

Paignton Town Centre Future High Streets Fund Business Case

Appendix 2: List of Appendices

1. **Image of Paignton FHSF Area and Project Locations**
2. **Infographics:** Challenges; Projects and Investment impacts
3. Logic Model
4. **Summary Table:** Projects, CBR, LVU, impacts and funding – including cumulative impacts
5. **Project packages and priorities**
6. **Covid-19:** Impacts and commentary, including MHCLG additional questions
7. Headline Project Risks and Mitigation
8. Headline Intervention Time Line, incl FHSF spend time lines
9. Vox Pops – video
10. Letters of Support

Projects Information

11. Paignton Flood Defence Scheme

- a) FHSF Project Costs & Benefits
- b) Exec Summary, Flood Defence business case
- c) Flood Defence Virtual Flooding video
- d) Flood Defence visuals / images
- e) Image of Morecombe Sea Wall

12. Paignton Station Square and Paignton Station Improvements

- a) FHSF Project Costs & Benefits
- b) Paignton Station Square – Virtual fly-through
- c) Paignton Station Square / Station – Before / After Images
- d) Paignton Station Square – Executive RIBA 3 Report
- e) (Draft) BAPA

13. Diversification of Victoria Street & Torbay Road

- a) FHSF Project Costs & Benefits
- b) Examples of Property Conversions – locations / images
- c) Illustrations of the impact of investment in Victoria St and Torbay Rd

14. Paignton Picture House

- a) FHSF Project Costs & Benefits
- b) Images and Proposals

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15. Victoria Centre Redevelopment

- a) FHSF Project Costs & Benefits
- b) Images and Proposals

16. Crossways

- a) FHSF Project Costs & Benefits
- b) Images and Proposals

17. Torbay Road Public Space Improvements

- a) FHSF Project Costs & Benefits
- b) Images and Proposals

Question: do we include the development appraisals that we have, in each of the project information packs, noting how inconsistent they are? Or do we add commentary to the revised FHSF Project Costs and Benefits documents to the extent that we have received financial information / appraisals that has been checked by JLL/HJA and worked into a consistent format for this submission.

Supporting Information

- 18. Transformation Strategy (April 2017) for Torbay's Town Centres
- 19. Extract from Torbay Council's Transformation Strategy for Torbay's Town Centres (April 2017) – Paignton town centre
- 20. Prism Report: Demographics & Demand (if complete in time)
- 21. JLL Market Analysis
- 22. JLL Land Value Uplift (subject to sensitivities re; funding gaps), including wider town centre uplift
- 23. Paignton Tourism Summary 2017
- 24. Paignton's Retail catchment areas 2013 & 2018 (CACI 2019),
- 25. Paignton Town Centre – existing uses
- 26. Wider town centre boundary
- 27. Primary and secondary retail areas
- 28. Trips via Paignton Railway Station
- 29. CACI retail assessment 2018
- 30. CACI retail spend by acorn group profile
- 31. Extract from Joint Strategic Needs Assessment
- 32. Crime Statistics in Paignton
- 33. Healthy High Streets Assessment for Paignton Town Centre
- 34. Paignton Town Centre: A1 retail decline
- 35. Comparative vacancy rates
- 36. Paignton Town Centre: Options Assessment & Evaluation Process – this needs to be refreshed in light of prioritization and reduced diversification project
- 37. Paignton WebTAG Analysis
- 38. Project Governance Organogram
- 39. Deadline Project Risk Registers
- 40. Deadline Intervention Time line
- 41. Paignton Neighbourhood Plan

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- 42. Paignton Refresh
- 43. Joint Strategic Needs Assessment Torbay 2018-2020