



Ministry of Housing,  
Communities &  
Local Government

Cities and Local Growth  
Unit  
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Fry Building  
2 Marsham Street  
London  
SW1P 4DP

Adam Bryan  
Chief Executive  
South East

18 September 2020

By email: [adam.bryan@southeastlep.com](mailto:adam.bryan@southeastlep.com)

Dear Adam,

**RE: Getting Building Fund**

I would like to thank you and your teams for the work done in helping us to agree those strategically important “shovel ready” projects that will be delivered over the next 18 months as part of the Getting Building Fund (GBF). I am pleased to write to you to confirm the arrangements for the initial payment of the GBF by the Ministry of Housing, Communities and Local Government (‘MHCLG’) to Essex County Council (‘the Council’) as the Accountable Body for South East LEP.

A breakdown of payments can be found in the table below. This includes the payment being made in September 2020 to which this letter relates and the indicative amount to be paid around April 2021. The agreed allocation has been split equally between the two financial years on the understanding that you have the freedoms and flexibilities to manage capital spend between programmes.

September 2020 Payment (Financial Year 2020-21)	Indicative April 2021 Payment (Financial Year 2021-22)	Total Funding Allocated
£42,500,000	£42,500,000	£85,000,000

**Funding Requirements**

Use of funding should be used to fulfil the following requirements:

1. To be used to support the Getting Building Fund (GBF) projects agreed between you and the Government set out in the Getting Building Fund agreement at **Annex A**.
2. To be used to secure the outcomes set out in the Getting Building Fund agreement at Annex A.
3. We expect that all funding allocated in the financial year 2020-21 would be expended by 31 March 2021. We expect that you and your accountable body will use the freedom and flexibilities that you have to manage your capital budgets between programmes. For the avoidance of doubt we expect all Getting Building Fund monies to be expended by the end of the programme, 31 March 2022. Any changes to the list of projects must be agreed in writing with the Department via a change request.

4. To be deployed solely in accordance with decisions made through the local growth assurance framework agreed between the LEP and the Accountable Body. This must be compliant with the standards outlined in the National Local Growth Assurance Framework.
5. That you track project progress against core metrics and outcomes, in line with monitoring and evaluation in the National Local Growth Assurance Framework. To also provide quarterly monitoring reports to update on progress and track performance against agreed outputs.
6. That the LEP and Accountable Body will communicate the on-going outcomes and outputs of their Getting Building Fund projects, following the branding guidance to ensure that local people understand how Government money is being spent.

### **Monitoring**

Throughout the delivery period the Cities and Local Growth Unit's area team will liaise with you on a regular basis. From time to time they may inspect GBF funded projects and may require additional information from you to enable us to monitor progress.

### **Other**

Councils and Combined Authorities are reminded that, as accountable bodies for their LEPs, they are responsible for ensuring that expenditure is spent in accordance with all applicable legal requirements. This includes, for example, state aid and public procurement law.

The LEP and Accountable Body are also reminded of their responsibilities under the Public Sector Equality Duty as set out in Section 149 of the Equality Act 2010 and should have regard to these requirements when apportioning LGF funding.

For the avoidance of doubt, we may withhold further instalments of payment if you do not comply with the performance monitoring requirements or where in our opinion progress on the project delivery is not satisfactory or the future of the project/s supported is/are in jeopardy.

Towards the end of each financial year we will hold an Annual Performance review meeting. This will be used to gain assurance the programme is on track and that further funding can be released.

I am copying this letter to the Section 151/73 officer for your Accountable Body and to your Cities and Local Growth Unit Area Lead.

Yours Sincerely,



Steven Greenwood,

Deputy Director, Cities and Local Growth Unit

## **ANNEX A: SOUTH EAST LEP GETTING BUILDING FUND**

The Government is making £900 million available through the new Getting Building Fund (GBF) for investment in local, shovel-ready infrastructure projects to stimulate jobs and support economic recovery across the country. South East LEP has been allocated £85m from the GBF for a wide-ranging package of projects that will deliver a much-needed boost to the local economy.

In South East LEP, the 34 funded projects are expected to stimulate and better integrate economies in some of the most economically depressed and Covid-affected parts of the South East, including persistently vulnerable areas such as Thanet, Hastings and Tendring. People in coastal areas and provincial towns will see their town centres enhanced, with old or disused buildings brought back to life. New business and educational spaces will provide grow-on commercial space and develop the skills infrastructure so that existing and new, growing sectors – innovative green technologies, manufacturing, transport and logistics, housing, cultural and creative - can thrive. Much-needed investment in broadband rollout will stimulate economic activity in rural and more remote areas.

### **Outputs**

<b>Direct Jobs Created</b>	9,170
<b>Construction Jobs Created</b>	2,180
<b>Jobs Safeguarded</b>	3,340
<b>Houses Unlocked</b>	7,234
<b>Commercial Space Unlocked (sqm)</b>	50,813
<b>New Learning Space Unlocked (sqm)</b>	9,128
<b>New Learners Assisted</b>	8,663
<b>Businesses Assisted</b>	1,261
<b>Roads/Cycle Lanes/Walkways Unlocked (km)</b>	2.427
<b>R&amp;D Floorspace (sqm)</b>	9,788
<b>Improved Learning/ Training Space Unlocked (sqm)</b>	9,128
<b>Public Realm/ Green Space Created (sqm)</b>	132,050
<b>New Superfast Broadband Connections</b>	18,333
<b>CO2 Emissions Saved (kg)</b>	1,146,874

### **Summary of projects**

<b>Project</b>	<b>Description</b>
<b>Full fibre broadband in rural south Essex</b>	Rollout of full fibre broadband to remote and rural parts of south Essex to support businesses needing faster connectivity.
<b>Better Queensway electrical networks, Southend</b>	Upgrade of electrical networks to support estate regeneration in central Southend, providing 1700 new homes.
<b>Britton Farm Learning, Skills &amp; Employment Hub, Medway</b>	A new learning and skills hub in a repurposed shopping mall, supporting adults to retrain, upskill and access employment opportunities in Medway.

<b>Charleston access road, Lewes</b>	Upgrading access to Charleston, an artists' house and studio museum of international significance in the South Downs National Park, opening it up to more visitors, including by cycle.
<b>Creative hub, Fisher St, Lewes</b>	Conversion of an old building to a café and new business space for creative sector SMEs.
<b>Digitally connecting rural Kent &amp; Medway</b>	Rollout of full fibre broadband to remote and rural parts of Kent and Medway to support businesses needing faster connectivity.
<b>Enterprise Centre, Horizon 120 Business Park, Braintree</b>	Provision of a new innovation and entrepreneurship hub, with a full range of spaces and support services for start-up and grown SMEs.
<b>Broadband rollout in rural Essex</b>	Rollout of full fibre broadband to remote and rural parts of Essex to support businesses needing faster connectivity.
<b>Fast track business solutions, manufacturing in Hastings</b>	Provision of modernised industrial space for manufacturers, using low and zero carbon technologies to support low maintenance and energy costs.
<b>Laboratory space upgrade, Discovery Park, Sandwich</b>	Upgrade of chemistry, biology and write-up space in Building 500 at Discovery Park, supporting many life sciences companies based on the Enterprise Zone.
<b>Grays shopping centre redevelopment</b>	Upgrade of electrical infrastructure to support redesign of shopping centre, improving resilience of retail offer and facilitating provision of new homes.

<b>Harlow Library redevelopment</b>	Library refurbishment and relocation to town centre of adult and community learning facilities, allowing redevelopment for housing of existing ACL premises.
<b>Javelin Way (educational/light industrial), Ashford</b>	Provision of new educational and light industrial facilities, supporting growth of SME base in Ashford and facilitating building of a new sports complex.
<b>Jaywick market and commercial space, Clacton</b>	Provision of new covered market space and small business units to encourage economic development and activity in the most deprived community in England.
<b>Labworth car park modernisation, Canvey Island</b>	Modernisation of a seafront car park which is critical to local visitor economy, with flood risk mitigation, electric vehicle charging points and improved disabled parking.
<b>LFFN – broadband rollout to south Essex care sector</b>	Extension of existing broadband rollout to 130 additional sites, providing a basis for the private sector to extend social and economic benefits to remote communities and businesses.
<b>MODUS – light industrial space in Harlow</b>	Development of manufacturing and light industrials units specifically designed to support the life sciences and supportive supply chain and production sectors in Harlow.
<b>Performing &amp; Production Digital Arts, North Kent College</b>	Provision of industry-leading training facilities for Performance and Production Arts at the heart of the Thames Estuary Production Corridor.
<b>Nexus – office space at Harlow Science &amp; Innovation Park</b>	Provision of high grade office space at Harlow Science and Innovation Park, bringing valuable employment to the town within the life science and wider supportive sectors.
<b>T-level adapted educational space at Harlow College</b>	Adaptation of educational facilities to permit teaching of ‘T’ levels in Construction, Digital, Education & Childcare and Health & Science.
<b>Restoring the Glory of the Winter Garden, Eastbourne</b>	Restoration of Grade 2 listed Victorian pavilion as a cultural destination of regional importance that supports and enhances Eastbourne’s year round visitor economy.
<b>Riding Sunbeams, Solar Railways (green technology)</b>	Collaborative project between green tech company and Network Rail to develop and supply clean energy from solar farm to rail network.
<b>Rocheway (construction/housing delivery), Rochford</b>	Development of new private homes and independent living apartments to meet needs of Essex’s ageing population, with associated improvements to community facilities.
<b>Romney Marsh Employment Hub, Folkestone</b>	Provision of new employment hub with business space to help mitigate the effects of job losses from closure of Dungeness nuclear power station on this vulnerable community.
<b>South Essex ‘No Use Empty’ (repurposed commercial space)</b>	Repurposing of empty or disused commercial properties for residential alternative commercial uses, with focus on SMEs adversely affect by Covid or changing consumer demand.
<b>Sussex Innovation Centre, Falmer – Covid adaptations</b>	Renovation of innovation space to make suitable for use post-Covid, helping to safeguard businesses and deliver new jobs.
<b>Swan Modular Housing Factory, Basildon</b>	Extension of existing factory to deliver increased volumes of modular housing, up to 1000 units annually, helping housing provision across east London and Essex.
<b>Tendring Bikes and Cycle Infrastructure</b>	New cycling infrastructure easing local transport challenges and providing access to employment opportunities in Clacton and the deprived community of Jaywick.
<b>Thanet Parkway Railway Station</b>	A new train station in Thanet that will open up investment and growth opportunities in east Kent and reduce HS1 journey times between the area and London.
<b>The Meeting Place, Swanley (business space)</b>	Provision of new business space and homes in an economically challenged town centre. The project will restore high street frontage and footfall and encourage investor confidence.
<b>Observer Building, Hastings (regeneration of derelict space)</b>	Provision of significant workspace and jobs as well as enterprise support and skills development by refurbishment of a building derelict for 35 years. Also will provide affordable housing units and is key component of local High Street Heritage Action Zone.
<b>Tindal Square, Chelmsford (improved town centre space)</b>	Removal of traffic from a city centre square will improve public realm and reconnect city centre spaces currently disconnected, bringing increased activity and life to centre.
<b>Transport &amp; Logistics Institute Grays</b>	Provision of educational facilities which will enable improved transport and logistics learning to young people seeking employment in this growing sector in Thurrock and the wider Thames Estuary area.

<b>Maritime &amp; Sustainable Technology Hub, Newhaven</b>	Bringing back into use the former UTC building to provide educational facilities and commercial space for SMEs, especially those in the marine sector.
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**South East LEP** will be expected to deliver the agreed projects but will have flexibility to deliver the greatest economic benefits to the area. Any significant changes to the projects should be agreed with the Government in advance, and all investment decisions must be undertaken in line with locally agreed audit and scrutiny arrangements.