

Report
November 2020

Independent Technical Evaluator - Business Case Assessment – November 2020/21 Report

South East Local Enterprise Partnership
Our ref: 22790509
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steer

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The logo for Steer, featuring the word "steer" in a bold, lowercase, sans-serif font.

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1 Independent Technical Evaluation of Getting Building Fund Schemes

Overview

- 1.1 Steer was reappointed by the South East Local Enterprise Partnership in April 2016 as Independent Technical Evaluator. It is a requirement of Central Government that every Local Enterprise Partnership subjects its business cases and decisions on investment to independent scrutiny.
- 1.2 This report is for the review of final Business Cases for schemes which are seeking funding through the Getting Building Fund. Recommendations are made for funding approval on 20 November 2020 by the Accountability Board, in line with the South East Local Enterprise Partnership's own governance.

Method

- 1.3 The review provides commentary on the Business Cases submitted by scheme promoters, and feedback on the strength of business case, the value for money likely to be delivered by the scheme (as set out in the business case) and the certainty of securing that value for money.
- 1.4 Our role as Independent Technical Evaluator is not to purely assess adherence to guidance, nor to make a 'go' / 'no go' decisions on funding, but to provide evidence to the South East Local Enterprise Partnership Board to make such decisions based on expert, independent and transparent advice. Approval will, in part, depend on the appetite of the Board to approve funding for schemes where value for money is not assessed as being high (i.e. where a benefit to cost ratio is below two to one and / or where information and / or analysis is incomplete).
- 1.5 The assessment is based on adherence of scheme business cases to Her Majesty's Treasury's *The Green Book: Central Government Guidance on Appraisal and Evaluation*¹, and related departmental guidance such as the Department for Transport's TAG (Transport Analysis Guidance. TAG, formerly WebTAG) or the DCLG/MHCLG Appraisal Guide. All of these provide proportionate methodologies for scheme appraisal (i.e. business case development).
- 1.6 Pro forma have been developed based on the criteria of *The Green Book*, a 'checklist for appraisal assessment from Her Majesty's Treasury, and DfT's TAG and MHCLG's Appraisal Guide.

¹ Source:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685903/The_Green_Book.pdf

1.7 Individual criteria were assessed and the given a 'RAG' (Red – Amber – Green) rating, with a summary rating for each dimension. The consistent and common understanding of the ratings are as follows:

- **Green:** approach or assumption(s) in line with guidance and practice or the impact of any departures is sufficiently insignificant to the Value for Money category assessment.
- **Amber:** approach or assumption(s) out of line with guidance and practice, with limited significance to the Value for Money category assessment, but should be amended in future submissions (e.g. at Final Approval stage).
- **Red:** approach or assumption(s) out of line with guidance and practice, with material or unknown significance to the Value for Money category assessment, requires amendment or further evidence in support before Gateway can be passed.

1.8 The five dimensions of a government business case are:

- **Strategic Dimension:** demonstration of strategic fit to national, Local Enterprise Partnership and local policy, predicated upon a robust and evidence-based case for change, with a clear definition of outcomes and objectives.
- **Economic Dimension:** demonstration that the scheme optimises public value to the UK as a whole, through a consideration of options, subject to cost-benefit analysis quantifying in monetary terms as many of the costs and benefits as possible of short-listed options against a counterfactual, and a preferred option subject to sensitivity testing and consideration of risk analysis, including optimism bias.
- **Commercial Dimension:** demonstration of how the preferred option will result in a viable procurement and well-structured deal, including contractual terms and risk transfer.
- **Financial Dimension:** demonstration of how the preferred option will be fundable and affordable in both capital and revenue terms, and how the deal will impact on the balance sheet, income and expenditure account, and pricing of the public sector organisation. Any requirement for external funding, including from a local authority, must be supported by clear evidence of support for the scheme together with any funding gaps.
- **Management Dimension:** demonstration that the preferred option is capable of being delivered successfully in accordance with recognised best practice, and contains strong project and programme management methodologies – this includes the need for a Monitoring and Evaluation Plan and Benefits Realisation Plan.

1.9 In addition to a rating for each of the five dimensions, comments have been provided against Central Government guidance on assurance – **reasonableness** of the analysis, risk of error (or **robustness** of the analysis), and **uncertainty**. Proportionality is applied across all three areas.

1.10 Assessments were conducted by a team of transport and economic planning professionals, and feedback and support has been given to scheme promoters throughout the process through workshops, meetings, telephone calls and emails between September and October 2020.

Getting Building Fund

- 1.11 26 business cases have been assessed for schemes seeking Getting Building Fund (GBF) allocation. Below are our recommendations to the Accountability Board, including key findings from the evaluation process and details of any issues arising.
- 1.12 With all schemes at outline business case stage there remains a residual risk to value for money and deliverability until the contractor costs are confirmed, however this should not present a barrier to approval of funding at this stage.

High value for money, high certainty

- 1.13 The following GBF schemes achieves **high value for money** with a **high certainty** of achieving this.
- Romney Marsh Employment Hub (£3.5m)*
- 1.14 Getting Building Fund investment is being sought as part of a funding package to further develop the Mountfield Road Industrial Estate in New Romney. This includes the development of a business hub of 751 square metres divided into 14 rooms of varying sizes, with offices built for businesses that will range in size from 2 to 10 employees.
- 1.15 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. Completing the development of the whole employment hub, including unlocking the remaining employment land, will enable up to 620 jobs, mitigating the loss of more than 1,000 jobs arising from the closure of Dungeness A Nuclear Power Station and programmed closure of Dungeness B Power Station in 2028 . It is also a scheme which will support the Green Recovery, maintaining the productive use of an underused facility. The scheme promoter acknowledges that Covid-19 and social distancing may have an impact on the jobs realisation in the short term, but in the medium term the facility will offer sustainable employment opportunities.
- 1.16 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the land value uplift of the scheme in line with Ministry for Homes Communities and Local Government Appraisal Guide as well as the labour supply impacts with a bespoke assessment approach, aligned with Green Book principles. This assessment shows the scheme to have a benefit cost ratio of 3:1 which falls within a “high” value for money categorisation
- 1.17 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.
- Javelin Way (£0.6m)*
- 1.18 The Javelin Way development was fully funded, with the support of a Growing Places Fund loan approved by SELEP in 2017. However, due to a fall in the anticipated values that would be achieved from the light industrial units brought about by market uncertainty during the Covid-19 pandemic, the commercial agents acting for the Kent County Council recommend allowing an additional commercial risk allowance. This amounts to £578,724. Getting Building Funding is therefore sought to bridge the gap resulting from the fall in anticipated values. This will enable the scheme to move forward as planned, bring forward employment at an early stage and deliver the full scheme, including its cultural element.
- 1.19 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The funding will safeguard the delivery of 159 jobs expected to result from the wider Javelin Way scheme. It supports the Green Recovery by bringing back into use an otherwise non-productive site. Moreover, it bridges a scheme viability gap which has been caused by market uncertainty resulting from Covid-19 and will support local economic recovery from the pandemic.

- 1.20 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 2.45:1 which falls within a “high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job safeguarding rather than land value uplift.
- 1.21 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.
- Discovery Park (£2.5m)*
- 1.22 The Discovery Park Incubator project will deliver flexible, collaborative workspace responding to evidence of growing local demand for this type of facility. It will also address the widespread lack of life science laboratory space across the UK. The project involves the refurbishment of two floors within the East Block of Building 500 at Discovery Park, to provide around 30,000 square feet of net lettable incubator space. The new facility will involve self-contained laboratory units, informal breakout and café space and shared lab support facilities.
- 1.23 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate 62 additional jobs and will support the Green Recovery by facilitating increased collaboration and productivity in the Life Sciences sector. The scheme promoter acknowledges that Covid-19 has had a significant impact on the commercial property market, particularly the retail and office sectors however, demand for laboratory and specialist production space is currently strong with a pipeline of enquiries.
- 1.24 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 4.7:1 which falls within a “very high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation rather than land value uplift.
- 1.25 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.
- Thurrock Logistics Centre (£0.6m)*
- 1.26 This project creates a dedicated logistics training facility in the ground floor of the Thurrock campus in Grays town centre covering approximately 400 square metres. The new centre will provide a range of programmes focussed on training for the logistics industry.

- 1.27 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate 10 jobs as well as 144 adult learners per year. The scheme promoter notes that Covid-19 has had a significant impact on local unemployment levels. This proposal will provide the facilities to enable the College to provide upskilling and reskilling to get many of those unemployed people back into the workplace quickly. The alignment of the scheme with the Green Recovery aim is unclear.
- 1.28 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken in line with Education and Skills Funding Agency’s appraisal toolkit. This assessment approach is aligned with Green Book principles and shows the scheme to have a benefit cost ratio of 2.7:1 which falls within a “high” value for money categorisation.
- 1.29 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

The Meeting Point (£1.5m)

- 1.30 This project will deliver The Meeting Point, a high-quality facility in Swanley town centre providing workspace as well as 17 new homes. This will be achieved through the redevelopment of a prominent site which is in public ownership and which has been redundant for several years.
- 1.31 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate 22 additional jobs and will support the Green Recovery by bringing back into productive use a previously derelict building. The Meeting Point project is quickly deliverable and will help to bring forward economic activity to support economic recovery post-Covid-19.
- 1.32 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 3.3:1 which falls within a “very high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation rather than land value uplift.
- 1.33 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

NU Living Modular Housing Factory (£4.5m)

- 1.34 Funding is being sought from the Getting Building Fund to allow Swan NU living to bring forward a second modular housing factory adjacent to their existing factory in Basildon. This will allow the company to increase its current production capacity and further support its provision of affordable housing.

- 1.35 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate 124 additional jobs and will support the Green Recovery by supporting construction of more energy efficient homes with incorporated smart heating, lighting and monitoring technology. The scheme will significantly improve the certainty of affordable housing supply, which has been negatively affected by Covid-19
- 1.36 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 4.2:1 which falls within a “very high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation rather than land value uplift.
- 1.37 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.
- Maritime and Sustainable Technology Hub (£1.3m)*
- 1.38 The aim of the project is to convert an existing, disused educational facility and Grade-II listed building in Newhaven into a multi-purpose site, comprising 1,630 square metres of educational, training and business support space for the maritime sector, 1,595 square metres of commercial office space and 1,500 square metres of ancillary space. The completed development will enable a Maritime and Sustainable Technology Hub, run by National Maritime Ltd, to be established in Newhaven to support the maritime sector across East Sussex.
- 1.39 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate 133 jobs as well as accommodating 346 new trainees achieving qualifications each year. It supports the Green Recovery by investing in a facility aligned with Newhaven Enterprise Zone’s strategic aspiration of clean, green and marine technologies. Covid-19 has increased the need for public sector organisations to seek new, more efficient workspaces. This scheme responds to that demand.
- 1.40 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the land value uplift of the scheme in line with Ministry for Homes Communities and Local Government Appraisal Guide as well as the labour supply impacts with a bespoke assessment approach, aligned with Green Book principles. This assessment shows the scheme to have a benefit cost ratio of 2.9:1 which falls within a “high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation and improved learner outcomes rather than land value uplift.
- 1.41 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022.

Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

New Performing & Production Digital Arts Facility (£12.3m)

- 1.42 The project will provide a new performing and production digital arts facility at North Kent College’s Dartford campus. This will enable the College to maintain and develop its established strengths in performing arts and digital design, respond to growing student demand and contribute to the long-term growth of the creative and cultural sector. The scheme will involve the construction of a new, high-quality, two-storey building containing nearly 3,000 square metres of educational floorspace, including a performance venue, dance studios, music performance spaces, digital design classrooms and workshops, and a new food court and social zone serving the whole College campus.
- 1.43 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate an additional eight jobs as well as providing for 264 net additional student places per year with an expected GVA impact of more than £50m. It supports the Green Recovery as the new educational facility will be built to high environmental standards, reducing energy consumption and making more efficient use of materials. This will reduce the College’s overall carbon footprint. The scheme promoter acknowledges that there the creative sector has been disproportionately negatively affected by Covid-19 but is confident that, in the long term, the creative sector will be more resilient than other sectors which have been similarly impacted by Covid-19 and that there will be sufficient demand for the new student places made available by this scheme.
- 1.44 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the expected learner outcomes of scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 3.6:1 which falls within a “high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are improved learner outcomes rather than land value uplift.
- 1.45 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

Harlow Library (£1.0m)

- 1.46 Funding is sought for refurbishment of Harlow Library to allow relocation of Adult Community Learning from its current sub-optimal building into this site. The scheme will also facilitate the initial feasibility of delivery of up to 33 homes on the current Adult Community Learning site furthering the ongoing estate regeneration programme and accelerating the transformation of Harlow.
- 1.47 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate an additional 20 jobs as well as providing for 1,800 new adult learners per year. It supports the Green Recovery by bringing back into productive use the former Adult Community Learning

site. The scheme promoter acknowledges that those in lower-paid, lower-skilled, less secure work were among the first to become unemployed as a result of Covid-19. This facility is key contributor to the upskilling that is required to support economic recovery.

- 1.48 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the expected learner outcomes of scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 2.2:1 which falls within a “high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are improved learner outcomes rather than land value uplift.
- 1.49 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

Remodelling of ‘T’ Level buildings at Harlow College (£1.5m)

- 1.50 The investment will repurpose and underutilised building for use as a centre for delivering healthcare, health science, education and childcare, sustainable modern construction methods and digital technologies These works will embed innovation in the different vocational pathways provided by the College and ensure it is fully prepared for the introduction and delivery of ‘T’ Levels.
- 1.51 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to provide space for more than 1,000 learners on T Level pathways between 2021 and 2026 which will convert into a significant increase in high value jobs outcomes. It supports the Green Recovery by bringing underutilised buildings into more productive use. The College has strong links with key sector based employers enabling it to respond to business needs. This will ensure that benefits of this scheme can be optimised to help the local economy recovers from Covid-19.
- 1.52 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the expected learner outcomes of scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 2.6:1 which falls within a “high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are improved learner outcomes rather than land value uplift.
- 1.53 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

Thanet Parkway (£12.0m)

- 1.54 The proposed station will provide two platforms of 252 metres in length and 2.6 metres in width to cater for 12-car rolling stock. The station forecourt will include two ticket vending machines, two bus shelters and bus passenger information. A set down area will be provided for buses, taxis and passenger drop off, together with staff parking. Parking will be provided for 297 cars plus 20 short stay bays for passenger drop off and taxis, motorcycles spaces, 40 pedal cycle parking spaces and a set down area for 2 buses.
- 1.55 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to stimulate creation of a total of 400 jobs and it support the Green Recovery by enabling a greater number of people to travel by train rather than private car. Moreover, infrastructure schemes such as Thanet Parkway create construction employment and provide for employment and training opportunities once completed. This will help support the UK’s economic recovery from Covid-19.
- 1.56 The value for money assessment has been conducted in a reasonable and robust way, and the value for money category is “Very High” (NB. A ‘conventional’ Benefit-Cost ratio is not reported as the scheme generates revenues that are greater than the costs resulting in a net ‘negative’ cost, and, therefore, provides a ‘negative’ benefit cost ratio).
- 1.57 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

Enterprise Centre for Horizon 120 Business and Innovation Park (£7.0m)

- 1.58 Funding is sought to enable the provision of an enterprise centre for local businesses, including small business start-ups, small businesses focusing on innovation and growth as well as businesses aiming to stabilise and consolidate their activities.
- 1.59 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate an additional 160 jobs and supports the Green Recovery, supporting the creation of a business park that aspires to be environmentally conscious and to protect and enrich biodiversity. 40% of Braintree residents in work having been furloughed from their employment and the early impacts of the Covid-19 has been felt heavily in some of the key sectors of the Braintree economy (including construction, retail, manufacturing), therefore there is a need to accelerate delivery of the enterprise centre to support economic recovery.
- 1.60 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the land value uplift of the scheme in line with Ministry for Homes Communities and Local Government Appraisal Guide. This assessment shows the scheme to have a benefit cost ratio of 3.1:1 which falls within a “high” value for money categorisation.
- 1.61 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Therefore, it has been assessed that the scheme delivers “high” value for money with high levels of certainty.

High value for money, high/medium certainty

- 1.62 The following GBF scheme achieves **high value for money** with a **high/medium certainty** of achieving this.

Tendring Bikes and Cycle Infrastructure (£2.3m)

- 1.63 Investment is sought to deliver a bespoke bike scheme and cycle network infrastructure between Jaywick Sands and Clacton with the aim of tackling inequality within one of the most deprived areas of the country.
- 1.64 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme will significantly increase access of residents of Jaywick Sands to employment opportunities in Clacton. It also supports the Green Recovery by enabling mode shift from private car to active modes. The scheme promoter notes that the limited economic activity in Jaywick Sands, has been significantly affected by Covid-19 and that delivery of this cycling infrastructure will support the local economic recovery.
- 1.65 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the journey time benefits of the scheme in line with Department for Transport’s Active Mode Appraisal Toolkit as well. This assessment shows the scheme to have a benefit cost ratio of 2.12:1 which falls within a “high” value for money categorisation though a benefit cost ratio this close to 2:1 means that the value for money categorisation will be very sensitive to any net downside risks.
- 1.66 The assumptions used in the appraisal are reasonable and robust, and a programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. However, before determining whether or not to approve funding for the scheme, we recommend the Accountability Board consider the risk that cost increases would reduce the outturn value for money categorisation to medium.

Modus – Harlow Science Park (£2.0m)

- 1.67 Modus will provide collection of 5 mid-tech buildings to a total space of 4,774 square metres within Harlow Science Park for businesses focusing on all areas of science, technology, research and innovation. The units will offer complete flexibility to occupiers along with relevant localised landscaping and parking provision, as well as access to the wider science park services.
- 1.68 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme will stimulate creation of 190 jobs at the science park and will support the Green Recovery by facilitating increased collaboration and productivity in the Life Sciences sector. The scheme promoter recognises that Covid-19 has triggered adverse economic impacts in Harlow with disproportionately high levels of furlough and unemployment. Stimulation of employment space provided by this scheme has an important role to play in the economic recovery.
- 1.69 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 2.01:1 which falls within a “high” value for money categorisation though a benefit cost ratio this close to 2:1 means that the value for money categorisation will be very sensitive to any net downside risks. While this approach is not strictly in line with HMT’s The

Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation rather than land value uplift.

- 1.70 The assumptions used in the appraisal are reasonable and robust, and a programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. However, before determining whether or not to approve funding for the scheme, we recommend the Accountability Board consider the risk that cost increases would reduce the outturn value for money categorisation to medium.

High value for money, medium certainty

Better Queensway (£4.2m)

- 1.71 Better Queensway is an estate and town centre renewal project, seeking to transform a 5.2hectare site to the north of Southend town centre. The project will include the demolition of 4 tower blocks through a phased demolition of existing residential and commercial units, pedestrian footbridge, and associated structures and redevelopment to provide up to 1,669 dwellings and 7,945 square metres of commercial space made up of retail, office, and community and leisure space.
- 1.72 Getting Building Funding is required to upgrade the local electrical networks to provide the needed grid capacity to meet the new Future Homes Standard on energy use and energy efficiency of newly built homes.
- 1.73 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The wider scheme will generate 211 net jobs. It also supports the Green Recovery by enabling new homes to be more energy efficient. The scheme promoter notes that the Southend residential market has remained particularly buoyant during the Covid-19 pandemic which provides assurance that the expected benefits will still be realised.
- 1.74 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the land value uplift of the scheme in line with Ministry for Homes Communities and Local Government Appraisal Guide. This assessment shows the scheme to have a benefit cost ratio of 3:1 which falls within a “high” value for money categorisation.
- 1.75 The assumptions used in the appraisal are reasonable and robust, and a programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Planning permission is not expected to be secured until February 2021. The scheme promoter has provided high levels of assurance that it will be secured, however we would recommend that the Accountability Board considers the risk that this poses to certainty of deliverability before deciding whether or not to approve funding for the scheme.

Jaywick Market (£2.0m)

- 1.76 The Jaywick Market and Commercial Space project will result in construction and operation of a covered market and affordable business space on a gateway site in Jaywick Sands to support the local economy, grow local entrepreneurship, and grow and retain economic activity and job creation in the local area, which is one of the most deprived in the country.
- 1.77 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme will stimulate creation of 40 jobs and will support the Green Recovery by providing an improved public realm and improved walkability of the area to increase the use of active modes. The scheme promoter notes that the limited economic

activity in Jaywick Sands, has been significantly affected by Covid-19 and that delivery of this facility will support the local economic recovery.

- 1.78 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency's The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 5:1 which falls within a "very high" value for money categorisation. While this approach is not strictly in line with HMT's The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme's intended outcomes are job creation rather than land value uplift.
- 1.79 The assumptions used in the appraisal are reasonable and robust, and a programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. Planning permission has not yet been secured. The scheme promoter has provided high levels of assurance that it will be secured, however we would recommend that the Accountability Board considers the risk that this poses to certainty of deliverability before deciding whether or not to approve funding for the scheme.

Riding Sunbeams (£2.5m)

- 1.80 The project sets out to build and connect the world's first, large scale, renewable solar energy plant directly powering a railway. It will be delivered in a collaboration between green technology start up Riding Sunbeams and Network Rail to develop the route to market for subsidy free renewable energy generators to directly supply the UK's largest energy user.
- 1.81 A compelling strategic case has been developed demonstrating that the scheme is well aligned with the strategic objectives of the Getting Building Fund. The scheme is expected to generate a total of 40 jobs, and it supports the Green Recovery by enabling trains to be powered by renewable energy. Moreover, this investment is in line with the UK government's aim to stimulate post Covid-19 economic recovery through investment in infrastructure.
- 1.82 The value for money assessment has been conducted in a reasonable and robust way monetising the carbon emissions reduction and air quality improvements as well as wider economic impacts. The value for money category is "Very High" (NB. A 'conventional' Benefit-Cost ratio is not reported as the scheme generates savings in grid electricity costs which outweigh additional costs of the project, resulting in a net 'negative' cost, and, therefore, provides a 'negative' benefit cost ratio).
- 1.83 Reasonable assumptions have been used to populate the scheme appraisal and a reasonable and robust programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. However, Network Rail have only committed to a short lease contract of 2–4 years to be provided with power from Riding Sunbeams. This is a testing phase with the potential for extension if the testing is successful. Beyond this timescale there is no obligation for Network Rail to purchase power from Riding Sunbeams. This raises the risk that the carbon saving benefits might not materialise beyond the initial four year period which would significantly reduce the overall benefits of the scheme. We would, therefore, recommend that the Accountability Board considers the risk that this poses to certainty of benefits realisation before deciding whether or not to approve funding for the scheme.

Rocheway (£0.7m)

- 1.84 Getting Building Funding is sought for site infrastructure and enabling works to support delivery of 60 units of independent living (Extra Care) for older people at an Essex County Council owned site in Rochford. This scheme contributes to addressing the shortfall in general needs housing and the delivery of independent living units for older people.
- 1.85 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. Its delivery will support 229 construction jobs and 30 permanent, care sector jobs. It also supports the Green Recovery by bringing back into productive use a previously underutilised building. The alignment with the Covid-19 recovery aim is unclear.
- 1.86 A proportionate and robust economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green Book principles, uses assumptions from the former Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 2.7:1 which falls within a “high” value for money categorisation. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation rather than land value uplift.
- 1.87 The assumptions used in the appraisal are reasonable and robust, and a programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. However, a private sector partner has not yet been identified to deliver the Phase 2 development which reduces certainty of deliverability of this Phase. We would, therefore, recommend that the Accountability Board considers the risk that this poses to certainty of benefits realisation before deciding whether or not to approve funding for the scheme.

High value for money, low/medium certainty

- 1.88 The South East Local Enterprise Partnership Assurance Framework states that schemes may be eligible for exemption from quantified benefit cost analysis when the cost of the project is below £2.0m and there is an overwhelming strategic case (with minimal risk in the other cases). The following schemes are subject to this exemption and it is estimated that they will achieve **high value for money**. However, without quantified benefit cost analysis we cannot guarantee this outturn Value for money categorisation. Therefore, our recommendation is that there is a **low/medium certainty** of achieving high value for money.

Harlow Science Park – Nexus (£1.6m)

- 1.89 Nexus will be a 2,800 square metre multi-tenant office building within Harlow Science Park This project seeks to establish the required fit-out across the first and second floors ready for tenant occupation and also to establish a co-working space within the ground floor.
- 1.90 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme will stimulate creation of 296 jobs at the science park and will support the Green Recovery by facilitating increased collaboration and productivity in the Life Sciences sector. The scheme promoters recognises that Covid-19 has triggered adverse economic impacts to Harlow with disproportionately high levels of furlough and unemployment. Stimulation of employment space provided by this scheme has an important role to play in the economic recovery.
- 1.91 Economic appraisal of the scheme costs and benefits has been undertaken assessing the GVA increase stimulated by the scheme. This bespoke assessment approach, aligned with Green

Book principles, uses assumptions from Homes and Communities Agency’s The Additionality Guide. This assessment shows the scheme to have a benefit cost ratio of 1.94:1 which falls within a “medium” value for money categorisation. However, a benefit cost ratio this close to 2:1 means that the value for money categorisation will be very sensitive to any net upside risks. There is a compelling strategic case and a number of additional benefits have been qualitatively assessed. Were they to be monetised they would be likely to increase the benefit cost ratio above 2:1. While this approach is not strictly in line with HMT’s The Green Book, it is our recommendation that this remains an appropriate appraisal methodology as the scheme’s intended outcomes are job creation rather than land value uplift.

- 1.92 The assumptions used in the appraisal are reasonable and robust, and a programme has been provided which demonstrates that spend of the Getting Building Fund allocation and delivery of the scheme will be completed before March 2022. However, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents before determining whether or not to approve funding for the scheme.

Charleston Access Lane (£0.1m)

- 1.93 Funding is sought to widen and resurface the access track to Charleston from its junction with the A27 east of Firle. Charleston is an artists’ house and studio museum of international significance in the heart of the South Downs National Park in East Sussex and home to the renowned Charleston Festival.
- 1.94 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme will generate growth in repeat visits to Charleston Trust stimulating increased GVA of the local visitor economy. It supports the Green Recovery by making Charleston more safely accessible by bicycle. The scheme promoter acknowledges that the impact of Covid-19 means that visitor numbers will be affected in the coming year but, growth in UK domestic tourism will boost visitor numbers to Charleston and providing safe access to the site is integral to that.
- 1.95 Identification of the likely economic impacts of the scheme has indicated that, were full, monetised economic appraisal undertaken the scheme would represent “high” value for money however the lack of full, monetised economic appraisal does reduce the certainty of value for money.
- 1.96 To demonstrate deliverability, a programme has been provided which indicates that spend of the Getting Building Fund allocation and implementation of the scheme will be completed before March 2022. Moreover, there is minimal risk in the other cases. However, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents before determining whether or not to approve funding for the scheme.

South Essex No Use (£1.2m)

- 1.97 Getting Building Funding is sought to return long-term empty commercial properties back into use, for residential, alternative commercial or mixed-use purposes. The project will focus on secondary retail and other commercial premises which have been significantly impacted by changing consumer demand, the impact of the Covid-19 and which may have been impacted by larger regeneration schemes
- 1.98 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme is expected to generate 18 additional jobs through regeneration of commercial premises. It supports the Green Recovery by bringing back into productive use previously derelict or underused buildings. The scheme promoter has stated

that one of the impacts of Covid-19 is that there is increased demand for the types of loan products that will be provided through this scheme.

- 1.99 Identification of the likely economic impacts of the scheme has indicated that, were full, monetised economic appraisal undertaken the scheme would represent “high” value for money however the lack of full, monetised economic appraisal does reduce the certainty of value for money.
- 1.100 To demonstrate deliverability, a programme has been provided which indicates that spend of the Getting Building Fund allocation and implementation of the scheme will be completed before March 2022. Moreover, there is minimal risk in the other cases. However, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents before determining whether or not to approve funding for the scheme.

Tindal Square (£0.8m)

- 1.101 This investment will remove traffic from Tindal Square, Chelmsford and create a high quality public space that will compliment investment in Shire Hall, a vacant Grade II listed building and connect the northern end of the pedestrianised High Street with the Bond Street development in Chelmsford City Centre.
- 1.102 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The overall Tindal Square programme will enable delivery of an additional 100 jobs at Shire Hall. The scheme supports the Green Recovery by creating a more people-friendly square and improving air quality in central Chelmsford. The scheme promoter acknowledges that Covid-19 has resulted in decreased footfall and some city centre business failure, but public realm investment plays an important role in revitalising these city centres.
- 1.103 Identification of the likely economic impacts of the scheme has indicated that, were full, monetised economic appraisal undertaken the scheme would represent “high” value for money however the lack of full, monetised economic appraisal does reduce the certainty of value for money.
- 1.104 To demonstrate deliverability, a programme has been provided which indicates that spend of the Getting Building Fund allocation and implementation of the scheme will be completed before March 2022. The majority of the scheme does not require planning permission as it is works to the highway. However, the new access to the Shire Hall requires both planning permission and listed building consent which it is expected will be secured in March 2021. The scheme promoter has provided high levels of assurance that it will be secured however, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents to value money and the need to secure planning permission presents to deliverability before determining whether or not to approve funding for the scheme.

Sussex Innovation, Falmer: COVID Secure adaptations (£0.2m)

- 1.105 Funding is sought to refurbish Sussex Innovation Centre at Falmer to make it a Covid-19 secure work environment. This will ensure that the space will be adapted to accommodate social distancing and updated to offer services that are required to safeguard businesses and jobs in the centre.
- 1.106 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. It is expected that the scheme will safeguard 180 jobs and support a further 90 new jobs. The scheme supports the Green Recovery by targeting and increase in the number of people who commute to the centre by sustainable modes. The impact of the Covid-

19 has reduced occupancy levels of the centre to 60% and this investment is required to increase the occupancy level back to 95%.

- 1.107 Identification of the likely economic impacts of the scheme has indicated that, were full, monetised economic appraisal undertaken the scheme would represent “high” value for money however the lack of full, monetised economic appraisal does reduce the certainty of value for money.
- 1.108 To demonstrate deliverability, a programme has been provided which indicates that spend of the Getting Building Fund allocation and implementation of the scheme will be completed before March 2022. Moreover, there is minimal risk in the other cases. However, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents before determining whether or not to approve funding for the scheme.

Creative Hub, 4 Fisher Street (£0.3m)

- 1.109 The aim of the project is to convert vacant Grade-II listed former office premises in Lewes town centre into a co-working hub for creative industries businesses.
- 1.110 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. The scheme will provide capacity for 15 net new jobs and it supports the Green Recovery by making the building more environmentally sustainable with the introduction of energy efficient lighting, heating and solar power generation facilities. The scheme promoter states that this modest investment to support the growth locally is likely to mean that Lewes is better positioned to respond to the post Covid-19 opportunities that arise.
- 1.111 Identification of the initial economic impacts of the scheme has indicated that, were full, monetised economic appraisal undertaken the scheme would represent “high” value for money however the lack of full, monetised economic appraisal does reduce the certainty of value for money.
- 1.112 To demonstrate deliverability, a programme has been provided which indicates that spend of the Getting Building Fund allocation and implementation of the scheme will be completed before March 2022. Moreover, there is minimal risk in the other cases. However, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents before determining whether or not to approve funding for the scheme.

Labworth Car Park, Canvey Island - resurfacing/ modernisation (£0.7m)

- 1.113 Funding is being sought to deliver a comprehensive package of improvements to the largest seafront car park serving Canvey Island seafront. These improvements have been identified by local residents and businesses as a key priority in order to improve the overall local environment, visitor experience, safeguard existing economic activity and potentially unlock future economic growth.
- 1.114 The strategic case is compelling, demonstrating clear alignment with the objectives of the Getting Building Fund. It is expected that the scheme will substantially increase visitor numbers which will stimulate the creation of additional jobs. The scheme will support the future resilience and growth of the local visitor economy which has been disproportionately, negatively affected by Covid-19. The alignment of the scheme with the Green Recovery aim is unclear.
- 1.115 Identification of the likely economic impacts of the scheme has indicated that, were full, monetised economic appraisal undertaken the scheme would represent “high” value for

money however the lack of full, monetised economic appraisal does reduce the certainty of value for money.

- 1.116 To demonstrate deliverability, a programme has been provided which indicates that spend of the Getting Building Fund allocation and implementation of the scheme will be completed before March 2022. Moreover, there is minimal risk in the other cases. However, we invite the Accountability Board to consider the risk that a lack of full, monetised benefit cost analysis presents before determining whether or not to approve funding for the scheme.

Table 1.1: Gate 1 and 2 Assessment of Getting Building Fund Schemes seeking Approval for Funding for Q3 2020/21

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Getting Building Fund										
Romney Marsh	£3.5m	Gate 1: 3	Green	Amber /Green	Green	Green	Green	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken in line with MHCLG's Appraisal Guide.	Land value uplift and labour supply impacts resulting from the scheme have been appraised. Some of the core assumptions need to be justified.	A clear plan for delivery has been provided which demonstrated that spend will be complete by March 2022.
		Gate 2: 3	Green	Green	Green	Green	Green	As above	Identification and justification of assumptions underpinning economic appraisal have been clearly set out.	As above
Javelin Way	£0.6m	Gate 1: Not derived	Green	Red/ Amber	Green	Amber /Green	Amber /Green	A qualitative approach has been taken to economic appraisal. We would like to understand better the additionality of the GBF.	To assure value for money we suggest a more detailed economic appraisal.	As the GBF funding does not yield additional benefits to the GPF funding we need to understand better the economic impacts to assure value for money.
		Gate 2: 2.5	Green	Green	Green	Green	Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	An approach assessing the GVA impacts of the scheme has been pursued. Assumptions have been identified and justified.	Detailed economic appraisal has been undertaken to exhibit that, in spite of the additional funding, the scheme still represents high value for money.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Discovery Park	£2.5m	Gate 1: 4.7	Green	Amber /Green	Green	Green	Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme and assumptions have been set out and justified.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.
		Gate 2: 4.7	Green	Green	Green	Green	Green	As above.	As above.	As above.
Thurrock Logistics Centre	£0.6m	Gate 1: 2.7	Amber /Green	Amber /Green	Green	Green	Green	A monetised economic appraisal assessing the improved learner outcomes stimulated by the scheme. This is in line with Education and Skills Funding Agency appraisal guidance	The analysis has been undertaken in line with Education and Skills Funding Agency appraisal guidance and assumptions have been set out and justified.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.
		Gate 1: 2.7	Green	Green	Green	Green	Green	As above.	As above.	As above.
The Meeting Point	£1.5m	Gate 1: 3.3	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
		Gate 2: 3.3	Green	Green	Green	Green	Green	As above.	Assumptions have been identified and justified.	As above.
NU Living Modular Housing Factory	£4.5m	Gate 1: 4.5	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Amber /Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Could optimism bias be included in the central case.	There is some uncertainty around VfM as optimism bias is omitted from the central case.
		Gate 1: 4.2	Green	Green	Green	Green	Green	As above.	Optimism bias has been included in the economic appraisal.	Revised BCR including optimism bias represents high value for money.
Maritime and Sustainable Technology Hub	£1.3m	Gate 1: 2.9	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Amber /Green	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken in line with MHCLG's Appraisal Guide.	Land value uplift and labour supply impacts resulting from the scheme have been appraised. Some of the core assumptions need to be justified.	A clear plan for delivery has been provided which demonstrated that spend will be complete by March 2022.
		Gate 2: 2.9	Green	Green	Green	Green	Green	As above	Identification and justification of assumptions underpinning economic appraisal have been clearly set out.	As above

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
New Performing & Production Digital Arts Facility	£12.3m	Gate 1: 3.6	Green	Green	Amber /Green	Green	Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme.	There is some uncertainty around the procurement and contracting.
		Gate 2: 3.6	Green	Green	Green	Green	Green	As above.	As above	Further detail has been provided which provides assurances that the scheme is deliverable.
Harlow Library	£1.0m	Gate 1: 2.2	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Amber /Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.
		Gate 2: 2.2	Green	Green	Green	Green	Green	As above.	Assumptions have been identified and justified.	As above.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Harlow College	£1.5m	Gate 1: 2.6	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Amber /Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.
		Gate 2: 2.6	Green	Green	Green	Green	Green	As above.	Assumptions have been identified and justified.	As above.
Thanet Parkway	£12.0m	Gate 1: "Very high" VfM	Amber /Green	Amber /Green	Amber /Green	Red/ Amber	Amber /Green	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken in line with Department for Transport's Transport Appraisal Guidance.	The analysis has been undertaken in line with Department for Transport's rail appraisal guidance. Further detail is required around the justification for assumptions employed in the economic appraisal.	The business case assumes that more than half of the GBF spend will take place in 2022/23. This is not compliant with the grant conditions.
		Gate 2: "Very high" VfM	Green	Green	Green	Green	Green	As above.	Assumptions have been identified and justified.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Enterprise Centre for Horizon 120 Business and Innovation Park	£7.0m	Gate 1: 3.1	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Amber /Green	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken in line with MHCLG's Appraisal Guide.	Land value uplift and labour supply impacts resulting from the scheme have been appraised. Some of the core assumptions need to be justified.	A clear plan for delivery has been provided which demonstrated that spend will be complete by March 2022.
		Gate 1: 3.1	Green	Green	Green	Green	Green	As above	Identification and justification of assumptions underpinning economic appraisal have been clearly set out.	As above
Tendring bikes and cycle infrastructure	£2.3m	Gate 1: 2.1	Green	Amber /Green	Green	Amber /Green	Amber /Green	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken in line with Department for Transport's Transport Appraisal Guidance.	The analysis has been undertaken using a Department for Transport's Active Mode Appraisal Toolkit.	A benefit cost ratio of 2.1:1 means that the value for money is sensitive to downside risks.
		Gate 2: 2.1	Green	Amber /Green	Green	Green	Green	As above	As above	As above

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Harlow Science Park – Modus	£2.0m	Gate 1: 2.1	Green	Amber	Green	Amber /Green	Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	A benefit cost ratio of 2.1:1 means that the value for money is sensitive to downside risks.
		Gate 2: 2.1	Green	Amber /Green	Green	Green	Green	As above	Assumptions have been identified and justified.	As above
Better Queensway	£4.2m	Gate 1: 3	Green	Amber /Green	Green	Amber /Green	Amber	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken in line with MHCLG's Appraisal Guide.	Land value uplift resulting from the scheme has been appraised. Some of the core assumptions need to justified.	Planning permission will not be secured until February 2021. This raises some deliverability uncertainty.
		Gate 2: 3	Green	Green	Green	Green	Amber	As above	Identification and justification of assumptions underpinning economic appraisal have been clearly set out.	As above

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Jaywick Market	£2.0m	Gate 1: 5	Green	Amber /Green	Green	Amber /Green	Amber	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	Planning permission has not been secured. This raises some deliverability uncertainty.
		Gate 2: 5	Green	Green	Green	Green	Amber	As above	Assumptions have been identified and justified.	As above
Riding Sunbeams	£2.5m	Gate 1: Not derived	Green	Red/ Amber	Green	Amber /Green	Amber /Green	A financial appraisal has been provided. We would like to understand economic impacts of the scheme.	To assure value for money we suggest a more detailed economic appraisal.	The financial appraisal undertaken has not provided sufficient certainty of the value for money of the scheme.
		Gate 2: "Very high" VfM	Green	Amber	Green	Green	Green	A monetised economic appraisal has been undertaken which is appropriate and proportionate for this scheme.	An approach assessing the environmental and social impacts as well as wider economic impacts of the scheme has been pursued. Assumptions have been identified and justified.	Network Rail have only committed to a short lease contract of 2–4 years to be provided with power from Riding Sunbeams. This raises the risk that the carbon saving benefits might not materialise beyond the initial four year period which would significantly reduce the overall benefits of the scheme presenting some uncertainty around the value for money categorisation.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
Rocheway	£2.0m	Gate 1: 2.4	Amber /Green	Amber /Green	Amber /Green	Amber /Green	Amber	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	A private sector partner has not yet been identified to deliver the Phase 2 development which reduces certainty of deliverability of this Phase.
		Gate 2: 2.7	Green	Green	Green	Green	Amber	As above.	Assumptions have been identified and justified.	As above.
Harlow Science Park – Nexus	£1.6m	Gate 1: 2.2	Amber /Green	Amber /Green	Green	Amber /Green	Amber /Green	A monetised economic appraisal assessing the GVA impacts in line with the former Homes and Communities Agency's The Additionality Guide which is appropriate and proportionate for this scheme.	The analysis has been undertaken using a bespoke approach assessing GVA impacts of the scheme. Further detail is required around the justification for assumptions employed in the economic appraisal.	A clear programme for delivery has been included which is robust and demonstrates that spend will be complete by March 2022.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
		Gate 2 1.94	Green	Amber	Green	Green	Green	As above	Assumptions have been identified and justified.	A benefit cost ratio of 1.94:1 means that the value for money is sensitive to downside and upside risks. A number of additional benefits have been qualitatively assessed. Were they to be monetised they would be likely to increase the benefit cost ratio above 2:1
Charleston Access Lane	£0.1m	Gate 1: Not derived	Amber /Green	Amber	Green	Amber /Green	Amber /Green	A qualitative approach to assessing value for money of the scheme has been taken. This is proportionate and reasonable.	More commentary is required to support the case for the scheme representing high value for money.	Without quantified benefit cost analysis, we cannot guarantee that outturn value for money categorisation will be high.
		Gate 2: Not derived	Green	Amber	Green	Green	Green	As above	Additional commentary has been provided.	As above
South Essex No Use Empty	£1.2m	Gate 1: Not derived	Green	Amber	Green	Amber /Green	Green	A qualitative approach to assessing value for money of the scheme has been taken. This is proportionate and reasonable.	More commentary is required to support the case for the scheme representing high value for money.	Without quantified benefit cost analysis we cannot guarantee that outturn value for money categorisation will be high.
		Gate 2: Not derived	Green	Amber	Green	Green	Green	As above	Additional commentary has been provided.	As above
Tindal Square	£0.8m	Gate 1: Not derived	Amber	Amber	Amber /Green	Amber	Amber	A qualitative approach to assessing value for money of the scheme has been taken. This is proportionate and reasonable.	More commentary is required to support the case for the scheme representing high value for money.	Without quantified benefit cost analysis we cannot guarantee that outturn value for money categorisation will be high.

Scheme Name	Allocation	Benefit to Cost Ratio ('x' to 1)	Strategic Dimension Summary	Economic Dimension Summary	Commercial Dimension Summary	Financial Dimension Summary	Management Dimension Summary	Assurance of Value for Money		
								Reasonableness of Analysis	Robustness of Analysis	Uncertainty
		Gate 2: Not derived	Green	Amber	Green	Green	Green	As above	Additional commentary has been provided.	As above
Sussex Innovation, Falmer: COVID Secure adaptations	£0.2m	Gate 1: Not derived	Amber	Amber	Green	Amber /Green	Amber /Green	A reasonable and proportionate approach to monetising benefits and costs of the scheme has been taken.	More commentary is required to support the case for the scheme representing high value for money.	Without quantified benefit cost analysis we cannot guarantee that outturn value for money categorisation will be high.
		Gate 2: Not derived	Green	Amber	Green	Green	Green	As above.	Additional commentary has been provided.	As above
Creative Hub, 4 Fisher Street	£0.3m	Gate 1: Not derived	Green	Amber	Green	Green	Green	A qualitative approach to assessing value for money of the scheme has been taken. This is proportionate and reasonable.	A strong case has been made for the scheme representing high value for money with identification of likely economic impacts and the risk profile of costs.	Without quantified benefit cost analysis we cannot guarantee that outturn value for money categorisation will be high.
		Gate 2: Not derived	Green	Amber	Green	Green	Green	As above	As above	As above
Labworth Car Park, Canvey Island - resurfacing/modernisation	£0.7m	Gate 1: Not derived	Green	Amber	Green	Green	Green	A qualitative approach to assessing value for money of the scheme has been taken. This is proportionate and reasonable.	More commentary is required to support the case for the scheme representing high value for money.	Without quantified benefit cost analysis, we cannot guarantee that outturn value for money categorisation will be high.
		Gate 2: Not derived	Green	Amber	Green	Green	Green	As above	Additional commentary has been provided.	As above

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