

Apply to the levelling up fund round 2

Submission details

Submission reference	LUF20073
Created time	Wed, 10 Aug 2022 08:37
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What is the legal name of the lead applicant organisation?

Doncaster Council

Where is your bid being delivered?

England

Select your local authority

Doncaster

Enter the name of your bid

Levelling Up Doncaster North

Does your bid contain any projects previously submitted in round 1?

No

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Enter the name of any consultancy companies involved in the preparation of the bid

Commonplace
Locality
Mott McDonald
Leonard Design

Enter the total grant requested from the Levelling Up Fund

£17950341

Investment themes

Regeneration and town centre	61%
Cultural	39%
Transport	0%

Which bid allowance are you using?

How many component projects are there in your bid?

3

Are you submitting a joint bid?

No

Grant value declaration

I am submitting a bid as a single applicant and can confirm that the bid overall does not exceed £20 million grant value

Tick to confirm

Gateway criteria: costings, planning and defrayment

I confirm that some LUF grant funding will be defrayed in the 2022/23 financial year

Tick to confirm

Costings and Planning Workbook

LUF_Package_Bid_Costings__Planning_Workbook_V2.00 Don North.xlsx

Provide bid name

Levelling Up Doncaster North

Provide a short description of your bid

The Levelling Up Doncaster North project will deliver key social infrastructure in three former mining communities in Doncaster. It will increase the vibrancy of local high streets and the quality of community facilities, improving the health and wellbeing of residents, and enhancing pride in place. The fund will:

- Protect and upgrade key heritage buildings and an 'at risk' conservation area.
- Create safer and better spaces for people, including infrastructure to encourage cycling, walking and dwell time in town centres, supporting local shops and businesses
- Improve access to quality community and sports facilities, and deliver new public spaces

Provide a more detailed overview of your bid proposal

Doncaster North comprises the northern extent of Doncaster city centre along with a network of rurally located satellite towns and villages, many of which expanded rapidly to service local collieries. Following the colliery closures,

these communities have faced difficult and ongoing socio-economic challenges. Major employment sources and local businesses were lost, resulting in high deprivation areas with low skills levels, poor health, high crime rates and a diminished sense of place.

A sustained programme of investment has been delivered to support ex-mining communities across the north of the borough, with residents now beginning to benefit from both public and private sector investment. This overarching 'Levelling-Up' programme comprises several key elements with core infrastructure supported by Local Plan allocations, including:

- Major residential growth and housing renewal – Extensive allocations for new residential development and renewal projects, increasing the volume and quality of housing to create more vibrant and sustainable communities and public services.
- Access to employment – Major new employment sites across the borough to provide accessible job opportunities, particularly in logistics by exploiting the borough's connectivity.
- Transport improvements – Highways, public transport and active travel schemes to support access to employment and services in local neighbourhoods and the city.
- Social infrastructure – Investment in community infrastructure to support private sector investment and business development, so that satellite towns and villages are able to provide housing, employment, retail, and key services and facilities for their area, including new health, education and community facilities.

A series of community investment masterplans and themed projects have been developed to identify and deliver social infrastructure priorities in these communities. Commencing in Mexborough, Woodlands and Moorends, our bid involves:

- Protecting and repurposing heritage buildings and an 'at risk' conservation area, enhancing the High Street and stimulating demand in local retail and service centres.
- Prioritising spaces for people, including new infrastructure to increase active travel, safety and dwell time in town centres
- Improving access to quality community, sports and health facilities, along with the delivery of new public spaces

These investments will take place through three complementary projects, which have the dual impact of improving individual places and shared thematic challenges:

1. Mexborough Town Centre Regeneration. Increasing the sustainability of the Town Centre and protecting an 'at risk' conservation area by bringing a prominent dilapidated heritage building back into use, improving shop fronts, enhancing the public realm, delivering new and safer public spaces, increasing footfall and integrating access with community, sports and recreation facilities.

2. Moorends Centre Regeneration. Transforming the heart of Moorends to increase footfall, dwell time and pride in place by revitalising the public realm and delivering new infrastructure to increase active travel and pedestrian safety, supporting existing local businesses and attract new investment

3. Brodsworth Miners Welfare (Woodlands). Protect and repurpose a Grade II Listed community building in disrepair and its associated sports grounds, to safeguard their future and deliver a prominent and extensive multi-functional community hub offering a variety of health, sports and cultural activities.

Provide a short description of the area where the investment will take place

Aligned to the Local Plan Settlement Hierarchy, a programme of social infrastructure investment will take place in Doncaster's Main Towns. These towns are spatially (and culturally) distinct from the city centre and provide a high number of services for their local needs and their wider catchment. The Levelling Up Fund will deliver investment in three such towns covering the

East-West extent of Doncaster North:

- Mexborough lies to the West of the city centre. It has a sizeable town centre that plays an important role for the large local population and wider Dearne Valley area. However, the High Street suffers from vacant units and underused buildings. Public realm is generally poor and there is little planting or public art within the town centre. This includes low quality gateway areas and a conservation area that is designated at risk. The evening economy is limited and although Mexborough benefits from a rail station and bus station, public transport integration with the town centre is poor due to overdominant highway infrastructure. There is almost no dedicated cycling provision in or around the town centre and potential for conflict between pedestrians and vehicles exists at key locations including at each end of the High Street. Some pathways are narrow and poorly lit, reducing their attractiveness for use after dark.
- Adwick-Woodlands is located to the North of the city centre and expanded to service Brodsworth Colliery. Woodlands provides one of the Borough's earliest examples of a garden city layout. The intention was to create a bright, healthy living environment for the mining community which was at the heart of the village's economic prosperity, and was considered to be a highly innovative design concept for a mining village. A Conservation Area was designated in 1979, which includes 26 listed structures. Built in 1924 and paid for by the miners, the Grade II Listed Brodsworth Miners Welfare Institute is an important community building located immediately adjacent to the Conservation Area, Woodlands town centre and Adwick Leisure Centre. It provides a home for community events and activities as well as outdoor sports pitches, but the building is deteriorating. It will soon become unfit-for-purpose and unable to host the current range of activities.
- Moorends is part of the Thorne-Moorends Main Town to the North East of the city centre and is the site of the former Thorne Colliery. Remnants of historic street patterns and design include unnecessary roundabouts such as The Circle, which are land hungry and create pockets of land that cannot be used. Shopping areas are significantly compromised by low quality public space which creates a poor pedestrian experience. Key public places lack cycle infrastructure, which disincentives active travel. The streetscape is dominated by highways and parking with lack of safe crossings, creating a harsh environment. The use of utilitarian road treatments create cluttered unattractive spaces which is likely harmful to the businesses that front them. Levelling Up Fund investment in Moorends will complement extensive recent and ongoing public and private sector investment in Thorne.

Optional Map Upload

LUF2-DN-Maps.pdf

Does your bid include any transport projects?

No

Provide location information

Location 1

Enter location postcode

S64 9AF

Enter location grid reference

SK 47312 99852

Percentage of bid invested at the location

70%

Optional GIS file upload for the location

Location 2

Enter location postcode	DN8 4SU
Enter location grid reference	SE 69440 15211
Percentage of bid invested at the location	22%

Optional GIS file upload for the location

Location 3

Enter location postcode	DN6 7PP
Enter location grid reference	SE 53837 07442
Percentage of bid invested at the location	8%

Optional GIS file upload for the location

Select the constituencies covered in the bid

Constituency 1

Constituency name	Doncaster North
Estimate the percentage of the bid invested in this constituency	100%

Select the local authorities covered in the bid

Local Authority 1

Local authority name	Doncaster
Estimate the percentage of the bid invested in this local authority	100%

Sub-categories that are relevant to your investment

Select one or more regeneration sub-categories that are relevant to your investment	Commercial Civic
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Select one or more cultural sub-categories that are relevant to your investment	Arts and Culture Sports and athletics facilities Heritage buildings and sites
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Provide details of any applications made to other funding schemes for this same bid that are currently pending an outcome

N/A

Provide VAT number if applicable to your organisation

GB 182 3385 57

Bidders are invited to outline how their bid will promote good community relations, help reduce disparities amongst different groups, or strengthen integration across the local community

Doncaster Council and are fully aware of, and committed to celebrating equality, inclusion and diversity whilst promoting good relations between our diverse communities. This has been recognised in our Borough Strategy 'Doncaster Delivering Together' to create a Fair & Inclusive Doncaster.

We will adhere to the general duty on public authorities contained in the Equality Act 2010. Due regard will be applied and legitimately considered when carrying out public functions to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity and foster good relations with regards to the nine protected characteristics. To support this the programme will have to undertake a thorough Due Regard Statement.

This applies to the Council and in relation to any ongoing partnership work and compliance to these standards will form part of our appraisal process for any procured or commissioned activity within this project.

All capital works are scrutinised in terms of inclusion and access and are subject to due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, in particular, to the need to:

- remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of the persons who do not share it; and
- encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The proposals within our project are designed to improve the quality and accessibility of historic cultural buildings and new public realm and green space, with a specific focus on fostering community pride through integration of communities. Within the schemes physical accessibility has been accounted for to ensure those with wheelchair or similar requirements can enjoy and access the improved facilities. The public realm and green space will be designed to the highest quality with an appropriate number of benches and facilities for all ages to enjoy. All physical buildings within the scheme will have appropriate life requirements at building regulation standards to ensure full floor access to all.

The bids have been developed with community at their heart, through Community Investment Masterplans or projects that have stemmed from the community themselves. The development of the projects has been used as a way to ensure the public are embedded in what goes in in their place, to help shape them but foster integration of communities. This ethos will be the lifeblood of the projects as they move towards delivery and then usage.

Equalities in the widest sense are at the forefront of our work, and the principles of inclusion and access are a prime consideration in all our public works.

Is the support provided by a ‘public authority’ and does the support constitute a financial (or in kind) contribution such as a grant, loan or guarantee?

Yes

Does the support measure confer an economic advantage on one or more economic actors?

No

Provide further information supporting your answer

Coalfields Regeneration Trust (CRT) (the beneficiary of Brodsworth Miners Welfare Institute) is a not-for-profit organisation which operates on a cost-recovery basis and as such are not activities undertaken with an orientation towards profit-making under the terms used in the UKTCA and Subsidy Control Act 2022.

For the purposes of this proposed grant (£1,481,304.54) we will ensure compliance with both acts as follows:

- Part 1 (Section 7) of the subsidy Control Act 2022 determines that:
 - o An activity is not to be regarded as an economic activity if or to the extent that it is carried out for a purpose that is not economic;
 - o For the purpose of this application and the activity to be supported by grant, CRT is not regarded as carrying out economic activity and the purpose is not economic.
 - The grant is proportionate and limited to what is necessary to achieve the objective.
 - The grant will be used to improve the fabric of the building and ensures the future of a community hub.
 - The grant will bring about a change of non-economic behaviour of the beneficiary that is conducive to achieving the objective and that would not be achieved in the absence of the grant provided;
 - o The organisation receiving the grant does not have access to funding to complete the project without the intervention of the Levelling Up Round 2 funding. If the grant is not awarded, the project will not proceed.
 - The Parties shall ensure that the compensation granted is not used to cross-subsidise activities falling outside the scope of the assigned task.
 - The Parties shall ensure that the grant is limited to what is necessary to cover all or part of the costs incurred in the discharge of that task and all the grant is being spent on the task (incentive effect and not operating costs).
-

Is the support measure specific insofar as it benefits, as a matter of law or fact, certain economic actors over others in relation to the production of certain goods or services?

No

Provide further information supporting your answer

Coalfields Regeneration Trust is not an ‘economic actor’ – please see earlier answer.

The activity proposed is the refurbishment of the welfare building at Woodlands, Doncaster and as such will not benefit any economic actors over others in the production of certain goods or services. All works will be procured in line with Public Procurement Regulations through an open and transparent tender process (YORtender). YORtender is used by Doncaster Council and complies with all regulations.

Does the support measure have the potential to cause a distortion in or harm to competition, trade or investment?

No

Provide further information supporting your answer

In terms of the proposed LUF2 project:

- The subsidy was not likely to affect trade between Member States because the subsidy was unlikely to mean that more foreign visitors were attracted to the facility. Restoration of existing community facilities does not affect trade.
- The property will be improved for the purpose of enhancing community use.
- The improvement of community hubs that predominately serve local users and for which the impact on cross-border investment is marginal are unlikely to affect trade.
- There is only limited use of the community hub from outside the Borough and non from countries to which the UK has a trade agreement. One pertinent characteristic of such cases (applied in this case) would be a predominately local catchment area.
- By "community" reference is made to a group of people brought together by reason of their geographical proximity.
- The notion of "local" should be understood as referring to a small area of the country such as a region, town, village or even smaller settlements, which are geographically distinct and usually extend to no more than several square miles.

Will you be disbursing the funds as a potential subsidy to third parties?

No

Has an MP given formal priority support for this bid?

Yes

Full name of MP

Ed Miliband

MP's constituency

Doncaster North

Upload pro forma 6

Proforma 6- Evidence of MP formal priority support Don North.docx

Describe what engagement you have undertaken with local relevant stakeholders. How has this informed your bid and what support do you have from them?

Prior to our most recent engagement exercise, project design was informed by several Community Investment Masterplans. These guide the investment priorities for those areas and their development involved high levels of community engagement. In addition, there has been considerable engagement with Councillors and MPs, as well as multiple stakeholders across the private, public and VCSE sectors, including meetings and group discussions, which informed the choice and initial design of our project ideas.

Despite the strength of our previous community engagement it was decided that a consultation focussed on these bids would ensure that we had comprehensively determined levels of community support and had provided an opportunity to shape their contents.

A partnership of Locality, Commonplace, and Koru Consulting was commissioned by Doncaster Council to undertake the community engagement exercise. Throughout May and June 2022, they developed, launched, and promoted "Levelling Up Doncaster", an online engagement platform designed for high volumes of responses.

We presented six project ideas with comprehensive descriptions and visualisations.

The Levelling Up Doncaster platform provided an opportunity for those responding to:

- Indicate their level of support for the project ideas (the extent to which they felt positively or negatively about them using a 5-point sentiment scale - from very positive to very negative)
- Identify which elements of those project ideas they felt were most important based upon a multiple-choice question format (e.g. street side planting, traffic calming measures etc). This enabled us to understand the community's priorities for each project
- Provide text comments (with no upper limit) including what they liked, disliked, and to make suggestions about how projects could be improved. We committed to, and ensured, that every comment was read. Comments were clustered into themes drawing out the main aspects of the projects which were well-supported, as well as omissions and areas of concern

The engagement exercise was supported by a comprehensive communications and marketing plan which drove traffic to the site.

Between 8th and 27th June 2022 there were:

- 12,602 visitors to the engagement site (counting unique visitors per day)
- 1,345 individual respondents (people that completed all or part of the survey information on the site)

Based on an aggregation of the results of the questions which used positivity scale for all projects - 84% of views expressed were positive, with only 9% indicating a negative view.

Full details of all consultations are attached as an appendix to this application.

Has your proposal faced any opposition?

There have been no groups involved (either for or against) that we are aware of, and non-constructive negative comments have largely been motivated by wider issues outside of the scope of the consultation subject.

Specific engagement details about the projects in the Doncaster North proposal are provided below

1. Mexborough Town Centre Regeneration (429 responses) - a 81% positivity rating with 8% indicating a negative view. Priority elements were investment in the Market Hall, street scene improvements, and the redevelopment of Montague Chambers

2. Moorends Regeneration (127 responses) - a 70% positivity rating with 19% and 17% indicating a negative view. Priority elements were new road crossing points, street side planting, additional parking bays, improving shop frontages, traffic calming measures, and investing in green spaces

3. Brodsworth Miners Welfare Institute (206 responses) - a 93% positivity rating with 5% indicating a negative view. Priority elements were repairing the fabric of the building to safeguard its future, a café space, and upgraded toilet facilities. Priority themes from comments were its heritage value and the opportunities for new activities which respond to local need

A key element of this proposal is community engagement and buy in, so we used regular communications to assured those responding that this exercise was more than getting a simple endorsement of a 'done deal', i.e. actions that had already been agreed. On that basis we have ensured that the design and content of all project ideas were reviewed and redeveloped based upon the communities feedback.

Do you have statutory responsibility for the delivery of all aspects of the bid?

Provide evidence of the local challenges / barriers to growth and context that the bid is seeking to respond to

The 2019 Indices of Multiple Deprivation show that in :

- Mexborough, 6 out of 10 Lower Super Output Areas (LSOA) are in the 20% Most Deprived in England (five in 10% most deprived nationally)
- Moorends, 3 of 4 LSOA are in the 20% most deprived
- Woodlands, All 5 LSOA in the 20% most deprived

Domains of particular concern include:

- Crime – 16 of 19 LSOA in the 20% most deprived nationally
- Education & Skills – All 19 LSOA in the 20% most deprived
- Health – 14 of 19 LSOA in the 20% most deprived
- Employment – 12 of 19 LSOA in the 20% most deprived

Overall, the position worsened between 2015 and 2019. 17 of the 19 LSOA declined in the national rankings. Both LSOA that improved their ranking remain in the 10% most deprived nationally.

The three electoral Wards that include Mexborough, Woodlands and Moorends all have higher claimant rates (proportion of residents aged 16-64) than the England figure, at 6.0%, 5.9% and 4.3% respectively compared to 3.9% nationally.

Life expectancy at birth is lower than the England average by as much as 5 years for males and 4.6 years for females. According to the Office for Health Improvement and Disparities, all three Wards suffer from significantly worse health outcomes compared to England in:

- Life expectancy for males and females
- Deaths from all causes, all ages and under 75 years
- Deaths from all cancer, all ages and under 75 years
- Deaths from coronary heart disease, all ages
- Deaths from respiratory diseases, all ages
- Deaths from causes considered preventable, under 75 years

South Yorkshire Police recorded 2,069 incidents of crime in the LSOAs covering Mexborough, Woodlands and Moorends over the six month period from November 2021 to April 2022. This included 823 incidents of violent and sexual offences, 269 incidents of criminal damage and arson, 234 incidents of anti-social behaviour, 171 Public Order offences, and 326 incidents of theft, burglary & robbery, excluding vehicle crime (123 incidents). Mexborough is also the location of significant police activity to disrupt organised crime and the supply of controlled drugs.

Recent behavioural insight research across Doncaster identified residents most commonly used active travel to go to the shops, visit a park/outdoor space, or visit the homes of friends and families. Residents who increased or maintained active travel report a range of positive impacts and more residents prefer to travel by foot now than prior to the pandemic. However, 71% agree that improvements to the walking and cycling environment are a priority, with 65% saying that the roads in Doncaster are too dangerous for cycling and 54% stating that the pavements and walking environment in Doncaster are inadequate.

Enhancing local centres, including safety by design, will support residential investment, business sustainability, pride in place and discourage crime. Improving access to healthy activities including active travel, will support residents to increase positive health outcomes. By creating and improving welcoming community spaces, residents will be encouraged to take further part in local activities, thereby increasing community cohesion.

Explain why Government investment is needed (what is the market failure)

Some of the public welfare values that economic markets are either unable to fully capture, or are unable to register are detailed below. They particularly include public goods, for example town centre public realm and public safety measures, which are available to all and not possible to supply on a commercial basis.

In relation to this bid, government investment is required to support wider regeneration and address market failure in Mexborough, Woodlands and Moorends, including:

- Lack of high quality public spaces to support public health and wellbeing, pride in place and, indirectly private sector investment, that will reduce overall deprivation levels.
- Lack of appropriate spaces for community activities, leading to social isolation, a lack of community cohesion and few opportunities to connect to culture and learn new skills and interests
- Low levels of standalone private sector investment, under-utilised town centre assets and vacant sites.
- Commercial property market failures evident in void commercial properties in town centres.
- High levels of crime and anti-social behaviour associated with and exacerbated by these property and other market failures.
- Poor health outcomes compounded by low levels of physical activity and engagement in sport, which are hindered by infrastructure limitations including access to safe and secure active travel opportunities.

Despite previous investment, significant public sector interventions are still required to deliver essential social infrastructure and other key interventions in Doncaster's Main Service Towns to overcome the market failures outlined above and prevent these communities from being left behind. This is particularly the case in relation to:

- Insufficient local public sector funds to invest the necessary regeneration or repurposing of key infrastructure assets beyond core maintenance. Most notably improvement and repurposing of highways and public spaces to increase pedestrian priority and encourage active travel, footfall and dwell time. There is no prospect of these schemes being delivered by the private sector but they are essential to enhance the overall streetscape and achieve an attractive environment to sustain existing businesses and stimulate new investment, while also incorporating safety by design – discouraging crime and anti-social behaviour - and delivering enhanced green assets.
- Insufficient local public sector funds to deliver the necessary level of investment in leisure and culture facilities across the borough. This is particularly the case with regard to the refurbishment of facilities that are no longer fit for purpose or economically viable to renew, including Listed heritage buildings with the associated additional cost implications. Losing important community facilities will have a significant detrimental impact on the community and its culture and they will not be redeveloped or replaced by private sector development in the foreseeable future. Grant funding through public or voluntary sector organisations, and in some instances the development of new sustainable delivery models, is therefore required.
- Return on private sector investment and overall demand is not sufficient to achieve all the necessary developments required to create sustainable urban centres without associated public sector interventions or gap funding, including the delivery of new or improved employment, leisure and commercial space.

Explain what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers

1) Mexborough Town Centre

The transformation of Mexborough town centre to support High Street success and sustainability by increasing footfall, dwell time, visitor spend and demand for units and reducing incidents of anti-social behaviour. This will involve targeted street and building enhancements, better integration of the town centre with local community facilities and development of new public spaces. The project will include:

- Frontage improvements to buildings in the 'At Risk' conservation area (circa 20 properties) and bringing a prominent heritage building back into full use as a multi-offer community venue
- Targeted public realm works including upgraded surface treatments, street furniture and planting
- Community safety upgrades including lighting and CCTV
- Significant new public spaces including a pocket park on the former flyover site.
- Junction modifications, with enhancements to pedestrian and bus movement, safety and access
- Enhanced integration and active travel links to adjacent health, sports and social facilities
- Improvements to key town centre gateways, including the setting of the library and market buildings.

The alternative option is to continue basic maintenance, this will not, however, address current deficiencies and ultimately could lead to loss of the conservation area status and further reduced demand and sustainability of the Town Centre. The proposal will complement significant planned investment in Mexborough bus and rail transport hubs, and better integration of public transport with the town centre. Failure to upgrade the town centre will limit the impact of other investments to encourage public transport use and high street sustainability.

2) Moorends Centre Regeneration

The centre of Moorends comprises two connected areas. At one end, The Circle and West Road includes shops, a Primary School, Church and Community Development Centre. This area directly adjoins Marshland Road, the main road through Moorends, which includes shops and services: library, family hub, health centre and second primary school.

These central service areas suffer from vehicle dominated environments that impede pedestrian movement and negatively impact appearance. The public realm is devoid of greenery and in need of repair and there are few areas to sit. This project will help to transform the heart and heritage of Moorends with a revitalised public realm that will give greater priority to pedestrians and cyclists. This will increase footfall, dwell time and active travel levels, benefiting existing businesses and attracting future investment. The alternative is to undertake basic maintenance, which will not address current deficiencies.

Key deliverables for this project are:

- A more cultural space that celebrates the area's rich heritage with new public art.
- More cycle infrastructure including cycle stands and segregated cycle lane
- Street and shop frontage enhancements, including new street furniture and planting.
- A series of street greening interventions including street trees, rain gardens and vertical planting that contribute towards more attractive and sustainable spaces
- Improved links to the surrounding green spaces with improved walking and cycle routes along key streets
- Reduce vehicle speeds and improved crossings with traffic calming measures at key locations, improving pedestrian safety

3) Brodsworth Miners Welfare Institute

The Grade II Listed Miners Welfare Institute building was constructed in 1924 as a community hall serving the population around Brodsworth Colliery. Paid for over 100 years by contributions from local miners, it housed the Cricket Club and Football 'pit team' from its inception. An important community and heritage facility, the institute has not been upgraded or received sufficient

maintenance investment for a number of years. Its deteriorating condition means it will soon become unfit-for-purpose and likely to close. This project will refurbish and repurpose the building in line with its Listed status to enhance its role as an activity hub for the Woodlands and surrounding communities.

The building includes a bar, toilets, stores, offices, stage and a large function hall. The venue is already heavily used as a community hub, with the following activities: Playgroups; Bingo Evenings; Facilities and function room available for hire; Arts Academy (Community Drama Group performing in Institute); Sports Teams; Bowls; Active Cricket Club; Football pitch with six football (3 Junior, 3 Senior); Local Fitness groups/classes

The refurbishment and repurposing project comprises:

- Repairs, focussed on arrangement, proposed fabric repairs and addition of modern technologies
- External Works, creating a sense of arrival from the street and maximising potential of existing spaces
- Building Operations, developing the framework required for the hall to be transformed it into a viable community asset

Associated with the project, Doncaster Council plans to develop a modular Youth Zone facility on the grounds of the institute.

Upload Option Assessment report (optional)

How will you deliver the outputs and confirm how results are likely to flow from the interventions?

A Theory of Change diagram is attached.

Aligned to the Levelling Up White Paper and local and regional strategies, the overarching policy drivers include:

- Rebalance the economy and reduce spatial inequalities to bring Doncaster in line with the UK's better performing areas.
- The six drivers of inclusive growth in the Doncaster Inclusive Growth Strategy: quality of place; industry specialisms; education and skills; social value and community wealth building; and reaching vulnerable people and places.
- Enable Doncaster to be a net contributor to the regional and national economy.
- Enable residents to lead more prosperous and healthier lives.

The strategic objectives are:

- Opportunities - New money, new jobs. Increase the number of jobs, and business start ups within the area of impact above baseline trends within 5 years of project completion by unlocking development sites and attracting employment opportunities.
- Physical presentation - Enabling people to spend more time in the impact areas, creating vibrancy and community activity through interventions to upgrade key public spaces. Increasing the footfall in impact areas above baseline within 5 years of project completion.
- Enhanced Wellbeing - Providing an environment which encourages community participation, connects to culture, provides more active and healthy lifestyles and harnesses local creative energy.
- Environment – Leveraging, protecting and developing Doncaster's heritage assets

Activity will focus on three identified Main Towns in Doncaster North. The primary inputs will include:

- Funding and finance
- Business case development
- Public, political and stakeholder engagement
- Obtain direction from MHCLG Team

- Design and architectural support
- Legal advice

The main outputs derived from this activity will include:

1. Mexborough Town Centre Regeneration – street scape, green space, renovation of heritage site at Montagu Chambers, pedestrian links
2. Refurbished Brodsworth Miner's Welfare Institute as a modern community venue
3. Moorends Regeneration - art space, cycle infrastructure, pedestrian safety, business investment

The primary outcomes resulting from this investment, are:

- Increase in business activity
- Unlocked and improved access to green space
- Better access to active lifestyle, community, cultural and sports facilities
- Improved quality of environment
- Increased physical connectivity for active modes
- Enhanced accessibility to amenities in impact areas
- Increased land values within the impact areas

The longer-term impact of this scheme will be to deliver on the Government's policy objectives and the interventions identified in local strategies and plans, including:

- Directly delivers interventions set out within the Mexborough Masterplan and the Thorne and Moorends Masterplan
- Enhanced urban realm and user experience in the impact areas
- Modal shift towards sustainable and active modes – reducing congestion, traffic accidents, improving air quality and providing health benefits.
- Greater access to employment opportunities
- Raised living standards, civic pride and aspiration for Doncaster residents
- Supports delivery of Doncaster Local Plan
- Improved and maintained heritage and cultural assets supporting them to be sustainable and profitable for the district's benefit

Theory of change upload (optional)

Don North LUF2 ToC Logic Map.pdf

Explain how the component projects in your package bid are aligned with each other and represent a coherent set of interventions

The three projects in our package bid complement each other both geographically and thematically, tackling community health and town centre regeneration issues that are endemic across Doncaster North and require capital investment to supplement the existing Levelling Up programme.

The Brodsworth and Mexborough Projects will deliver essential investment to secure the future prominent historic buildings and conservation areas of local importance, protecting vital community and heritage assets across the constituency and ensuring that these important communities are not left behind.

The Mexborough and Moorends projects will rejuvenate the existing high street and local centres, protect and promote heritage, supporting existing businesses by improving footfall and dwell time, community safety, and reducing vacancy rates by encouraging new investment.

All three projects will improve access to health and physical activity hubs, particularly by active travel, while better integrating these sites with the wider retail service centres where they are located.

In delivering the three projects, Levelling Up funding will significantly enhance pride in place, local identity and community cohesion in all three communities.

Set out how other public and private funding will be leveraged as part of the intervention

There are limited opportunities for securing direct private sector capital investment in this scheme, however, Doncaster Council has agreed to commit match funding of £2,064,100 towards the total capital development costs.

Brodsworth Miners Welfare is currently owned by CISWO, the coal mining charity. CISWO has agreed in principle to transfer ownership of the asset to The Coalfields Regeneration Trust (CRT), subject to a successful Levelling Up Fund bid. CRT will then take on responsibility for the ongoing management and maintenance of the building. It will contribute £162,000 to support the project, along with a commitment to work with the local community and public services to deliver activities. CRT will also work closely with the community and public services, with the longer term aim of developing a sustainable community group that ultimately has the capacity and skills to take on the building as a viable ongoing concern.

Doncaster Youth Services are in the process of applying to the Youth Investment Fund for the development of an associated Youth Zone at Brodsworth. The Youth Zone will be developed in conjunction with local young people and take the form of a Modular Self-Build Unit. The Local Authority will work in partnership with children and young people to help govern, design, develop and run the centre providing a safe environment with access to sports, arts and music activities where young people can develop personal and social skills. While the LUF project is not dependent on securing Youth Zone funding, the combination of the LUF project funding alongside a Youth Zone will deliver complementary social assets for young people in particular, that cater to a wide range of different interests.

The Levelling Up Fund bid will provide capital funding to directly support local public service revenue funding, which is already committed to deliver Locality Plans developed in 2022. As part of this process, local residents in each community identified their top three priorities:

- Mexborough. (1) Community Safety, including feeling of safety and tackling anti-social behaviour (2) Town Centre, including improved housing standards (3) More activities for young people.
- Moorends & Thorne. (1) Improving community safety and tackling anti-social behaviour (2) More employment opportunities and improvement to Town Centre (3) More activities for young people and funding support for grassroots.
- Adwick & Woodlands. (1) Improving community safety and tackling anti-social behaviour (2) Poverty, child mental health and physical health (3) More activities for young people and all age support

Regeneration in Mexborough will also be used to support and encourage private sector residential investment, including the intention to bring forward plots of land directly aligned with levelling up fund projects. This will also align directly with significant proposed transport investment to better integrate public transport provision with the town centre. Furthermore the redevelopment of the Montague Chambers heritage building in Mexborough will encourage new investment from new private sector tenants.

Explain how your bid aligns to and supports relevant local strategies and local objectives for investment, improving infrastructure and levelling up

The bid supports key strategies including:

Doncaster Delivering Together: Four of the eight borough strategy priorities:

- Building opportunities for healthier, happier and longer lives for all
- Creating safer, stronger, greener and cleaner communities where everyone belongs
- Nurturing a child and family friendly borough
- Promoting the borough and its cultural, sporting and heritage opportunities

Doncaster Local Plan:

- Main Towns should provide a high number of services for their own needs and their wider catchment areas, and in order to aid economic growth and regeneration, these settlements will be the focus for substantial housing growth, supported by appropriate levels of employment and retail growth and wider service provision.
- After Doncaster City Centre, priority will be given to improving the quality and diversity of Town Centre uses and facilities within the defined 'Town Centres' of Mexborough and Thorne; with the defined 'District and Local Centres' (including Woodlands and Moorends) serving day-to-day needs. Proposals will be supported which protect, maintain and enhance their vitality and viability.

Mexborough and Thorne & Moorends Community Investment Masterplans:
Delivering key projects identified in the Masterplan.

Locality Plans (Community Priorities):

- Mexborough – (1) Community Safety, including feeling of safety and tackling anti-social behaviour (2) Town Centre improvements (3) More activities for young people, including places to deliver services.
- Moorends – (1) Improving community safety and tackling anti-social behaviour (2) More employment opportunities and improvement to Town Centre; (3) More activities for young people.
- Woodlands – (1) Improving community safety and tackling anti-social behaviour; (2) Poverty, child mental health and physical health; (3) More activities for young people and all age support

Doncaster Health and Wellbeing Strategy: Contributes to themes:

- 1 – Wellbeing (Physical, Mental Health)
- 3 – Areas of Focus (Obesity, Mental Health)
- 4 – Reducing Health Inequalities

Get Doncaster Moving: Doncaster's Physical Activity and Sport Strategy:

- Priority groups: Inactive people; People on low incomes; Disabled people/people with a long-term limiting illness; Women and girls; Children and young people.
- Support existing and new provision that is accessible for older people across a range of traditional and non-traditional settings
- Support voluntary sports clubs and sport & leisure organisations to provide opportunities for all ages

Doncaster Inclusive Growth Strategy: The bid contributes to aims:

- Quality of Place — improving Doncaster as a place to live, work, visit and invest.'
- Reaching Vulnerable People And Places – Ensuring economic growth and opportunity reaches the borough's most vulnerable and marginalised people and places' including improving health and wellbeing

South Yorkshire Strategic Economic Plan 2020-2040: This has a major focus on the importance of healthy communities and tackling health inequalities in economic inclusion and productivity.

Doncaster Environment and Sustainability Strategy 2030: Outlines Doncaster's ambition to be net zero by 2040. Schemes improving public realm, green space and supporting active travel and public transport use meet objectives within the strategy.

Explain how the bid aligns to and supports the UK Government policy objectives

Levelling Up White Paper. The project will contribute to improvements in two objectives and four Missions.

Levelling Up Objective - Spreading opportunity and improving public services

- Mission 7. By 2030, the gap in Healthy Life Expectancy between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years. Relevant Metrics: (a) Healthy Life Expectancy (b) Obesity prevalence children and adults (c) Under 75 mortality rate from cardiovascular

diseases considered preventable

- Mission 8. By 2030, well-being will have improved in every area of the UK, with the gap between top performing and other areas closing. Relevant Metrics: (a) Average life satisfaction ratings (b) Average happiness ratings (c) Average anxiety ratings

Levelling Up Objective - Restoring a sense of community, local pride and belonging

- Mission 9. By 2030, pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between top performing and other areas closing. Relevant Metrics: (a) Percentage of adults who are satisfied with their local area as a place to live

- Mission 11. By 2030, homicide, serious violence and neighbourhood crime will have fallen, focused on the worst-affected areas. Relevant Metrics: (a) Neighbourhood crime

Investment in infrastructure in local communities supporting an increase in active travel aligns with the Government's Build Back Better plan for growth and Net Zero by 2050 policy.

The projects will also support the government's ambition that more people from every background regularly and meaningfully take part in sport and physical activity, including age appropriate competitive sports.

Alignment and support for existing investments

Where applicable explain how the bid complements or aligns to and supports existing and/or planned investments in the same locality

The bid complements a range of current and recent public sector investment including:

- Transforming Cities Fund investment in new cycle connectors (1) Moorends to employment sites and Thorne stations (2) Woodlands to Adwick Station (3) Mexborough leisure routes
- CRSTS and TCF funding for improvements at Thorne North Station and Mexborough Station
- CRSTS and SYPTE funding for major transport hub improvements in Mexborough Town Centre
- ZEBRA funding to provide Zero Emission Electric Buses on the route serving Mexborough Town Centre
- Doncaster Council investment to demolish Mexborough Flyover, removing unnecessary highways infrastructure while creating new Town Centre and potential residential development space

Confirm which Levelling Up White Paper Missions your project contributes to

Select Levelling Up White Paper Missions (p.120-21)

Health
Wellbeing
Pride in Place
Housing
Crime

Write a short sentence to demonstrate how your bid contributes to the Mission(s)

- Health – Increased uptake in physical activity and better health outcomes through the delivery of high quality sport, leisure and community facilities and the encouragement of more active travel
- Wellbeing – Higher happiness and reduced anxiety levels through an improved local built environment and interventions that directly support better mental and physical health, and increased community safety. Community cohesion and sense of belonging increased by participation in activities in accessible and welcoming community facilities.

- Pride in Place – More vibrant, cohesive and sustainable town and village centres with a diverse offer, benefitting from increased footfall and dwell time, with a reduction in vacant sites and empty and derelict properties. Residents' feelings of being ignored and left behind countered by major investment and commitment to 'their' place and ongoing consultation about their needs and requirements: opportunities to get involved.
 - Crime – A reduced number of incidents of neighbourhood crime and anti-social behaviour.
 - Housing – Supporting the delivery of new residential properties in line with Local Plan allocations.
-

Provide up to date evidence to demonstrate the scale and significance of local problems and issues

The 2019 Indices of Multiple Deprivation show that in Doncaster North there is considerable deprivation. In Mexborough, 6 out of 10 Lower Super Output Areas (LSOA) are in the 20% Most Deprived in England (including five in 10% most deprived); in Moorends, 3 of 4 LSOA are in the 20% most deprived nationally; and in Woodlands, all 5 LSOAs are in the 20% most deprived nationally. Overall, the area's position worsened between 2015 and 2019 with 17 of the 19 LSOA declining in the national rankings. Both LSOAs that improved their ranking remain in the 10% most deprived nationally.

Furthermore, the three electoral Wards that include Mexborough, Woodlands and Moorends all have higher claimant rates (proportion of residents aged 16-64) than the England figure, at 6.0%, 5.9% and 4.3% respectively compared to 3.9% nationally.

Health outcomes in Doncaster North are a significant local problem. Life expectancy at birth is lower than the England average by as much as 5 years for males and 4.6 years for females. According to the Office for Health Improvement and Disparities, all three Wards suffer from significantly worse health outcomes compared to England in respect of death from cancer, deaths respiratory diseases and deaths considered preventable as the standard mortality rate is higher than that of England.

Recent behavioural insight research, undertaken on behalf of DMBC, across Doncaster found that 65% say that the roads in Doncaster are too dangerous for cycling and 54% of respondents state that the pavements and walking environment in Doncaster are inadequate. Furthermore, 71% agree that improvements to the walking and cycling environment should be a priority.

Using data sourced from the Office for National Statistics, in the year ending June 2021 the total record crime per 1000 of the population was at 96 for South Yorkshire compared to 81 across England and Wales. This is the second highest crime rate in England and Wales. South Yorkshire Police recorded 2069 incidents of crime in the LSOAs covering Mexborough, Woodlands and Moorends over the six month period from November 2021 to April 2022. This included 823 incidents of violent and sexual offences, 269 incidents of criminal damage and arson, 234 incidents of anti-social behaviour, 171 Public Order offences, and 326 incidents of theft, burglary & robbery, excluding vehicle crime (123 incidents). Mexborough has also been the location of significant police activity to disrupt organised crime and the supply of controlled drugs.

There are localised problems of poor-quality transport infrastructure and low-quality public realm contributing to a lack of vibrancy and sense of pride. This is particularly the case in Mexborough High Street where vacant units and underused buildings are common and public transport integration is poor due to dominant highway infrastructure. In addition, there is almost no dedicated cycling provision creating potential for conflict between pedestrians and vehicles. In Moorends the shopping areas are significantly compromised by poor quality public space and the streetscape is dominated by highways and parking creating a harsh environment.

Demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues

A range of sources, evidence and data are used and presented within the bid which support multiple findings. The data, surveys and evidence used and presented in this bid are largely official sources independent of and agnostic to the provision of the proposed LUF interventions in Doncaster North.

The data, surveys and evidence used and presented in this bid are current and up to date as the majority of the data is the latest versions published and from sources which are frequently updated such as statistics derived from the ONS. The data utilised in question 5.1.1 and that utilised for the wider application are up to date with data ranging from 3 months to 3 years old. This also helps the analysis present the most accurate reflection of the current situation in Doncaster North.

The most recent Index of Multiple Deprivation (IMD) statistics from the Department for Levelling Up, Housing and Communities demonstrate the scale and nature of issues in the local context, used in conjunction with policy documents outlining current governmental policies and investment programs with which the bid aligns closely. The release of the IMD is accompanied by technical report detailing the methodology and assurance of the released. The outputs of the IMD are fit for purpose-based assessment of the level of risk of quality concerns and public interest in the Indices, which use the risk and profile matrix set out in the UK Statistics Authority toolkit.

Data from the ONS has been utilised for the purpose of completing Section 5.1.1. Official Statistics are produced by crown bodies, those acting on behalf of crown bodies, or those specified in statutory orders, as defined in the Statistics and Registration Service Act 2007. The Office for Statistics Regulation (OSR), the regulatory arm of the UK Statistics Authority, assesses compliance of these statistics against the Code of Practice for Statistics.

The Office for Health Improvement and Disparities (OHID) is part of the UK Government Department of Health and Social Care (DHSC). The OHID collects and publishes statistics on public health topics. The OHID follow the code of practice for official statistics and produce national and official statistics in line with the statutory and other arrangements described in the guidance on how national and official statistics are assured.

Local datasets and reports, including from South Yorkshire Police and Doncaster Metropolitan Borough Council, have been utilised where local level data is not available from a national source. This ensures that the bid accurately reflects the situation in the locality of the interventions. The data has been collected following organisation protocol to ensure consistency and impartiality of the output.

Demonstrate that the data and evidence supplied is appropriate to the area of influence of the interventions

The interventions in 'Doncaster North' will directly benefit the residents of Mexborough, Woodlands and Moorends wards. Therefore, the data and evidence gathered to convey local issues is relevant to these three wards and as such is appropriate to the area of influence of the three interventions.

The Index of Multiple Deprivation (IMD) is used to illustrate the nature and scale of local problems and the level of deprivation. The IMD data focuses on the deprivation level of the 19 specific LSOA's within the boundary of the intervention comparing to national data. This is suitable as IMD can vary significant even within Local Authority areas as spatial characterises change. Demonstrating a high level of deprivation existing within the specific LSOA's comprising the site is appropriate for a targeted regeneration of the area.

Data of the smallest geography available is utilised from other sources, this

Provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems

This proposal comprises three elements which will address existing issues in Doncaster North. Overall, this LUF bid aims to improve the vibrancy of local high streets and the quality of community facilities, improving the health and wellbeing of residents, and enhancing pride in place. The Theory of Change is detailed in section 4.3.4.

Mexborough Town Centre Regeneration

Mexborough town centre plays an important role for the large local population and wider Dearne Valley area. However, the High Street is characterised by vacant units and underused buildings. Public realm is generally poor and there is little planting or public art within the town centre. This includes low quality gateway areas and a conservation area that is designated at risk. Public transport integration in the town centre is poor due to dominant highway infrastructure and there is almost no dedicated cycling provision. Mexborough has also been a hotspot for opportunistic crime, which this intervention will address by increasing activity and passive surveillance.

The investment in Mexborough Town Centre includes frontage improvements to 20 buildings in the 'At Risk' conservation area and refurbishment of a prominent heritage building to bring it back into use as a multi-offer venue. Investment will be made in upgraded surface treatments, street furniture, planting, lighting and CCTV. A pocket park will be created on the former flyover site and the library and market buildings will be improved.

The transformation of Mexborough Town Centre aims to create an attractive urban area leading to increased footfall, dwell time and visitor spend. This in turn is expected to increase demand for currently vacant units and reduce incidents of anti-social behaviour due to increased surveillance. The project team anticipate a reduction in crimes by 20%, this leads to a per annum benefit of nearly £90,000. The intervention will also protect an 'at risk' conservation area by bringing a prominent heritage building back into use. This is in addition to wider land value uplift, carbon sequestration and amenity benefits.

Moorends Centre Regeneration

Moorends central service areas suffers from vehicle dominated environments that impede pedestrian movement and negatively impact their appearance. Shopping areas are significantly compromised by poor quality public space and key public places lack cycle infrastructure, which disincentivises active travel. Furthermore, Doncaster's behavioural insight research in Doncaster identifies that 65% of respondents think roads in Doncaster are too dangerous for cycling.

The Moorends investment aims to deliver new infrastructure to increase active travel and pedestrian safety, support existing local businesses and attract new investment. Interventions include introducing cycle stands and a segregated cycle lane, new street furniture, planting, street trees, rain gardens, vertical planting and new public art. In addition, there will be improved walking and cycle routes along key streets and traffic calming measures.

This project will help to transform the heart and heritage of Moorends with a revitalised public realm that will give greater priority to pedestrians and cyclists. This will increase footfall, dwell time and active travel levels, benefiting existing businesses and attracting future investment. Crime reduction due to this intervention is estimated to provide £32,000 worth of benefits per annum in Moorends. This is in addition to wider land value uplift and carbon sequestration benefits.

Brodsworth Miners Welfare Institute

The Grade II Listed Brodsworth Miners Welfare Institute is an important community building located adjacent to the Woodlands Conservation Area,

Woodlands town centre and Adwick Leisure Centre. It provides a home for community events and activities as well as outdoor sports pitches, but the building is in a deteriorating condition. It will soon become unfit-for-purpose. This poses a threat of further worsening of health outcomes in Mexborough when outcomes such as life expectancy are already significantly worse than the England average.

This element of the LUF application will deliver an extensive multi-functional town centre community hub offering a variety of health, sports and cultural activities. This project will refurbish and repurpose the building in line with its Listed status to enhance its role as an activity hub for the Woodlands and surrounding communities. The refurbishment and repurposing project comprises repairs; external works to create a welcoming environment; and improved building operations enabling the hall to be transformed into a viable community asset.

The Brodsworth project will deliver essential investment to secure the future of the prominent historic building of local importance, protecting a vital community and heritage asset. Quantified conservation benefit is estimated at approximately £1.2m, this is the largest of the quantified benefits for this scheme that are detailed in the later sections.

Describe the robustness of the analysis and evidence supplied such as the forecasting assumptions, methodology and model outputs

Public realm benefits

Public realm benefits have been assessed through the Valuing Urban Realm Toolkit (VURT) for the Mexborough and Moorends areas. VURT has been developed by Transport for London (TfL). VURT is based on research undertaken by TfL, which applies an uplift of 1.22% to rateable values of relevant commercial premises for each point uplift secured in a quantitative assessment.

Amenity benefit of public space

The MHCLG Appraisal Guide (2016) value for the amenity benefit for urban core has been utilised to estimate the monetary value of the additional public green space provided by the Mexborough interventions.

Social value of crime reduction

The project team forecast that across the three interventions a 20% reduction in crime will result. This will result in 124 net crimes avoided per year. It is estimated that each crime avoided creates a social cost savings of £1,399 (2022 prices) this is based on the New Economy database value of each crime reported and handled by the police. A displacement factor of 75% was applied to this total value. This methodology is endorsed by DLUHC.

Conservation deficit

The value of preserving an historic asset has been estimated using guidance from Heritage Enterprise (2019). According to Heritage Enterprise guidance, a conservation deficit is where the existing value of a heritage asset plus the cost of bringing it back into use is greater than the value of the asset after development has been complete .

Other

Those benefits/methodologies listed above capture the four highest values benefits across the three interventions. Other quantified benefits include carbon sequestration which utilises research from Natural England and the non-traded price of carbon produced by BEIS; pedestrian movement benefits have been calculated using the Active Modes Appraisal Toolkit (AMAT) aligned to DfT's guidance; and the wellbeing value from regular library use and leisure related visits has been taken from studies undertaken for the Department for Digital, Culture, Media and Sport.

Explain how the economic costs of the bid have been calculated, including the whole life costs

The costs for each of the three scheme elements were developed by Doncaster Council through a process of building up costs based on benchmarks from similar schemes and specialist cost consultancy support. The costs for the economic appraisal were set out, undiscounted and in 2022/23 prices. The net economic costs to be included in the BCR will include all costs to the public sector, including prospective LUF funding and council match funding. The cost profile was agreed and inflation for the costs was removed using the latest GDP deflator released by HM Treasury. The net economic costs were discounted across the appraisal period in line with HMT Green Book 2020 guidance, values are discounted at a rate of 3.5% pa. Optimism bias has been applied to the final sum of discounted costs. In order to be cautious, the upper-bound optimism bias for standard construction has been used, as set out in the HMT Green Book supplementary guidance on optimism bias. The actual level of optimism bias could be reduced, due to the work undertaken to develop this scheme to date. However, in order to be cautious, this figure of 24% has been retained for the sake of appraisal.

Describe how the economic benefits have been estimated

This project contains three elements, each of which produce multiple quantifiable economic benefits. These benefits are wider area land value uplift, crime reduction, amenity gain, carbon sequestration and visitor wellbeing. The approach to calculating each of these benefits is set out below and is shown in full in the appraisal technical note appended to this application.

Wider Land Value Uplift resulting from the regeneration to be delivered by this scheme was assessed using TfL's VURT tool, applying a standard uplift to commercial properties within the immediate vicinity of the areas being regenerated by this scheme. This benefit reflects the uplift in land values in the area targeted by this scheme.

The increase in activity in this area is anticipated to support passive surveillance and a reduction in crime and anti-social behaviour within these areas. Greater activity in these areas will increase the number of people in each area and reduce the opportunity for crime and anti-social behaviour to occur without detection, ultimately reducing the occurrence of crime in this area. Data from UK Crime States was used to quantify the total number of relevant crimes committed within a quarter of a mile radius of the interventions areas in the year to September 2022. The value of each crime reported and handled by the police was provided in the New Economy database and a displacement factor of 75% was applied to this total value. This methodology was endorsed by DLUHC.

Amenity values calculate the public space included within a scheme in monetised terms. The amenity value of the public realm space identified across all three elements of this project was calculated by multiplying the total amenity space proposed for the project by the value of public amenity space provided in the MHCLG Appraisal Guide (2016). Amenity analysis places a monetary value on public realm space that is based on the social value people place on access to such space.

Across the three components of this project, a total of 177 net additional trees will be planted. Each tree planted contributes to the capture of carbon dioxide from the atmosphere. Research from Natural England explains that the quantity of carbon that can be sequestered by the natural environment such as woodland is dependent on factors such as the age and type of trees. To reflect this and to be cautious not to risk overstating the potential scale of the benefits of additional carbon sequestration from this project, a conservative build-up rate has been applied to the carbon sequestration benefits used within the appraisal.

The economic value of the net additional carbon sequestered by this project was calculated using the non-traded price of carbon for each year produced by

BEIS. The non-traded price of carbon was selected as carbon trading is limited to heavy industry and accordingly does not include urban regeneration schemes such as this. The cumulative value of the carbon sequestered from the environment by the new trees delivered by this scheme was included as a quantified benefit.

The impact of this investment on the wellbeing of visitors is based solely on the impacts at the Brodsworth Miners Welfare site, where the delivery of a library will allow people to visit the site and gain a wellbeing benefit. Data on the wellbeing value from regular library use per annum was taken from a study undertaken by Fujiwara et al in 2014 from the Department for Digital, Culture and Sport, which values the wellbeing effect at £1,359 in 2014 prices. This figure has been adjusted to 2022/23 prices for this study and was applied to an assumed uplift of 10 additional regular users of the library. This figure was derived based on the capacity of the proposed venue and applying an assumption that only a small proportion of visitors would constitute regular users. These low assumptions have been applied in order to be cautious.

Provide a summary of the overall Value for Money of the proposal

For each of the three scheme elements, a single, 'initial' BCR has been calculated using the costs and benefits set out above. Each of the scheme elements have BCRs greater than 1.06.

The BCRs of each scheme element are as follows:

Mexborough Town Centre Regeneration: 1.53. This includes the benefits of wider LVU, crime reduction, amenity gain and carbon sequestration.

Moorends - The Village Circle and Green: 1.98. This includes the benefits of wider LVU, crime reduction and carbon sequestration.

Brodsworth Miner's Welfare Institute: 1.06. This includes the benefits of conservation deficit, carbon sequestration, visitor wellbeing and the social benefits to library users.

The combination of all scheme elements creates a total project-level BCR of 1.58, rated as 'medium' under the HMT Value for Money Framework.

Upload explanatory note (optional)

220630 Doncaster North LUF appraisal technical note.docx

Have you estimated a Benefit Cost Ratio (BCR)?

Yes

Estimated Benefit Cost Ratios

Initial BCR	1.58
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Adjusted BCR	1.58
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Describe the non-monetised impacts the bid will have and provide a summary of how these have been assessed

Foremost among the non-monetised benefits of this project is the impact it will have on reinforcing and re-establishing the identity and local pride in this area. The regeneration of Moorends and Mexborough will address years of decline of the streetscape that has harmed the economic performance of these towns

and the perception of each town among residents and visitors. This regeneration will build on the areas' heritage, supporting both an uplift in identity and civic pride whilst also attracting visitors to the area. The reinvigoration of the historic identity of this area will most clearly be seen in the enhancements to the Brodsworth Miner's Welfare site, a location with an historic façade and a clear link to the area's industrial past. The rejuvenation of this site will enable residents to engage with the area's history and to engage in events that can support social benefits to those involved as well as financial benefits to the venue. These financial benefits from increased revenue at the building will enable it to be fully self-sufficient, and in doing so allow the building to be maintained as a cornerstone of the area's heritage for generations to come.

Through the regeneration of Mexborough, the scheme is likely to have a positive impact on the external image which in the long run could help to attract businesses, additional footfall and residents to the area, particularly based on its strategically attractive location with strong transport connections. This anticipated increase in residents will help to stimulate the revitalisation of the local economy and help to ensure its future prosperity. The project will demonstrate that the area is able to support internal improvements and create high quality and affordable neighbourhoods whilst also helping to increase public safety and consolidate the retail offer within the area. As above, this project can support the enhanced image and perception of the area, leading to the attraction of new residents, businesses and activity. As a result of this investment, the area can be revitalised, creating a greater sense of place and attracting wider investment. The redevelopment of this historic asset can support a greater sense of place and of local pride, this can enhance and restore the perception of this area both to residents and visitors. This project can also enable the site to host popular events and public events, adding to the cultural offer of the area and providing a space for community uses.

Provide an assessment of the risks and uncertainties that could affect the overall Value for Money of the bid

The key risks that may affect the overall value for money of this bid are the long-term effects of COVID-19 and the response of residents to the interventions being delivered. The long-term impacts of the COVID-19 pandemic on towns remain unknown and the impact of the pandemic may lead to a change in high street shopping habits that could impact the realisation of the wider area LVU impacts as without the uplift in footfall, the full benefit will not be realised.

The reaction of residents to the interventions will be key to ensuring the value for money of this scheme is achieved. As the interventions aim to transform the three intervention areas covered by this scheme, the works delivered by this investment will only enable and encourage the transformation of these areas. Without people engaging with the project, the full range of benefits of this investment will not be delivered. Crime reduction is a key example of this. Crime reduction is a small benefit but is illustrative of the impact the scheme may have on Mexborough and Moorends, making both vibrant and safer space. However, the attraction of significant levels of footfall may also attract a different type of opportunistic crime. Similarly, without the public visiting amenity spaces and the Brodsworth Miners Welfare Institute for events and the library, the benefits attributed to these elements will not be realised.

These risks are being mitigated by the active engagement with residents in the development of these proposals.

Upload an Appraisal Summary Table to enable a full range of impacts to be considered

Additional evidence for economic case

None selected

Confirm the total value of your bid

Total value of bid £20176441

Confirm the value of the capital grant you are requesting from LUF

Value of capital grant £17950341

Confirm the value of match funding secured

£2226100

Evidence of match funding (optional) Confirmation of Funding- dmbc-cf-ndluf-letter of support 220622.pdf

Where match funding is still to be secured please set out details below

All of the projects within this bid are fully costed and there are no current funding gaps.

Land contribution

If you are intending to make a land contribution (via the use of existing owned land), provide further details below N/A

Upload letter from an independent valuer

Confirm if your budget includes unrecoverable VAT costs and describe what these are, providing further details below

There is no unrecoverable VAT in the proposed LUF2 schemes as DMBC is a Section 33 body and the activities meet the criteria set out in HMRC VAT notice 749 to be designated as 'non-business'.

Describe what benchmarking or research activity you have undertaken to help you determine the costs you have proposed in your budget

For Project One: Mexborough Town Centre regeneration we have undertaken a detailed benchmarking process in order to accurately determine costs. The match funding put forward for the acquisition of Montagu Chambers is based on a detailed valuation exercise undertaken by Doncaster Council Assets team and a compilation of prior council acquisition experience research which has given us two sources from which to develop our well considered match figure included in the bid. The remainder of the costings have all been independently formulated by industry experts Jackson Coles.

For Project Two: Moorends Regeneration, we have again undertaken a detailed benchmarking process in order to accurately determine costs. We conducted a detailed costings process with independent industry experts TC Consult.

For Project Three: Brodsworth Miners Welfare we have again undertaken a detailed benchmarking process in order to accurately determine costs. We conducted a detailed costings process with independent industry expert real estate surveyors BNP Parabis.

Associated costing documents are attached.

Within the development of our associated cashbook a 7% inflation uplift has been applied for the two future financial years within the lifetime of the project delivery. Whilst various predications on inflation has been presented, the projects within our scheme are influenced by different inflation predictions. The BCIS five year forecast for buildings outlined a prediction of an increase of building inflation to 7% per annum. Whilst the CPI for May 2022 was announced at 7.9%, this is an overall figure for inflation within the economy and it was felt a more targeted construction prediction would be more reasonable (especially as overall inflation is being dominated by food and non-alcoholic beverage inflation increases). This prediction is close to the May CPI figure.

Provide information on margins and contingencies that have been allowed for and the rationale behind them

The current climate of increasing contractor build costs and material has already been incorporated into our costings. We have allocated 9.3% of the scheme costs to cover contingency totalling £1.88m. Given the uncertainties regarding finances, outlined in the attached RAID log this was felt proportionate.

Due to current global supply side crisis there is increased unpredictability in the field of construction and the pricing of labour and materials. We firmly believe that our inflation rate of 7% plus the contingencies built into the bid will successfully prevent any funding gaps from arising during the delivery phase.

Describe the main financial risks and how they will be mitigated

Below are the financial risks as outlined within the attached RAID log.

1. (All Projects) Once successful and within delivery the annual payment from DLUHC/HMT is cancelled. This would lead to projects being within key stages in their respective delivery plans without the required investment to carry on and complete them. Risk score: 5 Mitigation: A contingent plan will be put in place. This would include reducing schemes pro-rata and prioritisation of projects in line with the funding received and outlined outputs. Other sources of funding will be sought, but this would dilute the potential delivery of other priority projects in the Doncaster Delivering Together Investment Plan. Risk score: 3

2. (All Projects) The current rate of inflation continues to increase, leading to project costs exceeding the detailed costings and inflation uplift applied within the project costings workbook. This has the potential for knock on consequences to the submitted delivery plan and the ability to deliver outputs in association with the Levelling Up Edlington scheme. Risk Score: 12
Mitigation: Reducing external factors, such as inflation, is difficult to implement within the project. Within the development of our associated cashbook a 7% inflation uplift has been applied for the two future financial years within the lifetime of the project delivery. Whilst various predications on inflation has been presented, the projects within our scheme are influenced by different inflation predictions. The BCIS five year forecast for buildings outlined a prediction of an increase of building inflation to 7% per annum. Whilst the CPI for May 2022 was announced at 7.9%, this is an overall figure for inflation within the economy and it was felt a more targeted construction prediction would be more reasonable (especially as overall inflation is being dominated by food and non-alcoholic beverage inflation increases). This prediction is close to the May CPI figure. As standard with project costs, a contingency has been applied to the overall scheme to reflect the current uncertainty with certain external market factors. This has been applied at just under 10%. Risk score: 9

Other risks within the attached risk register, whilst are labelled as a headline risk in another category do have financial risk implications. They are as follows:

- The LU Doncaster North submission is not successful in the LUF Round 2 Funding stream. As such the required investment to deliver the schemes does not come to pass and the schemes are not delivered.
- Within Capital schemes, current market forces has created a situation where there is an ongoing material shortage, currently amplified with the inflation issue (risk 6). This has the potential for knock on consequences to the submitted delivery plan and the ability to deliver outputs in association with the Levelling Up Doncaster North scheme.
- LUF expenditure is not completed by March 2025. This would put the projects at risk of clawback and as such leave projects uncomplete.
- Montagu Chambers is currently not in Doncaster Council's ownership as such improvements to the building will require detailed stakeholder management with the current ownership. Issues in this department could lead to the scheme not coming to fruition or issues regarding subsidy control.
- Brodsworth Miner's Welfare Institute is currently in third party ownership. This provides the risk that the project business case will face opposition from the third party stakeholders if there is a confliction of vision, resulting in difficulties to deliver the association outputs.
- Brodsworth Miner's Welfare Institute will be grant funded to Coalfields Regeneration Trust. This represents risks regarding delivery within the outlined delivery plan and timescales. Risks regarding delivery could led to risks outlined in this log including not delivering within the timescales of the LUF funding.

There are adequate mitigations for each risk that has reduced the overall risks as highlighted in the attached RAID log.

Upload risk register

LUDoncasterNorth_LUF_RAID_Log_v1.xlsx

If you are intending to award a share of your LUF grant to a partner via a contract or sub-grant, please advise below

- Coalfield Regeneration Trust ((CRT) Charity); 1 Waterside Park, Valley Way, Wombwell, Barnsley S73 0BB
- Partner organisation, supporting Doncaster Council in the redevelopment of Grade 2 listed building, a building which has a rich history of offering a plethora of community support services throughout the last 100 years. CRT from the outset; will work in collaboration with Doncaster Council by leading and delivering the capital transformation of this building, CRT is a national Charity and have a wealth of experience leading and developing community assets; for English, Welsh and Scottish Government, with BSI in quality management, the grant provided from Levelling Up with be utilised to finance the capital development costs of this treasured asset.

- LUF Funding Partner will receive: £1,481,304.54
 - Funding Method; Coalfield Regeneration Trust will receive a funding agreement between Doncaster Council and themselves, outlining the requirements and stipulations of the grant and our own Local Authority standards we expect the grant recipient to adhere to.
 - In regards to the disbursement of the Grant, CRT will undergo an Open procedure, The Open procedure is a one-stage procurement process which covers exclusion grounds, selection criteria and award criteria. An Open procedure means that any; organisation can respond to the advertised Contract Notice, request/download the procurement documents and submit a tender. All tenders will be evaluated in line with the methodology and criteria set out in the procurement documents.
 - Given the requirement to deliver this proposition in a timely manner the use of the Open procedure is extremely helpful when the requirements are typically straightforward, with a relatively simple Selection and Award process; and it is anticipated that only a small number of organisations will respond to the advertised Contract Notice. The contract notice will be advertised publicly.
-

What legal / governance structure do you intend to put in place with any bid partners who have a financial interest in the project?

As is outlined during the management case, relationships will be managed between Doncaster Council and CRT through a formal grant process. This will be put in place conditionally in advance of any LUF award and will come into affect if and when the bid is successful. The grant agreement will set out formal structures and adhere to the Council's approach to grant agreements such as the third party ensuring they follow the Council's procurement approach.

Summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted

The council conducts procurement that is compliant with public procurement law and as per the council's Contract Procedure Rules (CPR's) which ensures that:

- All providers are treated fairly and equally and that all procurement takes place in an open and transparent way, encouraging competition.
- The rules and procedures governing the procurement process are set out clearly for Council Members, Officers, third parties buying or commissioning on behalf of the Council, providers and other interested stakeholders.
- All elements of procurement, from identifying the need through to disposal of goods or ending of contracts, are governed to ensure sound, robust procurement practice.
- The Council complies with Public Procurement Regulations ("the Regulations") and any other legislation governing public sector procurement.
- The Council can defend against allegations of incorrect or fraudulent procurement practice, should the need arise.

The CPR's dictate how procurement should be conducted dependent on the value of the contract being procured.

Due to the value of the contract exceeding the works threshold under the Public Contracts Regulations 2015 a compliant tender process will be undertaken that will involve but is not limited to:

- Publishing of a Prior Information Notice (PIN) on the Find a Tender Service
- Pre Procurement Works – Market Engagement Events/investigate third party framework agreements that meet the objectives of the schemes
- A decision, via the Council's robust governance decision-making process i.e. the Mayor chairs a Cabinet made up of a small group of Members which is responsible for decisions with the greatest potential impact (e.g. cost commitments greater than £250,000), will be taken on whether to conduct a compliant tender process directly or via a third party framework provider. This will be proportionate with the scheme(s) that need to be delivered.

- The council procure contracts that demonstrate value for money and ensure, through robust contract terms and due diligence, that contractors are in compliance with law and best practice around requirements such as Modern Slavery.

Doncaster has successfully delivered a range of major projects over recent years, with notable examples being the CAST Theatre (£22m), Savoy Cinema and Restaurants (£8.5m), Danum Gallery, Library and Museum (£15m) and the Quality Streets programme across the city centre (£10m). The council is also responsible for the delivery of current major externally funded capital programmes such as the Doncaster and Stainforth Town Deal Funds and Doncaster Central Levelling Up Fund, as well as an internal programme of £127.6m (for 2022/23). Procurement of design and construction contracts where applicable have been a key component of the delivery of these schemes. During this time officers have developed the necessary skills and experience to delivery complex, multi-million pound, major capital projects simultaneously and are effective at managing contractors and associated risks. A project team will be assigned to deliver these projects and will report into the Capital Schemes project board where any risks are escalated, as identified in later questions.

All procurement at this level incorporates a minimum of 10% social value weighting within the overall tender evaluation strategy. Maximising social value is a key strategic priority outlined in Doncaster Delivering Together, with the framework for social value aligned to local strategic priorities. How the council is detailed in the councils Social Value webpage that includes the Social Value Procurement Policy: <https://www.doncaster.gov.uk/services/the-council-democracy/social-value>

This includes sustainability which is supporting the council in its Net Zero by 2040 ambitions.

The council conduct construction procurement taking into account the Construction Playbook, that is structured around the five main stages of the procurement and project lifecycle:

1. Preparation and planning
2. Publication
3. Selection
4. Evaluation and award
5. Contract implementation

The council have an in-house Procurement Team of 18 staff who lead on procurement activity at the council and are trained or are training towards CIPS Level 6 Professional diploma in Procurement & Supply. Capability and skill gap analysis is conducted six monthly via the Performance Development Review processes at the council and training / vocational development given to ensure these gaps are closed.

The project team, as identified in the management case, will have a representative from procurement to ensure that the delivery of the procurement activity is:

- To the standards and quality required for the delivery of the bid
- That contingencies post-procurement are made aware of any emerging risks to the delivery plan to ensure a seamless delivery of the delivery plan
- So the procurement team understand the wider aspirations of the bid so the three elements can be procured to the quality required.

Individual officers within the 18 strong staff will be identified closer to the submission but resource planning will start in earnest to ensure efficient capacity.

Resolution Planning is considered through effective procurement and contract/project management processes. At contract award financial assessment are completed and continuity plans are required and reviewed. Throughout the project, delivery risk is regularly reviewed and a risk register established including risks of key sub-contractor failure.

Contract terms are agreed subject to the procurement route and project. The council have an internal team of qualified contract lawyers and a legal services framework agreement of specialist legal firms that support this team and the

Who will lead on the procurement and contractor management on this bid and explain what expertise and skills do they have in managing procurements and contracts of this nature?

Procurement management will be lead by the Council's procurement team as identified in the above question. Brodsworth Miners' Welfare Institute Project will be led by Coalfields Regeneration Trust (CRT). As per the Council's arrangements regarding grants, CRT will be legally bound to follow the route outlined by the Council, please see the above question for more detail on that route.

Are you intending to outsource or sub-contract any other work on this bid to third parties?

Within the application. we determined for Brodsworth Miners Welfare proposal how Doncaster Council are working in partnership with Coalfield Regeneration Trust to deliver a capital transformation on a Grade 2 listed asset, we have described earlier how Doncaster Council intends to adhere to public procurement rules; and how in our contracting with CRT our intention to passport public procurement rules and any further conditions from Government on LUF to CRT. We described earlier our intention to support CRT in their public procurement of works via the Open procedure. The Open procedure is a one-stage procurement process which covers exclusion grounds, selection criteria and award criteria. An Open procedure means that any organisation can respond to the advertised Contract Notice, request/download the procurement documents and submit a tender. All tenders must be evaluated in line with the methodology and criteria set out in the procurement documents. Use of the Open procedure The Open procedure is best used where the requirements are typically straightforward, with a relatively simple Selection and Award process; and it is anticipated that only a small number of organisations will respond to the advertised Contract Notice.

In regards to the utilisation of KPIs; within Doncaster Council we are keen to install the values of: Value for Money; Social Value/ Return on investment/ Sustainability/ Quality and these will be written throughout the grant agreement; however we will also have prescribed KPIs for all propositions, given our extensive experience in delivering both UK and EU programmes; the KPIs of: Jobs created; reduction in neighbourhood crime; improved accessibility; increase in public engagement; increase in footfall; number of community led arts; culture, heritage activities will all be prescribed within the contract between Doncaster Council and Coalfield Regeneration Trust; the contract will stipulate we require quarterly performance reports to enable the Council to adhere to LUF guidelines, with the ability for the Council to undertake detailed audits should this be required. Where the quality of the works or outcomes do not adhere to the delivery standards and outcomes required, either grant will be withheld or potentially clawed back should the need arise.

Management of Capability and Capacity Gaps – Both Doncaster Council and CRT has a long track record of managing and delivery grant programmes; which include regularly review risk frameworks that determine risks and mitigations; both organisations have a number of Programme Managers and supporting staff that are able to deliver Government related contracts, in the unlikely event a loss of resource occurs we would utilise other programme managers who are supporting other programmes.

How will you engage with key suppliers to effectively manage their contracts so that they deliver your desired outcomes

Within earlier questions we have described our contractual relationship between Doncaster Council and the Coalfield Regeneration Trust, and how CRT will openly tender for works to Brodsworth Miners Welfare proposals. This will follow the approach taken by Doncaster Council as outlined earlier. In regard to the measures established to manage the contractor/ supplier risks, Doncaster Council will be extremely prescriptive in the standards required to ensure safety and adherence to public rules is paramount, including the utilisation of the HSE's guidance Use of Contractors – a Brief Guide (INDG368) and Managing Contractors, a guide for employers (HSG159 2nd edition 2011).

When CRT select a suitable contractor the following principles will be considered: experience, qualifications, memberships, arrangements for using sub contractors, previous accident/safety records. insurances, H&S policies, RAMS and training records, financial and economic background. In addition we want to install a joint assessment of risks, whilst expecting the successful contractor to provide information instruction and training on risks. With contractor staff integrated into policies and procedures to the same level as the client's own employees. We expect the sub-contractor to Cooperate and coordinate fully; and any issues to be highlighted immediately with both CRT and Doncaster Council. We will install regular review points; and will build in health and safety requirements into their procurement procedures. For example, contractors should explicitly acknowledge applicable rules such as permit to work procedures. This will heighten health and safety awareness on the part of the contractor, lead to better job and outcome performance.

In regards to the prescribed payment structure, this will be agreed at the outset, which will be monitored on a regular basis to determine adherence to the contract; if the quality or performance is not to the agreed standard, payments will be either withheld or potentially clawed back.

Set out how you plan to deliver the bid

Doncaster Council has an excellent track record of successfully delivering large value regeneration and infrastructure projects. It has achieved that by working to a Corporate Plan and within a constitutionally established framework of management and decision-making procedures. That framework ensures highly effective governance not only of the services that it provides but also of the management of its one-off projects.

The Councils regeneration and infrastructure projects are managed within its Directorate of Economy and Environment and supported Corporately by the Directorate of Corporate Resources. Specific responsibility to oversee the delivery of Levelling Up Edlington will be delegated to the Director of Corporate Resources, supported by the Director of Economy and Environment and key departments from across the Council, such as Major Projects and Leisure Services. This is reflected in our governance system later.

The delivery team will be supported by the Strategic Infrastructure Manager, the Major Projects Team Manager and a dedicated team of Project Managers who collectively have a wealth of experience and have delivered a diverse range of major infrastructure projects, including the National College for High Speed Rail Doncaster Campus (£22m) and CCQ Cinema and Restaurant Development (£9m).

Within the attached Planning Workbook for Levelling Up Doncaster North, Table D outlined the associated delivery plans for the three projects making up the submission. To ensure successful delivery of the plan, from the current stage, development and submission of the application, to successful completion of the projects, we have developed key work packages across the projects. This includes being proactive over the months in between submission and potential notification to ensure our delivery plan can be undertaken successfully. The delivery plan is coherent and linked to our expenditure profiles, highlighting that there will be some financial spend and actions in

22/23, this is explained in further detail later.

The delivery plan has been broken down into six clear work packages, and where possible follows the RIBA Plan of Work stages and the seven categories of Modern Methods of Construction through each RIBA Stage. Some of these stages have been consolidated within work packages, reflecting the overlay of the RIBA Stages.

The delivery plans are broken down into 6 work packages:

- WP1: Inception kick off and Procurement
- WP2: Site and Asset Acquisition
- WP3: Design and Planning
- WP4: Manufacturing and Construction
- WP5: Handover
- WP6: In Use

The delivery plan is designed to account for dependencies. By following the RIBA stages these dependencies can be accounted for. As such WP's 2-6 in particular follow the process of the RIBA design stages to ensure that projects are delivered in a sequential process.

The Council's Assets and Property Team will lead on the acquisition strategy. A Compulsory Purchase Order (CPO) may be implemented to support the acquisitions if deemed necessary. Engagement with relevant owners has commenced in order to stick to timescales associated with WP2 where applicable.

As per WP1 and the commercial case, procurement will be progressed to undertake significant amount of the works to ensure construction specialists are leading in specific projects. The timescales have been set out in WP1 and will follow the process set out in the commercial case. Any appointed contractor will have to demonstrate their capability to meet the outlined delivery plan, budget and their approach to risks. This will be evaluated as part of the tender process.

A review of planning requirements has shown the following statutory approvals will be required:

- Brodsworth Miners' Welfare Institute – full planning permission;
- Mexborough Town Centre Regeneration - full planning permission required for the Montagu Chambers, Markets Area and Flyover park elements of the project.

This has been identified within WP3 with time identified for pre-application .

All three schemes clearly outline how they will be in use by March 2025, allowing for benefits realisation monitoring to take place. Benefits realisation will not be the responsibility of one person, but a combined effort by the Council and project contributors. Benefit management is at the heart of delivering the scheme and is integrated into project management spanning the key principles of benefit management and setting benefit targets.

The Council will apply the methodology set out in the Government's 'Guide For Effective Benefits Management in Major Projects, including:

- Benefits will be identified using an unrestricted, open minded approach to ensure all possible benefits and disbenefits have been identified;
- Benefits will be identified by consulting with relevant and representative stakeholders and understanding what improvements they see as positive outcomes and negative consequences may be delivered by changes in the scope of the project;
- A benefits identification workshop to capture all stakeholder ideas and gain agreement on the set of desired benefits and potential disbenefits;
- Linking each benefit to each project objective;
- Benefits given a unique identification number to allow monitoring throughout the project;
- Benefits register established denoting responsible officer, timeline, measurement, baseline and current measurement;
- A similar approach to disbenefits.

The Council has a strong record in stakeholder and business management across large scale projects. A stakeholder matrix will be undertaken with identified management and communication plans if required. This will be assessed and updated as required throughout the project. Our governance structure will ensure that there is collective ownership of the bid centrally,

bringing together the key stakeholders responsible for delivery, but that individual projects are supported by existing governance where set up and appropriate.

Demonstrate that some bid activity can be delivered in 2022-23

As outlined within the attached Planning Workbook, there is associated project activity planned and will be delivered in 2022-23. This is summarised below:

Mexborough Town Centre Regeneration

22/23 Activity:

WP1: Inception kick off and procurement. Start date: 01/04/22. 22/23 activity:

- Project inception and business case
- Project delivery team mobilisation
- Publication and evaluation of tender
- Awarding and signing of construction contract
- Appoint contractors

WP2: Site and Asset Acquisition. Start date: 07/07/2022. 22/23 activity:

- Acquisition of Montagu Chambers

WP3: Design and Planning. Start date: 15/10/2022. 22/23 activity:

- Detail design
- Outline Planning Applications
- Spatially co-ordinated design
- Submit Planning Applications

Moorends Regeneration

22/23 Activity:

WP1: Inception kick off and procurement. Start Date: 01/04/22. 22/2 activity:

- Project inception and business case
- Project delivery team mobilisation
- Publication and evaluation of tender
- Awarding and signing of construction contract

WP3: Design and Planning. Start date: 14/11/2022. 22/23 activity:

- Detail design
- Spatially co-ordinated design

Brodsworth Miners' Welfare Institute

22/23 Activity:

WP1: Inception kick off and procurement. Start Date 01/04/22. 22/23 activity:

- Project inception and business case
- Project delivery team mobilisation
- Publication and evaluation of tender
- Awarding and signing of construction contract

WP3: Design and Planning. Start date: 14/11/2022. 22/23 activity:

- Detail design
 - Outline Planning Applications
 - Spatially co-ordinated design
 - Submit Planning Applications
-

Risk Management: Set out your detailed risk assessment

As attached for the financial risk question and reattached as a appendix, the RAID log provides the latest risk register for Levelling Up Doncaster North in the form of a RAID log. The risks have been undertaken using the Council's risk framework which ranks risks from 1-5 based on likelihood and potential impact. This is multiplied to provide a final risk score. An immediate risk response has been applied with a post response risk score applied.

The project team have identified 12 overall risks with the programme. 7 are association to every project, 2 to the Mexborough Town Centre Regeneration and 3 to the Brodsworth Miners' Welfare Institute. These will be continuously evaluated, monitored and updated. Governance (including responsibility) for this will sit operationally within the office delivery group, with risks escalated upwards as per the 3 level framework (please see 6.3.5). This means that risk

management and responsibility will be carefully managed and reported to reduce the overall risk of the project.

There are 5 risks that scored an original risk score of 12 or more:

3. (All Projects) The LU Doncaster North submission is not successful in the LUF Round 2 Funding stream. As such the required investment to deliver the schemes does not come to pass and the schemes are not delivered. Risk Score: 15

4. (Brodsworth Miners' Welfare Institute) Brodsworth Miner's Welfare Institute will be grant funded to the body (of the same name). This represents risks regarding delivery within the outlined delivery plan and timescales. Risks regarding delivery could lead to risks outlined in this log including not delivering within the timescales of the LUF funding. Risk Score: 15

5. (All Projects) The current rate of inflation continues to increase, leading to project costs exceeding the detailed costings and inflation uplift applied within the project costings workbook. This has the potential for knock on consequences to the submitted delivery plan and the ability to deliver outputs in association with the Levelling Up Edlington scheme. Risk Score: 12

6. (All Projects) Within Capital schemes, current market forces has created a situation where there is an ongoing material shortage, currently amplified with the inflation issue (risk 6). This has the potential for knock on consequences to the submitted delivery plan and the ability to deliver outputs in association with the Levelling Up Edlington scheme. Risk Score: 12

7. (Mexborough Town Centre Regeneration) Montagu Chambers is currently not in Doncaster Council's ownership as such improvements to the building will require detailed stakeholder management with the current ownership. Issues in this department could lead to the scheme not coming to fruition or issues regarding subsidy control. Risk Score: 12

Where possible, mitigations have been applied, this has helped reduced the risk in all but 1 risk (unsuccessful submission). This can be found in the delivery plan but is associated with the steps taken within this submission to provide appropriate inflation uplift, contingency, governance and delivery plans.

Provide details of your core project team and provide evidence of their track record and experience of delivering schemes of this nature

Doncaster has successfully delivered a range of major projects over recent years, with notable examples being the CAST Theatre (£22m), Savoy Cinema and Restaurants (£8.5m), Danum Gallery, Library and Museum (£15m) and the Quality Streets programme across the city centre (£10m). The council is also responsible for the delivery of current major externally funded capital programmes such as the Doncaster and Stainforth Town Deal Funds and Doncaster Central Levelling Up Fund, as well as an internal programme of £127.6m (for 2022/23). During this time officers have developed the necessary skills and experience to delivery complex, multi-million pound, major capital projects simultaneously.

The officer group (please see the governance question for more detail) will be made up of these colleagues from across the council, providing their experience and expertise on particular subject matters. This will be the core project team. Collectively, the roles listed below have worked on the delivery of complex capital projects, evidenced with the successful schemes listed above. As a metropolitan borough, Doncaster has the internal expertise required to deliver this scheme across the wider system to ensure a collaborative approach and a seamless transition across the delivery plan to ensure all roles are fulfilled. Whilst we are confident regarding capacity and capability, any potential gaps will be monitored through our governance, ensuring that if officers move on during the delivery of the project, individuals will equal skills within the respective teams will be transitioned into delivery.

- SRO (Director of Corporate Resources) – responsible for the overall delivery of the project
- S151 Officer (and delegated finance officer) – responsible for financial management of the project
- Major Projects (and delegated Major Project Officers) – responsible for the capital management of the three projects. Major project officers have a wealth of experience in delivery of capital projects, including those mentioned.
- Assets and Property – responsible for leading strategic acquisition of

identified sites

- Programme Management – supporting management to log and raise risks, monitoring and evaluation and wider alignment with other investments
- Procurement – responsible for procurement approach and delivery
- Legal – subsidy control and contract obligation monitoring
- Planning – urban design and planning control
- Communications – to liaise and lead on the development and delivery of a project comms plan

The delivery of the Brodsworth Miners' Welfare Institute Project will be managed by Coalfields Regeneration Trust (CRT) (please see more detail arrangements in answers 6.1.9 and 6.2.2). A grant agreement will be in place with CRT outlining the specific arrangements to ensure the project is delivered within the wider spirit and purpose of the Levelling Up Doncaster North Bid. Local officers and ward members have been key to the development of plans at the Brodsworth Miners' Welfare Institute, resulting in a strong working relationship, which will be reflected with project management touch points to ensure any risks and delivery is fed into the wider governance.

If successful, the Council will tender for specific skills required for the delivery of the bid. This will include:

- RIBA Design Stage II work;
- Construction Contract.

This will follow the procurement route set out in the commercial case. Doncaster Council has worked in collaboration with multiplied design and construction companies on the delivery of successful capital projects. Again, the management of these contracts will be managed by the Major Projects team, creating a clear link into the governance structure set out.

Set out what governance procedures will be put in place to manage the grant and project

Our approach to governance will look to build on the experience of the Council in delivering major funding investments and link to the delivery of our recently successful Doncaster and Stainforth Town Deal Investment Plans (TIPs) and our previously successful Levelling Up Round 1 application. Due to the geographical and strategic link between our LUF bids and TIP we feel it necessary and appropriate to take aligning approaches. This will allow effective monitoring and evaluation.

It is the intention that our submission incorporates the strategic responsibility for the Levelling Up Funds within a number of existing partnership to demonstrate accountability and level of influence, this aligns to the importance we place on diversity and ensuring we listen to the multiple voices of a place. The Council has a strong record in stakeholder and business management across large scale projects. A stakeholder matrix will be undertaken with identified management and communication plans if required. This will be assessed and updated as required throughout the project. Our governance structure will ensure that there is collective ownership of the bid centrally, bringing together the key stakeholders responsible for delivery, but that individual projects are supported by existing governance where set up and appropriate.

Our framework is based on 3 levels; the first is at locality level where the development, performance and monitoring of each proposition contained within our bid is discussed and agreed; the locality boards comprise of residents, business, educational, voluntary, public and other private agencies and add a real richness to our submissions, ensuring all our interventions are appropriate for the place. Across the three spatial locations in Levelling Up Doncaster North Edlington this is supported through our localities model and governance. The Brodsworth Miners' Welfare Regeneration Trust will also look to incorporate a trustee framework represented by members of the local community. Secondly we have accountability into the Local Strategic Partnership Framework; with Team Doncaster chaired by the Elected Mayor sitting at the heart of our strategic partnership landscape; we have the highest of strategic bodies who will receive regular updates on the progress of our

submissions, and intervene where appropriately. The Team Doncaster Coordinating Group which has strategic responsibility for our place-based investment plan. Thirdly, is the role Doncaster Council will take in ensuring all activity is compliant with UK Government legislation, with the role of the S151 officer and Programme support critical in ensuring all activity is completely assured. This group, contains the Strategic Director for Corporate Resources, Strategic Director for Economy and Environment; Mayor of Doncaster, Deputy Mayor and Portfolio Holder for Business, and also includes supporting colleagues from Policy, Insight and Change, Finance, Procurement, Communications and Legal. This group meet on a monthly basis.

The team is led by an elected Mayor that works within guidelines set by the sixty-three elected Members of the Council. The Mayor chairs a Cabinet made up of a small select group of Members, each with a specific area of responsibility. The Cabinet is responsible for decisions that have the greatest potential impact (for example, cost commitments greater than £250,000).

Decisions below that but which are still significant are made by senior DMBC Officers at Chief Executive, Director and Assistant Director level and day to day decisions are made by the Head of Service for Major Projects and Investment with support from the Project Manager assigned to this project. There are open channels of communication between those levels of management so that information can flow quickly when necessary and to promote a co-operative approach to team working and project ownership. The Director of Corporate Resources is designated as the Senior Responsible Officer for this project.

To ensure the operational delivery of the project, an officer group delivering the current LUF Round 1 submission, which this project will align to if successful. Leads from this group will align with our three layer governance framework already outlined. The roles of this group are summarised below:

- SRO – responsible for the overall delivery of the project
- S151 (and delegated finance officer) – responsible for financial management of the project
- Major Projects (and delegated Major Project Officers) – responsible for the capital management of the three projects
- Assets and Property – responsible for leading strategic acquisition of identified sites
- Programme Management – supporting management to log and raise risks, monitoring and evaluation and wider alignment with other investments
- Procurement – responsible for procurement approach and delivery
- Legal – subsidy control and contract obligation monitoring
- Planning – urban design and planning control
- Communications – to liaise and lead on the development and delivery of a project comms plan

Touch points and governance meetings will be held with Coalfields Regeneration Trust as per the grant agreement that will be in place.

The Delivery Group will take key decisions to continue with the project or not based on:

- Assurances that all products planned in the Delivery Plan have been completed;
- Assess the continued viability of the project;
- Receive information needed to approve the current stage's completion and authorise the start of the next stage;
- Recording of measurements or lessons that can help later stages of the project (or other projects).

The results of this method are:

- An End Project Report;
 - Current Stage Plan actuals, showing performance against the original;
 - The next Stage plan or exception plan;
 - A revised Delivery Plan;
 - The updated risk Log, together with the Business Case and Delivery Plan, is used to review the continuing viability of the project;
 - Any changes to the structure or staffing of the project management team.
-

If applicable, explain how you will cover the operational costs for the day-to-day management of the new asset / facility once it is complete to ensure project benefits are realised

The proposed development is made up of several key elements and these capital assets will be managed and maintained as follows:

Brodsworth Miners' Welfare Institute

The revenue support towards Brodsworth Miners' Welfare Institute will be the sole responsibility of Coalfields Regeneration Trust. CRT have vast experience in managing the revenue required to maintain buildings. A Revenue Asset Management Plan will be developed to support the long term sustainability of the facility, including working with the community for volunteering and fund raising where required.

Public Realm & Highways Infrastructure (Mexborough Town Centre Regeneration & Moorends Regeneration)

Following completion of the proposed public realm elements in both the Moorends Regeneration and the Mexborough Town Centre Regeneration projects, the areas will be adopted by Doncaster Council (where already not adopted) and managed as a public asset. This is support by the Council's Street Scene team that has local authority for maintenance of these types of assets. Elements in association to highways have already been adopted by the Highways Authority and maintenance will fall under existing highways infrastructure maintenance budgets. We have recognised that the projects within this proposal will create additional revenue pressures of these two services. The exact amounts will be factored into account as part of the annual budget setting process, the Council will make a provision for budgets to cover the ongoing maintenance costs in relation to the schemes. This work has started in earnest and will continue throughout the summer to produce a balanced budget that the finance department at the Council will submit for approvals. This will be further supported and confirmed by the Council's Cabinet, led by our elected Mayor, when the decision to accept the Levelling Up Funding, if successful, is presented to Cabinet. To support this those additional revenue costs will be costed up in detail over the summer in advance of any successful notification.

But revenue costs to make the programme successful is not just limited to revenue associated with the maintenance of capital projects. To ensure the assets are a success, revenue investment will be provided to support the engagement of the projects to residents and other beneficiaries of the project. This will be part of our wider approach to being more pro-active and open regarding investment with our Doncaster Delivering Together Investment Plan. An investment page will be set up online to showcase how investment is being delivered across the borough. This will be supported with specific communications on particular projects. For example, using our localities model, the schemes will be disseminated across Doncaster North to encourage Brodsworth Miners' Welfare Institute usage, town centre celebrations and to showcase the changes being made at the Mexborough and Moorends.

**Upload further information
(optional)**

Set out proportionate plans for monitoring and evaluation

Central to the development of the bid, was the development of our Theory of Change (ToC) to ensure that the strategic case for investment followed tangible outputs, outcomes and impacts. The basis for this was the ToC developed in the Doncaster Delivering Together Investment Plan, linking inputs to the overall local strategic vision of thriving people, places and planet.

A specific ToC was then developed for for Levelling Up Doncaster North. As demonstrated in the ToC the strategic objectives were the starting place for the development, focusing in on: Opportunities, Physical Presentation Enhanced

Wellbeing and Environment. These were identified to align with local, regional and national strategic ambitions, including the Levelling Up Missions. This was supported with the context of the location.

Collectively, this allowed a logic model of Inputs, Outputs, Primary and Secondary Outcomes, and Impacts. These can be found within the ToC.

The ToC was therefore the starting point for identified Outputs, Outcomes and Impacts. The inputs will be the associated funding this programme, governance identified to delivery and specific WPs identified within the Delivery Plan.

Metrics were selected based on the ToC, supported by knowledge from recent M&E submissions in other successful bids, such as the Towns Deal Fund and the Levelling Up Fund Round 1. Metrics were compared against the Levelling Up Fund Round 2 Annex guidance to determine whether they were a 'standard' output or other. These have been broken down by project. Below is a snapshot of selected measures, more detail can be found in Table E of the submitted workbook:

Inputs:

- Funding and Finance (All)
- Business Case Development (All)
- Undertake public/political/stakeholder engagement (All)
- Obtain direction from DLUHC team (All)
- Design and architectural support (All)
- Ensuring all projects are started and completed on time to spec (All)

Outputs

- Mexborough Town Centre Regeneration: Streetscape, green space, renovation of heritage site at Montagu Chambers, pedestrian links
- Moorends Regeneration: art space, cycle infrastructure, pedestrian links, shopfront enhancements
- Refurbished Brodsworth Miners' Welfare Institute as a modern community venue

Outcomes

- Better access to active lifestyles and sports facilities (All)
- Increase in business activity (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Improved quality of environment (All)
- Unlocked and improved access to green space (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Increased physical connectivity for active modes (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Enhanced accessibility to amenities in impact areas (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Increased land values within the impact areas (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Increased demand through growth in business activity (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Increased demand through more people present in the impact areas (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Increase in resident satisfaction (All)
- Increased footfall within town centres (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Mode shift from the car, with reduction in associated economic, environmental and social externalities (Mexborough Town Centre Regeneration & Moorends Regeneration)
- Reduction in anti-social behaviour (All)

Impacts

- Directly delivers interventions set out within the Mexborough Masterplan (Mexborough Town Centre Regeneration)
- Directly delivers interventions set out within the Thorne and Moorends Masterplan (Moorends Regeneration)
- Improved and maintained heritage and cultural assets supporting them to be sustainable and profitable for the district's benefit (All)
- Greater access to employment opportunities (Mexborough Town Centre Regeneration, Moorends Regeneration)
- Enhanced urban realm and user experience in the impact areas (All)

- Modal shift towards sustainable and active modes – reducing congestion, traffic accidents, improving air quality and providing health benefits (Mexborough Town Centre Regeneration, Moorends Regeneration)
- Raised living standards and aspiration for Doncaster residents (Mexborough Town Centre Regeneration, Moorends Regeneration)
- Supports delivery of Doncaster Local Plan (All)

Long-term impacts will be measured in line with the benefits realisation we are claiming within our bid.

Completion of our evaluation will be completed in line with the processes in place for the Levelling Up Fund Round 1, of which the Council is already engaged with the DLUHC monitoring and evaluation process.

As a proven practitioner regarding the ESIF and UK Local Growth Fund for over 20 years, and now within UK Government bids post-EU funding, the Council has an unblemished record of completing Evaluation and Summative Assessments on capital projects.

In this respect:

- a. The Project Manager within the officer working groups shall undertake a summative assessment of the projects, including preparation of information for submissions.
- b. Submissions will be undertaken quarterly, covering project expenditure, project progress and changes and risks. Six monthly reports will be submitted on identified outputs and outcomes, in accordance with Levelling Up Fund Data Submissions Guidance (v2 July 2022).

The project manager will be resourced from the Council's Policy, Insight and Change Team, working under the Head of Service for Programmes, this unit provides project management support across a number of directorates, including Economy & Environment where major capital projects sit. They will work collaboratively with officers involved in the delivery of the projects within the programme. This team is resourced through the Council's annual revenue budget setting process. The relevant Grade (10) is currently budgeted for the financial year 2022.23 at an oncost of £52,178.65-£57,401.23.

The project manager will be supported by the Council's data intelligence team, also sitting within Policy, Insight and Change, to ensure metrics are reported as per timescales, but more importantly so that any trends can be determined and recorded. This will be important for benefits realisations to understand the change in long term metrics. Due to the alignment of the programme with the local strategic priorities in Doncaster Delivering Together. The programme will be a key input into changing the curves in the Doncaster Delivering Together Dashboard (due to be made public in Autumn 2022), especially at a local level.

Senior Responsible Owner Declaration

Upload pro forma 7 - Senior Responsible Owner Declaration LUF Round 2 Proforma 7 LU Doncaster North.docx

Chief Finance Officer Declaration

Upload pro forma 8 - Chief Finance Officer Declaration Proforma 8- CFO Declaration Don North.pdf

Publishing

URL of website where this bid will be published <https://www.doncaster.gov.uk/>

Additional attachments

Additional file attachment 1

Upload attachment	Levelling Up Doncaster North Brochure.pdf
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Additional file attachment 2

Upload attachment	LUDoncasterNorth_LUF_RAID_Log_v1.xlsx
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Additional file attachment 3

Upload attachment	DMBC_Match_Funding_Letter LU Doncaster North Signed.docx
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Additional file attachment 4

Upload attachment	Maps and Drawings.xlsx
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Additional file attachment 5

Upload attachment	TC Consult Costings- Moorends Regeneration.docx
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Additional file attachment 6

Upload attachment	CRT_Brodsworth Miners Welfare_June 2022.pdf
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Additional file attachment 7

Upload attachment	Approved Valuation Montagu Chambers.pdf
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Additional file attachment 8

Upload attachment	North Doncaster and Edlington community engagement report 2022.06.27-Final.pdf
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Additional file attachment 9

Upload attachment	Levelling Up Doncaster North - Youth Zones - Final.docx
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Additional file attachment 10

Upload attachment	Thorne & Moorends CIM - Print View low res for email Final.pdf
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Additional file attachment 11

Upload attachment	0050_0887_MWI_Initial Designs_LR.pdf
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Additional file attachment 12

Upload attachment	Mexborough Scheme Costings - 10 June 22.pdf
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Additional file attachment 13

Upload attachment	Miners Welfare Costs BNPPRE - updated June 2022.xlsx
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Project 1 Name

Mexborough Town Centre Regeneration

Provide a short description of this project

Increasing the sustainability of the Town Centre and protecting an 'at risk' conservation area by bringing a prominent heritage building back into use, improving shop fronts, enhancing the public realm, delivering new and safer public spaces, increasing footfall, and integrating access with community, sports, and recreation facilities.

Provide a more detailed overview of the project

The transformation of Mexborough town centre will involve targeted street and building enhancements, better integration of the town centre with local community facilities and the development of new public spaces.

Key Deliverables:

- Frontage improvements to buildings in the 'At Risk' conservation area (circa 20 properties) and bringing a prominent heritage building back into full use as a multi-offer venue
- Targeted public realm works including upgraded surface treatments, street furniture and planting
- Community safety upgrades including lighting and CCTV
- Significant new public spaces including a pocket park on the former flyover site.
- Junction modifications, with enhancements to pedestrian movement, safety, and access
- Enhanced integration and active travel links to adjacent health, sports, and social facilities
- Improvements to key town centre gateways, including the setting of the library and market buildings.

Doncaster North comprises the northern extent of Doncaster city centre along with a network of rurally located satellite towns and villages, many of which expanded rapidly to service local collieries. Following the colliery closures, these communities have faced difficult and ongoing socio-economic challenges. Major employment sources which in turn supported local businesses were lost, resulting in high deprivation areas with low skills levels, poor health, high crime rates and a diminished sense of place. Aligned to the Local Plan Settlement Hierarchy, a programme of social infrastructure investment will take place in Doncaster's Main Towns. These towns are spatially distinct from the city centre and are required to provide a high number of services for their own needs and their wider catchment.

Provide a short description of the area where the investment will take place for this project

Mexborough lies to the west of the city centre. It has a sizeable town centre that plays an important role for the large local population and wider Dearne Valley area. However, the High Street suffers from vacant units and underused buildings. Public realm is generally poor and there is little planting or public art within the town centre. This includes low quality gateway areas and a

conservation area that is designated at risk. The evening economy is limited and although Mexborough benefits from a rail station and bus station, public transport integration with the town centre is poor due to over dominant highway infrastructure. There is almost no dedicated cycling provision in or around the town centre and potential for conflict between pedestrians and vehicles exists at key locations including at each end of the High Street. Some pathways are narrow and poorly lit, reducing their attractiveness for use after dark.

Further location details for this project

Project location 1

Postcode	S64 9AF
Grid reference	SK 47312 99852
Upload GIS/map file (optional)	
% of project investment in this location	100%

Select the constituencies covered by this project

Project constituency 1

Select constituency	Doncaster North
Estimate the percentage of this package project invested in this constituency	100%

Select the local authorities / NI councils covered by this project

Project local authority 1

Select local authority	Doncaster
Estimate the percentage of this package project invested in this Local Authority	100%

What is the total grant requested from LUF for this project?

£12531172

What is the proportion of funding requested for each of the Fund's three investment themes?

Regeneration and Town Centre	57%
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Cultural 43%

Transport 0%

Confirm the value of match funding secured for the component project

£2064100

Provide details of all the sources of match funding within your bid for this component project

Doncaster Council will match fund £2,064,100

Value for money

Mexborough Town Centre Regeneration – 1.53. This includes the benefits of wider LVU, crime reduction, amenity gain and carbon sequestration.

BCR and value assessment

If it is not possible to provide an overall BCR for your package bid, explain why below

All Projects Package BCR = 1.58

Benefit Cost Ratios

Initial BCR 1.53

Adjusted BCR 1.53

Non-monetised benefits for this project

Through the regeneration of Mexborough, the scheme is likely to have a positive impact on the external image which in the long run could help to attract businesses, additional footfall and residents to the area, particularly based on its strategically attractive location with strong transport connections. This anticipated increase in residents will help to stimulate the revitalisation of the local economy and help to ensure its future prosperity. The project will demonstrate that the area is able to support internal improvements and create high quality and affordable neighbourhoods whilst also helping to increase public safety and consolidating the retail offer within the area.

Does this project include plans for some LUF grant expenditure in 2022-23?

Yes

Could this project be delivered as a standalone project?

Yes - the project could be delivered as a standalone project

Demonstrate that activity for this project can be delivered in 2022-23

As outlined within the attached Planning Workbook, there is associated project activity planned and will be delivered in 2022-23. This is summarised below:

Mexborough Town Centre Regeneration

22/23 Activity:

WP1: Inception kick off and procurement. Start date: 01/04/22. 22/23 activity:

- Project inception and business case
- Project delivery team mobilisation
- Publication and evaluation of tender
- Awarding and signing of construction contract
- Appoint contractors

WP2: Site and Asset Acquisition. Start date: 07/07/2022. 22/23 activity:

- Acquisition of Montagu Chambers

WP3: Design and Planning. Start date: 15/10/2022. 22/23 activity:

- Detail design
 - Outline Planning Applications
 - Spatially co-ordinated design
 - Submit Planning Applications
-

Statutory Powers and Consents

List separately below each power/consents etc. obtained for this project

N/A

Upload content documents (optional)

Outstanding statutory powers/consents

Mexborough Town Centre Regeneration

Full planning permission is required for the following elements: Montagu Chambers, Markets Area, Bank Street. 20 weeks have been identified in the delivery plan.

Project 2 Name

Moorends Regeneration

Provide a short description of this project

Transforming the heart of Moorends to increase footfall, dwell time and pride in place by revitalising the public realm and delivering new infrastructure to increase active travel and pedestrian safety, supporting existing local businesses and attract new investment.

Provide a more detailed overview of the project

This project will help to transform the heart and heritage of Moorends with a revitalised public realm that will give greater priority to pedestrians and cyclists.

Key deliverables:

- A more cultural space that celebrates the area's heritage with new public art.
- More cycle infrastructure including cycle stands and segregated cycle lane
- Street and shop frontage enhancements, including new street furniture and planting.
- A series of street greening interventions including street trees, rain gardens and vertical planting that contribute towards more attractive and sustainable spaces
- Improved links to the surrounding green spaces with improved walking and cycle routes along key streets
- Reduce vehicle speeds and traffic levels with traffic calming measures at key locations, improving pedestrian safety

Doncaster North comprises the northern extent of Doncaster city centre along with a network of rurally located satellite towns and villages, many of which expanded rapidly to service local collieries. Following the colliery closures, these communities have faced difficult and ongoing socio-economic challenges. Major employment sources which in turn supported local businesses were lost, resulting in high deprivation areas with low skills levels, poor health, high crime rates and a diminished sense of place. Aligned to the Local Plan Settlement Hierarchy, a programme of social infrastructure investment will take place in Doncaster's Main Towns. These towns are spatially distinct from the city centre and are required to provide a high number of services for their own needs and their wider catchment.

Provide a short description of the area where the investment will take place for this project

Moorends is part of the Thorne-Moorends Main Town to the Northeast of the city centre and is the site of the former Thorne Colliery. Remnants of historic street patterns and design include unnecessary roundabouts such as The Circle, which are land hungry and create pockets of land that cannot be used. Shopping areas are significantly compromised by poor quality public space which creates a poor pedestrian space. Key public places lack cycle infrastructure, which disincentives active travel. The streetscape is dominated by highways and parking creating a harsh environment. The use of utilitarian road treatments creates cluttered unattractive spaces which is likely harmful to the businesses that front onto them. Levelling Up Fund investment in Moorends will complement recent and ongoing public and private sector investment in Thorne.

Further location details for this project

Project location 1

Postcode	DN8 4SU
Grid reference	SE 69440 15211
Upload GIS/map file (optional)	
% of project investment in this location	100%

Select the constituencies covered by this project

Project constituency 1

Select constituency	Doncaster North
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Estimate the percentage of this package project invested in this constituency	100%
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Select the local authorities / NI councils covered by this project

Project local authority 1

Select local authority	Doncaster
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Estimate the percentage of this package project invested in this Local Authority	100%
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What is the total grant requested from LUF for this project?

£3937864

What is the proportion of funding requested for each of the Fund's three investment themes?

Regeneration and Town Centre	100%
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Cultural	0%
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Transport	0%
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Confirm the value of match funding secured for the component project

£0

Provide details of all the sources of match funding within your bid for this component project

N/A

Value for money

Moorends - The Village Circle and Green – 1.98. This includes the benefits of wider LVU, crime reduction and carbon sequestration.

BCR and value assessment

If it is not possible to provide an overall BCR for your package bid, explain why below

All Projects Package BCR = 1.58

Benefit Cost Ratios

Initial BCR 1.98

Adjusted BCR 1.98

Non-monetised benefits for this project

Through the regeneration of Moorends, the scheme is likely to have a positive impact on the external image which in the long run could help to attract businesses, additional footfall and residents to the area, particularly based on its strategically attractive location with strong transport connections. This anticipated increase in residents will help to stimulate the revitalisation of the local economy and help to ensure its future prosperity. The project will demonstrate that the area is able to support internal improvements and create high quality and affordable neighbourhoods whilst also helping to increase public safety and consolidating the retail offer within the area

Does this project include plans for some LUF grant expenditure in 2022-23?

Yes

Could this project be delivered as a standalone project?

Yes - the project could be delivered as a standalone project

Demonstrate that activity for this project can be delivered in 2022-23

22/23 Activity:

WP1: Inception kick off and procurement. Start Date: 01/04/22. 22/2 activity:

- Project inception and business case
- Project delivery team mobilisation
- Publication and evaluation of tender
- Awarding and signing of construction contract

WP3: Design and Planning. Start date: 14/11/2022. 22/23 activity:

- Detail design
 - Spatially co-ordinated design
-

Statutory Powers and Consents

List separately below each power/consents etc. obtained for this project

N/A

Upload content documents (optional)

Outstanding statutory powers/consents

N/A

Project 3 Name

Brodsworth Miners Welfare Institute

Provide a short description of this project

Protect and repurpose a Grade II Listed community building in disrepair and its associated sports grounds, to safeguard their future and deliver an extensive multi-functional town centre community hub offering a variety of health, sports, and cultural activities.

Provide a more detailed overview of the project

This project will refurbish and repurpose the building in line with its listed status to enhance its role as an activity hub for the Woodlands and surrounding communities.

Key Deliverables:

- Repairs, focussed on the building's arrangement, proposed fabric repairs and addition of modern technologies
- External Works, creating a sense of arrival from the street and maximising the potential of existing spaces
- Building Operations, developing the framework required for the hall to be transformed it into a viable community asset

Associated with the project, Doncaster Council plans to develop a modular Youth Zone facility on the grounds of the institute, supporting its sustainability and providing a safe environment with access to sports, arts, and music activities.

Doncaster North comprises the northern extent of Doncaster city centre along with a network of rurally located satellite towns and villages, many of which expanded rapidly to service local collieries. Following the colliery closures, these communities have faced difficult and ongoing socio-economic challenges. Major employment sources which in turn supported local businesses were lost, resulting in high deprivation areas with low skills levels, poor health, high crime rates and a diminished sense of place. Aligned to the Local Plan Settlement Hierarchy, a programme of social infrastructure investment will take place in Doncaster's Main Towns. These towns are spatially distinct from the city centre and are required to provide a high number of services for their own needs and their wider catchment.

Provide a short description of the area where the investment will take place for this project

Adwick-Woodlands is located to the north of the city centre and expanded to service Brodsworth Colliery. Woodlands provides one of the Borough's earliest examples of a garden city layout. The intention was to create a bright, healthy living environment for the mining community which was at the heart of the village's economic prosperity and was considered to be a highly innovative design concept for a mining village. A Conservation Area was designated in

1979, which includes 26 listed structures. Built in 1924 and paid for by the miners, the Grade II Listed Brodsworth Miners Welfare Institute is an important community building located immediately adjacent to the Conservation Area, Woodlands town centre and Adwick Leisure Centre. It provides a home for community events and activities as well as outdoor sports pitches, but the building is in a deteriorating condition. It will soon become unfit-for-purpose and unable to continue hosting the current range of activities.

Further location details for this project

Project location 1

Postcode DN6 7PP

Grid reference SE 53837 07442

Upload GIS/map file (optional)

% of project investment in this location 100%

Select the constituencies covered by this project

Project constituency 1

Select constituency Doncaster North

Estimate the percentage of this package project invested in this constituency 100%

Select the local authorities / NI councils covered by this project

Project local authority 1

Select local authority Doncaster

Estimate the percentage of this package project invested in this Local Authority 100%

What is the total grant requested from LUF for this project?

£1481305

What is the proportion of funding requested for each of the Fund's three investment themes?

Regeneration and Town Centre 0%

Cultural 100%

Transport

0%

Confirm the value of match funding secured for the component project

£162000

Provide details of all the sources of match funding within your bid for this component project

Coalfields Regeneration Trust will be match funding £162,000

Value for money

Brodsworth Miner's Welfare Institute – 1.06. This includes the benefits of conservation deficit, carbon sequestration, visitor wellbeing and the social benefits to library users.

BCR and value assessment

If it is not possible to provide an overall BCR for your package bid, explain why below

All Projects Package BCR = 1.58

Benefit Cost Ratios

Initial BCR 1.06

Adjusted BCR 1.06

Non-monetised benefits for this project

The redevelopment of this historic asset can support a greater sense of place and of local pride, this can enhance and restore the perception of this area both to residents and visitors. This project can also enable the site to host popular events and public events, adding to the cultural offer of the area and providing a space for community uses.

Does this project include plans for some LUF grant expenditure in 2022-23?

Yes

Could this project be delivered as a standalone project?

Yes - the project could be delivered as a standalone project

Demonstrate that activity for this project can be delivered in 2022-23

22/23 Activity:

WP1: Inception kick off and procurement. Start Date 01/04/22. 22/23 activity:

- Project inception and business case
- Project delivery team mobilisation
- Publication and evaluation of tender
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- Detail design
 - Outline Planning Applications
 - Spatially co-ordinated design
 - Submit Planning Applications
-

Statutory Powers and Consents

List separately below each power/consents etc. obtained for this project

N/A

Upload content documents (optional)

Outstanding statutory powers/consents

Brodsworth Miners' Welfare Institute
Full planning permission is required for the project. 20 weeks have been identified in the delivery plan.
