>National funding programmes and / or appetite of private sector to invest in Nuneaton.</p> <p>Key NBBC assistance in form of planning policy and making land / buildings available to enable location of infrastructure at key points in Nuneaton.</p> <p>WCC assistance in form of enabling ducting to be installed in highways when WCC highway works taking place and making land / buildings available to enable location of infrastructure at key points in Nuneaton.</p> <p>Use of Town Fund money to pay for additional cost.</p>	<p>H</p>	<p>£133k [potentially]</p>



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Town Centre Flood Alleviation Works	Reduce the risk of flooding to properties and open up key areas within the town for transformational redevelopment	£2m	£1m	£1m	1 -2 years, completed in 2021/22.	Possible need to purchase small amount of land outside town centre or to enter into way leave agreement with land owner. Costs yet to be confirmed.  Permission from British Waterways for use of canal for discharge of excess water.	H	£1m [but may receive funding through Future High Streets Fund bid]

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Electrical Vehicle Charging Points	Reduce harmful emissions. Improves environment for whole community – improves attractiveness as a place to live, work and visit. Contributes to net zero emissions by 2050.	£250k	None	£250k	1 year	Willingness of the public to switch from traditional fuel  Current levels of EV ownership	L	£250k
Land assembly for Integrated Transport Hub	Delivery of the ITH will improve connectivity across the region and with other major cities and transport networks, necessary to increase the economic opportunities by drawing in new business to the Town.	Currently in development	?		7 - 10 years	Land assembly is integral to the delivery of the ITH. Work is being undertaken to identify all necessary land acquisition.	L	£6m – included within the FHSF bid
Infrastructure/ premises to enhance educational	Improve educational attainment.	Circa £6.5m for 2 projects	£37k	£6.45m	1 – 3 years	Identification of suitable location for the college	H	£6.45m

attainment and skill levels.	Create a skills pool to draw inward investment and current business expansion.  Increase confidence and aspirations							
Enhanced / consolidated healthcare facilities in Nuneaton Town Centre	Support improved health, wellbeing and life expectancy. Create training opportunities in the healthcare sector. Create efficiencies to the wider public purse.	Not yet identified	Not yet identified		1-6 years	Willingness of GP practices to relocate. Engagement of NHS bodies to create training opportunities  Outcome of feasibility studies	H	N/A
Enhancements to Nuneaton Museum and Art Gallery	Improve the visitor offer of the Town. Create additional leisure and cultural activities.	£3m	Possible HLF, however programme currently suspended	£3m	1-3 years	Planning permissions	M	£3m
Improvements to Parks and Green Spaces	Improve pedestrian and cycle links to the south of the town	£830k	£206k – S106 funding	£624k	1-3 years		H	£624k

	Create new and improved events spaces for outdoor leisure and entertainment							
	Improved ability for physical activity to improve health and wellbeing							