

Supplementary Booklet – Images and tables

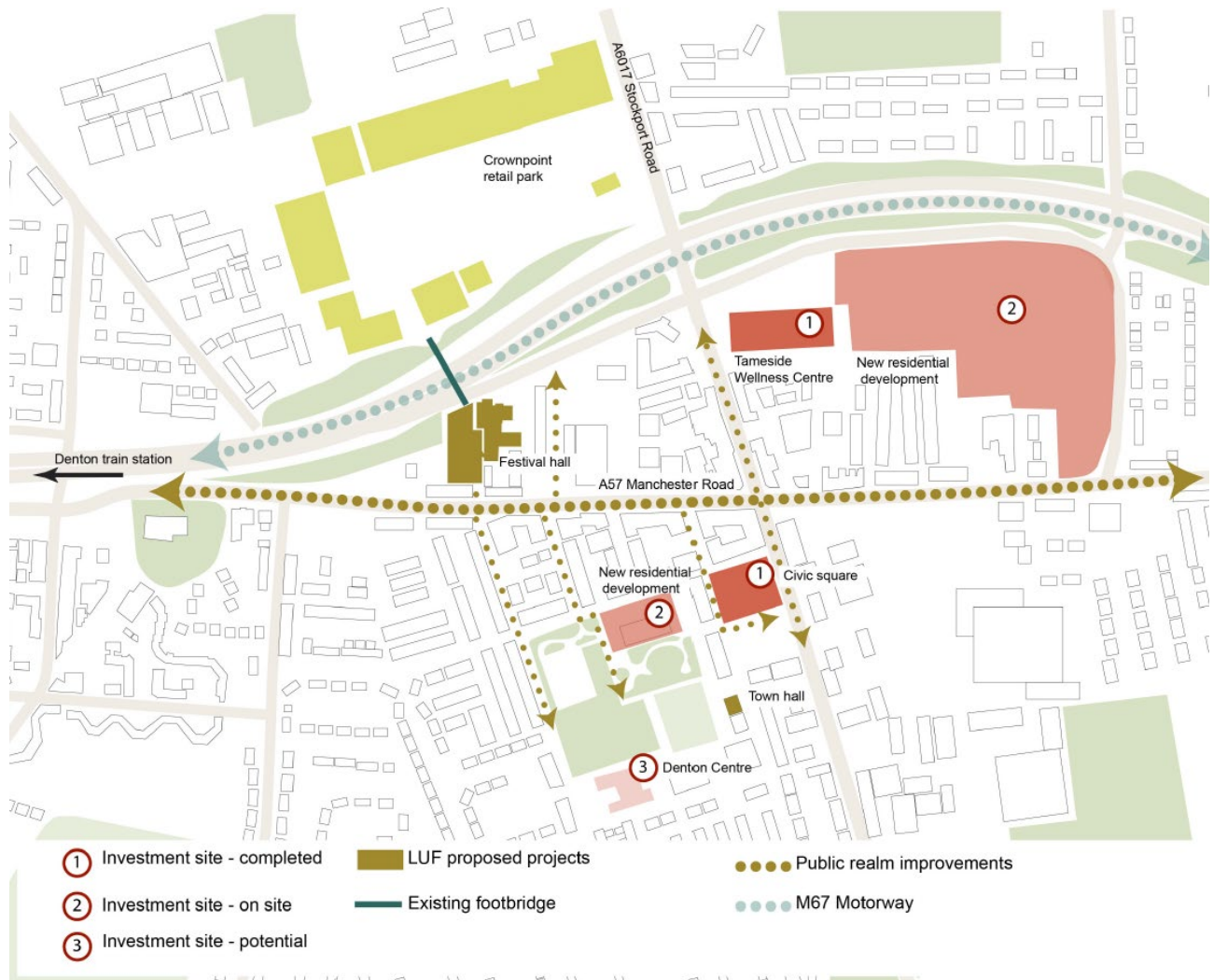


Figure 1- Map of Denton showing context and locations of LUF interventions (MappingGM)

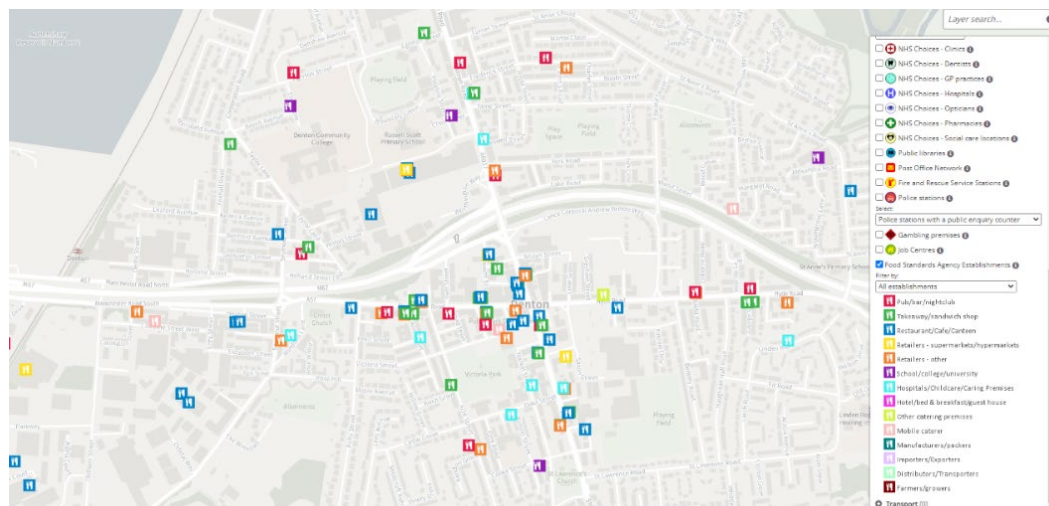


Figure 2 -Map showing food establishments, in blue restaurants and cafes (Mapping GM)

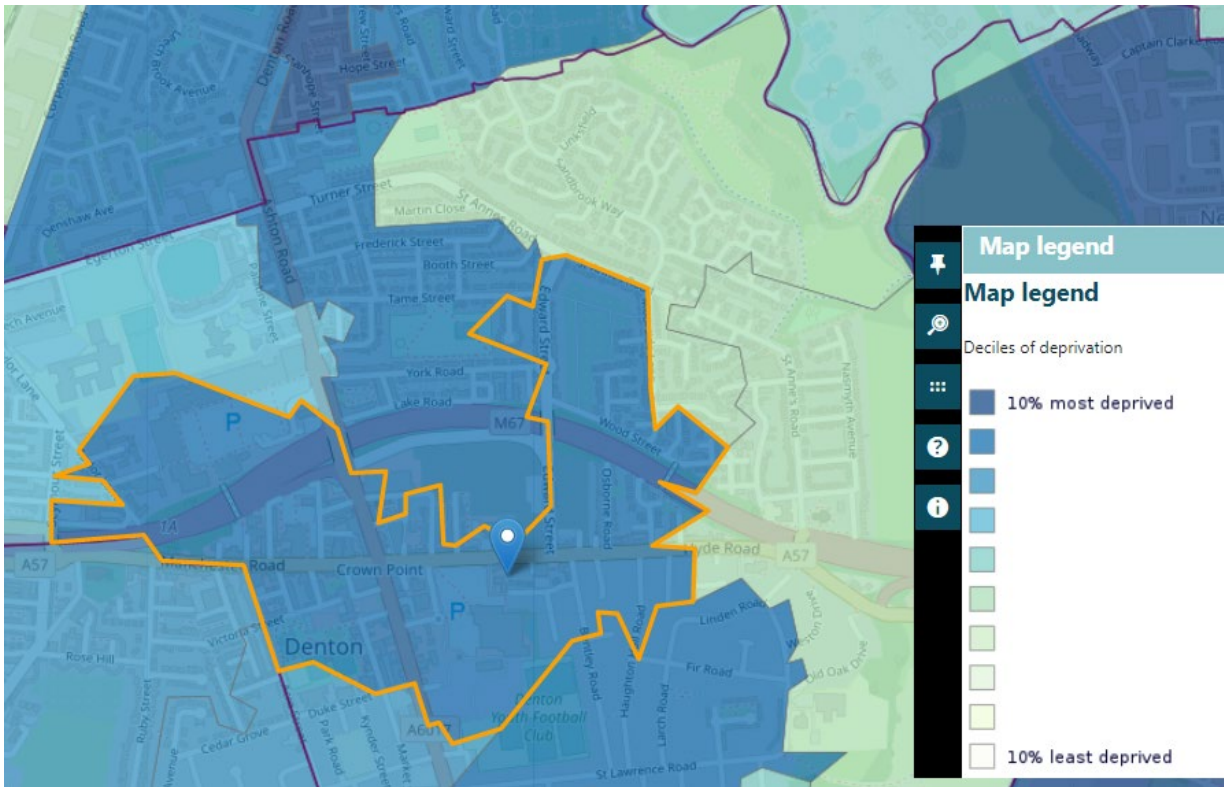


Figure 3 - Map showing deprivation levels in around Denton Town Centre (IMD)

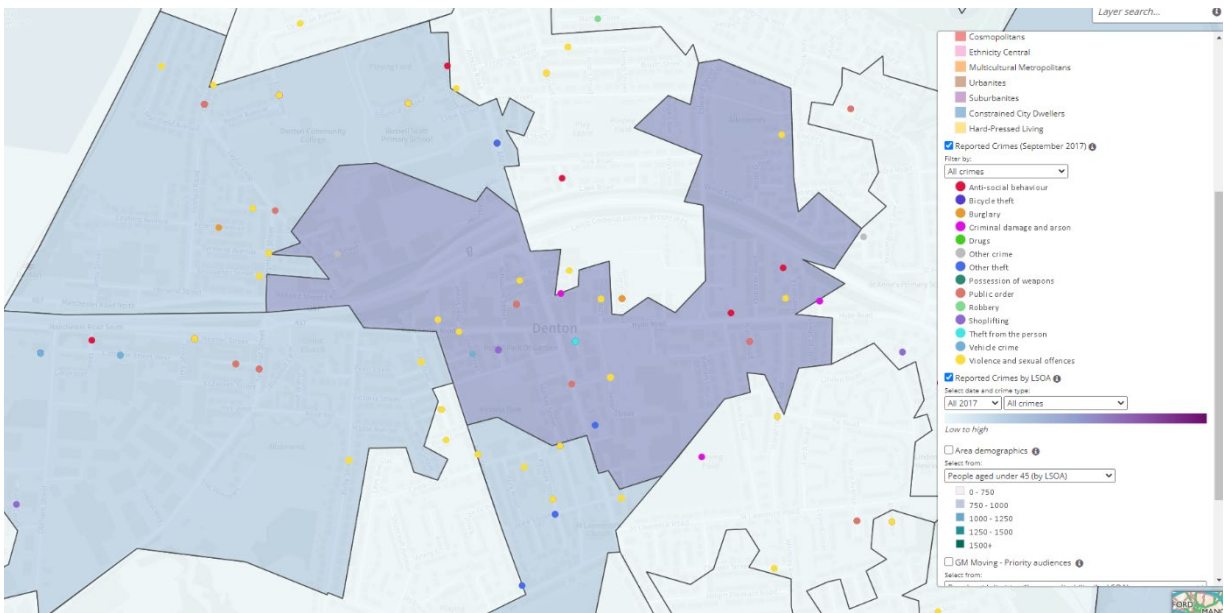


Figure 4 - Police data showing reported crimes in Denton. Colour of dots demonstrate the type of crime. (MappingGM)

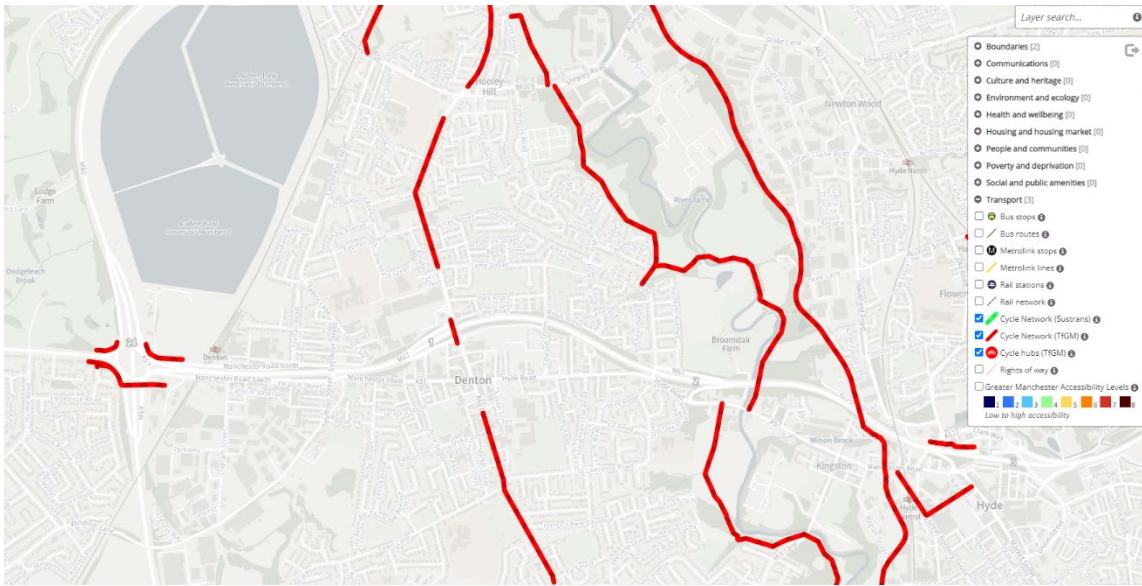


Figure 5 – Map showing cycle networks in Denton (MappingGM)

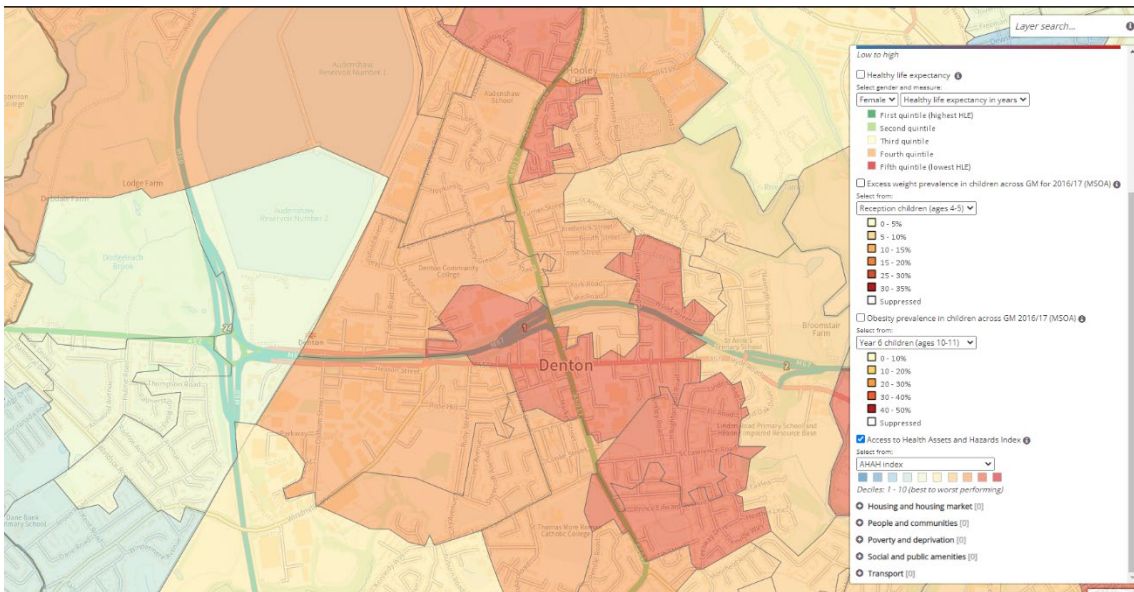


Figure 6 - Map showing AHAH Index. Blue (1) best performing to worst performing in red (10). (MappingGM)

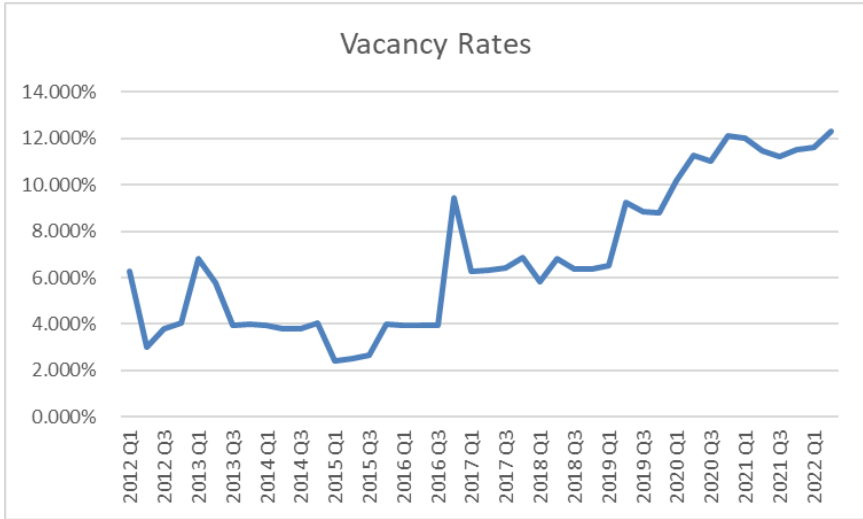


Figure 7 – Graph showing vacancy rates in Denton (CoStar)

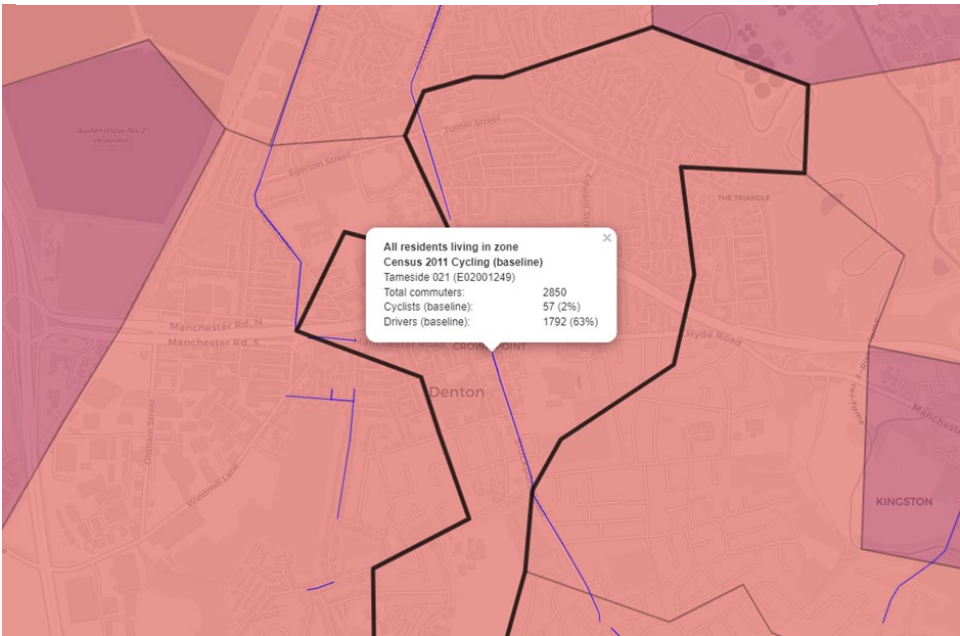


Figure 8 - Baseline number of cyclists monitored along Ashton Road and Taylor Lane, census 2011 (source: Propensity to Cycle toolkit).

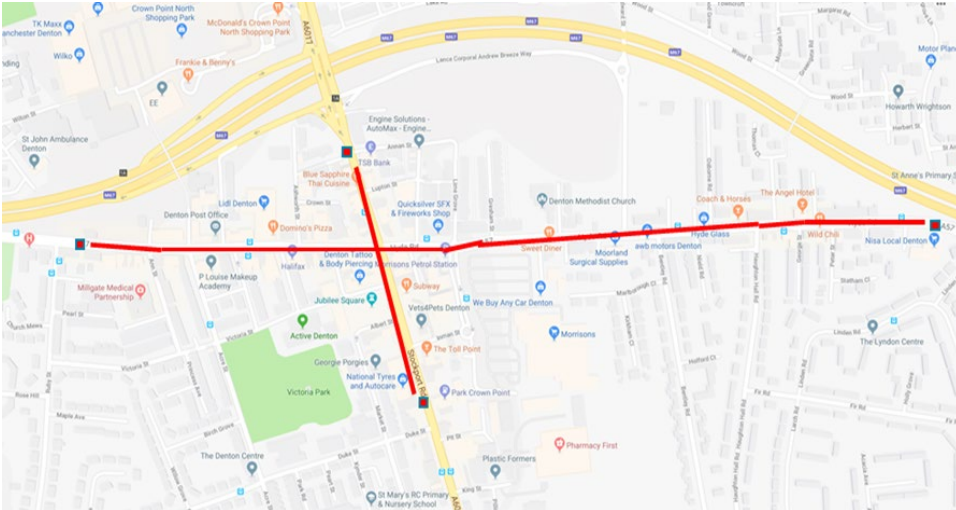


Figure 9 - The interview locations of the cycle way on the high street.

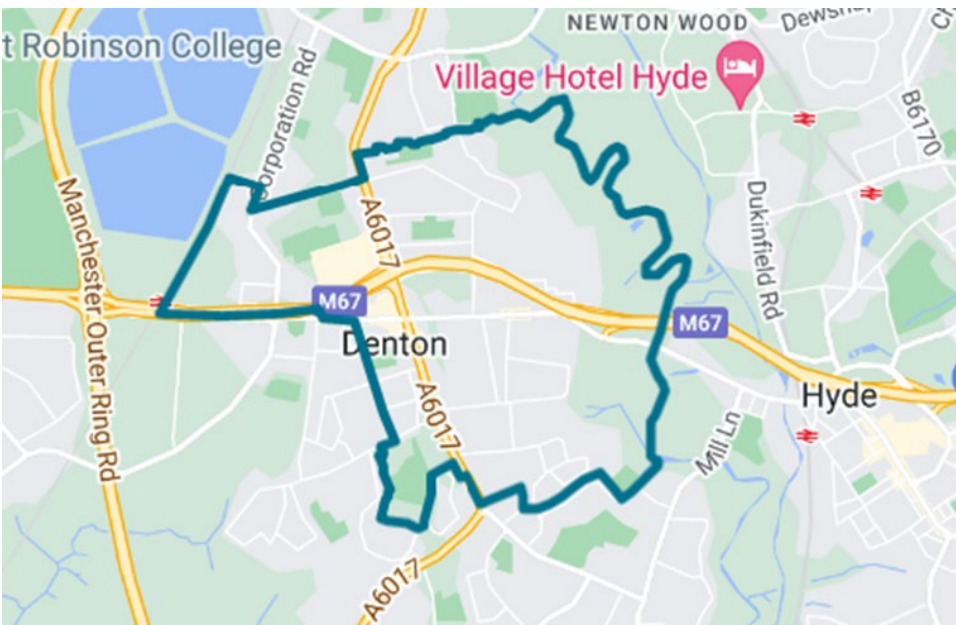


Figure 10 - Denton town centre and the surrounding area.

Cycling

User input required for all cycling interventions

Number of trips without the proposed intervention	3906	per day
Number of trips with the proposed intervention	4766	per day
How much of an average cycling trip will use the intervention?	72.31%	%
Current cycling infrastructure for this route	No provision	
Proposed new cycling infrastructure for this route	On-road segregated cycle lane	
Are any additional shower facilities being added?	No	
Are any additional secure storage facilities being added?	No	

Figure 11 - Denton LUF – AMAT input.

1. Simple unit transfer:

$$\begin{matrix} \text{Proportion of} \\ \text{local population} \\ \text{who visited in} \\ \text{the past year} \end{matrix} \times \begin{matrix} \text{No. of} \\ \text{households in} \\ \text{local catchment} \\ \text{area} \end{matrix} \times \begin{matrix} \text{WTP value per} \\ \text{users} \end{matrix} = \begin{matrix} \text{Heritage site} \\ \text{value} \end{matrix}$$

Figure 12 -Heritage site value formula (source: Historic England).

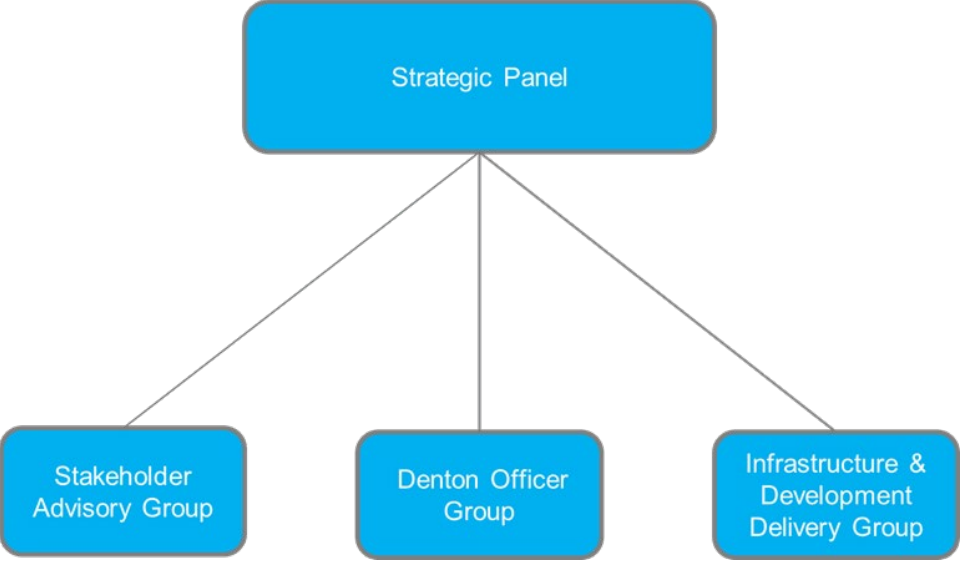


Figure 13 - The governance structure developed to support the delivery of the scheme.



Figure 14 - The day-to-day working of the LUF Programme and the structure of the Denton Officer Group.

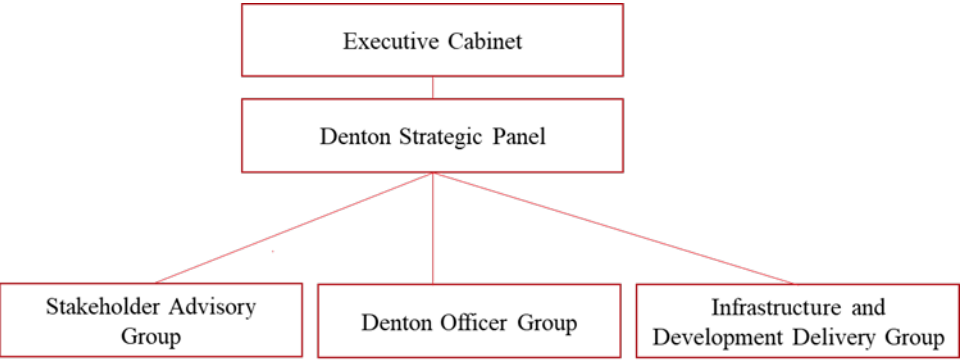


Figure 15- The governance structure that will support the delivery of the Denton Town Centre LUF programme.

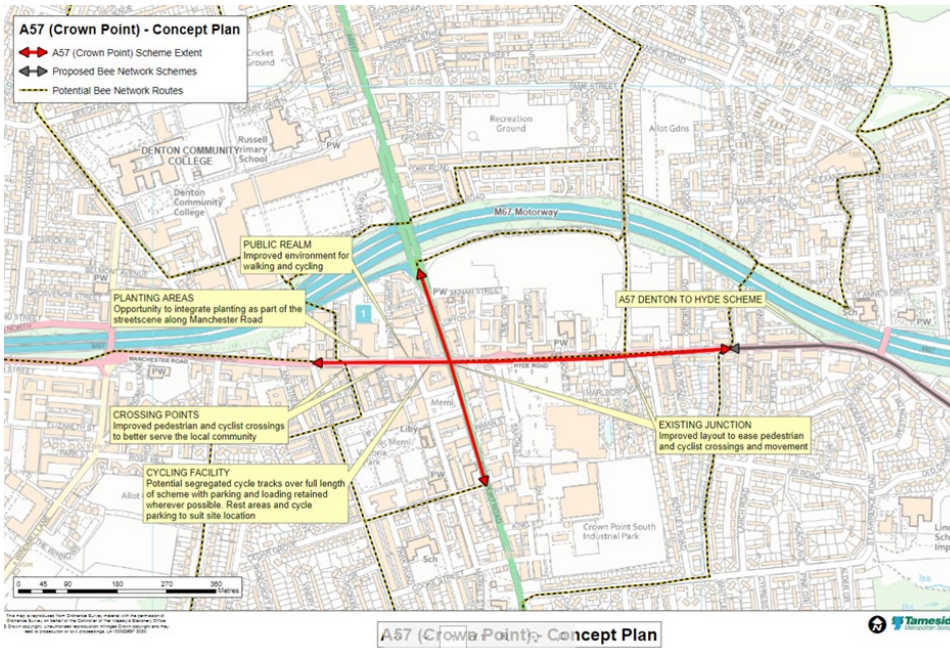


Figure 16- A map with active travel improvements shown in red.

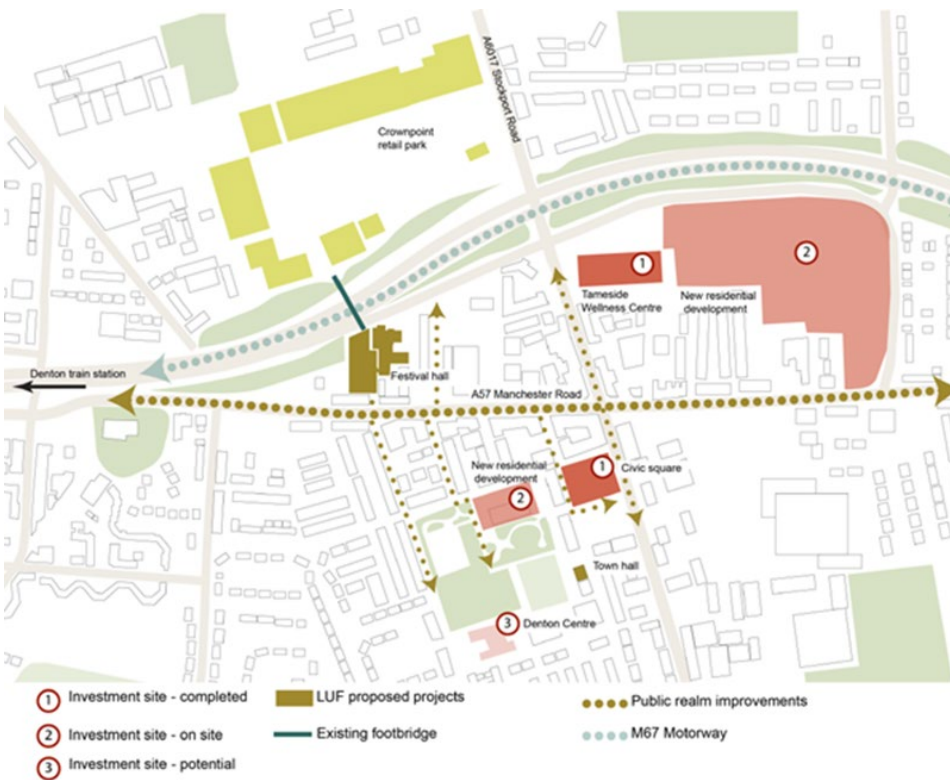


Figure 17- A map to show the public realm improvements (in dark green).

Local Conditions

- Declining footfall – need to diversify and revitalise the high street offer to complement the provision at the retail park and compete more effectively with other Town Centres
- Poor connectivity through and around the Town Centre - limited opportunity to make short journeys by walking and cycling
- Poor condition of existing public realm in around the town centre.
- High deprivation levels and poor social mobility
- Poor performance on the Access to Health Assets and Hazards Index
- Poor condition of civic buildings and heritage assets

Strategic Context

- National Industrial Strategy
- UK's 25 Year Environment Plan
- UK's Gear change: a bold vision for cycling and walking
- Homes England Strategic Plan 2018-2023
- The Greater Manchester Strategy, Our People, Our Place
- Greater Manchester's Local Industrial Strategy
- Greater Manchester, Places for Everyone 2037
- Greater Manchester Combined Authority's 5-year Environment Plan
- Greater Manchester's Transport Strategy 2040 and supporting sub-strategies
- Tameside Local Plan (under development)
- Tameside Inclusive Growth Strategy 2021-26
- Tameside Town Centre Framework 2022
- Tameside Climate Change and Environment Strategy 2021-2026
- Tameside Housing Strategy and Action Plan 2021-2025
- Tameside Corporate Plan
- Tameside Early Help Strategy (2020-2022)

Objectives

- Greater employment opportunities for small businesses and entrepreneurs.
- Encourage higher modal shift towards more sustainable travel to achieve the objectives of GM's Transport Strategy 2040.
- Build and enhance a strong brand identity to showcase the Town Centre's rich culture and heritage.
- Greater access to frontline services to improve wellbeing of the community.
- Public realm to improve the health and wellbeing of the community

- Public realm and more segregated walking and cycling routes to help with sense of safety.

Inputs

- Vision / strategy which demonstrates how interventions will lead to regeneration and transformation of Denton Town Centre.
- Detailed masterplanning and delivery strategies.
- Knowledge and expertise to identify, develop and deliver interventions.
- Local, community stakeholder engagement.
- LUF funding contribution of £16.8m.
- Traffic modelling to support development of active travel scheme.
- Capital funding from other public sector sources of £1.95m

Interventions

- Reconfiguration of the existing roads and junctions, to reduce priority for motor vehicles, and create new pedestrian and cycling routes, along with complementary facilities such as more cycle parking.
- Public realm improvements to the Town Centre, including widening of pavements, wayfinding/signage, lighting, installation of benches and green infrastructure.
- Refurbishment of Denton Festival Hall, for use as new Locality Hub.
- Refurbishment of Denton Town Hall, for use as community space and affordable workspace.

Outputs

- 2.5km additional active travel routes.
- Public realm enhancements, including green infrastructure.
- Refurbishment of the Town Hall, new affordable workspace.
- Refurbishment of the Festival Hal, new Locality Hub providing frontline services.
- Heritage buildings renovated
- Office space created
- Healthcare space created

Outcomes
<ul style="list-style-type: none"> • Increased footfall. • Increased employment opportunities. • Improved physical and mental wellbeing. • Reducing motor vehicle dominance and encourage modal shift towards walking and cycling. • Change in perception of place • Increased in employment rate • Improved air quality
Impacts
<ul style="list-style-type: none"> • Greater local pride in Denton Town Centre, leading to sustained improved Town Centre vitality and viability • Encouraging people to live, work and spend their leisure time in the town centre, increasing local economic growth • Ongoing investment in Town Centre, growth of independent F&B sector. • Reduction in levels of deprivation • Improved air quality. • Improved health outcomes

Table 1 – Theory of Change

Policy Document	Policy Themes	Bid alignment
UK Net-Zero Strategy, Build Back Greener (BEIS, 2021)	Transport, local climate action, and embedding Net Zero in Government.	The public realm proposals will aim to encourage mode shift to journeys taken by cycling and walking and improve access to public transport. The refurbishments of the Council assets will decarbonise the Festival Hall and Town Hall.
Transport Decarbonisation Plan, A Better, Greener Britain (DfT, 2021)	Increasing cycling and walking and improve access to bus stops.	The public realm improvements will help encourage a mode shift away from private vehicles.

Levelling Up and Regeneration White Paper (DLUHC, 2019) and Bill (DLUHC, 2022)	Missions; wellbeing and restoring local pride in places.	The public realm proposals and new uses in the Festival Hall and Town Hall aim to make Denton a highly desirable place and a more sustainable, healthy and thriving place. The proposals will create a sense of 'Denton' identity and place, building on its local heritage and character.
One Public Estate (OGP, 2013)	Strategic approach to asset management, creating economic growth, delivering integrated, customer-focused services, generating efficiencies.	The proposals will consolidate Council assets, providing better frontline services, opportunity for residential development and will decrease overall running costs by making assets more efficient.

Table 2: How the projects proposed align with UK Government Policy objectives.

Local conditions	Outcomes	Analysis/evidence
Declining footfall - need to diversify and revitalise the offer to compete with the retail park and other Town Centres	Increase in footfall and dwell times	<p>The cumulative impact of the three projects are likely to attract more visitors and dwell times as the town centre becomes a more attractive and pleasant place to spend time in.</p> <p>Wider LVU has been estimated. The methodology is consistent with HM Treasury's Green Book and Towns Fund Delivery Partner (TFDP)'s LVU guidance¹.</p>

¹ Towns Fund Delivery Partner, 2021, Economic Case: Best Practice Annex B - Development

<p>Poor connectivity through and around Town Centre</p>	<p>Reducing private vehicle dominance and encourage modal shift towards cycling (and walking)</p>	<p>Improved physical and mental wellbeing is also realised through increased cycling trips enabled by project. Active travel benefits was quantified using DfT's Active Mode Appraisal Toolkit. The forecast assumption on the number of cycle trips from the opening year was estimated based on LUF's FAQs (Annex B).</p>
<p>High deprivation levels and poor social mobility</p>	<p>Improved physical and mental wellbeing, expanding local NHS capacity, and potentially accrue NHS cost savings as a result of mitigating A&E attendance and other hospital-related expenses.</p>	<p>The proposed locality hub at the refurbished Festival Hall aims to serve c. 18,000 young people and families per annum.</p>
<p>Poor condition of civic buildings and heritage assets</p>	<p>Improve community wellbeing as family and friends of those directly using the locality hub will also benefit indirectly.</p> <p>Restoring sense of belonging and local pride.</p>	<p>Although evaluation evidence of the impact of such locality hubs are limited, a recent NHS study of six children's health hub delivered a number of long-term, positive outcomes, including reduction in A&E attendance (22%), hospital appointments (39%) and further 42% of appointments were shifted from hospital to GP practice².</p> <p>In absence of detailed wellbeing data and surveys required to understand the improvement in life satisfaction (and subsequent wellbeing benefits), we have undertaken a cost-effectiveness analysis. This aims to capture the reduction in NHS costs borne as a result of A&E attendances mitigated by the presence of the proposed Denton Locality Hub. The analysis is consistent with HMT's Wellbeing Guidance for Appraisal and HMT/New Economy's CBA for Local Partnerships Guidance.</p>

² <https://www.england.nhs.uk/integratedcare/resources/case-studies/child-health-hubs-see-patients-closer-to-home-and-reduce-unnecessary-hospital-trips/>

Table 3: How the proposal will address the local issues/problems identified in the Theory of Change.

Intervention	Base costs (£m)	Optimism bias (% , £m)		Total undiscounted costs (£m)
Denton Festival Hall	0.78	10%	0.08	0.86
Denton Town Hall	3.68	10%	0.37	4.05
Town Centre Public Realm Improvements	13.41	22%	2.95	16.36
Total (undiscounted) costs				21.27

Table 4: Economic costs and optimism bias (undiscounted 2022 real prices, £m).

Total net additional benefits (Present Value 2022 prices, £m)		Preferred Option
Benefits for the initial BCR		£m
Active travel (cycling) benefits		29.1
Wider LVU (commercial properties only)		10.3
Distributional weights (cycling + wider LVU benefits)		6.6
Total benefits for the initial BCR		46.0
Benefits for the adjusted BCR		£m
Town hall (WTP) benefits		0.5
Health (avoided NHS costs) benefits		2.8
Distributional weights (town hall + health benefits)		0.5
Total benefits for the adjusted BCR		49.7
Costs		£m
LUF cost / funding		18.6
Co-funding ^[2]		2.4
Total public sector funding		20.9
Private sector cost		-
Initial BCR		2.19
Adjusted BCR		2.38
NPV		28.9

Table 5: Summary of benefits and costs (discounted 2022 prices, £m)

Parameters	Central Case	Sensitivity test 1: low scenario	Sensitivity test 2: high scenario
Cycle trip uplift	22%	7%	38%
Proportion of NHS frontline service beneficiaries (Festival Hall project) avoid A&E attendance	22%	10%	30%
Wider LVU factor (%)	10%	5%	20%
Town Hall benefits: WTP values	£5.73	£5.73	£7.29

Table 6: Sensitivity testing – switching values

Sensitivity testing: scenarios	Total benefits (adjusted BCR), PV £m	Initial BCR	Adjusted BCR
Low	£30.2m	1.34	1.44
High	£75.8m	3.37	3.62

Table 7: Sensitivity test results

Project component	Cost component	Applied rate	Rationale
Denton Town Hall	Fee Allowance	12%	Based on experience of cost consultants Graham & Sibbald, and benchmarked against the local market rates
	Contingency	10%	Based on experience of cost consultants, Graham & Sibbald, and reflecting the current cost plan stage where full condition surveys have been undertaken at the site already.
Denton Festival Hall	Fee Allowance	12%	Based on experience of cost consultants Graham & Sibbald, and benchmarked against the local market rates
	Contingency	10%	Based on experience of cost consultants, Graham & Sibbald, and reflecting the current cost plan stage where full condition surveys have

			been undertaken at the site already.
Public Realm and active travel works	Preliminaries	20%	Assumptions have been prepared by the internal Engineering Services team at Tameside Council and reflect the level of risk associated with the project element.

Table 9: The key margins and contingencies allowed for in the cost estimates.

Scheme and Scale	SMART KPI/ Measure	Occurrence	Method of collection / Source of info	Lead	Baseline & Notes
Programme level					
Programme level	Footfall in Town Centre	Quarterly	Footfall counts	TMBC	Baseline: Requires current footfall survey
	Vacancy rates in Town Centre	Quarterly	Town Centre vacancy audits	TMBC	Baseline: Existing audit
	Satisfaction with Town Centre	Annual	Annual Denton residents' survey	TMBC	Baseline: Existing survey
		Annual	Annual Council business satisfaction survey	TMBC	Baseline: Existing survey
	Number of reported crimes by type	Annual	Greater Manchester Police (available at www.gmp.police.uk/police-forces/greater-manchester-police/areas/greater-manchester-force-content/sd/stats-and-data)	TMBC	Baseline: Existing data
	Perception of safety and security	Annual	Annual Denton residents' survey	TMBC	Baseline: Existing survey
	Land Value Uplift (Commercial and Residential)	Annual	Co-Star data for commercial Land registry sales data for residential	TMBC	Baseline: Existing co-star data, Existing land registry sales data
	Indices of Multiple Deprivation	Annual	Office for National Statistics (IMD 2019)	TMBC	Existing survey – no additional cost

Scheme and Scale	SMART KPI/ Measure	Occurrence	Method of collection / Source of info	Lead	Baseline & Notes
Individual project related					
Refurbishment of Town Hall	Employment	Annual	Number of permanent FTE employees working in the offices.	TMBC	Baseline: ONS and intercept survey
	Business diversity	Quarterly	To be collected in-house, either via local business surveys, or annual BEIS data	TMBC	Baseline: ONS and intercept survey
	Number of businesses using the space	Quarterly	Collected in house	TMBC	Baseline not required
	No. of training and skill programmes delivered.	Quarterly	Collected in house	TMBC	Baseline not required
Walking/cycling and public realm improvements	Number of cycle trips Manchester Road and Stockport Road	Quarterly	Post opening manual counts 4 x 3-hr counts incl. 1 weekend	TMBC	Baseline manual counts
	Changes in traffic patterns at Crown Point	Quarterly	Post opening ATC loops	TMBC	Baseline ATC loops
	Perceptions (safety and quality) and user demographic	Once (6 to 12 months post-opening)	Letter drop with online questionnaire	TMBC	Intercept survey
	Vehicle counts on Town Centre roads	Quarterly	Post opening ATC loops	TMBC	Baseline ATC loops
	Business satisfaction survey	Quarterly	Survey	TMBC	Baseline survey undertaken pre intervention
Refurbishment of Festival Hall	Number of visitors	Quarterly	Number of admission count	TMBC	Baseline ATC loops
	User satisfaction	Quarterly	On-site optional surveys and online surveys	TMBC	No baseline as currently used as office

Scheme and Scale	SMART KPI/ Measure	Occurrence	Method of collection / Source of info	Lead	Baseline & Notes
	Employment	Annual	Number of permanent FTE employees of the Festival Hall	TMBC	Current number of employees at Festival Hall

Table 10: The responsibility for baselining each KPI.