

Appendix A – LGF Project Background Information

Name of Project	Grays South						
	Thurrock Council						
Local Growth Fund (LGF) allocation	Date of Award		Amount (£m)				
	February 2019		3.7				
	November 2019		7.1				
	Total		10.8				
Project Background	The Project forms part of the Grays South Regeneration Area (GSRA) scheme which consists of a number of interventions designed to support the economic and social vitality of Grays Town Centre. The LGF funding was specifically sought to support the creation of an underpass to replace the existing level crossing and for the creation of a public square at each end, designed to provide active urban spaces suited to a wide range of events, markets and similar activities.						
	It should be noted that a separate intervention within the GSRA scheme will bring forward new modern commercial/mixed use floorspace and residential units on land at either end of the new underpass. This work will not be funded through the LGF, but the benefits of the Project will not be fully realised until these commercial and residential units have been constructed and are in use.						
Current Planning Applications	Currently all planning proposals are on hold.						
Delivery Milestones	The project is currently on hold - a revised programme will be required at a future date.						
Project Costs	Breakdown of funding sources (£m)						
	Project Name	Total project cost (£m)	LGF allocation (£m)	Budget			
				Other funding sources (£m)			
				Local Authority	Other public sector	Private Sector	Third Sector
	Grays South	40.42	10.84	26.43	1.40	0.00	1.75
This funding breakdown is subject to the updated costings provided as part of the GRIP 4 currently being reviewed by the project team. A fuller update will be provided at the September 2023 meeting.							
Project benefits	The Project will improve public safety, create a fully compliant and unimpeded route across the railway line, improve connectivity between different modes of travel within Grays Town Centre and will deliver high quality public realm.						

	<p>Key benefits of the Project include:</p> <ul style="list-style-type: none"> • enabling delivery of 84 homes and 1,279 sqm of retail floorspace by 2025; • supporting commercial development in Grays by creating a more attractive town centre and higher quality commercial space.
Project constraints	<ul style="list-style-type: none"> • Currently subject to a review as part of the Section 114 notice issued in December 2022. • Cost increases, although the costs provided include a 30% risk uplift and 20% Network Rail contingency pot. • The project involves the acquisition of property and land which could extend the project timeline. • Planning consent is required for the planned works. • The project is dependent on progression through the GRIP process with Network Rail. • The project has been put on hold by Thurrock Council whilst a review is undertaken. • As a result of concerns regarding deliverability and affordability the Board agreed to put spend of the remaining LGF funding on hold until it could be demonstrated the project continues to meet the requirements of the SELEP Assurance Framework. • Subject to the current review of the Project an updated Business Case or Value for Money assessment is likely to be required.
Link to Project webpage	<p>https://www.southeastlep.com/project/grays-south/</p>