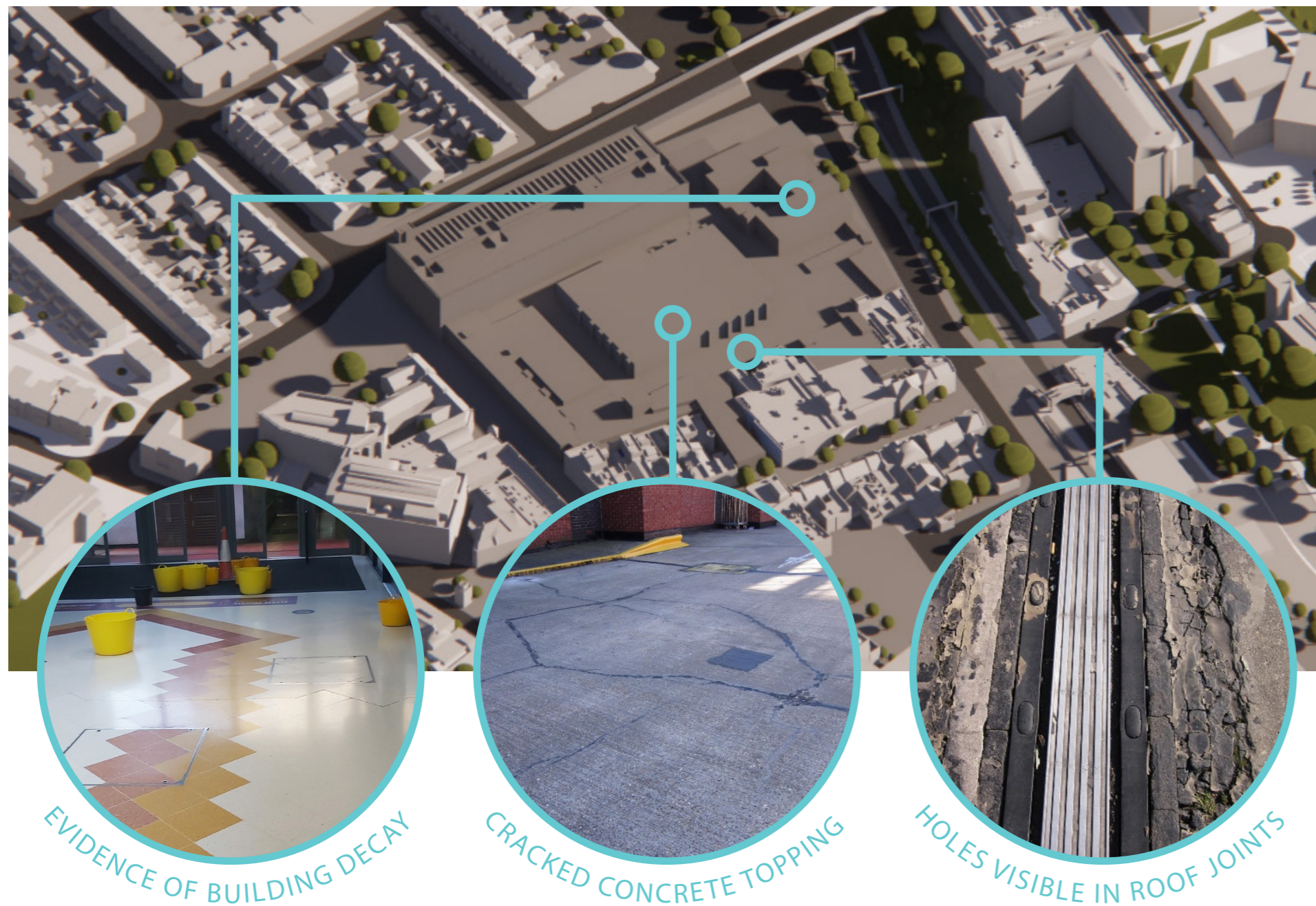


EXISTING



Grays town centre is facing substantial challenges.

Key challenges include:

- 1971 Built centre is experiencing structural failure requiring significant structural work.
- There has been a reduction in usage of the town centre and occupiers wanting to locate in the current space. Vacancy rates in Grays town centre have doubled over the last five years with further vacancies to come as 70% of the tenants in the Shopping Centre's leases expire within the next two years

- It is forecast that 144 jobs at the Shopping Centre will be lost over the next five years if no action is taken, which will result in an increase in the long-term unemployment in the surrounding area and a reduction in spending in the local economy
- The closure of existing shops will result in a reduction in business rates payable to the Council

In addition, Thurrock has a significant requirement for new residential development. In the absence of brownfield land, this will require significant areas of undeveloped land to be built on.

PROPOSAL



The proposal can therefore support the revitalisation of the town centre and the local economy, and support Thurrock in providing new homes on an accessible and sustainable location.

It will:

1. Create almost an additional 180 employment positions
2. Provide new community and independent-focused retail
3. Create a night-time and leisure economy within the town centre
4. Generate an increase in local spending of almost £9m every year, supporting over a further 300 new jobs in the local area
5. Support the delivery of circa 800 new homes on a brownfield site that will support reducing the requirement to develop virgin land

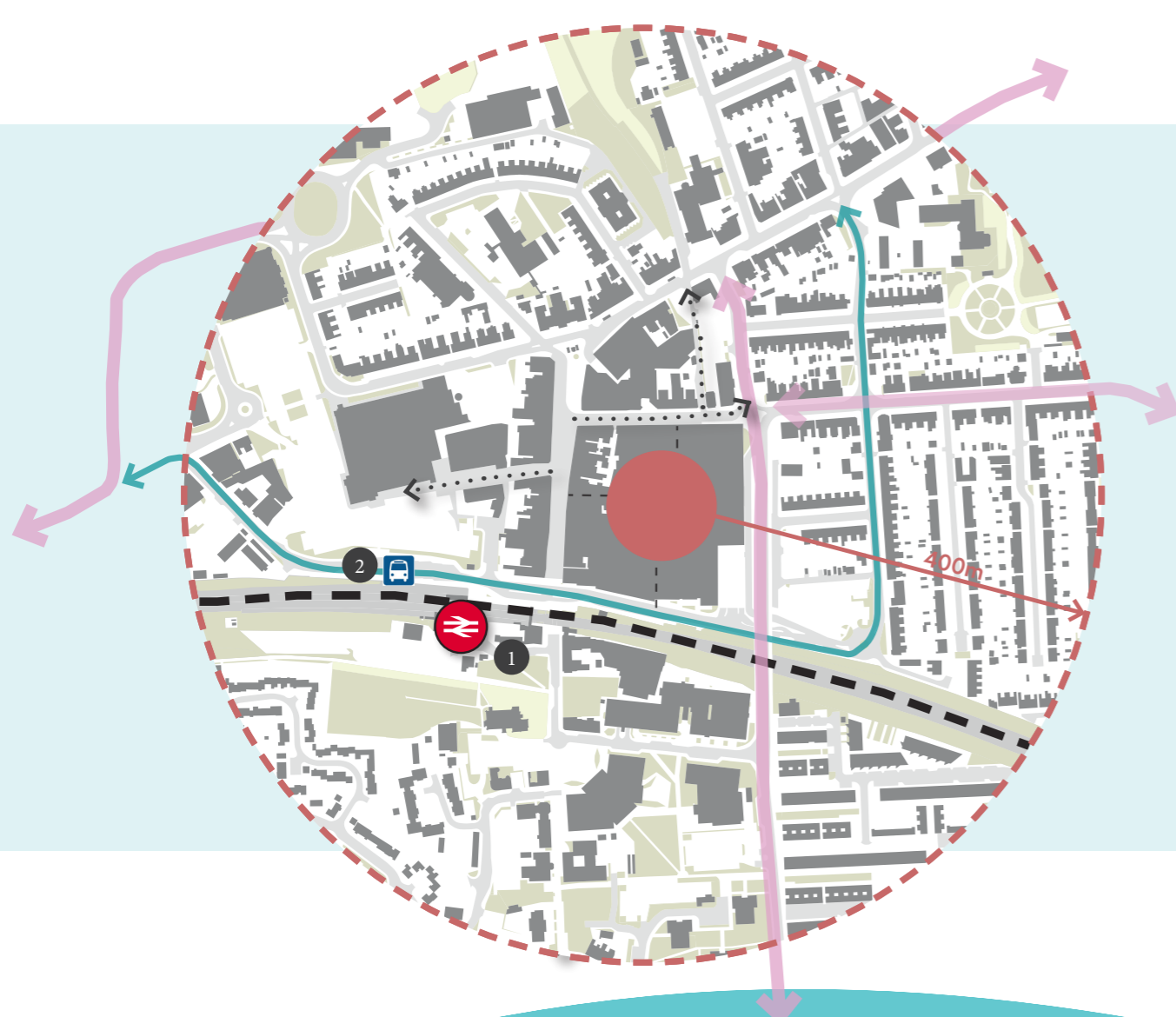
6. The support to the local economy will result in a tangible reduce in the long-term unemployment rate
7. Result in a £25m increase in Council Tax and Business Rate income to the Council
8. Help the Council to meet the delivery of new homes for Thurrock's growing residential population
9. Deliver development that minimises its impact on the environment by providing new uses and homes next on previously developed land and next to existing public transport infrastructure
10. Deliver an enhanced outdoor shopping and meeting environment that will include biodiversity features that remove the existing concrete built form

1. Town Centre Location

2. Brownfield site

3. Supports the development of the wider town centre

SUSTAINABLE CREDENTIALS



Re-imagining the future of Grays

Please let us know your thoughts on these initial ideas and proposals. Feedback forms are provided, or you can email us at futuregrays@nrr.co.uk