

SELEP – Getting Building Fund Project Background Information

Name of Project	Accessing Charleston: Removing the barrier to growth Charleston, Firle, East Sussex East Sussex County Council					
Getting Building Fund value	£89,293					
Description of what Project delivers	<p>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.</p> <p>The access track is currently in a poor condition due to drainage issues which have led to a broken surface with cracks and large potholes. The poor quality of the access track discourages visitors from making repeat visits to Charleston and impacts on the ability of Charleston to grow their events and festivals programme.</p> <p>The project will address these issues by:</p> <ul style="list-style-type: none"> • providing additional drainage along the access track; and • widening and resurfacing the lane. 					
Need for Intervention	<p>The Charleston site is accessed via a farm track which is collapsing and suffers from a number of potholes and large cracks. Visitors to the site frequently suffer from punctures or drive into the ditch trying to navigate the access road.</p> <p>There is significant visitor feedback to indicate that people are discouraged from repeat visits due to the poor quality of the access track and expensive repairs to their vehicles. The current access track limits Charleston's ability to grow the events and festivals programme which their new buildings, following completion of the Charleston Centenary project, allow.</p> <p>The need for the proposed work has been pressing for many years but to date funding has only been secured for remedial repairs and a widening of the road at the point where it joins the entrance to the new car park at Charleston.</p> <p>As visitor numbers to Charleston have grown since the completion of the Charleston Centenary project, the work has become increasingly urgent as the current condition of the road is acting as a barrier to further growth.</p>					
Project benefits	<p>The project will deliver the following benefits:</p> <table border="1" data-bbox="432 1854 1497 2029"> <tr> <td data-bbox="432 1854 786 2029"> Improvement in visitor experience at Charleston </td> <td data-bbox="786 1854 1141 2029"> Growth in repeat visits to Charleston </td> <td data-bbox="1141 1854 1497 2029"> Reduction of 100% in negative visitor feedback about access and vehicle damage </td> </tr> </table>			Improvement in visitor experience at Charleston	Growth in repeat visits to Charleston	Reduction of 100% in negative visitor feedback about access and vehicle damage
Improvement in visitor experience at Charleston	Growth in repeat visits to Charleston	Reduction of 100% in negative visitor feedback about access and vehicle damage				

	Securing 3 posts in events and visitor services	Future potential to introduce sustainable transport to Charleston and the South Downs National Park via a regular minibus (subject to future funding for such a service)	
Financial Information	The total capital cost of the project is: £99,293		
	Funding source	Amount (£)	Constraints, dependencies or risks and mitigation
	Getting Building Fund	89,293	Subject to Board approval. There is a risk that this funding will not be sufficient to deliver the intended benefits. Work continues to secure further funding from alternative sources.
	Firle Estate	10,000	Benefit in kind. Estimated value of project management support being provided by Firle Estate.
	Total	99,293	
	Additional match funding is being sought to facilitate delivery of a larger project which will ensure that improvements are delivered along the whole length of the road.		
Project constraints and risks	Financial – the existing confirmed funding will provide a smaller intervention than originally intended to improve the road. Additional funding is being sought to deliver improved outputs and outcomes.		
	Timing – the work must be delivered whilst Charleston is closed. Charleston is due to reopen in April 2021.		
	Business – COVID-19 will have an ongoing impact on visitor numbers in 2021 which may reduce visitor growth in the short to medium term.		
	Risk	Mitigation measures	Impact
Desired impact cannot be delivered within confirmed funding	Prioritise works to deliver most impact for available funds. Continue to seek further funding	Outputs and outcomes unable to be delivered	
Delays in appointing contractor result in work not being completed before Charleston reopens	Prioritise works to ensure work requiring full closure of road is delivered first	Costs of project increased due to need to provide alternative access for staff and public. Loss of income if reopening is delayed	

	Delays to project due to COVID-19	Establish project committee with back up from key decision makers. Agree COVID contingency plans with contractors. Establish regular online meetings to ensure project management continues if lockdown occurs.	Local lockdown may affect availability of staff for contractor, project manager or project leads leading to delays in decision making or work
Options consideration	Four options have been considered in the Business Case and justification has been provided as to why the preferred option has been selected.		
Project Timeline	Project milestone	Indicative date	
	Detailed design	September/October 2020	
	Procurement of contractor	Late November 2020	
	Construction commences	January/February 2021	
	Construction complete	End of March 2021	
Outcome of ITE Review	<p>The project has been assessed as offering High value for money with Low/Medium certainty of achieving this.</p> <p>The project is subject to value for money exemption 1 as set out in the SELEP Assurance Framework.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>		
Evidenced compliance with Assurance Framework?	<p>Yes, the project does meet the requirements of the SELEP Assurance Framework.</p> <p>A full monetised economic appraisal has not been undertaken; however, the project complies with value for money exemption 1 as set out in the Assurance Framework.</p>		
Link to Project webpage	https://www.southeastlep.com/project/accessing-charleston-removing-the-barrier-to-growth/		

SELEP – Getting Building Fund Project Background Information

Name of Project	Tindal Square, Chelmsford Essex County Council
Getting Building Fund value	£750,000
Description of what Project delivers	<p>The scheme will create a new civic public square of over 3,000sqm that provides a destination space for arts, events and celebrations outside Shire Hall.</p> <p>The scheme will create a public space where pedestrians will have priority, cyclists will be able to move through the space between identified gateway points giving care to more vulnerable users.</p> <p>Replacement of all existing surfacing with quality/robust new paving, including a radial design pattern extending from Shire Hall. Existing street clutter to be removed and replaced with other co-ordinated street furniture, wayfinding signage and tree planting. DDA compliant and improved pedestrian access for all to Shire Hall.</p> <p>Provision of comfortable public seating and co-ordinated and well-managed seating area for tables and chairs potential to enable food and beverage businesses to expand their offer on the High Street.</p> <p>The scheme removes motorised traffic from this part of the City Centre (except for High Street service vehicles), reducing carbon emissions and improving air quality, whilst introducing a shared pedestrian space with a key cycle connection route through the space.</p>
Need for Intervention	<p>City Centres and High Streets are under pressure, amplified now by the COVID-19 pandemic. They need public intervention to recover during a recession and at a time when online retail is increasing. The closure of some key High Street players in recent years and online shopping competition means that key destinations need to be able to offer not only an environment that encourages business investment, but also create a sense of place of high quality that encourages customers to want to be there and stay there for longer periods of time. One way of doing this is investing in the urban fabric of a town or city centre, creating environments that lend themselves to events, eating out, spaces to dwell in and simply enjoy being in a centre.</p>
Project benefits	<p>National research suggests public realm investment adds value and can add value of 4.9% to retail rentals in city centres. And that from studies in other locations for every £1 investment in public realm this generates a £3 economic multiplier in the city centre.</p> <p>Tindal Square element, it is estimated that the investment will support the following:</p> <ul style="list-style-type: none"> • Jobs – Indirectly supporting retail and food and beverage jobs in the centre by encouraging visits, increased footfall, events space and longer dwell time; • Footfall – As part of a wider improvement across the City Centre and linked to the retail development at Bond Street the public realm programme will support increased footfall in the city centre, creating a

	<p>quality environment where visitors will be likely to stay longer and support the retail and leisure offer of the City Centre;</p> <ul style="list-style-type: none"> • New investment – creation of 4 new restaurants/shops in the Shire Hall building, creating an estimated 100 new jobs; • Construction jobs during build – 50 jobs supported for a 6 month period; • Creation of a new space for events – the City’s first Festival of Arts and Culture in 2018 generated an economic impact of £1.1m supporting FTE of 16 jobs. The project will add a further City Centre space for similar events in the coming years; • Reduction in motorised traffic and from this part of the City Centre, lowering carbon emissions and improving air quality; • Retaining a key link in the City Centre’s cycle network to encourage increased cycling in the city centre as part of the ECC wider sustainable transport package for the city centre. 		
Financial Information	Funding source	Amount (£m)	Constraints, dependencies or risks and mitigation
	Community Infrastructure Levy (Chelmsford City Council)	1.600	Cabinet decision already taken
	Community Infrastructure Levy (Chelmsford City Council)	0.355	Decision to be taken at future Cabinet meeting once Getting Building Fund funding confirmed
	S106 contributions (Chelmsford City Council)	0.520	Funding already held specifically for public realm purposes
	Chelmsford City Council Capital Programme	0.135	Funding already committed and spent on the Preliminary Design (concluded March 2020)
	Getting Building Fund contribution	0.750	Subject to Board approval
	TOTAL	3.36m	
Project constraints and risks	<ul style="list-style-type: none"> • Programme delays if COVID-19 re-emerges; • Failure to implement the new Transport Regulation Order (TRO) due to objections; • Failure to agree an acceptable detailed public realm design that is compatible with the TRO and Shire Hall; • Planning permission/Listed Building consent not forthcoming; • Tender price exceeds budget; • Cost of stats/utilities requiring diversion and delays; • Insufficient response to tender requiring re-tender. <p>Risks will be actively managed throughout the life of the project.</p>		
Options consideration	<p>The only other option considered was a do nothing option. This was dismissed as it would have resulted in a key opportunity to improve the environmental quality of this part of Chelmsford City being missed.</p>		
Project Timeline	Task	Description	Timescale
	TRO	Formal process to put in place the Traffic Regulation Orders	September 2020 for 6 weeks.

	Detailed design – Stage 3C		April 2020 – March 2021
	Planning permission and Listed Building Consent	New DDA complaint access to the front of the Shire Hall.	April 2020 – March 2021
	Tender Management Stage 3D	Preparation of tender pack/documentation	March 2021 – October 2021
	Construction	Implementation of the Scheme	November 2021 – March 2022
Outcome of ITE Review	<p>The project has been assessed as offering High value for money with a Medium certainty of achieving this.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>		
Evidenced compliance with Assurance Framework?	Yes, the project does meet the requirements of the SELEP Assurance Framework.		
Link to Project webpage	https://www.southeastlep.com/project/tindal-square-chelmsford/		

SELEP – Getting Building Fund Project Background Information

Name of Project	South Essex No Use Empty (NUE) Southend on Sea Borough Council					
Getting Building Fund value	£1.2m					
Description of what Project delivers	<p>Southend on Sea Borough Council is seeking £1.2m Getting Building Fund funds 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 pandemic and which may have been impacted by larger regeneration schemes</p> <p>South Essex NUE will:</p> <ul style="list-style-type: none"> • support economic growth through new commercial activity: attracting new business rates, and creating and safeguarding jobs; • increase the number of new homes available as a result of mixed-use development: generating new council tax receipts and attracting Government New Homes Bonus; • support wider regeneration, in particular assisting in improving the vitality and viability of existing commercial areas, improving the quality of the local environment, complementing wider regeneration activities and supporting community safety and cohesion. <p>South Essex NUE will achieve this by providing short-term secured loans (up to 3 years) to bring long-term empty commercial properties back into use. While the groundwork and project identification will be completed by local authorities in South Essex the project will also make use of the management and systems that are already in place for the existing NUE scheme in Kent.</p>					
Need for Intervention	<p>Excessive and long-term empty offices and retail units are evidence of local market failure: high risks and uncertain returns discourage commercial investors, and the presence of dilapidated and empty properties impacts negatively on neighbouring occupiers and the wider environment. Typically, the greatest negative impact is in ‘secondary’ retail areas, where floorspace exceeds demand. Intervention is required to bring properties into alternative use and to break the negative cycle of declining demand, rising dilapidations and rising risks and costs. South Essex experiences these high vacancy rates and as an example, in Southend the Business Improvement District (BID) reports a current vacancy rate of 12% across the Primary Shopping District. Indications are that there are further vacancies that have arisen as a result of the pandemic.</p> <p>At national level, the case for intervention is supported by the Nationwide Foundation’s report Affordable Homes from Empty Commercial Spaces (2016), commissioned by the national charity Empty Homes.</p>					
Project benefits		Outcomes	2021/22	2022/23	2023/24	Total
	Direct outcomes (gross terms)	Jobs created		9	9	18
		Homes built (back into use)		14	14	28
		Commercial floorspace delivered		353	353	706

	Further outcomes will be achieved as the Getting Building Fund funding is recycled in future rounds.		
Financial Information	Funding source	Amount (£)	Constraints, dependencies or risks and mitigation
	Getting Building Fund	1.20m	Subject to satisfactory business case
	Local authorities	0.1m	Approved
	Private sector	1.35m	Forecast based on experience of Kent NUE*
	Total project value	2.65m	Subject to confirmation of private sector contribution.
	*Note – the private sector investment is a matched amount agreed during the process of assessing each ‘bid’ for improvements to properties under consideration. This has been successfully piloted in Kent previously for Growing Places Fund projects		
Project constraints and risks	Description of Risk		Mitigation
	Failure to recover capital investment		All loans are subject to a risk assessment and separately monitored.
	NUE does not identify a sufficient number of properties		NUE operates across South Essex. Local intelligence from local authorities regarding potential empty properties which may meet the criteria. Networks will also monitor auctions and agent activity for potential projects.
	Inaccurate Property valuations		Royal Institute of Chartered Surveyors (RICS) valuation to be undertaken to provide the existing value of properties and the future value of the property.
	Changes to staff or reduced capacity at Kent NUE so unable to fulfil SLA		Across the South Essex local authorities there are a sufficient number of Project Managers/Officers with skill sets to cover if required until a replacement was found
Options consideration	Southend-on-Sea Borough Council in tandem with the South Essex Economic Development Managers and other stakeholders from both the public and private sector conducted a review of potential options to address the issues identified. The review considered a number of options to address these issues and scored these options against critical success factors.		
Project Timeline	Task	Description	Timescale
	Site identification	Identify 4-5 potential sites to take forward with Getting Building Fund funds.	January 2021
	South Essex NUE launch	Launch of South Essex NUE – once decision known	January 2021
	Groundwork and site identification	Encourage more sites – follow up work after the launch to maximise potential to draw on Getting Building Fund funds	Ongoing to January 2022 or when loan fund is fully allocated
	Assessment of applications	Consideration and assessment of applications throughout life of South Essex NUE.	Ongoing to January 2022 or when loan fund is fully allocated

	Evaluation	Evaluation of project	In line with SELEP Monitoring and Evaluation requirements
	Loan repayments	Repayment of loans by developers	March 2025
	Project close		March 2025
	Introduction of rolling loan fund	The repaid Getting Building Fund will be recycled to support further projects.	April 2025
Outcome of ITE Review	<p>The project has been assessed as offering High value for money with a Medium certainty of achieving this.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>		
Evidenced compliance with Assurance Framework?	Yes, the project does meet the requirements of the SELEP Assurance Framework.		
Link to Project webpage	https://www.southeastlep.com/project/south-essex-no-use-empty/		

SELEP – Getting Building Fund Project Background Information

Name of Project	<p>Sussex Innovation, Falmer: COVID Secure adaptations</p> <p>Sussex Innovation Centre, Science Park Square, Falmer, East Sussex</p> <p>East Sussex County Council</p>
Getting Building Fund value	<p>£200,000</p>
Description of what Project delivers	<p>The project seeks to stimulate the regional innovation ecosystem and accelerate the economic recovery of the region by improving the facilities of the Sussex Innovation Centre, creating a COVID secure environment that will allow businesses to safely return to work and for new businesses to invest in the region.</p> <p>The Getting Building Fund funding will be invested in furniture, hygiene facilities and equipment that facilitates social distancing and allows business tenants and their teams to continue to work comfortably at the centre whilst adhering with social distancing requirements.</p> <p>A COVID secure Sussex Innovation Centre will provide a much-needed facility for entrepreneurs and businesses in the SELEP region by providing the right infrastructure to accommodate social distancing. Additionally, the centre will provide hybrid remote working solutions to enable businesses to test new ideas, share expertise and develop new commercial products in key sectors, including highly valuable and productive digital enabling and emerging technologies alongside regionally relevant creative and digital services.</p> <p>Following delivery of the project, businesses will be able to rotate staff between the home and office environment by accessing high quality virtual meeting rooms designed specifically for a blended distribution of teams in different locations.</p> <p>The project also seeks to contribute to a long-term reduction in carbon emissions through investment in the right infrastructure to enable sustainable transport for commuting to the centre.</p>
Need for Intervention	<p>The Innovation Centre has experienced a substantial decline in business tenants due to the effects of the COVID-19 pandemic on the viability of businesses in some sectors. The centre has therefore lost tenants and is experiencing an unprecedented increase in vacancy rates, which threatens the long-term financial viability of the centre.</p> <p>The Getting Building Fund investment is necessary to ensure that the space can be adapted to accommodate social distancing and updated to offer services that are required to safeguard businesses and jobs in the centre. The impact of the COVID-19 pandemic has reduced centre occupancy levels to 60%. The Getting Building Fund investment is required to increase the occupancy level back to 95%.</p> <p>The Getting Building Fund investment will increase the trust that business tenants have in their ability to use the centre safely, allowing the centre to attract new tenants.</p>

Project benefits	The project will deliver the following benefits:		
	A better, more suitable, environment for local businesses, fuelling economic growth and supporting economic recovery post COVID-19	Creation of 90 new jobs* ¹	
	Safeguarding of 180 existing jobs*		
Financial Information	The total capital cost of the project is £300,000 .		
	Funding source	Amount (£)	Constraints, dependencies or risks and mitigation
	Private sector funding	100,000	This funding has been secured
	Getting Building Fund	200,000	Subject to Board approval
	Total project value	300,000	
Project constraints and risks	There are no known constraints. There are no planning requirements as the works will be completed within the existing Sussex Innovation Centre Falmer site. The successful delivery of the project is solely dependent upon purchasing the goods and services required and allowing sufficient time for successful installation and refurbishment.		
	Risk	Mitigation measures	Impact
	Cost Plans are inaccurate	Cost estimates have been based on previous projects and design quotes for Falmer. There can be a minor degree of flexibility in the design to meet any budgetary pressure.	Outputs may not be delivered or will be delivered to a lower specification
	Inflationary costs and budget overrun	Projects are anticipated to be undertaken within the next six months, so limited cost inflation expected.	Outputs may not be delivered or will be delivered to a lower specification
	Projects not completed on time	A realistic programme has been prepared for all stages of work. Allowance for procurement period has been discussed with the suppliers to ensure deliverability.	Extended period of lower occupancy levels
	Ability to generate enough revenue by attracting new tenants after the project is completed	An experienced team is in place and they will be able to attract as many occupiers as needed	Innovation Centre is not fully occupied
	Future Lockdown measures that impact on office environments	It is expected that tighter lockdown restrictions will only be temporary, and that office work will be allowed to take place. Strict social distancing and hygiene measures will be enforced	Innovation Centre is not fully occupied

¹ *There has been a change to the expected jobs to be created and safeguarded by the project between those reported in the business case and those included in the original submission to Government. This change to the project outcomes will need to be agreed with Central Government.

Options consideration	A long list of three options has been considered in the Business Case and justification has been provided as to why the preferred option has been selected.	
Project Timeline	Project milestone	Indicative dates
	Sustainable transport investment – delivery of six electric vehicle charging points	August 2020
	Investment in enhanced hygiene facilities – improving toilet facilities to include non-touch technology, sterile surfaces and clean air filters. Install clean air A/C unit in the centre and clean air filters in meeting rooms.	January to March 2021
	Investment in technology and furniture - refurbish meeting rooms with seating systems that facilitate social distancing. Invest in enhanced software and hardware equipment to allow for non-touch seamless facilities management and creating Zoom rooms to generate blended meeting environments for office and remote workers.	January to March 2021
	Sustainable transport investment – creation of a shower block to increase the number of staff cycling into the centre.	January to March 2021
Outcome of ITE Review	<p>The project has been assessed as offering High value for money with Low/Medium certainty of achieving this.</p> <p>The project is subject to value for money exemption 1 as set out in the SELEP Assurance Framework.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>	
Evidenced compliance with Assurance Framework?	<p>Yes, the project does meet the requirements of the SELEP Assurance Framework.</p> <p>A full monetised economic appraisal has not been undertaken; however, the project complies with value for money exemption 1 as set out in the Assurance Framework</p>	
Link to Project webpage	https://www.southeastlep.com/project/sussex-innovation-falmer-covid-secure-adaptations/	

SELEP – Getting Building Fund Project Background Information

Name of Project	<p>Creative Hub, 4 Fisher Street</p> <p>4 Fisher Street, Lewes, BN7 2DG</p> <p>East Sussex County Council</p>
Getting Building Fund value	<p>£250,000</p>
Description of what Project delivers	<p>The project will convert a vacant Grade-II listed former office premises in Lewes town centre into a co-working hub for the creative industries.</p> <p>The Creative Hub will offer a street level co-working café, a reception and information point, a co-working and freelance desk area, a high speed broadband connection with Wi-Fi access as well as fixed terminals, contemporary office spaces on floors 1 and 2 and a boardroom and mini conference space.</p> <p>The office spaces will be offered on flexible terms to encourage small creative companies to grow. The project will also offer a programme of events and support workshops.</p>
Need for Intervention	<p><u>Demand for Creative Co-Working Space</u></p> <p>Lewes District has a lively arts and creative sector. Official statistics show that the District has 630 creative businesses and 2,000 employee jobs in the sector. The majority of these are based in Lewes Town. Between 2010 and 2019, the number of creative enterprises grew by 53.7%, compared to 15.8% for all industries. However, this is likely to be an underestimate as it is well-known that the sector has a large number of freelancers, homeworkers and people with portfolio careers.</p> <p>A cultural audit of Lewes town, undertaken in 2014, found that the commercial viability of creative workspaces was challenging because the demand was largely for low-cost units for start-ups and freelancers.</p> <p>Evidence provided to the Lewes District Council's Scrutiny Review of Affordable Workspace and Support for the Creative Sector (2019) identified a shortage of appropriate workspace and a lack of specialist business support and advice for businesses in the sector.</p> <p>Several co-working spaces already exist in the town centre, however, these do not provide the specialist business support that is proposed for the Fisher Street site and because they are not dedicated to the Creative Industries, they are unable to develop a network around a physical hub in the way that is proposed.</p> <p>The COVID-19 pandemic has had a significant impact on the creative industries sector, but it is likely that the new, flexible ways of working that are being adopted will reflect the way that freelancers and micro-businesses in the sector already operate. The location of the proposed site, at the eastern edge of the Greater Brighton City Region and within commuting distance from London means that Lewes is likely to experience a greater demand for co-</p>

	<p>working spaces, in which employees of larger companies outside the area, work alongside freelancers, start-ups and micro businesses in the sector.</p> <p><u>Redeveloping the Fisher Street Site</u></p> <p>The site in Fisher Street has been vacant for over a decade. In that time there have been no enquiries regarding taking over the building and whilst Lewes District Council has investigated other potential uses none of come to fruition or have proved to be viable.</p> <p>The proposed use for the building is in keeping with Lewes District Council's corporate Asset Management Plan which seeks to bring under-utilised properties back into effective uses that will benefit local communities and the local economy.</p>																	
<p>Project benefits</p>	<p>The building has been vacant for over a decade and this project will return it to effective use, whilst also reducing the ongoing financial obligations of Lewes District Council associated with maintenance, business rates and utility costs.</p> <p>The building will provide the space needed to meet the demand for coworking space from the growing creative sector in the town and the wider Greater Brighton City Region.</p> <p>The project will also generate valuable footfall for town centre businesses at the upper end of the High Street, attracting new business visitors and increasing spend in the town centre to support existing local businesses.</p> <p>The project will:</p> <table border="1" data-bbox="336 1126 1477 1323"> <tr> <td data-bbox="336 1126 715 1245">deliver 533 sq. m of redeveloped commercial floorspace*</td> <td data-bbox="715 1126 1098 1245">provide capacity for 30 FTE jobs (gross)*</td> <td data-bbox="1098 1126 1477 1245">deliver 13 new office unit's</td> </tr> <tr> <td data-bbox="336 1245 715 1323">deliver 2 new co-working spaces</td> <td data-bbox="715 1245 1098 1323">deliver £420,689 of Land Value Uplift</td> <td data-bbox="1098 1245 1477 1323"></td> </tr> </table>			deliver 533 sq. m of redeveloped commercial floorspace*	provide capacity for 30 FTE jobs (gross)*	deliver 13 new office unit's	deliver 2 new co-working spaces	deliver £420,689 of Land Value Uplift										
deliver 533 sq. m of redeveloped commercial floorspace*	provide capacity for 30 FTE jobs (gross)*	deliver 13 new office unit's																
deliver 2 new co-working spaces	deliver £420,689 of Land Value Uplift																	
<p>Financial Information</p>	<p>The total capital cost of the project is £646,387.</p> <table border="1" data-bbox="336 1357 1477 2141"> <thead> <tr> <th data-bbox="336 1357 715 1435">Funding source</th> <th data-bbox="715 1357 1007 1435">Amount £</th> <th data-bbox="1007 1357 1477 1435">Constraints, dependencies or risks and mitigation</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1435 715 1655">The Werks Group</td> <td data-bbox="715 1435 1007 1655">£381,652</td> <td data-bbox="1007 1435 1477 1655">Provision of this private sector funding is dependent upon securing sufficient Getting Building Fund funding to enable the delivery of a successful Creative Hub.</td> </tr> <tr> <td data-bbox="336 1655 715 1839">Getting Building Fund</td> <td data-bbox="715 1655 1007 1839">£250,000</td> <td data-bbox="1007 1655 1477 1839">Subject to Board approval. A reduced level of Getting Building Fund funding would impact on the ability to provide a viable Creative Hub.</td> </tr> <tr> <td data-bbox="336 1839 715 2063">Lewes District Council</td> <td data-bbox="715 1839 1007 2063">£14,735</td> <td data-bbox="1007 1839 1477 2063">Provision of this public sector funding is dependent upon securing sufficient Getting Building Fund funding to enable the delivery of a successful Creative Hub.</td> </tr> <tr> <td data-bbox="336 2063 715 2141">Total project value</td> <td data-bbox="715 2063 1007 2141">£646,387</td> <td data-bbox="1007 2063 1477 2141"></td> </tr> </tbody> </table>			Funding source	Amount £	Constraints, dependencies or risks and mitigation	The Werks Group	£381,652	Provision of this private sector funding is dependent upon securing sufficient Getting Building Fund funding to enable the delivery of a successful Creative Hub.	Getting Building Fund	£250,000	Subject to Board approval. A reduced level of Getting Building Fund funding would impact on the ability to provide a viable Creative Hub.	Lewes District Council	£14,735	Provision of this public sector funding is dependent upon securing sufficient Getting Building Fund funding to enable the delivery of a successful Creative Hub.	Total project value	£646,387	
Funding source	Amount £	Constraints, dependencies or risks and mitigation																
The Werks Group	£381,652	Provision of this private sector funding is dependent upon securing sufficient Getting Building Fund funding to enable the delivery of a successful Creative Hub.																
Getting Building Fund	£250,000	Subject to Board approval. A reduced level of Getting Building Fund funding would impact on the ability to provide a viable Creative Hub.																
Lewes District Council	£14,735	Provision of this public sector funding is dependent upon securing sufficient Getting Building Fund funding to enable the delivery of a successful Creative Hub.																
Total project value	£646,387																	

Project constraints and risks	<p>The majority of the works delivered through this project will impact on the interior of the existing building and will not therefore require any planning consent. The proposed interior improvements have already been subject to surveys and design proposals to ensure that the redeveloped building reflects the needs of the creative sector and offers access which is suitable for all users.</p> <p>Some changes to the exterior of the building are likely to be required, including to the doorway and external signage. The exterior of the building is listed and therefore Listing Building consent may be required.</p>	
	Risk	Mitigation measures
	Lack of demand for office space and reduced rental income	Work with Lewes District Council and other public sector partners to help promote the new Creative Hub across the District, County, Greater Brighton Area and SELEP Region
	Refurbishment costs higher than forecast	Forecast costs have been based on detailed surveys of the building to establish accurate costs for refurbishment
	Operational costs higher than forecast	Ten-year business plan with forecast operational costs provided by likely operator
	Failure to secure Listed Buildings Consent	Ensure a high level of early engagement with officers in the Listed Buildings teams on the scheme's design. Option to remove Listed Building consent for external works is being considered through consultation with Historic England
Options consideration	A long list of seven options has been considered in the Business Case and justification has been provided as to why the preferred option has been selected.	
Project Timeline	Project milestone	Indicative date
	Option selection	February 2020
	Lease document (Heads of Terms agreed)	July 2020
	Completion of Phase 1 – clearance and making ready	12 th September 2020
	Listed Buildings consent review	30 th September 2020
	Completion of Phase 2 – making the building watertight	20 th October 2020
	Completion of Phase 3 – Greening the building (lighting, heating and solar)	11 th December 2020
	Completion of Phase 4 – Café and ground floor refurbishment	11 th December 2020
	Completion of Phase 5 – 1 st floor refurbishment	22 nd January 2021
	Completion of Phase 6 – 2 nd floor refurbishment	19 th February 2021

	Completion of Phase 7 – Official opening	16 th March 2021
Outcome of ITE Review	<p>The project has been assessed as offering High value for money with Low/Medium certainty of achieving this.</p> <p>The project is subject to value for money exemption 1 as set out in the SELEP Assurance Framework.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>	
Evidenced compliance with Assurance Framework?	<p>Yes, the project does meet the requirements of the SELEP Assurance Framework.</p> <p>A full monetised economic appraisal has not been undertaken; however, the project complies with value for money exemption 1 as set out in the Assurance Framework.</p>	
Link to Project webpage	https://www.southeastlep.com/project/creative-hub-4-fisher-street/	

SELEP – Getting Building Fund Project Background Information

Name of Project	<p>Nexus – Harlow Science Park</p> <p>Harlow Science Park, Newhall Way, Harlow, Essex, CM17 9LX</p> <p>Essex County Council</p>
Getting Building Fund value	<p>£1.597m (Submission to Government was £1.6m)</p>
Description of what Project delivers	<p>The Harlow Science Park (HSP) is the flagship development of the Harlow Enterprise Zone (HEZ), providing space for science and technology companies and bringing many high value jobs to Harlow. It is specifically designed to provide high quality space that will complement the science parks in the Cambridge area and capitalise upon the growth of the science and technology sectors in the London Stansted Cambridge Corridor (LSCC).</p> <p>Nexus, a 2,800 sqm multi-tenant office building was selected as the first development within Harlow Science Park along with the Anglia Ruskin University’s Arise building.</p> <p>The 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 as a further response to the pandemic.</p> <p>This co working space will meet the requirements of organisations that require flexible remote working solutions as they disaggregate from central offices within city centres as well as provide important incubation space for new companies as they develop the critical mass required to establish their own dedicated facility.</p> <p>The project establishes 296 jobs and contributes to the wider success of HEZ which will generate significant funds to the SELEP through the Business Rates uplift arrangement with the Enterprise Zone (EZ) agreement.</p>
Need for Intervention	<p>Harlow must provide the quality of place that supports the town’s economic aspirations through planned major investments. These include the government backed move of Public Health England (PHE) to Harlow, the growing city scale population of the Harlow & Gilston Garden Town (HGGT), the development of the Harlow Enterprise Zone/Harlow Science Park, and the building of a new Princess Alexandra Hospital (PAH).</p> <p>COVID-19 has triggered adverse economic impacts to Harlow with disproportionately high levels of furlough and unemployment making the stimulation of employment space and tenant uptake an imperative Nexus and the wider Harlow Science Park will demonstrate high quality development, and raise the bar for private sector interventions, improving quality of place and life in the town centre.</p> <p>Harlow’s population (87,100 in 2019) has grown strongly over the past 10 and growth is projected to continue at above the national rate for the next 20 years (Harlow: 0.6% per year 2016-2036; UK: 0.5% per year). The catchment area is set to expand significantly through HGGT and housing growth in nearby towns. HGGT will deliver 16,000 homes to 2033 and 7,000 post 2033 totalling growth of the existing Harlow urban area of 23,000 homes, a two-thirds increase on the current number of homes and raising the population to circa 130,000 residents.</p>

	<p>Further infill development and redevelopment within the town and town-centre will see this number rise significantly.</p> <p>These additional households will put significant pressure on the provision of employment in the local area, and whilst commuting to The City and wider geographical employment areas will consume some of this demand, post Covid-19 working solutions and green recovery aspirations will mean a greater emphasis is placed on locally driven solutions.</p> <p>The development of Nexus was an important first step in strategic realisation, and whilst market requirements for office space have shifted, its importance within Harlow Science Park and the wider Enterprise Zone to delivering an integrated supply chain are not diminished. Nor is the ability of the buildings occupation to allowing for the leverage of the pipeline areas of development to be targeted for further integrative industry participants.</p> <p>Should funding from the Getting Building Fund be successful, the fit-out phase of the Nexus project will not only deliver physical outcomes and specific job creation opportunities, but will also stimulate and accelerate the establishment of the other employment opportunities targeted by the interventions of Harlow Science Park and the Enterprise Zone.</p> <p>The space within Nexus was designed to give flexibility to layout and provide significant opportunities to tenants to establish final fit-out provision in line with specific requirements.</p> <p>This strategy was based on the projected occupancy of the building to be made up of two or three key tenants utilizing large floor plates within the building.</p> <p>It was further projected that the capital cost of final fit-out for these floor plates would be paid by the tenants in exchange for free/optimized rental periods and as such no financing for these costs were established.</p> <p>These projections have been significantly affected by the COVID-19 pandemic, with the requirement of large floor plates now making way for space reduction with interest in average sizes of requirement now between 250-300sqm.</p> <p>These size spaces are also let with full fit-out in place, and whilst this alleviates the need to negotiate free/optimized rental periods, the need for the upfront capital expenditure has now become imperative to begin occupation within the building.</p>						
Project benefits	<p>The expected benefits of the Nexus project are:</p> <table border="1" data-bbox="323 1641 1519 1715"> <tr> <td data-bbox="323 1641 922 1680">2,787m² of new commercial floorspace</td> <td data-bbox="922 1641 1177 1680">296 new jobs</td> </tr> <tr> <td colspan="2" data-bbox="323 1680 1519 1715">£17,105,500 of new GVA generated over a 10 year period</td> </tr> </table>			2,787m ² of new commercial floorspace	296 new jobs	£17,105,500 of new GVA generated over a 10 year period	
2,787m ² of new commercial floorspace	296 new jobs						
£17,105,500 of new GVA generated over a 10 year period							
Financial Information	<p>Funding source</p> <p>Harlow District Council Loan</p>	<p>Amount (£)</p> <p>£10.165m</p>	<p>Constraints, dependencies or risks and mitigation</p> <p>The loans have been drawn down against the practical completion of the Nexus Building prior to fit-out. All funds have been paid with exception of a small retained sum which are subject to defect correction, but these have been allocated pending completion.</p>				

	Getting Building Fund	£1.597m	Currently seeking funding to finalise programme
	Total project value	£11.762m	
Project constraints and risks	<p>At this juncture of delivery, constraints around planning, procurement and infrastructure have been overcome with the building works now meeting practical completion awaiting secondary fit-out.</p> <p>Whilst legal, social, environment and other constraints have been addressed through the Local Development Order; financing remains the key constraint to the delivery of Nexus, with the level of market adaptation and general working practice shift occurring only very recently.</p> <p>Given the need to now complete all fit-out arrangements and co-working space development as an extended part of the Nexus delivery, no funding has been considered prior to these circumstances becoming known, and no funding is currently approved or awarded to this</p> <p>Key risks: In line with industry best practice a fully detailed delivery risk register was managed as part of site delivery to practical completion.</p> <p>This register has now been closed and a further risk register has been produced ahead of a fit-out phase of the project delivery.</p> <p>Key areas of risk are associated to a second lockdown due to COVID-19 during internal works which could provide delays to the programme of works.</p> <p>This is of course a risk present in all projects that include interior works but scope exists within the delivery programme to allow for socially distanced working and split discipline schedules to allow for delivery in the event of a further lockdown, and this could still be achieved within the delivery window specified by the Getting Building Fund.</p> <p>Given the contractual nature of the fit-out works, cost increases sit within the liability of the contracted partner and as such this risk has been mitigated.</p> <p>The main area of risk sits with the delivery of the key benefits of the scheme surrounding job creation, and this has been detailed in previous sections through its relationship to the establishment of HSP as a functioning and attractive proposition to employers and employees alike.</p>		
Options consideration	A long list of three options has been considered in the Business Case and justification has been provided as to why the preferred option has been selected.		
Project Timeline	Task	Description	Timescale
	Fit-Out contract	Finalise Fit-Out contract and instruct contractor once funding is established.	November 2020
	Fit-Out Works	Fit-Out works including flooring, partitioning and kitchenettes, along with co-working space establishment and meeting room provision.	January – August 2021.
	Marketing	Marketing of both floor plates and Co-working space	On-going until completion – Expected July 2022

Outcome of ITE Review	<p>The project has been assessed as offering High value for money with Low/Medium certainty of achieving this.</p> <p>The project is subject to value for money exemption 1 as set out in the SELEP Assurance Framework.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>
Evidenced compliance with Assurance Framework?	<p>Yes, the project does meet the requirements of the SELEP Assurance Framework.</p> <p>A full monetised economic appraisal has not been undertaken; however, the project complies with value for money exemption 1 as set out in the Assurance Framework.</p>
Link to Project webpage	<p>https://www.southeastlep.com/project/nexus-harlow-science-park/</p>

SELEP – Getting Building Fund Project Background Information

Name of Project	<p>Labworth Car Park, Canvey Island - resurfacing/modernisation</p> <p>Castle Point Borough Council Car Park (known as Labworth car park), Western Esplanade, Canvey Island, Essex, SS8 0AY</p> <p>Essex County Council</p>
Getting Building Fund value	<p>£700,000</p>
Description of what Project delivers	<p>Funding is being sought to deliver a comprehensive package of improvements to the largest seafront car park serving Canvey Island seafront.</p> <p>The proposed car park improvements will deliver the following:</p> <ul style="list-style-type: none"> • The existing sea wall access ramp will be removed to unlock a more efficient layout and an increase in capacity. • The two separate parking areas will be consolidated and resurfaced using porous ‘ecoblocks’ to provide improved drainage and eliminate localised surface water flooding; • Changes proposed to access/egress will improve safety and reduce potential vehicle conflict; • Bay markings will be introduced to increase the capacity from c.180 bays to 203 bays, including 12 Blue Badge bays (where there are currently none); • Provision of 10 Electric Vehicle (EV) charging points. <p>The proposed package of works will remedy existing deficiencies of the car park, improve its visual amenity, increase capacity and allow its year-round use by eliminating localised surface-water flood risk. The works will also future-proof the car park by allowing for its use by a wider range of users, providing accessible and inclusive access, and supporting the low carbon transport agenda.</p> <p>The combined effect will be to deliver an improved, high-quality car park to support the Canvey Island seafront visitor economy, delivering an enhanced parking facility which has been identified by local businesses as integral to supporting their aspirations for future growth. Supporting the future resilience and growth of the local visitor economy is an important priority for the Castle Point Borough Council in the context of the adverse economic impacts resulting from COVID-19 which disproportionately impacted on the leisure and tourism sectors.</p>
Need for Intervention	<p>Labworth Car Park, the principal car park serving Canvey seafront, is in a poor state of repair: it does not provide a level surface and is exclusionary to user groups including young families, the elderly and mobility impaired; it has poor surface-water drainage so is susceptible to surface-water flooding reducing its capacity out of season; and it does not provide any infrastructure to support low carbon transport. Cumulatively it provides very poor visual amenity, constrains the Council’s ability to encourage the transition to Electric Vehicles and detracts from the overall experience for residents and visitors.</p> <p>Accordingly, the proposed car park improvements will contribute towards improving wellbeing and accessibility outcomes for business, residents, and</p>

	visitors to Canvey Island seafront. Furthermore, investing in this public realm and environmental improvement scheme will help build Canvey Island's economic resilience by delivering infrastructure to support economic activities outside of the peak season, enhancing inclusivity and accessibility, and contributing to establishing the pre-conditions for attracting further investment to drive economic growth.		
Project benefits	<p>The proposed improvements to Labworth Car Park will deliver the following principal benefits:</p> <p>Environmental:</p> <ul style="list-style-type: none"> • Provision of EV charging points to support the transition to a low carbon transport network. • Reduced risk of localised surface-water flooding through use of porous 'ecoblock' paving (a form of Sustainable Urban Drainage System (SUDS)). • Encouraging visitation of the Canvey Island seafront as a year-round recreational exercise destination which will reduce recreational pressures on the Benfleet and Southend Marshes Special Protection Area. <p>Social</p> <ul style="list-style-type: none"> • Enhanced visual amenity for residents and visitors, improving perceptions of the physical environment of Canvey Island seafront. • Providing accessible and inclusive parking facilities, inclusive of Blue Badge parking bays, suitable for use by young families, the elderly and the mobility impaired. • Improving year-round access to the seafront to facilitate its increased use for recreational exercise. <p>Economic</p> <ul style="list-style-type: none"> • Increased parking capacity to support increased visitor numbers and support the existing local economy. • Improved quality of parking provision – including eliminating flood-risk – to provide year-round parking in support of a more resilient local economy, supporting visitors outside of the peak season. • Delivering the first phase of the master planned improvements to Canvey Island seafront, enhancing the quality of place and public realm, to support future identified business aspirations for growth and investments in other planned improvements 		
Financial Information	Funding source	Amount (£)	Constraints, dependencies or risks and mitigation
	Getting Building Fund	700,000	Getting Building Fund funding is required to enable this development and unlock the associated benefits
	Castle Point Borough Council	172,696	A Report was presented to Cabinet on 16 September 2020 seeking confirmation of Council commitment to cover this spend. This funding was approved.
	South Essex Parking Partnership (SEPP)	39,000	Allocation of funding confirmed by SEPP Joint Committee on 5 September 2019
	Total project value	911,696	

Project constraints and risks	<ul style="list-style-type: none"> • Lack of funding – the biggest single delivery constraint is the lack of funding. Without this, the scheme cannot progress. • Impact on local parking provision during construction works – during the delivery of the proposed works there will be a temporary reduction in available car parking for residents and visitors. Whilst a development constraint, the works are proposed to take place during the off-season to minimise potential adverse economic, accessibility or wellbeing impacts with adequate parking available in the surrounding vicinity (out of season) to mitigate effects on a temporary basis. • Environment Agency Approval is required - this has already been secured in principle following positive pre-application consultation and a positive response to the planning application in their role as a statutory consultee <p>Key risks:</p> <ul style="list-style-type: none"> • COVID-19 – there is a risk of a second-wave of infections and a second lockdown during the proposed construction period. This is beyond the control of the project. However, it is noted that the proposed works package can readily be delivered in the current context of adopting safe COVID-19 working practices, aided to a significant extent by the outside nature of the works. This risk will be monitored. • Adverse weather conditions – these could potentially affect the programme due to the timing of the works coinciding with January-May period; however an appropriate buffer has been built into the target programme to mitigate this risk. • Supply chain/contractor/sub-contractor insolvency – robust checks will be undertaken during the ITT/PQQ stage and any issues arising during the delivery process will be monitored closely. Emphasis will be placed on the selection of a robustly solvent contractor which can demonstrate a strong and diverse supply chain. 		
Options consideration	A long list of four options has been considered in the Business Case and justification has been provided as to why the preferred option has been selected.		
Project Timeline	Task	Description	Timescale
	Planning Application	Planning application submitted 15/07/2020. Determination of the application is still pending, but Officers have confirmed the scheme is policy compliant, and thus low risk.	Planning consent obtained/confirmed 17/9/2020
	Procurement	Invitation to Tender will be issued 08/10/2020	Completed by 19/11/2020
	Implementation	The works will commence 04/01/2021	Completion by 21/05/2021
Outcome of ITE Review	<p>The project has been assessed as offering High value for money with Low/Medium certainty of achieving this.</p> <p>The project is subject to value for money exemption 1 as set out in</p>		

	<p>the SELEP Assurance Framework.</p> <p>For additional information, please refer to the Report of the Independent Technical Evaluator (as attached to agenda item 14).</p>
Evidenced compliance with Assurance Framework?	<p>Yes, the project does meet the requirements of the SELEP Assurance Framework.</p> <p>A full monetised economic appraisal has not been undertaken; however, the project complies with value for money exemption 1 as set out in the Assurance Framework.</p>
Link to Project webpage	<p>https://www.southeastlep.com/project/labworth-car-park-canvey-island-resurfacing-and-modernisation/</p>