Future High Streets Fund:



Supplementary guidance for bidding authorities

Applications to the Future High Street Fund will be assessed based on the information provided to the department by bidding authorities in the Expression of Interest application form. Please see the <u>application form published alongside the Fund prospectus</u> for more detail on the information required in this stage.

This document sets out the assessment approach, scoring criteria and provides additional information on the eligibility criteria for the first phase of the Future High Streets Fund.

Fast track capital funding projects

This first phase of the Future High Streets Fund is concerned with identifying the challenges that are being faced by high streets and identifying the town centre areas across England that are experiencing these challenges.

However, if a local authority has been working on a specific project that meets the Fund criteria, but which they have not been able to progress due to a lack of capital funding in 2019-20, we invite them to make that clear in their application form. If this is the case, local authorities should indicate this in section 3.4: Estimate of revenue funding required.

While the details of specific projects will not be considered in our decision-making at this stage, we may consider fast-tracking these projects during business case development. We would expect to see clear evidence of the advanced nature of these projects, for example with masterplanning (if needed) in place, planning permissions at an advanced stage or in place, and delivery capacity in place.

Local authorities with large populations

We are inviting bids from unitary authorities, metropolitan districts, London boroughs and, where there is a two-tier system, from district councils, in England.

We value the role of local authorities in identifying town centres in their area that are facing the challenges that the Future High Streets Fund is looking to address and prioritising those that would benefit most from this type of funding.

However, across England the size of eligible authorities in terms of geography and population varies significantly. For example, many authorities have populations of under 100,000 while larger unitaries and some metropolitan areas have populations 500,000 and

above. To ensure that town centres and high streets across these larger are able to bid for funding, <u>authorities with populations significantly higher than the national average are able to submit more than one expression of interest to the Future High Streets Fund if they wish, providing that authorities can demonstrate that these places are facing significant challenges, and that meet the eligibility criteria for the fund as set out in this guidance.</u>

Local authorities should still ensure that they are prioritising the town centres in their area where challenges are significant and where funding has the potential to have the greatest impact. Bidding authorities should note that we are expecting a high volume of Expressions of Interest into the fund and therefore we may take into account factors such as ensuring a geographical spread of impact and wider economic considerations when assessing bids.

The maximum number of bids that each local authority is able to submit to the fund has been calculated by comparing each authority's population to the average population across all eligible authorities.

Please see Annex A for a breakdown of how many bids each authority is able to submit to the Future High Streets Fund alongside the methodology used to calculate these thresholds.

Format of Expression of Interest applications

The Expression of Interest application form is split into 3 sections, each of which is concerned with a separate theme against which places will be assessed:

Section 1: Defining the place

In this section, bidding authorities are required to provide details of the high street or town centre area to be covered within the application. Expressions of Interest should describe the town centre geography including its catchment and provide evidence of the importance of this town centre area to the wider local economy.

Section 2: Setting out the challenge

In this section, bidding authorities should provide information on the issues facing the town centre area covered within the bid. Bids should include a clear description, with supporting evidence, of the challenges facing the area, with clear links made to how these challenges align with the aims and objectives of the Future High Streets Fund.

Section 3: Strategic ambition

In this section bidding authorities need to set out their ambition for change and town centre vision. Applications should include evidence of support for this vision from relevant local stakeholders and demonstrate how this vision links to wider strategic plans such as Local Industrial Strategies.

Assessment of Expressions of Interest

Within these three sections there are a total of 8 questions that bidding authorities are required to complete in their application. The information provided through the answers to these 8 questions will be assessed in a several different ways:

Bids will need to demonstrate that they meet the necessary **eligibility criteria** for the fund in order to be considered for funding. If an Expression of Interest fails to provide sufficient evidence of eligibility, it will not be scored as it will not be eligible for funding.

Six of these questions are **scored questions** that will be assessed and given a score of between one and five. Each of these questions has been assigned a weighting and the total weighted score will be used to decide which of the eligible bids are successful at the Expression of Interest stage and will be therefore proceed to the business case development stage. For some of these questions, Expressions of Interest are required to score above a 'minimum threshold', or pass mark. Bids will be excluded from further consideration if they score below the threshold mark for any question.

In addition, there is one '**for information only' question** relating to an estimate of revenue funding required by places. This will not be considered in the assessment of bids. This information will aid the department in allocating available revenue funding to local authorities should they be successful in progressing to Phase 2 of the application.

All Expressions of Interest will be moderated following the initial assessment to ensure consistency. Where there is a high volume of Expressions of Interest we may take into account factors such as ensuring a geographical spread of impact and wider economic considerations. Similarly, should be Fund be oversubscribed The Secretary of State for Housing, Communities and Local Government will make the final decision on which proposals progress to Phase 2 of the Fund.

Minimum eligibility criteria for the Fund

Bidding authorities are required to demonstrate in their application that their bid meets the minimum eligibility criteria for the Future High Streets Fund.

If bidding authorities are not able to demonstrate eligibility, as defined in question 1.1 in the application, their Expression of Interest will not be considered for funding in that round of the Fund. This does not preclude local authorities from applying for a further round of Future High Streets funding in the future.

1.1 Geographical area:

Bidding authorities are required to demonstrate, with supporting evidence, that the geographical area covered in their bid meets the department's definition of town centre areas as set out in the prospectus:

"We expect places to come forward with proposals that cover high streets or town centres as defined as areas that exhibit high levels of social and economic activity, that contain a variety of uses and functions and that act as important service centres for extensive catchment populations. Small parades of shops of purely neighbourhood significance are not regarded as high streets or town centres for purposes of this fund. The Fund is not directed at central business districts of major city centres."

There is no minimum population threshold for eligible town centres for the fund as town centre populations do not account for wider catchments of town centres and high streets. This means that population data taken on its own is often not an effective measure of town centre or high street size.

However, Expressions of Interest will need to provide evidence that the town centre area in their bid is an important centre serving the wider population, for example they could be town centres or district centres that provide a range of services and facilities and that support a mix of retail, leisure, entertainment and cultural activities. Where this is the case, bids should ensure that they include evidence to support this.

We have stated that the Fund is not directed at central business districts of major city centres. We do not expect to receive Expressions of Interest that focus predominantly on the main commercial or retail centres of large major cities. This reflects the fact that the Fund is not designed to fund projects in areas which are not facing challenges that we see elsewhere in the country.

Each bid must take the form of a single transformative submission that covers one town centre only. We value the role of local authorities in prioritising their bids to focus on the town centre(s) in their area that would benefit most from funding. Single bids that cover more than one distinct town centre area are not eligible and will not be considered for funding.

Scored assessment questions

All eligible bids will be assessed through six scoring questions:

1.2: Population and links to wider economic area

2.1: Challenges

- 2.2: Rationale for selecting town centre area
- 3.1 Town centre vision and ambition for change
- 3.2 Engagement and alignment of vision

3.3 Support for town centre vision

Some criteria have a minimum threshold or 'pass mark'. Where a bid scores below this threshold for any criterion it shall not be considered for funding. Please refer to the 'Eligibility' section of the published Call for Proposals for more information on these eligibility criteria.

A bid will not be considered if the bidding authority leaves any section blank or does not provide enough information for any question. All bids will be moderated following assessment to ensure consistency.

We are aware that local context and the challenges facing each high street/town centre will differ from place-by-place. Therefore, each bidding authority must decide on the type of evidence that they include in their Expression of Interest, and the form that this evidence should take. Examples of the types of evidence that could be provided have been included below and in the application form, but this should be used as a guide only.

The table below sets out more details of how each criterion will be scored and the weighting for each question.

Where data is provided, please state the source. We expect places to use data and statistics from reputable sources.

Criteria	Factors taken into account	Weighting (%)
1.2: Population and links to wider economic area	Bidding authorities will need to demonstrate that the town centre area covered in their Expression of Interest is an important centre serving the wider population. There is no minimum population threshold for town centre areas, as town centre populations do not account for the wider catchments that town centres and high streets serve.	10

	 Expressions of interest should include strong evidence detailing how the area in their bid supports extensive economic and social activity, that the area provides a range of services and could be considered an important centre for the wider catchment area. If the Expressions of Interest is from a city region there should be particularly strong evidence that this does not focus predominantly on the main commercial or retail centres of large major cities Supporting evidence could include (but is not limited to): Resident and workplace population Travel to work catchment area Town centre footfall and visitor numbers Commercial space in town centres Information on the social and historical importance of the town centre area 	
2.1: Challenges	 Bidding authorities will need to provide evidence that the town centre area covered in their Expression of Interest is facing the challenges cited in the Future High Streets Fund call for proposals, for example high levels of vacancy in town centres, declining footfall and overall town centre decline. Evidence must be provided showing how these challenges are aligned with the overall objectives of the Future High Streets Fund. In addition, bids must detail how capital investment of the type proposed in the Fund prospectus would address these challenges. We recognise that places will be facing a variety of different challenges. Therefore, it is up to bidding authorities to decide on the evidence of challenges that they provide in their bid. Supporting evidence of challenges could include the following: British Retail Consortium KPIs such as retail sales monitor, retail employment monitor 	30

2.2: Rationale for selecting town centre area	 Town centre vacancy, openings/ closures of commercial units (over time) Town centre footfall trends and pedestrian flows Details of town centre transport challenges (for example details of congestion and air quality issues) Residents/ customer surveys Details of local housing demand Each bid must take the form of a single transformative submission that covers one town centre only. We value the role of local authorities in prioritising their bids to focus on the town centre(s) in their area that would benefit most from funding. Bidding Authorities should include a rationale with supporting evidence showing why they have selected the town centre area covered in their Expression of Interest. Bids should demonstrate that local authorities have considered alternative town centre areas in their bid and made an assessment of the pros and cons of bidding for funding for these different areas, including an estimation of the 	5
3.1: Town centre vision and ambition for change	Bidding authorities will need to set out their vision for regenerating the town centre area covered in their bid and provide evidence of the level of ambition for change in the authority. Expressions of Interest should include evidence of a strong town centre vision which will include evidence to support how this vision will help to address the challenges that have been identified in section 2.1. Bids should also demonstrate that the bidding authority has significant ambition for change in the town centre area, is prepared to be innovative and think creatively about how to address the issues in the town centre area and provide evidence of strong local leadership,	30

	partnership working and joined up thinking across the local authority do deliver	
	regeneration in their town centre area.	
	Bids should also include any detail on capacity arrangements to ensure robust governance and delivery. This includes any detail on a local team that will progress a bid to the timetable set out for the Future High Streets Fund.	
3.2: Engagement and alignment of vision	Bidding authorities must set out how their town vision (detailed in section 3.1) links to wider strategic plans in their local authority area.	
	Expressions of Interest should include strong evidence of alignment between their town centre vision and other funding streams as well as details of how their proposed vision would complement existing and planned work across their local authority and (where applicable) the wider region.	
	Where applicable, evidence should be provided of previous partnership working with the private sector, including any details of any co-funding that has been identified. Co-funding could come from a variety of sources, including local authorities, private sector funds, or existing central government funding to a place.	10
	Bids could make reference to wider strategic plans including (but not limited to) housing, transport, local growth and the Local Industrial Strategies.	
3.3: Support for town centre vision	Bidding authorities must demonstrate, with evidence, that they have undertaken engagement with all relevant stakeholders in their area. They will also need to demonstrate that their proposal and town centre vision has the support of these stakeholders.	15
	The range of relevant stakeholders will vary and therefore there is no minimum threshold for or list of stakeholders for whom evidence of support must be provided. Where the success of a proposal and town centre vision is reliant	

upon the buy-in and cooperation of a stakeholder, evidence of engagement and support must be provided in the Expression of Interest. It is up to each bidding authority to decide which stakeholders to engage with and the form that this engagement should take	
Stakeholders could include (but are not limited to):	
 Mayoral and non-Mayoral Combined Authorities Local Enterprise Partnerships Other tiers of local government in the area Business Improvement Districts Private sector Community groups 	
Any evidence of funding that has been secured, or a willingness to fund, by the local authority and partners should be included.	

For information only assessment question

3.4 Estimate of revenue funding needed

This question is not being scored and will not make up part of the overall assessment of Expressions of Interest. It has been included on the application form to help the department estimate the what level of development capacity funding might be needed by places should they be successful in progressing to the next stage of the Fund.

There is no guarantee that local authorities will receive the full amount of revenue they submit as an estimate. Note that we expect the revenue element of the Fund to be over-subscribed and encourage places to make realistic estimates.

This response should explain clearly what the estimate of capacity funding would be used for, and what additional benefit this would bring for the development of the capital project(s).

If a bidding authority has a project that they feel is deliverable in the short term were they to receive capital funding at an early stage, they should indicate this here and provide details to the department in their application.

Timeline

26 December 2018: Phase 1 opens and Expressions of Interest invited

22 March 2019: deadline for Expressions of Interest

Summer 2019: announcement on places moving to Phase 2 (business case development)

Late 2019: first round of final business cases for Phase 2 to be submitted by local authorities

Spring 2020: all remaining final business cases for Phase 2 to be submitted

Not before 2020: Second round of applications to the Future High Streets Fund opens

Submission of proposals

Proposals must be received no later than 23.59 on Friday 22 March 2019.

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

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

Annex A: Maximum number of bids permitted from authorities

Methodology

Using ONS 2017 mid-year population estimates¹, the national average population for all eligible authorities in England has been calculated². The 2017 mid-year estimates have been used as they are the most up to date national population figures available for local authorities. More information on the methodology of these figures can be found <u>here</u>.

Authorities with a total population of less than this national average are permitted to submit one expression of interest to the Future High Streets fund.

Authorities with a total population greater than this average are, if they wish, permitted, to submit more than one expressions of interest. The maximum number of bids they are allowed to submit relates to how many times greater their population is relative to the national average. The table below summarises this:

Authority population relative to England average	Actual authority population	Maximum number of permitted bids
Under the national average of authorities	Under 170,612	1
Between 1 and 2 times the national average of authorities	170,612 – 341,222	2
Between 2 and 3 times the national average of authorities	341,223 – 511,834	3
Between 3 and 4 times the national average of authorities	511,835 – 682,446	4
Between 4 and 5 times the national average of authorities	682,447 – 853,058	5
Between 5 and 6 times the national average of authorities	853,059 – 1,023,670	6
Over 6 times the national average of authorities	Over 1,023,670	7

¹ Office for National Statistics (2018), Estimates of the Population for the UK, England and Wales, Scotland and Northern Ireland:

https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/dataset s/populationestimatesforukenglandandwalesscotlandandnorthernireland

² Including Isles of Scilly and City of London

Maximum number expressions of interest permitted

The table below sets out the total maximum number of bids that each eligible local authority in England is permitted to submit to the Future High Streets Fund.

Local Authority	2017 Mid-year population	Maximum number of bids permitted
Adur	63,721	1
Allerdale	97,213	1
Amber Valley	125,898	1
Arun	158,657	1
Ashfield	126,164	1
Ashford	127,527	1
Aylesbury Vale	196,020	2
Babergh	90,794	1
Barking and Dagenham	210,711	2
Barnet	387,803	3
Barnsley	243,341	2
Barrow-in-Furness	67,099	1
Basildon	184,479	2
Basingstoke and Deane	175,337	2
Bassetlaw	116,304	1
Bath and North East Somerset	188,678	2
Bedford	169,912	1
Bexley	246,124	2
Birmingham	1,137,123	7
Blaby	98,977	1
Blackburn with Darwen	148,772	1
Blackpool	139,870	1
Bolsover	79,098	1
Bolton	284,813	2
Boston	68,488	1
Bournemouth	194,752	2
Bracknell Forest	120,377	1
Bradford	534,800	4
Braintree	151,677	1
Breckland	138,602	1
Brent	329,102	2
Brentwood	76,575	1
Brighton and Hove	288,155	2
Bristol, City of	459,252	3
Broadland	128,535	1
Bromley	329,391	2
Bromsgrove	97,594	1
Broxbourne	96,762	1
Broxtowe	112,718	1
Burnley	87,705	1
	1	1

Bury	189,628	2
Calderdale	209,454	2
Cambridge	124,919	1
Camden	253,361	2
Cannock Chase	99,126	1
Canterbury	164,100	1
Carlisle	108,274	1
Castle Point	89,814	1
Central Bedfordshire	280,030	2
Charnwood	180,387	2
Chelmsford	176,194	2
Cheltenham	117,128	1
Cherwell	147,602	1
Cheshire East	378,846	3
Cheshire West and Chester	337,986	2
Chesterfield	104,579	1
Chichester	120,192	1
Chiltern	95,355	1
Chorley	115,772	1
Christchurch	49,616	1
City of London	7,654	1
Colchester	190,098	2
Copeland	68,689	1
Corby	69,540	1
Cornwall	561,349	4
Cotswold	87,509	1
County Durham	523,662	4
Coventry	360,149	3
Craven	56,604	1
Crawley	111,664	1
Croydon	384,837	3
Dacorum	153,316	1
Darlington	106,347	1
Dartford	107,516	1
Daventry	82,638	1
Derby	257,034	2
Derbyshire Dales	71,849	1
Doncaster	308,940	2
Dover	115,803	1
Dudley	319,419	2
Ealing	342,736	3
East Cambridgeshire	88,858	1
East Devon	142,265	1
East Dorset	89,384	1
East Hampshire	119,392	1
East Hertfordshire	147,080	1

East Lindsey	139,718	1
East Northamptonshire	93,135	1
East Riding of Yorkshire	338,061	2
East Staffordshire	117,552	1
Eastbourne		-
	103,251	1
Eastleigh	130,498	1
Eden	52,779	1
Elmbridge	136,379	1
Enfield	332,705	2
Epping Forest	130,576	1
Epsom and Ewell	79,451	1
Erewash	115,314	1
Exeter	128,916	1
Fareham	116,219	1
Fenland	100,776	1
Forest Heath	65,523	1
Forest of Dean	85,957	1
Fylde	78,863	1
Gateshead	202,419	2
Gedling	117,128	1
Gloucester	129,083	1
Gosport	85,509	1
Gravesham	106,121	1
Great Yarmouth	99,417	1
Greenwich	282,849	2
Guildford	147,777	1
Hackney	275,929	2
Halton	127,595	1
Hambleton	90,718	1
Hammersmith and Fulham	182,998	2
Harborough	91,461	1
Haringey	271,224	2
Harlow	86,191	1
Harrogate	160,044	1
Harrow	248,880	2
Hart	95,465	1
Hartlepool	93,019	1
Hastings	92,813	1
Havant	125,065	1
Havering	256,039	2
Herefordshire, County of	191,041	2
Hertsmere	104,031	1
High Peak	92,063	1
Hillingdon	302,343	2
Hinckley and Bosworth	111,370	1
Horsham	140,142	1

Hounslow	269,100	2
Huntingdonshire	176,979	2
Hyndburn	80,410	1
Ipswich	138,480	1
Isle of Wight	140,984	1
Isles of Scilly	2,259	1
Islington	235,000	2
Kensington and Chelsea	155,741	1
Kettering	100,252	1
King's Lynn and West Norfolk	151,945	1
Kingston upon Hull, City of	260,673	2
Kingston upon Thames	174,609	2
Kirklees	437,145	3
Knowsley	148,560	1
Lambeth	324,048	2
Lancaster	142,487	1
Leeds	784,846	5
Leicester	353,540	3
Lewes	102,257	1
Lewisham	301,307	2
Lichfield	103,507	1
Lincoln	98,438	1
Liverpool	491,549	3
Luton	214,658	2
Maidstone	167,730	1
Maldon	63,975	1
Malvern Hills	77,165	1
Manchester	545,501	4
Mansfield	108,576	1
Medway	277,616	2
Melton	50,873	1
Mendip	113,513	1
Merton	206,052	2
Mid Devon	80,623	1
Mid Suffolk	101,543	1
Mid Sussex	148,345	1
Middlesbrough	140,639	1
Milton Keynes	267,521	2
Mole Valley	87,128	1
New Forest	179,590	2
Newark and Sherwood	120,965	1
Newcastle upon Tyne	295,842	2
Newcastle-under-Lyme	128,963	1
Newham	347,996	3
North Devon	95,440	1
North Dorset	71,096	1

North East Darbushirs	100 700	4
North East Derbyshire North East Lincolnshire	100,780	1
North East Lincoinsnire	159,826 133,321	1
North Kesteven	115,230	1
North Lincolnshire		
	171,294	2
North Norfolk North Somerset	104,067	1
	212,834	2
North Tyneside	204,473	2
North Warwickshire	64,069	1
North West Leicestershire	100,109	1
Northampton	225,656	2
Northumberland	319,030	2
Norwich	140,353	1
Nottingham	329,209	2
Nuneaton and Bedworth	128,659	1
Oadby and Wigston	57,035	1
Oldham	233,759	2
Oxford	154,582	1
Pendle	90,696	1
Peterborough	198,914	2
Plymouth	263,070	2
Poole	151,270	1
Portsmouth	214,718	2
Preston	141,346	1
Purbeck	46,756	1
Reading	163,075	1
Redbridge	301,785	2
Redcar and Cleveland	136,005	1
Redditch	85,204	1
Reigate and Banstead	146,383	1
Ribble Valley	59,504	1
Richmond upon Thames	195,680	2
Richmondshire	53,699	1
Rochdale	218,459	2
Rochford	86,209	1
Rossendale	70,365	1
Rother	94,997	1
Rotherham	263,375	2
Rugby	106,350	1
Runnymede	86,882	1
Rushcliffe	115,996	1
Rushmoor	95,817	1
Rutland	39,474	1
Ryedale	54,311	1
Salford	251,332	2
Sandwell	325,460	2

Scarborough	108,370	1
Sedgemoor	122,178	1
Sefton	274,589	2
Selby	87,887	1
Sevenoaks	119,429	1
Sheffield	577,789	4
Shepway	111,427	1
Shropshire	317,459	2
Slough	148,768	1
Solihull	213,933	2
South Bucks	69,785	1
South Cambridgeshire	156,705	1
South Derbyshire	102,385	1
South Gloucestershire	279,027	2
South Hams	85,340	1
South Holland	93,295	1
South Kesteven	141,662	1
South Lakeland	104,321	1
South Norfolk	135,471	1
South Northamptonshire	91,074	1
South Oxfordshire	139,767	1
South Ribble	110,400	1
South Somerset	167,216	1
South Staffordshire	111,890	1
South Tyneside	149,555	1
Southampton	252,359	2
Southend-on-Sea	181,808	2
Southwark	314,232	2
Spelthorne	99,120	1
St Albans	147,095	1
St Edmundsbury	113,725	1
St. Helens	179,331	2
Stafford	134,764	1
Staffordshire Moorlands	98,496	1
Stevenage	87,739	1
Stockport	291,045	2
Stockton-on-Tees	196,487	2
Stoke-on-Trent	255,378	2
Stratford-on-Avon	125,202	1
Stroud	118,130	1
Suffolk Coastal	129,016	1
Sunderland	277,249	2
Surrey Heath	88,765	1
Sutton	203,243	2
Swale	146,694	1
Swindon	220,363	2

Tameside	224,119	2
Tamworth	76,527	1
Tandridge	87,297	1
Taunton Deane	117,423	1
Teignbridge	131,437	1
Telford and Wrekin	175,768	2
Tendring	144,705	1
Test Valley	123,957	1
Tewkesbury	90,332	1
Thanet	141,337	1
Three Rivers	92,641	1
Thurrock	170,394	1
Tonbridge and Malling	128,891	1
Torbay	135,247	1
Torridge	67,821	1
Tower Hamlets	307,964	2
Trafford	235,493	2
Tunbridge Wells	118,061	1
Uttlesford	87,684	1
Vale of White Horse	131,227	1
Wakefield	340,790	2
Walsall	281,293	2
Waltham Forest	275,505	2
Wandsworth	323,257	2
Warrington	209,704	2
Warwick	140,282	1
Watford	96,675	1
Waveney	117,897	1
Waverley	125,010	1
Wealden	158,941	1
Wellingborough	78,914	1
Welwyn Hatfield	122,274	1
West Berkshire	158,473	1
West Devon	55,329	1
West Dorset	102,064	1
West Lancashire	113,881	1
West Lindsey	94,340	1
West Oxfordshire	109,266	1
West Somerset	34,865	1
Westminster	244,796	2
Weymouth and Portland	65,751	1
Wigan	324,650	2
Wiltshire	496,043	3
Winchester	123,879	1
Windsor and Maidenhead	150,140	1
Wirral	322,796	2

Woking	101,129	1
Wokingham	164,980	1
Wolverhampton	259,926	2
Worcester	102,314	1
Worthing	109,632	1
Wychavon	125,378	1
Wycombe	174,758	2
Wyre	110,426	1
Wyre Forest	100,715	1
York	208,163	2