

CABINET

15 DECEMBER 2023

REPORT OF THE PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION AND TOURISM

A.5 GOVERNMENT FUNDING OPPORTUNITIES FOR TENDRING

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To provide Cabinet with an overview of the different funding streams totalling up to £40,237,000 made available to the Council by Central Government, and to set out their purpose in regeneration opportunities for the district. This report also sets out the implications to resourcing and managing these significant projects, and the decisions to accept the funding for the High Street Accelerator, the Long-Term Plan for Towns, and to establish the management of Town Boards for the respective funds.

EXECUTIVE SUMMARY

At its meeting on 10 November Cabinet agreed the final proposals for ('Our Vision') the Corporate Plan 2024/28. This included ambitions to:

- Raise aspirations and create opportunities
- Work with partners to improve quality of life
- Promote our heritage offer, attracting visitors and encouraging them to stay longer

Further to this, through a number of adopted strategies and policy documents, the Council has ambition to make transformational improvements in Clacton-on-Sea town centre, Jaywick Sands and Harwich and Dovercourt. These ambitions are set out in the Economic Development Strategy (2020-24), the Love Clacton Vision, Jaywick Place Plan, Dovercourt Revisited, and Creative and Cultural and Heritage strategies.

The Council is already making progress towards its strategic objectives through a number of recently completed, and ongoing projects, including the Sunspot Business Centre, Orwell Place Car Park and Events Space, and the Levelling Up Fund Clacton Civic Quarter scheme, and the Dovercourt Town Centre Improvement Corridor Capital Regeneration Project.

The Council has a wider vision for Clacton, Harwich and the district, with Levelling Up Funding part of a cohesive approach to deliver a broader renaissance, also including arts, culture and tourism. Recent government announcements have provided an opportunity to accelerate progress towards the Council's ambitions and delivering for local people against the newly adopted Corporate Plan.

These funding streams provide a range of opportunities across the district's largest towns, as Government has targeted interventions to specific locations in Tendring.

The three funding streams are set out below; a table that illustrates each funding stream and its link to Council priorities and outcomes for residents is provided as Appendix A.

Levelling Up Partnerships

At the Budget Speech on 15 March 2023, Government announced 20 towns which would be selected to form Levelling Up Partnerships (LUP) with the Department of Levelling Up, Housing and Communities, which included Tendring on the list at number eight. This was considered at Cabinet on 23 June 2023,

Government officials will visit Tendring between January and March 2024 to carry out a 'Deep Dive'. This will be a review of data, documents, and meetings with key partners. To prepare for this process, a capital pipeline of projects will be developed. Government has requested projects which require funding within 12 months of March 2024, for example, purchasing land or property or implementing capital projects that have already been developed.

Government ministers will make the ultimate decision on what the £20m will fund, and their officials will complete the business cases for the funding to demonstrate they are value for money.

Long Term Plan for Towns Funding

On 1 October 2023 Government announced that Clacton-on-Sea will be one of 55 towns across the UK to receive a ten-year endowment-style fund, with £20 million of funding and support to give towns long term certainty to deliver projects over multiple years. Government have confirmed that the Long-Term Plan for Towns Funding will be 25 percent resource, 75 percent capital.

The Council will be required to establish a Town Board, to be chaired by a local business or community leader, and then to develop a plan setting out priorities for investment and regeneration, aligned to themes of safety and security, high streets, heritage and regeneration, and transport and connectivity. Towns will be required to demonstrate how they have developed plans in consultation with local people.

High Street Accelerators Pilot Programme

On 13 September 2023, the Council were advised by the Department for Levelling Up Housing and Communities (DLUHC) that Tendring had been identified as one of 10 districts nationally selected to pilot the Government's new High Street Accelerator Pilot Programme. This programme is looking to fund the establishment of a Town Centre Board and will pilot projects selected in partnership, making £237,000 in total available over the next two financial years.

Following a meeting between officers and DLUHC on Monday 9 October, DLUHC indicated they would be supportive of an application for Dovercourt to be a pilot area for the programme. The deadline for submission was 16th October 2023. The existing Harwich and Dovercourt Tourism Group would meet the requirement for a 'board' to discuss and deliver potential projects under the scheme. Dovercourt was formally announced by government as a participating location in the pilot, on Wednesday 6th December.

The objective of the High Street Accelerators Pilot Programme is for local stakeholders to work in partnership to support the long-term revival and regeneration of declining high streets. The work could be focused on reinventing the high street as a community hub that local people can be proud of, and the projects underpinning it could range from the repurposing of spaces, (such as the building of new parklets and gardens), to projects which improve the energy

efficiency of high street buildings, or tackle vacancy rates by helping match community groups and small businesses with empty properties.

In addition to these Government funded schemes, the Council could also consider appropriate existing Section 106 contributions in these areas, to support the work being undertaken and increase the outputs for local people.

The key to making the most significant impact on local ambitions is to ensure a considered choice of the most appropriate blend of projects, to deliver transformational change against local priorities and the criteria for each funding stream.

The existing Council strategies include a range of exciting ambitions which can be developed into a project pipeline and form the basis of planned improvements to the towns identified. There will not be sufficient funding to implement all projects, so careful consideration will be required with partners in Central Government and those who work with the Council to identify the most appropriate course of action.

Over the next six months, the Council will work with partners, including Central Government and residents, to develop a suite of projects in each location. This will culminate in a funded plan for each funding stream, to maximise the opportunities they provide. The plan for LU Partnerships will be developed through the Deep Dive process signed off by ministers. For the Long Term Plan for Towns the Council will produce a Long Term Plan for Clacton by July 2024, in consultation with a newly constituted towns board, to be in place by April. Given the helpful timing, the Council will be able to draw on the work of the Levelling Up Partnership as an input of information to support the plan for Clacton.

A further report will be brought to Cabinet in April 2024, setting out further detail on projects to be funded, and the respective funding streams which will support them, and timescales for delivery.

RECOMMENDATION(S)

It is recommended that Cabinet:

- a) accepts the High Street Accelerator Funding offered by the Department for Levelling Up, Housing and Communities and authorises the Corporate Director (Place and Economy) and the Section 151 Officer to enter into a Memorandum of Understanding on behalf of the Council, which sets out the agreement;**
- b) subject to a), delegates the forming of the High Street Accelerator Board, and acceptance of its Terms of Reference, to the Portfolio Holder for Economic Growth, Regeneration & Tourism;**
- c) accepts the Long Term Plan for Towns Funding offered by the Department for Levelling Up, Housing and Communities and authorises the Corporate Director (Place and Economy) and the Section 151 Officer to enter into a Memorandum of Understanding on behalf of the Council, which sets out the agreement**
- d) subject to c), delegates the forming of the Towns Board, and acceptance of its Terms of Reference, to the Portfolio Holder for Economic Growth, Regeneration & Tourism;**
- e) delegates the authorisation of the spending of the £45,000 Levelling Up**

Partnership Capacity Payment to the Portfolio Holder for Economic Growth, Regeneration & Tourism; and

- f) delegates entering into any agreements with the Department for Levelling Up, Housing & Communities for the funding streams set out in this report (LU Partnership, Long Term Plan For Towns, High Streets Accelerator) to the Corporate Director (Place and Economy) in consultation with the Section 151 Officer.**

REASON(S) FOR THE RECOMMENDATION(S)

These funding streams will enable the Council to accelerate progress towards further achieving the Council's ambitions and delivering for local people against the newly adopted Corporate Plan, offering a chance to support a range of opportunities across the district's largest towns, as Government has targeted interventions to specific locations in Tendring.

Many of the funding streams have a short timeline to achieve their objectives and the recommendations above allow delivery to continue at pace.

ALTERNATIVE OPTIONS CONSIDERED

There are other options which have been considered:

Not accepting these funding offers from government would allow officer time to be focused on other projects and would reduce any financial or delivery risk to the Council from running major capital works.

However, not accepting the funding would also reduce the opportunity for investment in the towns of Clacton and Dovercourt at a significant scale, with the benefits that will bring, and have a negative reputational implication.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

'Our Vision' the Corporate Plan 2024-28

The projects reflect the ambitions in the forthcoming Corporate Plan, 2024-28:

- Raise aspirations and create opportunities
- Working with partners to improve quality of life
- Ensure residents have the skills and information to participate

Corporate Plan (2020-2024)

Council to meet the following priorities in the current Corporate Plan:

Building Sustainable Communities for the Future

- Vibrant Town Centres

- Building and managing our own homes

A Growing and Inclusive Economy

- Develop and attract new businesses
- More and better jobs

Community Leadership Through Partnerships

- Joined up public services for the benefit of our residents and businesses

Tendring District Council Local Plan 2013 - 2033

Delivery of projects via these funding streams will align with the following strategic objective set out in Section 1 of the Local Plan, adopted on 26 January 2021:

- Fostering economic development

Economic Strategy 2020-24

The Tendring Economic Strategy was updated in 2020. The Strategy uses evidence from Office of National Statistics to demonstrate that there have been some important changes in the district's economy in recent years which require a change in approach.

- The Levelling Up Fund scheme complements the following areas for Action set out in the Strategy:
- Supporting long term investment into local civil society, citizen engagement and participatory activities within Jaywick Sands and Clacton
- Support the town centres of Clacton and Dovercourt, via meeting objectives set out in the Love Clacton Vision, and Dovercourt Revisited.

Tendring Creative & Cultural Strategy 2019 - 2024

The projects offer the chance to meet the following objectives in the above strategy:

- To build high levels of cultural participation
- To be a centre for creative innovation

Heritage Strategy

Projects could offer the chance to meet the following objectives in the heritage strategy:

- Ensure the sustainable management of all heritage assets, including buildings, landscapes, monuments, landscapes and settlements, through the appropriate conservation and protection of their significance;
- Recognise and promote the value heritage offers to people's wellbeing, health, identity and sense of belonging by supporting improvements in accessibility to Tendring's heritage sites

OUTCOME OF CONSULTATION AND ENGAGEMENT (including with the relevant Overview and Scrutiny Committee and other stakeholders where the item concerns proposals relating to

the Budget and Policy Framework)

All adopted strategy documents which contain potential projects that could be supported by the forthcoming funding streams have already been subject to consultation, however the Council is committed to engaging with and listen to residents as we turn these ambitions into reality with our partners. We will:

- Set up a town board in Clacton by April 2024, and engage the with members on the development of the Long Term Plan for the town
- Set up a town board in Dovercourt subject to the provision of High Street Accelerator Funding
- Draw on the previous consultations carried out via engagement with local people
- Carry out consultation online and in person with residents
- Engage with local councillors.

LEGAL REQUIREMENTS (including legislation & constitutional powers)

Is the recommendation a Key Decision (see the criteria stated here)	YES	If Yes, indicate which by which criteria it is a Key Decision	<input checked="" type="checkbox"/> Significant effect on two or more wards <input type="checkbox"/> Involves £100,000 expenditure/income <input checked="" type="checkbox"/> Is otherwise significant for the service budget
		And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest prior to the meeting date)	12 October 2023

MOUs have not yet been received for any of the funding streams set out above, however the above delegation to the Section 151 Officer will allow the Council to enter into any required agreements with Government.

The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:

The comments above are noted. Currently there are no additional comments over and above those set out in the report although it is worth highlighting that further financial commitments will be subject to separate decisions later on as part of any associated governance processes and in accordance with the Council’s Constitution as appropriate. Where advice is or may be required, this should be sought at an early stage and in order that all relevant governance procedures are met.

FINANCE AND OTHER RESOURCE IMPLICATIONS

Levelling Up Partnership (LUP)

DLUHC will provide £90,000 of capacity funding, split equally across this financial year (2023/24) and next (2024/25). The LUP will then make capital spending available to support projects that can help lead to early improvements against priorities identified through the Levelling Up Partnership. Given that twenty places benefit from the national fund, it is expected that approximately £20m capital expenditure will be made available, as a twentieth share of the £400m fund.

Long Term Plan for Towns Funding

£20 million of funding and support will be available over the next ten years. Government have confirmed that the Long Term Plan for Towns Funding will be 25 percent resource, 75 percent Capital.

High Street Accelerators Pilot Programme

This programme will make a total of £237,000 available over two financial years (2023/24) and (2024/25).

Section 106 Contributions

Through the planning permission granted to Hutchison Ports in relation to the Freeport East Development at Harwich, Section 106 funding was made available for Harwich and Dovercourt, in September 2022. £330,000 is available for improvements to the Harwich Town Conservation Area, and £21,000 is available for improvements to Dovercourt Town Centre.

Levelling Up Fund Capacity Payment

The Council has received a £70,000 capacity payment from DLUHC, to facilitate the delivery of the existing Levelling Up Fund project, the Clacton Civic Quarter. This payment is not ringfenced so could be used to fund resources which can support delivery of other projects which fall under the Levelling Up banner.

The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:

There are no further comments over and above those set out in the report although it is worth highlighting that further financial commitments will be subject to separate decisions later on as part of any associated governance processes.

USE OF RESOURCES AND VALUE FOR MONEY

The following are submitted in respect of the indicated use of resources and value for money indicators:

<p>A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services;</p>	<p>Accelerator and Levelling Up Partnership are short term funds. An assessment of the use of the assets which benefit from investment is expected be undertaken during the Deep Dive phase, to ensure that where capital spending takes place there is a viable long term use for asset.</p>
<p>B) Governance: how the body ensures that it makes informed decisions and properly manages its risks.</p>	<p>Spending on the Long Term Plan for Towns funding will be governed by a Plan, to be developed during 2024, and consulted on with the Towns Board. Spending on the Levelling Up Partnership will take place after a deep dive</p>

	and business case run and developed by civil servants.
C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services.	

MILESTONES AND DELIVERY

Key milestones within the three government funding sources are set out below:

Timing	Levelling Up Partnerships	High Streets Accelerator	Long Term Plan for Towns
Oct – Dec 2023	Preparation	Submission October 2023, acceptance of funding, agreement of partnership structure and appointment of Chair December 2023	
Jan – March 2024	Deep dive by Government civil servants who engage locally, and make recommendations to ministers	Development of vision and development of delivery plans	Development of Town Board in advance of capacity funding being made available: begin to set out a vision, investment priorities, and engage with local communities
April – June 2024	Projects approved via a further report to Cabinet and funding provided	Project delivery from April 2024	Capacity funding available spring 2024
July – September 2024	Capital scheme delivery underway		Long Term Plan to be produced ‘no later than’ Summer 2024

Any Section 106 monies not spent within 5 years of receiving the funding, will be returned to Hutchison Ports. The Dovercourt Section 106 contribution must be spent by February 2024.

ASSOCIATED RISKS AND MITIGATION

The development of a pipeline of projects, and subsequent delivery of schemes funded via the various funding streams on offer, will require **additional officer resource capacity**. Government have provided a £45,000 capacity payment to help develop proposals related to the Levelling Up Partnership, and a further capacity payment will be made to TDC in spring, in relation to the Long-Term Plan for Towns Fund.

There are already two sizeable capital projects to be delivered by the Council which fall under the Levelling Up banner; the Dovercourt Town Centre Improvement Corridor (funded via Capital Regeneration Projects, and the Clacton Civic Quarter Levelling Up Fund scheme. Additional large scale projects will require substantial staff and contractor resources.

The Council has recently successfully completed the Orwell Place scheme, and the Sunspot project in Jaywick and has learnt from the delivery of these schemes. For example, the importance of site specific matters including contamination and ground conditions; strong communication across the programme team; strong gateway control; and the allocation of appropriate contingencies.

- Consider the differences in provision of subsidised housing and commercial viability

The additional funding streams also offer the chance to build on these existing projects and investments within the district and complement the planned town centre interventions which will be supported via the Shared Prosperity Fund.

Impact risk. There is a risk that the individual projects are not sufficient by themselves to deliver transformative change. The Council will take an overarching approach to coordinating project delivery so that the suite of projects collectively drive a renaissance of the towns. In addition, communications and engagement will be planned with residents to ensure the projects are embedded in the local community.

Partnership risk. The Levelling Up Partnership funding is for investment in a range of partner projects, not just projects owned by TDC. The decision on project funding rests with ministers, not the Council or local partners, so there is a risk that investment does not support council priorities. TDC Officers will work closely with the Government's Deep Dive team to ensure the merit of the projects in our strategies is understood.

There would be **financial risks** to mitigate in delivering additional capital schemes. The larger the overall project cost, the larger the financial impact of even small percentage variances in costs would be to the Council. Build cost inflation is hard to predict and will need to be mitigated via informed forecasting and monitoring.

There are also risks relating to the **delivery timescales** associated with the Levelling Up Partnership funding in particular, which expects to see a large-scale capital scheme implemented rapidly following the funding award. The Deep Dive process during January – March 2024 will include an assessment of the delivery risks of the Levelling Up Partnership capital pipeline.

EQUALITY IMPLICATIONS

No impacts to any protected group are anticipated prior to the acceptance of any of the above funding streams.

As individual projects are identified, fuller descriptions of Equality Impact Assessments relating to the projects will be developed accordingly.

SOCIAL VALUE CONSIDERATIONS

The suite of funding opportunities available under the Government's Levelling Up banner are targeted towards areas which have a need for economic recovery and growth, and a need for regeneration. The funds set out in this report have a particular focus on town centres and offers the opportunity to regenerate key leisure and retail sites and encourage new businesses and public services to locate there.

IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2030

The current proposals do not have a quantifiable impact on the Council's aim to be net zero by 2030 as they set out a process for future funding which is yet to be agreed, and may not be spent on council assets.

At the same time, the availability of additional capital funding raises the potential for future investment in council assets; and the Sunspot shows how modern designs have the potential to be more energy efficient than current buildings.

OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder	The Long Term Plan For Towns funding specifically has an aim to decrease anti social behaviour
Health Inequalities	It is likely that the funding set out in this report, when allocated, will have a positive impact on health inequalities, given the objectives of the funding. However, the specific impacts will only be known when projects for investment have been identified.
Subsidy Control (the requirements of the Subsidy Control Act 2022 and the related Statutory Guidance)	The Council will follow subsidy control legislation and regulations in the receipt and allocation of any funding through the schemes outlined in this report.
Areas affected	Clacton, Jaywick, Dovercourt and Harwich

PART 3 – SUPPORTING INFORMATION

BACKGROUND

Government have made a number of funding streams available to Tendring District Council which complement existing investments in the district, and support the Council's existing Corporate Plan priorities, as well as its draft vision.

Levelling Up Partnership (LUP)

At Budget on 15 March 2023 the Government announced 20 places which would be selected to form Levelling Up Partnerships (LUP) with the Department of Levelling Up, Housing and Communities, with Tendring on the list at number eight. This was announced at Cabinet on 23rd June 2023. It is expected that this funding will focus on the largest urban area within the district.

DLUHC will provide £90,000 of capacity funding, split equally across this financial year (2023/24) and next (2024/25). The primary purpose of the capacity funding is to enable the development of proposals for capital spending projects that can be funded within the spending profile available for the programme.

The Government will make capital spending available to support projects that can help lead to early improvements against priorities identified through the Levelling Up Partnership. Capital spending projects will be subject to a business case that will be written by the Levelling Up Partnership team in DLUHC and signed off by DLUHC Ministers.

Long Term Plan for Towns Funding

On 1 October 2023, the Government announced that Clacton will be one of 55 towns across the UK to receive a ten-year endowment-style fund, with £20 million of funding and support. The aim is to give long term certainty to deliver projects over multiple years. The £20 million includes an amount of capacity funding to be confirmed.

High Street Accelerators Pilot Programme

On 13 September 2023, TDC were advised by the Department for Levelling Up Housing and Communities (DLUHC) that Tendring had been identified as a potential place to pilot the Government's new High Street Accelerator Pilot Programme. This programme is looking to fund 10 pilot projects, making £237,000 available over the next two financial years as follows:

Financial Year 2023/24	Financial Year 2024/2025
£50,000 available to each High Street Accelerator	£187,000 available to each High Street Accelerator

Following a meeting between officers and DLUHC on Monday 9 October, DLUHC indicated they would be supportive of an application for Dovercourt to be a pilot area for the programme. The existing Harwich and Dovercourt Tourism Group would meet the requirement for a 'board' to discuss and deliver potential projects under the scheme. Dovercourt was formally announced by government as a participating location in the pilot, on Wednesday 6 December.

Section 106 Contributions

Through the planning permission granted to Hutchison Ports in relation to the Freeport East Development at Harwich, Section 106 funding was made available for Harwich and Dovercourt, in September 2022. £330,000 is available for improvements to the Harwich Town Conservation Area, and £21,000 is available for improvements to Dovercourt Town Centre. Once a decision has been taken on which projects the S106 contributions will fund, the Council must notify Hutchison Ports within 56 days of applying the funding. Any S106 monies not spent within 5 years of receiving the funding, will be returned to Hutchison Ports.

PREVIOUS RELEVANT DECISIONS

None

BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL

[Long Term Plan For Towns](#)

[Levelling Up Partnerships: Methodology Note](#)

APPENDICES

None

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APPENDIX A

Funding Stream	Location	Scheme Priorities	Corporate Plan Priorities	What will Tending look like?
Levelling Up Partnerships	Clacton on Sea and Jaywick Sands	<p><i>Levelling Up Missions (abridged)</i></p> <ul style="list-style-type: none"> • Rising pay, employment and productivity • Increased investment in Research & Development outside the Greater South East • Improved local public transport connectivity • Nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population. • Significantly increased number of primary school children achieving the expected standard in reading, writing and maths • Increased number of people 	<ul style="list-style-type: none"> • Pride in our area and services to residents • Raising aspirations and creating opportunities • Championing our local environment • Working with partners to improve quality of life • Promoting our heritage offer, attracting visitors and encouraging them to stay longer 	<p>By 2030, employment opportunities for local people will have increased, both in terms of job satisfaction and higher pay. The increased skills offering will result in better access to higher paid jobs for residents</p> <p>Local businesses in investment locations will thrive and the suite of projects agreed through the Levelling Up partnership will support increased investment in the District – both through the commercial and wider public sector funding.</p> <p>The retail spaces will be more connected to the seafront – with the increased footfall and viability that entails</p>

		<p>successfully completing high-quality skills training</p> <ul style="list-style-type: none"> • Narrowing gap in Healthy Life Expectancy between local areas where it is highest and lowest • Improved well-being in every area of the UK • Rising pride in place, such as people's satisfaction with their town centre and engagement in local culture and community • Increasing secure path for renters to ownership with the number of first-time buyers increasing 		<p>Vibrancy, animation and a higher quality retail offer will attract more visitors to our town centres and an improved sense of pride in their area.</p>
Long Term Plan for Towns	Clacton on Sea	<ul style="list-style-type: none"> • Safety and Security • High St, Heritage and Regeneration • Transport and Connectivity 	<ul style="list-style-type: none"> • Pride in our area and services to residents • Raising aspirations and creating opportunities • Championing our local 	<p>Clacton will be a visually enhanced, vibrant and animated town centre, with both the street scene and buildings more attractive - with improved accessibility to residents, businesses and visitors.</p> <p>Public spaces, buildings and street scene will have</p>

			<p>environment</p> <ul style="list-style-type: none"> • Working with partners to improve quality of life • Promoting our heritage offer, attracting visitors and encouraging them to stay longer 	<p>improved in terms of how they look and how they are animated.</p> <p>The retail spaces will be more connected to the seafront – with the increased footfall and viability that entails</p> <p>There will be a decrease in anti-social behaviour and an increase in how safe our resident's feel.</p>
High Street Accelerator	Dovercourt	<p>Regeneration to revitalise the high street and tackle vacancy. Initiate projects which help to make the area cleaner, safer and/or more visually appealing</p>	<ul style="list-style-type: none"> • Pride in our area and services to residents • Raising aspirations and creating opportunities • Championing our local environment • Working with partners to improve quality of life 	<p>Dovercourt will be a visually enhanced, vibrant and animated town centre, with both the street scene and buildings more attractive - with improved accessibility to residents, businesses and visitors.</p> <p>The retail spaces will be more connected with green spaces– with the increased footfall and viability to local businesses that entails.</p> <p>There will be a decrease in anti-social behaviour in the</p>

			<ul style="list-style-type: none">• Promoting our heritage offer, attracting visitors and encouraging them to stay longer	main retail centre and an increase in how safe our residents feel.
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