

Essex Renewal Fund (ERF)

An introduction for external stakeholders – July 2023

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What is the Essex Renewal Fund?



Essex County Council

The Essex Renewal Fund...

Is a **revolving** investment fund for **land and property** projects

Supports Essex County Council's commitments to **good jobs, future growth and investment, green growth and levelling up the economy**

Is part of **ECC's £1.3bn Capital Programme** and sits alongside the activity of **Essex Housing**

What are the potential benefits?

Over the next 20 years, the Fund aims to invest over £100m, supporting **1,500 jobs and bringing to market enough land to deliver 1,000 homes**

It will do this through **projects that the market wouldn't deliver** – or, may not deliver to such **high standards**

All new build projects will be expected to deliver **net zero carbon in operation**

It will have a catalytic impact beyond the projects that it supports directly, by building **confidence in Essex places and markets**, and providing **greater influence over quality** of placemaking and buildings









What kind of projects will be delivered?



High-level project requirements

- **Land and property projects** – Must include **refurbishment, development** or bringing **development land** to the market. Any direct residential development, social infrastructure or renewable energy infrastructure must be ancillary to commercial uses
- **Within Essex** – Must be delivered **within the administrative area of Essex County Council** (this excludes Southend and Thurrock)
- **Addressing evidenced market failure** – Must unlock, accelerate, or enhance benefits for Essex residents and businesses **beyond “business as usual”**
- **Direct investment** – Must contribute towards **ECC’s capital programme**, rather than providing development finance or non-recoverable grant funding to others. Can form partnerships to lever in external funding, or de-risk later phases of development for onward delivery by the private sector
- **Return on investment** – Must provide the required **return on investment** based on a **clear exit strategy**

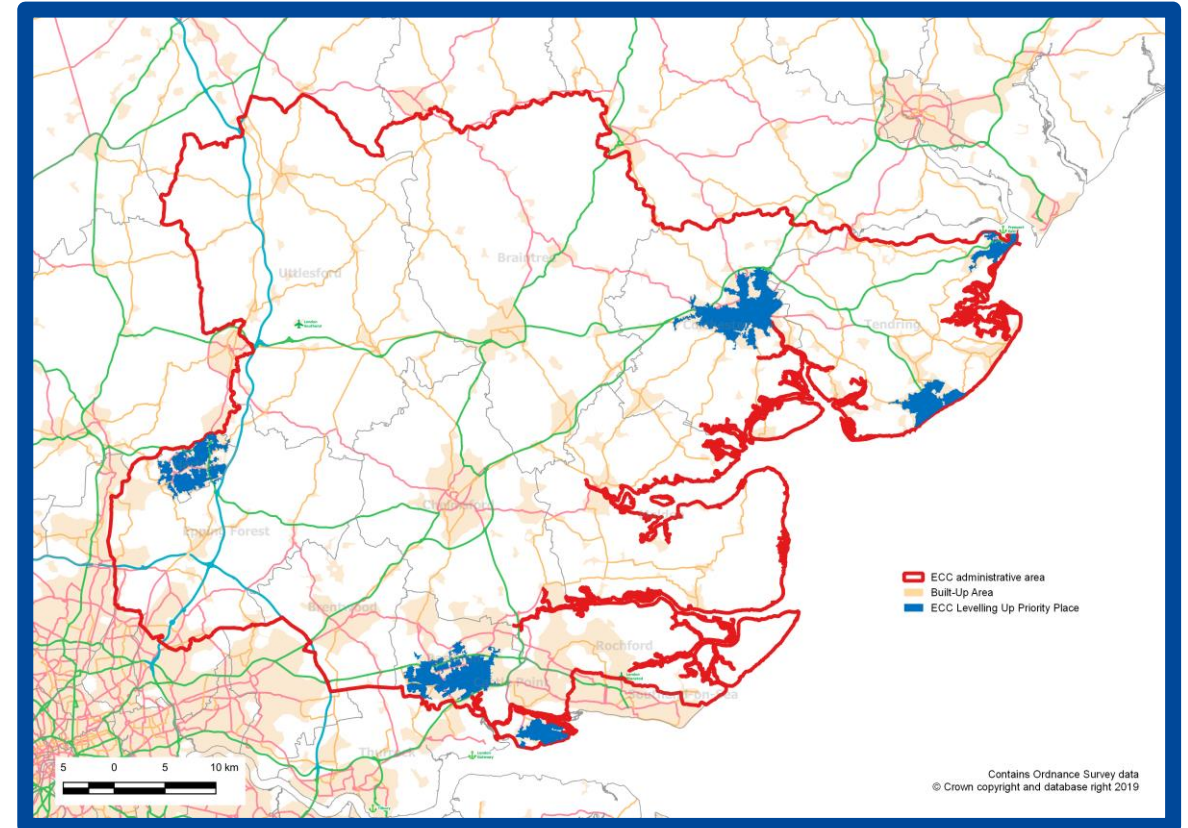
Projects are prioritised based on their alignment with the following policy objectives...

| | | | |
|--|--|------------------------------------|--|
| Strong Inclusive & Sustainable ECONOMY |  | Good jobs | Job creation and safeguarding |
| |  | Levelling up the economy | Attract and retain investment and talent in strategic locations / least resilient areas |
| |  | Future growth and investment | Supporting start-ups and high-potential firms |
| |  | Green growth | Contribute to green growth and climate resilience |
| High Quality ENVIRONMENT |  | Transport and built environment | Keep momentum with / accelerate major housing and economic growth projects |
| HEALTH, wellbeing & Independence for All Ages |  | Healthy lifestyles | Encourage shift to sustainable modes of transport |
| A Great PLACE for Children & Families to Grow |  | Education outcomes | Provide opportunities for re-skilling / up-skilling |
| |  | Levelling up outcomes for families | Facilitate higher productivity economic activity |

...as well as implementing the **ERF Net Zero policy**

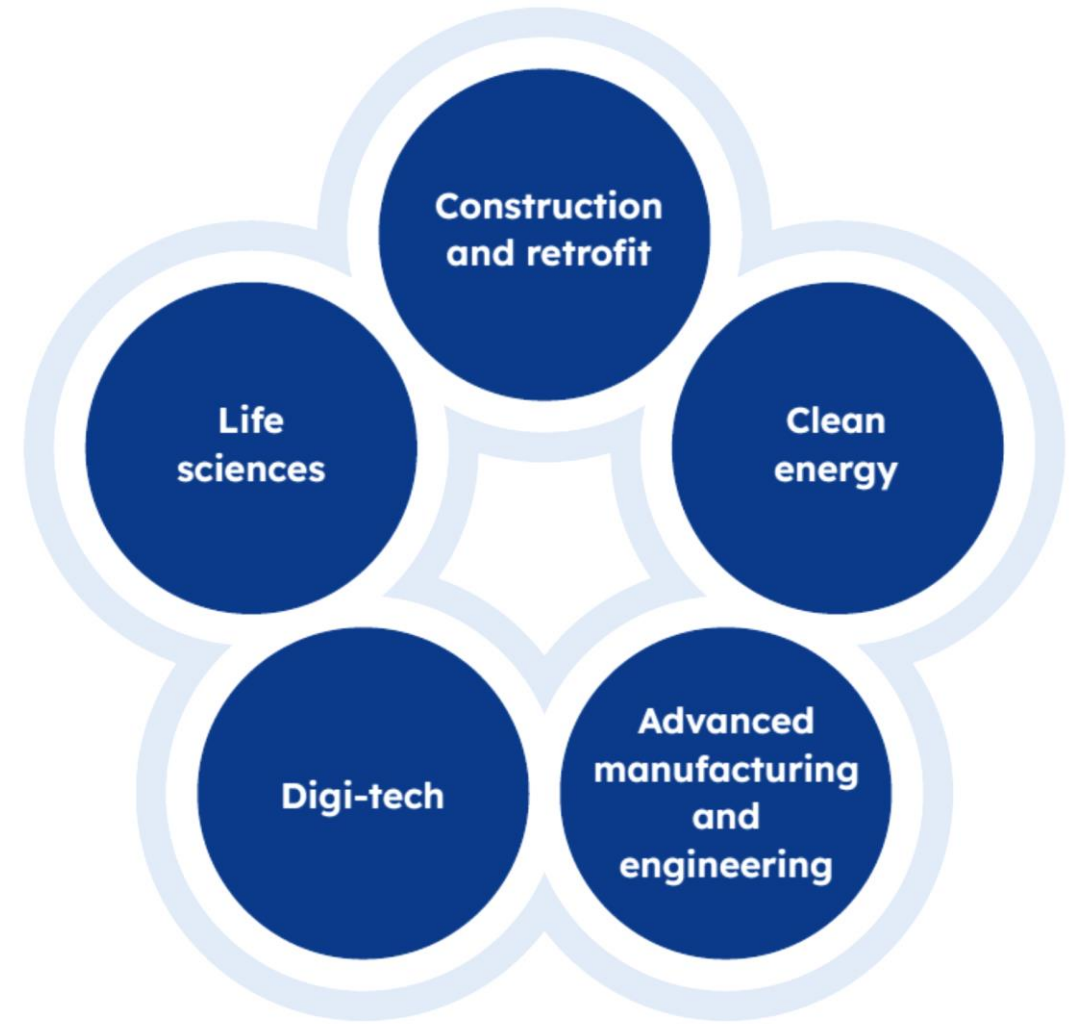
Priority places

- To help [Level Up Essex](#), the Fund focuses on attracting and retaining investment and talent in and around our **priority places for Levelling Up** (see right)
- The Fund also seeks opportunities to support our new **Garden Communities**
- Strong projects **outside of our priority places** are also considered



Priority sectors

- ERF nurtures **the five key growth sectors for Essex** identified in the [Essex Sector Development Strategy](#) (see right)
- The Fund also seeks opportunities to support **Essex town centres and high streets**
- Strong projects **outside of our priority sectors** are also considered



How much funding is available?



Essex County Council

How much funding is available?

- To manage risk to ECC, investment by the Fund is limited to **£12.5m per project** (including any grant funding for which we are accountable)
- For larger projects, it will therefore be necessary to **share risk and reward with external partners** - either through a 'Master Developer' model or development partnerships
- To manage impacts on ECC's revenue budget, total **activity is anticipated to remain under £27.5m** at any one time. However, we aim to invest **at least £100m over the next 20 years**

Next steps and further information



Next steps

- ECC is in the process of recruiting and procuring the support required to deliver the Essex Renewal Fund, with **appointments expected in autumn 2023**
- Approval for **one or more acquisitions is expected by the end of 2023**

Further information

If stakeholders have a **site, project or funding opportunity** that they would like to discuss with the Essex Renewal Fund team, they should contact [Ricky Thakrar](#)