

Future High Streets Fund

Call for Expressions of Interest

Application Form



Ministry of Housing,
Communities &
Local Government

Applicant Information

Bidding authority: Forest of Dean District Council

Area within authority covered by bid: Cinderford Town Centre

Bid Manager Name and position: Wendy Jackson, Regeneration Manager

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Additional evidence, such as letters of support, maps or plans should be included in an annex.

Applications to the Fund will be assessed against the criteria set out below. Further information on the scoring criteria and their weighting will be published by the department before the end of January 2019.

Submission of proposals:

Proposals must be received no later than 2359 on **Friday 22 March 2019**.

An electronic copy only of the bid including any supporting material should be submitted to highstreetsfund@communities.gov.uk.

Enquiries about the Fund may be directed to highstreetsfund@communities.gov.uk.

SECTION 1: Defining the place

This section will seek a definition of the high street or town centre to be covered within the bidding authority. Places should:

- Explain the high street/town centre geography
- Indicate the population of those living and travelling to this centre, how this links to the wider economic area and its role in the lives of those within the catchment area

1.1 Geographical area:

Include information setting out the extent of the high street/town centre area covered in the proposal and a description of this centre.

Please include maps and supporting evidence as annex documents if required.

Please limit your response to 500 words.

Appendix: Plan 1 defines Cinderford town centre in District Council planning terms. Cinderford High Street is slightly over half a mile long and runs through what many would consider to be the centre of Cinderford, however only the top half of the High Street covers the 'town centre', along with parts of Belle Vue Road, Dockham Road, Heywood Road and Market Street (see aerial photo 1). Plan 2 specifies the town centre project area selected as the focus of this application. This area slopes significantly towards the north of the town and heavy traffic is constant throughout the day as commuters make their way towards the busy A40 or A48 towards Gloucester or over the border to Wales.

The traditional town centre, or 'triangle' (see aerial photo 2) represents one of the few relatively flat areas in the centre of Cinderford. It was once a thriving community space full of shops and regular markets/events; however it is now more of a deserted island surrounded by traffic which very few visit. There are no green community spaces in the town centre, with the nearest being Cinderford Park at the bottom of the High Street.

Throughout the High Street and wider town centre there are a number of empty shops and the overall appearance can look very 'tired' due to poorly maintained buildings and pollution from cars. The 2018 Cinderford Town Centre Audit Report flags 12 vacant premises from a total 106 giving a vacancy rate of 11.0% which is in line with the national average of 11.2% (Local Data Company). The residential properties within the town centre are one and two bedroom flats. In the past there have been concerns about the quality of this largely private rented accommodation.

Within the project area there is only one bus stop with a regular bus service to Gloucester and Coleford, although routes to other Forest towns are very limited. There is a small Co-op supermarket on Dockham Road which has been criticised for challenging new retail development proposals in the past. There is also a Methodist Church, a Grade 2 Listed Building which hosts much community activity which has recently announced it is soon to close. Cinderford Town Council maintains the Belle Vue Centre which consists of the library, the council chambers and Rheola House, a base for community sector services and social enterprises.

Car parking in the town centre is limited. Heywood Road car park owned by the District Council has 64 chargeable spaces with a further 14 free on-street short stay parking spaces.

1.2 Population and links to wider economic area:

Information on the population living and working in the town centre area, how the area acts as a centre of social and economic activity and its links to the wider economic catchment area.

With supporting evidence to include:

Resident and workplace population, travel to work catchment area, town centre footfall, commercial space, retail activity, cultural activities, diversity of uses and social/ historical importance of the centre

Please limit your response to 750 words.

Cinderford is a market town located near the centre of the Forest of Dean District and covers a population of around 10,500 (Census, 2011). 63.3% of the population are of working age, with 38% in full-time employment (GCC, 2017). The largest employment sector in Cinderford is the retail sector, which employs 17% of people in employment (Census, 2011). The average weekly household income of a household in Cinderford is £570, compared to the national average of £766 (ONS, 2014). Despite a number of recent housing developments in the last decade to tackle the huge demand for housing in the area, 31.1% of houses in the area are pre 1900 which is double that of the national average (VOA, 2015).

Cinderford is considered by many within the district as the poorest of the Forest Towns. Coal mining was the dominant economic activity until the late 1960's and that source of wealth and local employment has never been adequately replaced. The few employment opportunities which remain are generally in retail or low-skilled manufacturing. The strain on the town centre in recent years has threatened these few remaining jobs. The majority of those living in the wider area commute outside of the District for work which only exacerbates congestion problems and the lack of connectedness and participation residents have in the town and local democracy.

Cinderford Town Council (CTC) acknowledges that low aspiration is widespread and is aggravated by the lack of diversity in the population. Employment opportunities within the town centre are minimal and often that of entry level retail or catering. The area has an abundance of take-aways and charity shops with very few social spaces for people to meet during the day and in the evening. The 2018 Audit Report counts 9 restaurants & cafes, 8 take-aways, 2 pubs and an art centre.

The Forest of Dean District Council measure footfall annually in all 4 of the district's market towns. Footfall refers to the number of people walking up and down a given town centre (or single street) regardless of their reasons for doing so. An average count over a ten minute duration taken over a 3 day period shows that year on year footfall has been declining since 2014 albeit last year's count (during last summer's boiling hot July) did throw up a slight number spike.

The town centre is an area of significant historical value to local residents, with the war memorial (pictured below) as respected today as it was in 1923. The cinema is a real asset to the town due to its reasonable pricing and sensitive restoration. The Listed Methodist Church is a cherished heritage asset and holds pride of place for many local residents, offering space for worshippers, bands, the foodbank, annual pantomime and a wide variety of community activities and groups – all currently under threat of closure. For over 20 years the town has also acted as home to the district's Volunteer Centre, an Art Centre and a Youth Club. Cinderford Town Council has worked hard to preserve historical buildings and assets where possible, recently acquiring the former HSBC Bank building in the town centre to benefit the community. Recently the Town Council has invested significantly in ICT and improved digital connectivity for town centre visitors, with the

funding of a Hidden Heritage App and town webcams. Cinderford was the first town in the Forest of Dean to offer free Wi-Fi to anyone spending time in the town centre.

Despite not being a particularly affluent place, the pride Cinderford residents had in their town resulted in vast amounts of social capital and a desire to provide for an area often neglected by service providers. This included self-building of schools, churches, the Miners' Welfare Hall, a swimming pool and of course the Dilke Memorial Hospital.



Cinderford War Memorial in 1923



Cinderford War Memorial today

SECTION 2: Setting out the challenges

Clear description of the issues and challenges facing this area.

This section will seek a description of the issues and structural challenges facing the high street or town centre area to be covered within the bidding. Places should:

- Describe the key challenges facing the area
- Provide evidence to support this argument (additional sources can be included in annexes). Set out why this place would benefit more from moving forward to co-development than other places within the area

We will not accept bids covering town centre areas that are not facing significant challenges.

2.1: Challenges

We recognise that each place will see different challenges. Supporting evidence on the challenges facing areas could cover the following:

- *Proportion and/or number of vacant properties*
- *Openings/closures of commercial units*
- *Diversity of uses in the town centre area*
- *Resident/customer surveys*
- *Pedestrian flows and footfall trends*
- *Evidence of congestion and air quality*
- *Perception of safety and occurrence of crime*
- *State of town centre environmental quality including provision of green spaces*
- *Accessibility*
- *Housing demands*

Just four or five decades ago, despite a reduced population, Cinderford was home to a thriving high street, with well-maintained shops owned by local people providing employment and civic pride to many who lived in the town. Grocers, Butchers and Bakers were in abundance and there was rarely a reason to leave the area. This in turn created a palpable sense of community and belonging which had wide ranging benefits, including reduced crime and significantly less reliance on social care. In contrast, in 2018 Cinderford had 12 vacant commercial properties in the town centre and a high turnover of businesses. It also has the 6th highest crime rate in Gloucestershire, with a growing trend of anti-social behaviour (Gloucestershire Police, 2018). Some 88 cases of anti-social behaviour were reported to the police from June 2017 to April 2018. 77 were recorded between August 2016 to May 2017 and 96 between August 2015 and July 2016.

Upon consulting local residents, the Cinderford Health and Wellbeing Project (2018) discovered that those under 25 generally had negative feelings about where they lived, including significantly less pride in the town's heritage compared to older generations. The majority of young people had aspirations to leave the town as soon as possible for better employment prospects and social opportunities.

Cinderford has a well renowned town centre, or 'triangle', which is also the only significant space on the high street which is relatively flat and therefore accessible to our increasing elderly and disabled population. Unfortunately redevelopment over the years has turned this potentially thriving community space into a deserted island surrounded by busy traffic with the significant air and noise pollution that this inevitably brings.

Over the last few months Cinderford Town Council (CTC) in partnership with the police has initiated consultation with residents and local schools using 'Rich Picturing' to give

people opportunity to draw how they see the town centre now and what they aspire for it to be in the future (See photos, 3). Of the hundreds of discussions and dozens of pictures created there are some key themes around what people perceive to be problems around the town centre. The main criticism was the traffic, including the amount of it, how fast it went and how unsafe this made them feel. Many said that this stopped them from spending time in the town as they didn't feel safe to even cross the road. The noise and pollution it brings also makes it unpleasant to be in the triangle which is the only communal space in the town. Evidence suggests that high levels of traffic in town centres such as this and the reduced accessibility it brings contributes to a growing obesogenic environment. Factors such as this inevitably impact on the 20.4% of people in the town who already have long-term limiting illnesses (Indices of Deprivation, 2015).

Our partners in Public Health have provided evidence of some of the current health challenges in the town for people living with obesity, diabetes and respiratory issues:

- National Child Measurement Programme (NCMP) – pooled data for 2012-2017 shows that there is a significantly higher rate of Year 6 children who are Very Overweight (Obese) in Cinderford West than the England and Gloucestershire average – at 34.2% (compared with an England average of 19.4% and a Gloucestershire average of 17.4%). Cinderford West is in the top quartile of Gloucestershire wards for obesity in Year 6.
- From GP surgery reporting, we know that 14.2% of Dockham Road's patients aged 18+ are obese and 15.7% of Forest Health Care's patients aged 18+ are obese (both 2017/18 data). This is compared with 9.8% of adult patients in England and 9.5% of adult patients in Gloucestershire
- Similarly, both GP surgeries have higher rates of diabetes in patients aged 17+ (Dockham Road = 8.7%, Forest Health Care = 8.1%, England = 6.8%, Gloucestershire = 6.7%)
- Forest Health Care has a higher rate of Chronic Obstructive Pulmonary Disease (COPD) amongst its patients – 2.8% compared with 1.9% in England and 1.8% in Gloucestershire. The Dockham Road rate is statistically similar to the England rate at 1.9% (2017/18 data) Both GP surgeries have a higher rate of patients with Asthma (Dockham Road = 7%, Forest Health Care = 8.4%) than England (5.9%) and Gloucestershire (6.6%) (2017/18 data).

Another aspect of the 'Rich Picturing' work was the issue of poor quality town centre residential accommodation that is increasingly being occupied by migrant workers new to the area, noise complaints and fears about personal safety during the daytime and at night were also recorded. It is hoped that providing accessible, multi-lingual community facilities within the former HSBC Bank and at the Methodist Church to all residents in the town centre will help to build a culture of mutual understanding and respect.

An opportunity to tackle the poor quality housing offer in the town centre as arisen following the closure of Acorn House (See Photo 4) in Belle Vue Road adjacent to the Belle Vue Centre.

Until recently, Acorn House provided 10 supported housing flats for young people under 24 years old. The Town Council is interested to acquire this vacant building, refurbish and provide good quality affordable housing for rent in the town centre. This vacant property is currently on the open market and the cost of acquisition and refurbishment are included in this project proposal.

Most people identified a lack of free long stay car parking near the triangle which prevents them from spending any significant time in the area, with the current District Council car park now charging and with poor access into town it is very rare to see the car park even half full. They all felt more pedestrianised spaces would encourage significantly more use

of the town centre. The public felt it was this lack of pedestrianised space which partially prevents Cinderford holding events of the same scale as the likes of Coleford. Other comments included that there are too many empty shops or what's available is of poor quality, a lack of youth activities near the town centre, that there are no social spaces, that older generations miss having a 'proper market', and that Cinderford heritage isn't showcased anywhere in town.

Upon purchasing the old HSBC bank in the town centre we conducted online surveys and tours to the public of the building to discuss what the building could potentially be used for. Staff and parents from the Heart of the Forest Special School stated that one of the main reasons that they can't spend time in the town centres in the Forest of Dean is because of a lack of 'Changing Places' toilets. Residents also commented that the quality of shop spaces for the rent charged within the town centre is incredibly poor, and affordable short-term leases on shop spaces to local businesses would increase opportunities for local people.

Very recently the Listed Methodist Church in the town centre has been informed that it must close by summer of 2020. This Church holds significant historical value to the town and is a hub for voluntary and community activity in the area. It hosts things from exercise classes, to a foodbank, live music and even a playgroup, all of which won't have anywhere to go once the Church closes its doors. This presents a major threat to town centre footfall, as people currently using the Methodist Church will often make linked trips to use other town centre shops and services.

2.2: Rationale for selecting town centre area

Set out your rationale for choosing this town centre area as opposed to other centres within your local authority, and why this area is most in need.

Please limit your response to 500 words.

Forest of Dean District Council invited all four forest town councils to submit proposals for their town centres. Cinderford and Lydney Town Councils responded with proposals and the Cinderford bid was selected by FoDDC Cabinet to go forward, as it clearly identified significant challenges facing the town, provided a good strategic fit with District Council community outcomes and objectives and is in a good position to proceed to the business planning stage.

CTC say it is no secret that Cinderford is the most deprived of all the market towns in the District. The town has two of the five most deprived neighbourhoods in the District according to the indices of deprivation (2015). Almost 20% of employment is in the retail sector and if you take into consideration the fact that 30% of our working population has no qualifications at all (the worst in the District), we desperately need to do more to support this sector (GCC, 2017). According to the OCSI (2016) Cinderford also has a higher rate of householders with no car (22%) than any of the other Forest market towns, meaning almost a quarter of the population is reliant on local shopping and service provision. Cinderford West ward has one of the highest unemployment claimant rates in the Forest. In January 2019, this ward had 3.6% claimants compared with 1.7% in Gloucestershire and 2.4% in UK. Cinderford West consistently has a high percentage of unemployment claimants above County and UK levels and in January 2019 ranked 137 out of 142 county wards (142 highest).

Whilst it's easy to use deprivation levels as the sole reason for needing investment, regardless of this Cinderford actually has all the ingredients and potential to be a centre for a thriving private, public and voluntary sector all working as one for the benefit of the community. The District Council Allocations Plan allocates some 1050 new homes to be

developed in the town through to 2026 to support future growth. Geographically we are well connected to the rest of the District, being relatively central, close to the two main A roads and no more than a 25 minute car journey from any other town or village in the Forest of Dean, however we are also the furthest away from the next large shopping town or city such as Gloucester, Chepstow or Ross-on-Wye. This suggests that we are not only most in need of a well equipped town centre, but we are also well located to benefit residents from neighbouring towns and villages. Unfortunately town centres on the periphery of the District are unlikely to provide such benefits given their close proximity to Chepstow or Gloucester.

With a well-connected bus service in the town centre and the opening of a new further education & sixth form college, hospital and super surgery we will soon be welcoming even more people into the heart of the Forest and we need to grasp the nettle to ensure our town centre has the means to benefit from this.

SECTION 3: Strategic ambition

This section will seek evidence of the level of ambition from the local authority, support from stakeholders and evidence that the local authority is well-placed to use the Future High Street Fund to tackle these challenges in a way that will fit with wider existing plans. Local authorities should:

- Set out a high-level vision for improving their area and how this links with need expressed in Section 2
- Demonstrate how this ambition will align with other funding streams (public or private)
- Cover how investment from government will support the area and help overcome these challenges
- Demonstrate engagement with and support from local stakeholders including other tiers of local government, if applicable (supporting evidence of this support such as letters should be attached as an annex)
- Show how this will link to wider strategic plans, including the Local Plan and Local Industrial Strategies e.g. around housing and local growth
- Provide an estimate of how much revenue funding they would need to support the development of their strategic vision and business case for a specific proposal

This phase relates to defining places and challenges and we therefore are not asking for specific project proposals at this stage.

However, if a local authority has been working on a specific project that they feel is deliverable in the short term if they were to receive capital funding at an early stage, we invite them to make that clear here. While the details of the project will not be considered in our decision-making at this stage, we may consider fast-tracking these projects during co-development.

We will not accept bids that do not provide sufficient evidence of support from local stakeholders.

3.1 Town centre vision and ambition for change

Set out your vision for regenerating your high street and how this links with the challenges outlined in section 2.

Please limit your response to 750 words.

Our strategy to improve Cinderford Town Centre is multi-faceted, with aspirations to increase footfall, business opportunities, decrease traffic and pollution, enhance community spaces and civic pride and strengthen community activity and the voluntary and community sector. The 5 priorities in place for achieving this are as follows:

1. Purchase and refurbishment of the Cinderford Methodist Church (see photo 5) and change of use to Cinderford's first Community Centre. The Church is a Grade 2 Listed Building and consists of two halls, two kitchens, significant storage space, a space for a playgroup and office and meeting space upstairs. There are already over 30 groups regularly using the Church and the building is already close to financial sustainability, they just don't have the congregation to continue as a Church. The building's impressive architecture showcases local heritage and is already a huge asset to the community. This would be a manageable addition to the current Belle Vue Centre site which also holds Rheola House (which provides office space to community groups and social enterprises), the Cinderford Town Council building and Cinderford Library. Having these four buildings within very close proximity will create a hub of community and entrepreneurial activity.

CTC have submitted an Asset of Community Value nomination to the District Council for consideration

2. The pedestrianisation of the Market Street portion of Cinderford Triangle



The Cinderford Town Centre Enhancement Study (Halcrow 2007) identified the potential to partially pedestrianise Cinderford Triangle to improve the attractiveness and safety of this space. The image above illustrates how this could look once completed. See also Appendix photo 6. This project would increase pedestrianised space by approximately 50% and address the challenge of being surrounded by traffic. The Pedestrian Pound (2018) highlights that pedestrianised shopping spaces are often more prosperous. This is particularly the case in areas which have an elderly demographic. This would vastly increase space for key community events such as Cinderford Music Festival, the Christmas Lights, Remembrance Day Service and of course the Friday market. It would also decrease the need for time consuming, confusing and costly road closures, with this portion of Market Street currently needing to be closed off more than any other road in the Town Centre. The current exit from Market Street to the High Street when turning right is currently a real danger due to the adjacent parked cars so removing this exit would reduce this danger which is regularly cited by local police. There is ample room to then make the entrance to the triangle a two-way road through the removal of three on-street short stay parking spaces. We would then introduce traffic lights at the junction between Market Street, the High Street and Heywood Road. This would slow traffic down and address the well-known challenge of cars speeding through the town centre.

3. The purchase of the BT Exchange Site to increase long stay car parking.

(Appendix photo 7). This would create at least 20 free spaces with direct access to the triangle (45 metres away) without need to cross any roads. Through replacing short stay with long stay parking spaces we would be addressing the challenge of people only spending a short time in the town centre. Importantly this new car park is only accessible from Station Street which would re-route drivers from the congested High Street whilst increasing footfall to the town centre. Our ambitions also extend to planning for future electric car and bus use. We plan to install rapid Electric Vehicle Charging Points in this car park so that people can charge their vehicle whilst visiting the town centre. Encouraging electric vehicle use will also help to reduce air borne pollutants over time and improve air quality.

4. Refurbish and seek change of use of the former HSBC bank in the town centre

(CTC has already acquired this vacant building – see appendix photo 8). This would hold a Changing Places toilet so people with disabilities could spend longer in the town. It will also hold a small town museum, a pop up shop for short-term affordable rent to local start-

ups, and a meeting space. We are also in discussions with Gloucestershire Credit Union to create a Forest of Dean Credit Union to be based from this building.

5. Purchase and refurbish Acorn House to create affordable town centre housing.

CTC would like to acquire this property (see appendix photo 4), refurbish and offer good quality single person accommodation in the town centre to raise the quality and increase supply. This property is adjacent to the Belle Vue Centre and would enable the wider site to be managed as a whole by CTC.

3.2 Engagement and alignment of vision

Set out how your town centre vision aligns with other funding streams, both public and private, including details of partnership working with the private sector in this area.

Show how your vision fits with wider strategic plans such as housing, transport and Local Industrial Strategies.

Please limit your response to 750 words.

Since 2006, Cinderford Town Council has chaired the Cinderford Regeneration Board, an informal partnership organisation comprising Town, District & County Councils, Forestry Commission and Government Agencies. The Board is seeking to regenerate the town centre and the former mining sites to the north west of Cinderford. Over the years, the Board and the Town Council have shown considerable vision in presenting the town as an investable place for businesses, education, health and leisure facilities. This includes the creation of a state-of-the-art college, a new hospital and a super surgery. Where assets have become available within the area, particularly those of historical significance, the Town Council has sought to purchase them and repurpose them for the benefit of the community. One obvious example of this is the £120k (plus £100k for renovation) purchase of the old HSBC bank in the town centre and the subsequent consultation with the community to decide its use. CTC has supported a number of large housing developments within the area in recent years (and will continue to do so) and have done what they can to provide necessary infrastructure to support this. They have invested considerably in local leisure spaces such as Cinderford Skatepark and Mount Pleasant Field. CTC also take part in monthly residents' meetings where they involve the community in taking an active role in their communities. In the last year this has included supporting residents to lead on repurposing the old telephone boxes around the town.

CTC have a reputation for supporting local businesses in the area and in the last year they have welcomed 4 new businesses to the Belle Vue Centre, including Forest Traders who regularly provide networking opportunities in the area for local businesses. CTC supported the creation of the first Community Café in Cinderford and have been approached by another who would like to use the Church. CTC consider themselves fortunate to have the Volunteer Centre for the Forest of Dean in Cinderford where they support hundreds of volunteers, community led activities and social enterprises.

CTC has a strong reputation in supporting community led activity, making contributions to and providing voluntary involvement to the likes of CANDI Youth Club, Cinderford Miners Welfare Hall, the Citizens Advice Bureau and Cinderford YMCA to name but a few. There are currently more services operating from Cinderford than any other Forest Town and this is in part down to the outward looking Town Council and recognition of their strong road and public transport links. With the physical assets, environment and community strengths to continue such growth CTC are confident that this can translate into a more prosperous town centre for all to enjoy.

CTC have already appointed an active Town Council Working Group to this project who have already discussed key outcomes they wish to achieve for Cinderford in the next 5 years, and with the support of the Town Clerk and local residents they are committed to delivering this vision for the residents of Cinderford and surrounding Forest communities.

Other priorities for the town are to renovate Rheola House into a thriving business hub. Improve the existing public toilets. Improvements to Cinderford Park. Financially support Cinderford Gardening Club to help improve the appearance of the town centre. A youth hub and training centre open daily to the public and a properly resourced advertising campaign to showcase business and tourist opportunities within the town.

3.3 Support for town centre vision

Provide details, including letters of support, for your vision from (where applicable):

• *Other tiers of local government including Mayoral and non-Mayoral Combined Authorities and county councils where applicable*

Other local stakeholders including:

- *Local Enterprise Partnerships*
- *Business Improvement Districts*
- *Private sector*
- *Community groups*

Please limit your response to 500 words and include evidence of this support as an annex where appropriate.

CTC were supported by a wide range of stakeholders throughout the town and beyond. During the consultation process they had the support from local primary and secondary schools as well as Gloucestershire College who are keen to work closely with the Council to create training and employment opportunities for young people and support them to fulfil their aspirations within the Forest of Dean. Learn Direct have welcomed the proposal and feel it would be good for employment and the local economy. 8 Local businesses within the town centre have contributed to and provided positive feedback for the proposed vision. The Forestry Commission are currently supporting CTC to create a Hidden Heritage App for the town and feel that this proposal will further enhance opportunities for people to engage with Forest Heritage.

Cinderford is renowned for supporting community groups and services and they have actively involved them in this process. CANDI Youth Club, ArtSpace, Forest Voluntary Action Forum, Greensquare Housing, Cinderford Library and Citizens Advice Bureau have all provided support for all aspects of this vision.

In the hope that we can achieve the resource to purchase the Methodist Church, CTC have already been approached by a group who would be willing to hire all of the office space in the Church and another local group that would like to run a community café from there. All existing hirers would like to continue using the building and the space for exercise classes addresses the challenge identified of there being little physical activity available in the town centre. Further support of the town's healthy community ambitions has come from Freedom Leisure (the Forest of Dean Leisure Centre Operator). This business also supports the proposal to convert the Church and make it available for exercise classes.

Most importantly CTC have consulted with over a thousand local people regarding aspects of this vision using a wide variety of mediums, including online surveys, tours, visual displays in the town council chambers and HSBC bank and Rich Picturing with residents groups and local schools. In the process CTC received over 100 endorsements from local

residents who are desperate to see the town centre fit for the future whilst maintaining what makes Cinderford so special.

3.4 Estimate of revenue funding needed

Provide details of how much revenue funding you need to develop project plans for capital funding (including detailed business cases).

Include estimated breakdowns of how you would spend this revenue funding

Please limit your response to 500 words.

Estimated cost to create detailed business case - Revenue		
Cinderford TC Staff Time	£	16,200.00
Architect Fees	£	20,000.00
Financial and Legal Fees	£	11,000.00
Staff on-costs	£	2,138.00
Business Case Total	£	49,338.00
(Approximate) Project Costs - Capital		
Purchase of Cinderford Methodist Church	£	250,000.00
Purchase and repurposing of Acorn House	£	600,000.00
Repurposing of Church into Community Centre	£	250,000.00
Pedestrianisation of Market Street in Triangle	£	500,000.00
Traffic Lights at entrance to triangle	£	250,000.00
Purchase of BT Exchange Site and repurposing	£	500,000.00
Repurposing of former HSBC Bank	£	100,000.00
Renovations to Rheola House to create business hub	£	190,000.00
Beautification of Town Centre over 5 Years	£	50,000.00
Improvements to Public Toilets	£	20,000.00
Capital Costs Total	£	2,710,000.00
(Approximate) Project Costs - Revenue		
Community Centre Manager for 3 Years	£	45,000.00
Community Centre Running Costs for 2 Years	£	40,000.00
Advertising campaign for the town over 5 Years	£	25,000.00
Architect and Legal fees	£	50,000.00
Revenue Costs Total	£	160,000.00
Overall Project Total	£	2,919,338.00