Appendix D – Getting Building Fund Project Background Information

Name of Project	**Techfort – Phase 2** The Citadel, Dover
Responsible Upper Tier Local Authority	Kent County Council
Delivery Organisation	Dover Citadel Limited
Getting Building Fund value	£850,000
Project Description	The project seeks to bring the Casemates at The Citadel into beneficial economic use, helping to stabilise the ancient monument and creating jobs in Dover. The Casemates were previously used by the Ministry of Justice but are currently redundant and need refurbishment before they can be re-occupied. Phase 1 of the project was awarded £1.009m GBF funding in February 2022 to support refurbishment of Casemates 51 and 52. Delivery of Phase 1 of the project is ongoing but is expected to complete by the end of March 2023. Phase 2 of the project specifically seeks to refurbish Casemates 53 and 54, creating 757 sqm of space for small businesses, craft workshops, retail, food and entertainment uses. The GBF funding is sought to kick-start the development process at The Citadel, with these works representing the initial phases of a long-term vision for the site.
Need for Intervention	The Dover Citadel site is a significant heritage asset which is currently closed to the public and is subject to intrusion, graffiti, deterioration and ivy invasion. The site is an attractive proposition to potential private sector tenants however there is a material reticence in being first on a large redundant brownfield site and therefore the need to establish an anchor activity is essential to kickstart the redevelopment of the entire site. Delays in development will lead to increased cost of redevelopment due to further deterioration of the assets within the site. The development of the casemates and opening up the site to the public and potential investors will arrest the decline of an Ancient Monument currently 'At risk' and will enable the future use and economic benefit of the site for Dover and its residents. It is clear that without intervention, no suitable beneficial use will come forward in the short to medium term. The site has been redundant since the Government vacated it in 2015. A catalyst is required to kickstart the development at The Citadel and it is always the first step that is the most challenging for large and complex brownfield sites.

Project benefits	• Creation of 19 jobs and opportunities for 4 trainees • Additional educational opportunities for learners and art/craft participation • Increased footfall and potential for additional events. • Increase in the number of creative businesses in Dover • Increase in Dover's cultural offer through the opening of The Citadel • Increasing the potential for future investment at The Citadel • Improved outlook for The Citadel at the Western Heights
Financial Information	<table><tr><td>Funding Source</td><td>Funding Package £</td></tr><tr><td>Getting Building Fund</td><td>850,000</td></tr><tr><td>Dover Citadel Limited</td><td>251,417</td></tr><tr><td>**Total**</td><td>**1,101,417**</td></tr></table>
Risks to project delivery	All required consents have now been secured allowing delivery of the project to progress. In addition, it has been confirmed that the contractor appointed to deliver Phase 1 of the project will also take on responsibility for delivering Phase 2. As a result, the majority of delivery risks have already been mitigated. It is noted that any delay to the award of the GBF funding will impact on the delivery programme for Phase 2 of the project.
Delivery programme	Work is expected to commence onsite on 28 January 2023 (subject to confirmation of GBF funding award), with project completion expected by 30 June 2023.
Outcome of ITE Review	The ITE has assessed the project as offering High value for money with a High to Medium certainty of achieving this. Further information is provided in the Report of the Independent Technical Evaluator which can be found at Appendix A (as attached to Agenda Item 6).
Evidenced compliance with Assurance Framework?	Yes, the project does meet the requirements of the SELEP Assurance Framework.
Link to Project Business Case	Techfort Phase 2