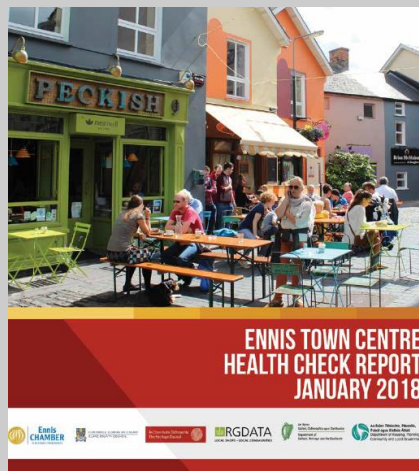


# Ireland's Collaborative Town Centre Health Check Programme: Why and How?!

DCHG & RIAI Webinar

12<sup>th</sup> June 2020

Ali Harvey MIPI AILI



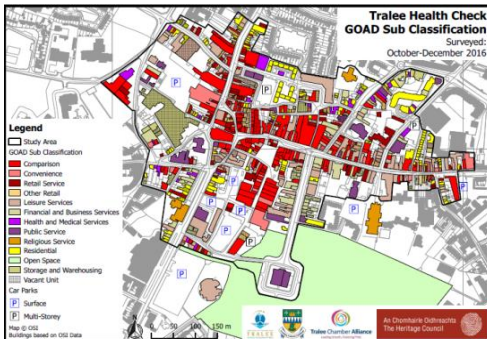
# Introduction – 3 Parts

- 1. The CTCHC Training Programme - Collaboration and Partnership – Key Strands and Activities?***
- 2. CTCHC Workshop with Scotland's Towns Partnership - Workshop Report, February 2020***
- 3. Benefits and Impact of the CTCHC Programme in Ireland...***

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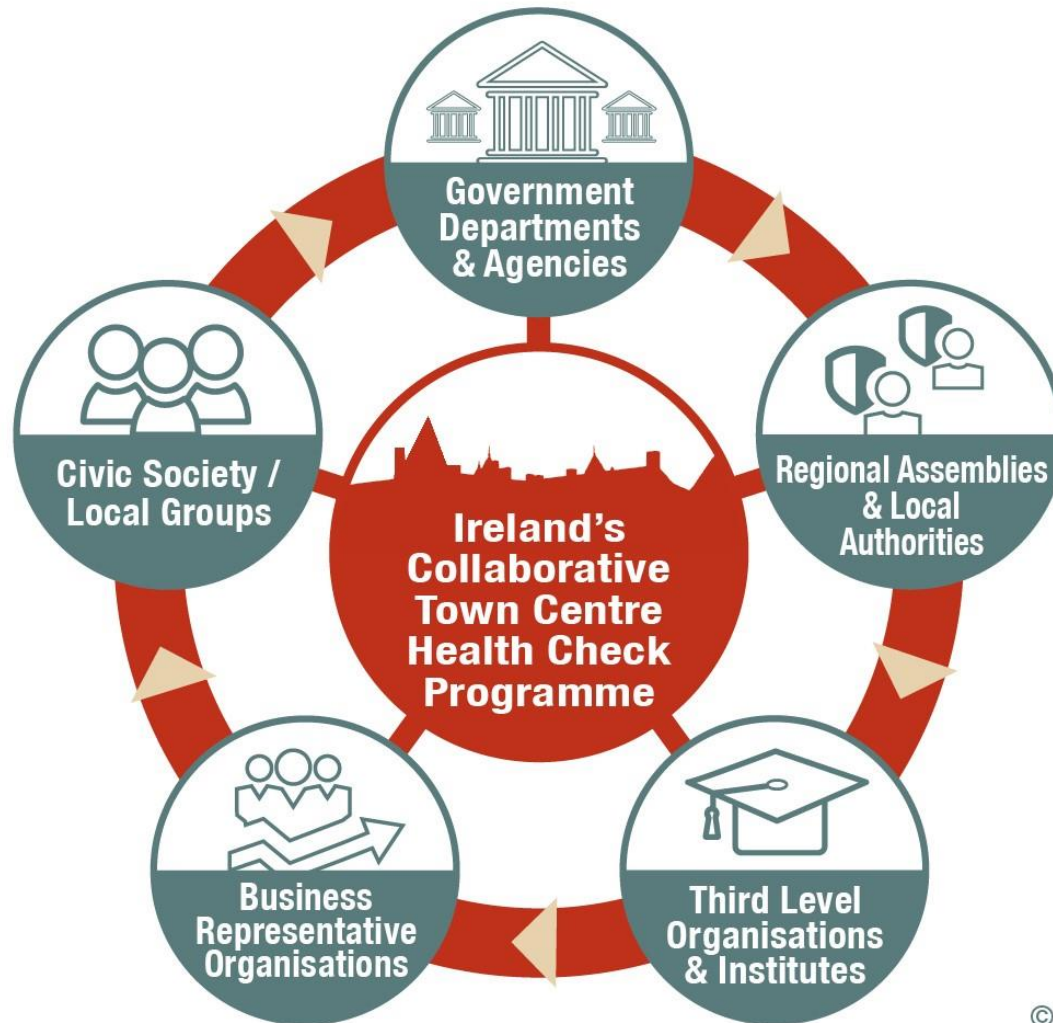
# 1. CTCHC Programme: Autumn 2016-to Date



- 5 Pillars: Government Departments/Agencies, Local Authorities, Civic Society, Business Representative Groups & Third-Level organisations – e.g. IT Tralee, UCD, IT Sligo, QUB
- 15 no. towns based on criteria in Project Charter plus 16+ towns on a waiting list!!!
- 70+ Partners including DCHG, DHPLG, DRCD, etc. Heritage Council is ‘Lead Partner’
- Training Workshops: County Towns (Dublin Castle (2016/2017), Border Towns and Atlantic Economic Corridor (AEC) Towns (2018 & 2019)
- 15-Step CTCHC Methodology by A. Harvey, 2016
- CTCHCs to be included in EPA State of the Environment Report – EU SEA Directive?
- Awards: e.g. Bank of Ireland National Enterprising Towns – National Winners 2017 & 2018

# Ireland's Collaborative Town Centre Health Check (CTCHC) Programme

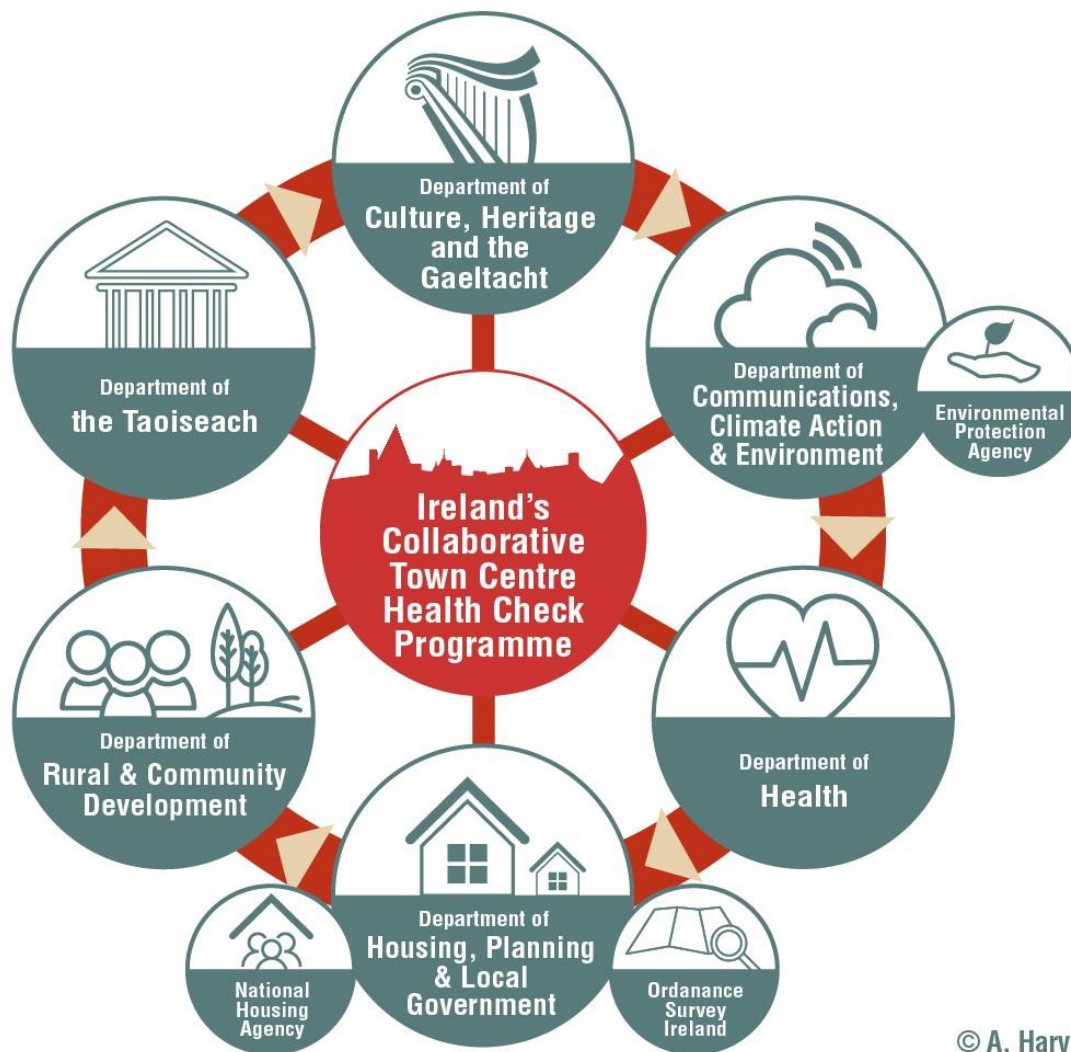
## How We Work?




















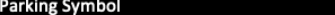


# Ireland's Collaborative Town Centre Health Check (CTCHC) Programme

## Government Departments and Agencies

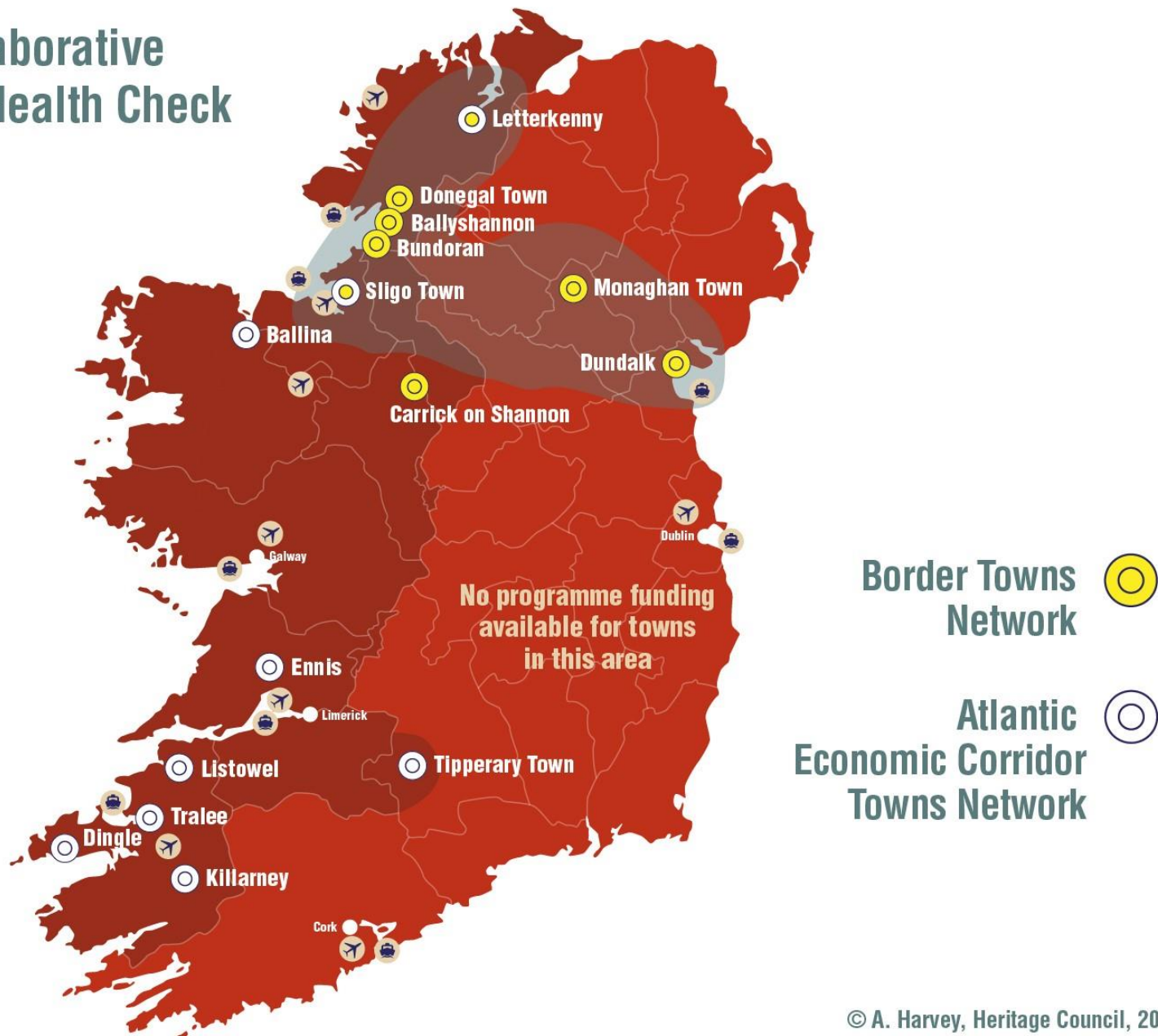


# Macro Output: CTCHC Programme & Creation of GIS Colour Coding for Landuse in Town Centres (Step 2)

	A	B	C	D	E
1	CTCHC Training Programme 2020 - Agreed Town Centre Health Check Land/Building use Classification				
2					
3	Town Centre Boundary - TCHC Study Area	3 pts	Solid black line		Preferably from the Local Area Plan (LAP)/County Development Plan (CDP), as per CTCHC methodology
4	Primary Retail Area (PRA) - optional	3 pts	Solid Red line		Sourced from LA Retail Strategy or other adopted documents and strategies - optional - please state
5					
6					
7	<b>GOAD Classification:</b>	<b>Code</b>	<b>Fill RGB</b>	<b>Fill (on GIS land use map)</b>	<b>Description of use</b>
8					
9	<b>Comparison</b>	COM 1 - COM36	255-0-0		Non-food/non-perishable items e.g. Clothes, jewellery, footwear, furniture, etc.
10	<b>Convenience</b>	CNV 1 - CNV 11	255-127-127		Food items (perishable) e.g. Convenience stores, deli, bakers.
11	<b>Retail Service</b>	RS1 - RS13	168-0-0		Services' including hairdressers, post offices, dry cleaner, beauty salon, etc.
12	<b>Other Retail</b>	OR1	255-211-127		None of the above or listed - uses not listed in COM1-COM36, CNV 1- CNV11, RS1-RS13
13	<b>Leisure Services</b>	LS1-LS11	215-176-158		Bars, restaurants, cinemas, fast food takeaways, cafes, hotels/guest houses, theatres, etc.
14	<b>Financial and Business Services</b>	FBS1-FBS10	215-215-158		Building society, banks, legal services, legal services, financial services, etc.
15	<b>Health and Medical Services</b>	HMS1-HMS9	197-0-255		Dental surgery, health centre, nursing home, doctors surgery, veterinary surgery, etc.
16	<b>Public Service</b>	PS1-PS11	135-68-137		Council offices, library, tourist information, community centre, emergency services, etc.
17	<b>Religious Service</b>	REL1	230-152-0		Place of workshop, churches, church halls, religious meeting rooms, etc.
18					
19	<b>Vacant Unit</b>	VAC1	255-0-0 GRID	Select Black Cross Hatch	Vacant premises - black hatch with previous or preceived use as an underlay, wherever possible
20					
21	<b>Storage and Warehousing</b>	STW1	207-207-128		Storage / Warehouse (excluding retail warehouse - see COM 4, 11, 12, etc.)
22					
23	<b>Residential</b>	RES1	255-255-0		Residential - for vacant residential please use black hatch as overlay
24					
25					
26	<b>Open Space</b>	OS1	211-255-190		Open space, park
27	<b>Walkways/cycleways/bridle paths</b>		163-255-155		Walkway, cycleway, bridle path
28					
29	<b>Other Buildings</b>		152-152-152		For buildings generally outside the study area.
30					
31					
32	<b>Car Park - Surface</b>		0-0-255	Parking Symbol 	Surface car park
33	<b>Car Park - Multi-Storey</b>		0-0-0	Parking Symbol 	Multi-Storey car park
34					
35					
36	Prepared by Heritage Council, UCD, Kerry County Council, Tipperary County Council, Louth County Council and DoHPCLG, December 2016 -January 2020				
37					

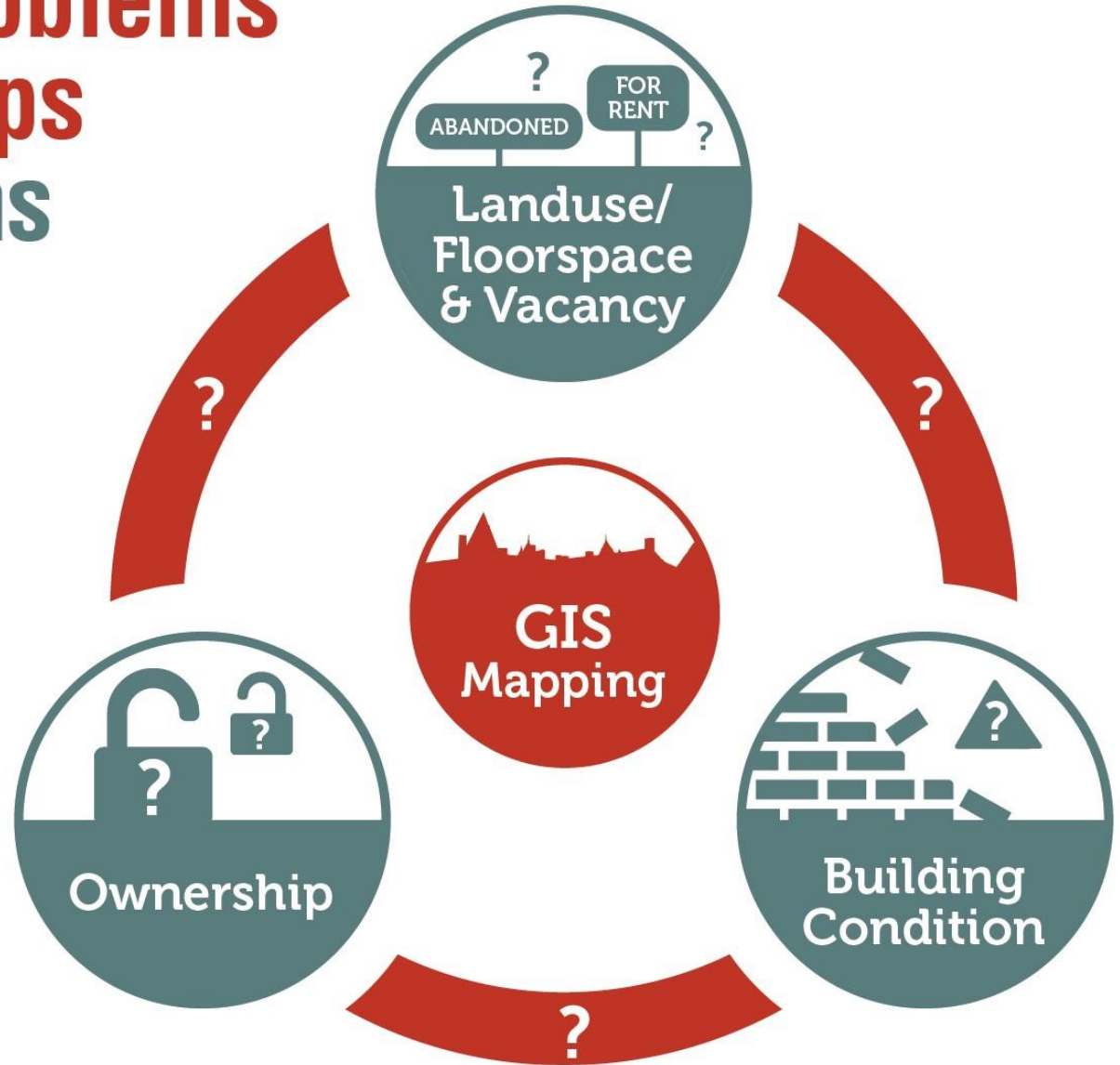


# Ireland's Collaborative Town Centre Health Check Programme





# Systemic Problems and Data Gaps in Irish Towns





# Ireland's Collaborative Town Centre Health Check (CTCHC) Programme

## The 15-Step CTCHC Process

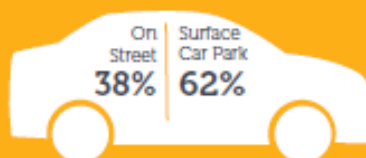


# Consumers' Opinions of Dundalk Town Centre (contd)

Consumers feel the biggest improvements the town centre could benefit from are related to: number of shops, the public realm and accessibility.

More shops	24%
Already/Live here	8%
More/better amenities	6%
Jobs	5%
Parking	4%
More Green Spaces	3%

Just over two-thirds of respondents prefer to park in a surface car park vs parking on the street.



## Top 5 Festivals/Events suggested

A significant number of respondents suggested events as a means of improving the town centre and Music and Christmas events were the most frequently-suggested attractions.



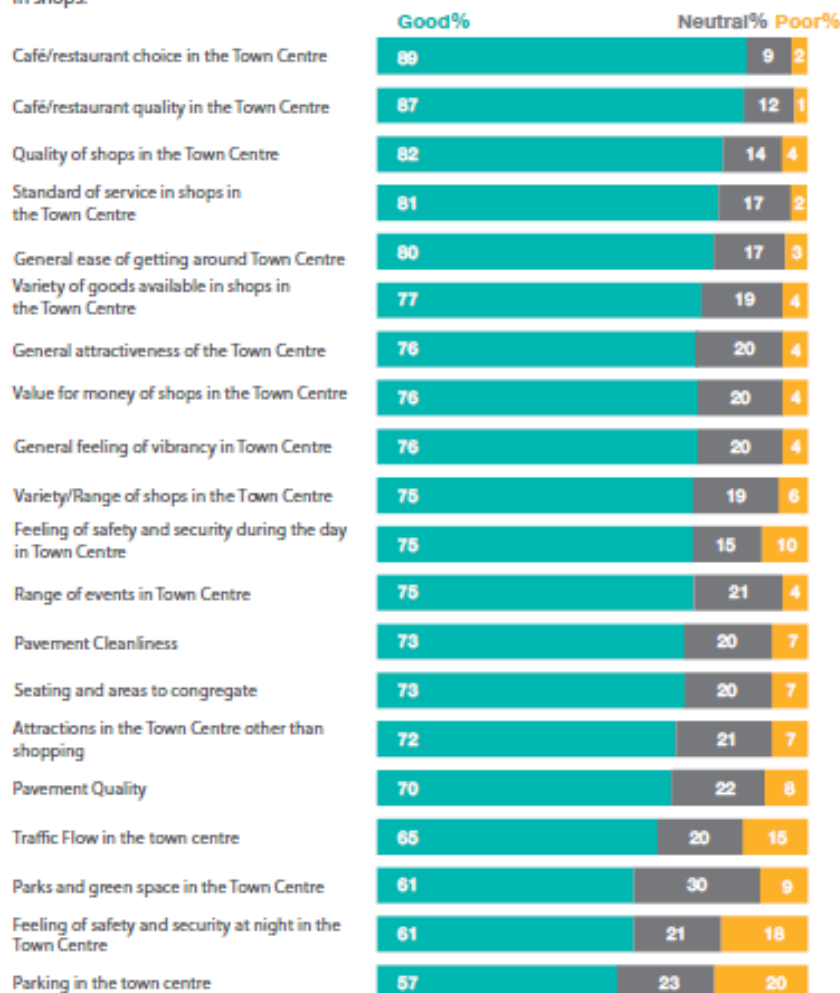
## Preferred Extended Opening Hours



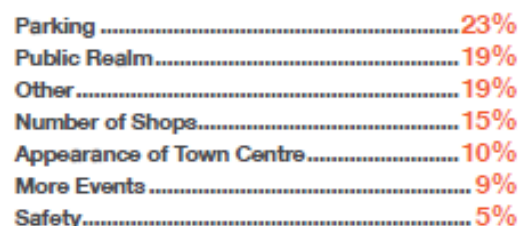
Mon - Fri 9am - 7pm (one extra hour every weekday)	41%
Friday 6pm - 9pm	19%
None	18%
Thursday 6pm - 9pm	14%
Sunday 12 noon - 6pm	8%

Respondents also expressed a demand for extended shopping hours in the town centre with almost one-third of them expressing a preference for late opening on Fridays.

The survey also invited respondents to rate 20 key aspects of the town centre. The most positive rating was achieved by the town's cafés and restaurants and the standard of service in shops.



Shoppers feel the biggest improvements the town centre could benefit from are related to: parking, the public realm and the number of shops.



Just over two-thirds of respondents prefer to park in a surface car park vs multi-storey.

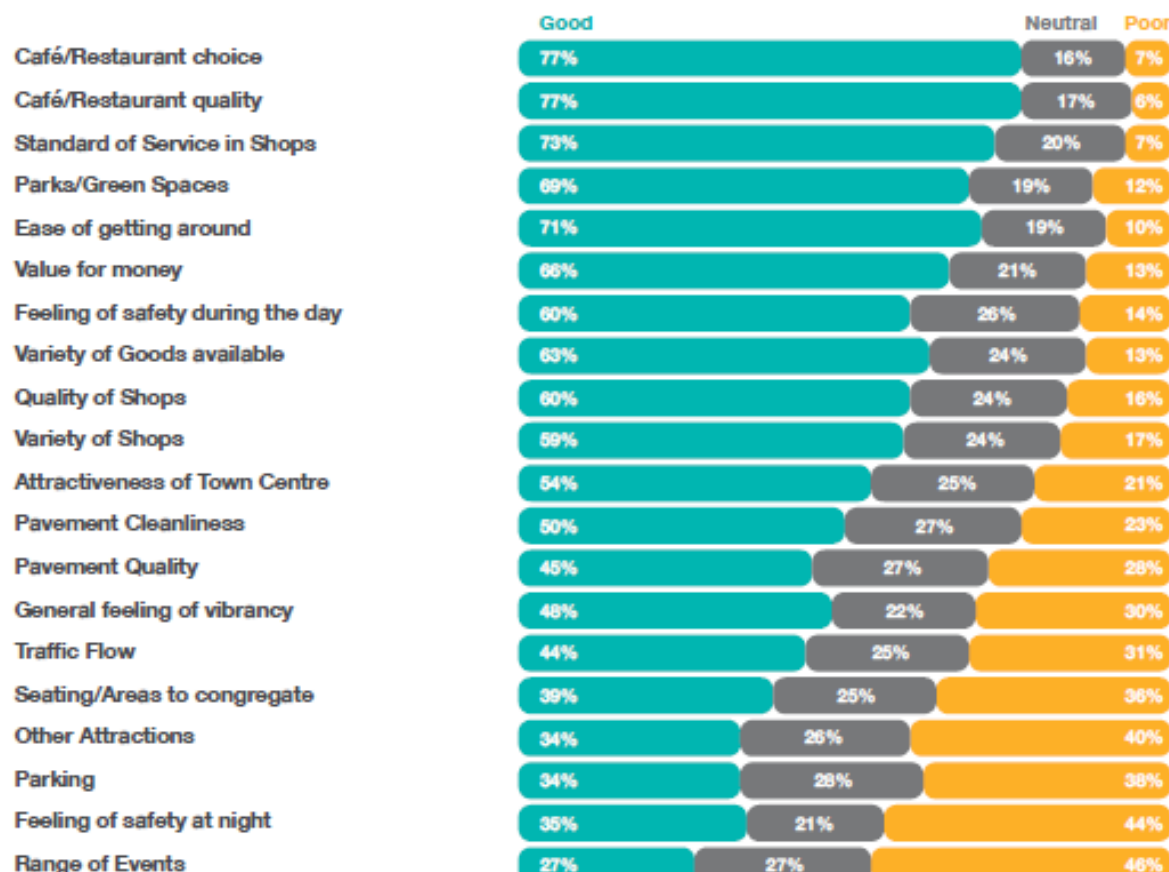


## Top 5 event types suggested:

Many respondents suggested events as a means of improving the town centre and music events were the most frequently-suggested events.



The survey also invited respondents to rate 20 key aspects of the town centre. The most positive rating was achieved by the town's cafés and restaurants and the standard of service in shops.



Respondents also expressed a demand for extended shopping hours in the town centre with almost one-third of them expressing a preference for late opening on Fridays.

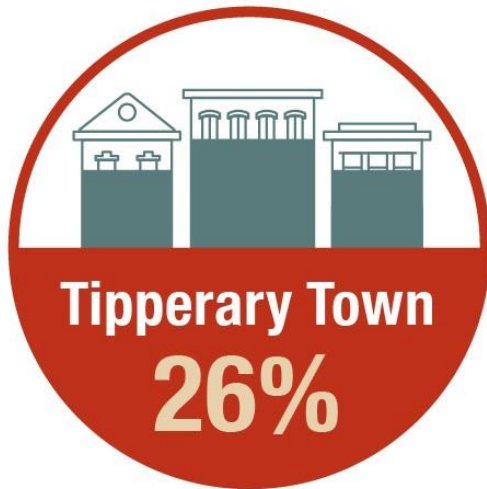


## Preferred Extended Shopping Hours



# Reopening Our Town Centres

The Top 3 Highest [Retail] Vacancy Rates in CTCHC Programme (pre-pandemic)



Regeneration Engine:  
Tipperary Town Taskforce



Regeneration Engine:  
No Taskforce or BID?



Regeneration Engine:  
Dundalk Business  
Improvement District (BID)

Comparisons

Denmark  
**5%**

The Netherlands  
**6.8%**

Dublin City Centre  
**7-8%**



## 2. Exchange with Scotland's Towns Partnership



### STRENGTHENING THE IRELAND-SCOTLAND COLLABORATION ON TOWN CENTRES

**Venue - Louth County Museum – Dundalk Town Centre**  
**Monday 2nd December 2019: 9.30am-12.30pm**

**Workshop Feedback from Attendees**  
**February 2020**



# PRIVATE SECTOR INVESTMENT – ROLE OF BIDS, CHAMBERS AND GROWING PARTNERSHIP WITH EC, E.G. EC DG GROW, EUROPEAN INVESTMENT BANK (EIB)

- ROI needs an equivalent body like Scotland's Towns Partnership (STP)
- Getting private investment motivated to input into town centres – how?
- Lack of knowledge by local authorities of ownership of buildings (result of fallout of economic downturn)
- Non-uniformity of local authorities charging 50% rates on vacant buildings – some local authorities apply – others don't?
- Too many 'silo' plans, visions, strategies from the public sector – often in contradiction with each other – stronger leadership needed to sort this out
- One plan, one place using real time data, etc.
- Development of Business Improvement Districts (BID) companies – currently four BIDs in the ROI (legislation in place since 2006) versus Northern Ireland with eight BID companies (legislation introduced in 2013). Scotland has 40 BID companies!
- Blockages to further development of BID companies – local authority is a critical partner, Chamber of Commerce, etc.
- UK Government provides £60,000 to the development of a BID – no equivalent in ROI
- Community, town centre living, recreational, social and cultural – all important.
- UK Multiples are contracting their footprint in towns and cities – Debenhams, M&S, – town centres need to move to a multi-functional platform – more than shopping and eating etc- need to be about residential and culture/leisure, etc.
- BID is in Department of Housing, Planning and Local Government but no-one knows it- stronger links with existing BID companies needed – Dept needs to support BID companies through a national strategy and strategic investment programme, etc.
- Repurposing of vacant units asap – Do Nothing impacts on image and perception of the town centre – there are good working examples of repurposing empty units but no coordinated approach from the local authorities.
- Town centre retail footprint has changed and many units are no longer fit for purpose
- Importance of positive partnership – easy to say – harder to do! – CTCHC Programme in Ireland is a very good start but needs more support
- Grow multi layered links with EC DG Grow, EU Commission and European Investment Bank (EIB) – get help from the EC for Ireland's towns



# 3. Benefits & Impact of CTCHC Programme

- Data-driven Programme = Evidence-based spatial planning + VFM
- Support for Commercial SMEs in Town Centres, e.g. on-line data
- Creation of Social Capital + Public Value - Ireland needs Social Cost Benefit Analysis (SCBA)
- Creation of Local Regeneration 'Engines'
- Enhanced Collaborative Processes + Participative Democracy
- Regeneration of Historic Town Centres – focus for Local Communities
- Enhanced Sense of Place, Civic Pride and Belonging.....



An Chomhairle Oidhreachta  
The Heritage Council



**Thank you !**  
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**CTCHC Programme**  
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