

Project name	Federated Board priority	GPF risk	Project still viable and deliverable?	How will project support economic recovery?	Impact on project scope	Comments	Impact on total project cost	Comments	Impact on availability of match funding	COVID-19 impact	Impact on delivery programme	Comments	Impact on scale of benefits offered	Comments	Impact on repayment schedule	Comments	Identified Emerging Risks (in addition to those identified by IT)	
Wine Innovation Centre	KMP1.1	£600,000	Yes	<ul style="list-style-type: none"><li>In a post COVID-19 economy the viticulture sector will be affected by the challenges of accessing experienced labour, the requirement for social distancing which is expected to increase costs and potential fluctuations in demand. As a result of social distancing, an innovative approach will need to be taken to vineyard management and more general farming operations. This will intensify the deployment of robotics. NAB EMR is at the innovation forefront and through the project will support the sector in the adoption of new technologies.</li></ul>	Scope unchanged		Unchanged		Unchanged	The COVID-19 outbreak has delayed the land sale which is to provide the match funding. However, due to the profiling of spend this should have minimal impact on project progress but may delay repayment by one year.	Unchanged		Increased benefits	In the context of some of the challenges faced by the horticulture sector given the operational restrictions imposed by the COVID-19 outbreak, it is expected that the application of innovative technologies will have a major impact in terms of increasing the competitiveness of the sector.	Delayed Repayment	There is the potential for the repayment schedule to be delayed by one year but repayment will still be made by end of March 2026.	<ul style="list-style-type: none"><li>Risk to repayment schedule as a result of delays in land sale due to COVID-19.</li></ul>	
Horne Relief Road - Bullockstone Road improvement scheme	KMP2.2	£3,500,000	Yes	<ul style="list-style-type: none"><li>The project will support the construction industry and their supply chain.</li></ul>	Scope unchanged		Unchanged	Whilst a change to project cost is not expected, there is potential for costs to increase depending on inflation and additional costs associated with ensuring social distancing is adhered to.	Unchanged	Whilst there is not expected to be a change in match funding, the match is being provided by developers who may choose not to pursue the allocated site if the economy and housing market impact on the ability to sell the homes constructed.	Unchanged		Unchanged		Unchanged	A change to the repayment schedule is not expected, however, if the housing developments are not brought forward in the expected timeframe due to economic reasons, there may be a delay in when repayment can be made.	<ul style="list-style-type: none"><li>Risk that housing developments due to provide £500k funding contributions will not be progressed in accordance with the expected timetable, which would impact on the repayment schedule.</li><li>Risk that costs will increase depending upon inflation and any additional costs identified in relation to measures required to adhere to social distancing requirements.</li></ul>	
Seabree Town Centre	KMP3.1	£1,400,000	Yes	No explanation given as to how the project will support economic recovery post COVID-19. Economic benefits of the project are as stated in the Business Case.	Scope unchanged		Increased cost (within available budget)	No explanation provided as to why the total project cost has increased, however, this is likely to be a result of uncertainty regarding construction costs.		Question not answered	Unchanged		Unchanged		Unchanged	<ul style="list-style-type: none"><li>Complete project consisting of various different sites and types of development - consideration needs to be given as to whether all proposed land uses are still viable in the current economic climate and what the impact on the wider regeneration programme will be</li><li>Concern elements are no longer viable</li><li>Concern regarding level of demand for business hub space in light of the likely changes to working practices following the COVID-19 outbreak</li><li>Indication that project costs have increased but no explanation as to why and to what extent</li><li>Outstanding concern regarding project affordability (as identified through the RTE assessment)</li><li>Very little information provided regarding the impact of COVID-19 and how the project helps to support economic recovery</li></ul>		
No Use Empty Commercial Phase 2	KMP4.1	£2,000,000	Yes	<ul style="list-style-type: none"><li>A recession is predicted as a result of the COVID-19 pandemic. As a result there will be increasing demand for this type of project, as there is likely to be an increase in empty commercial units as existing shops go out of business. Enquiries have been received from different sectors, such as the creative sector who could with support make use of the empty units. There is also the potential to create new working environments as people no longer need to travel to the traditional workplace, but need more local office space.</li><li>The project directly supports the local economy as teams awarded will be spent in the supply chain, helping to support local businesses - i.e. construction contractors and their suppliers.</li><li>The project will generate new Business Rates and Council Tax receipts, all of which will be pumped back into the local economy.</li></ul>	Scope unchanged	The full impact of COVID-19 is still unknown. However, there is an increase in supply of empty derelict units as a result of shops closing due to COVID-19. The scope of the project may have to be altered slightly to allow more commercial premises to be converted to residential units. However, it is expected that the same number of shops will be converted, given that the project is based on the uptake and delivery of the first phase of the NEU Commercial project. If it cannot be seen if the residential impact increases and the commercial impact reduces, however, it is encouraging that different sectors (not just traditionally in the High Street) are already looking at the opportunities these empty units offer going forward.	There is no impact on the operational cost as this is already covered by KCC. The £2m is required to provide a short term secured loan.	Unchanged	This remains as per the Business Case. Each individual property supported will bring an element of match which will be monitored.	Unchanged	The delivery timetable will remain as stated with the construction industry returning to work. It is likely that there will be an initial high demand for supplies and materials but this should smooth out over time.	Unchanged	With the execution of the Net Hydrogen bid (key suppliers to the project) framework agreement in April 2020, it is expected that the project will commence construction by Q2 or Q3 2021, subject to achieving planning. It is expected that the planning application will be considered by Canterbury District Council planning committee in late May 2020.	Unchanged	With the potential for change in climate policies in response to the COVID crisis, benefit realisation may be materially accelerated and future pipeline projects, including a second green hydrogen generation facility connecting with Thanet wind farm, may be deployed earlier than expected. The Committee for Climate Change referred to actions needed to tackle climate change as "critical to rebuilding our economy", in a letter to the Prime Minister in May 2020.	Delayed Repayment	Due to the delay in awarding the GPF funding it would be prudent to consider a revised repayment schedule delaying repayments by no more than 12 months. It is also important to consider the overall impact of COVID-19 on future property sales and the ability of loan recipients to re-finance in order to repay the loan.	<ul style="list-style-type: none"><li>Whilst demand for the scheme remains, there is ongoing uncertainty regarding the impact that COVID-19 will have on the property market which may impact on the ability to meet the current repayment schedule.</li></ul>
Green Hydrogen Generation Facility	KMP5.1	£3,470,000	Yes	<ul style="list-style-type: none"><li>Disruption caused by COVID-19 has led to dramatic drops in air pollution levels across the country. Governments worldwide have increased the need for a recovery roadmap linked to a green recovery. The project presents an opportunity for the South East to emerge as a pioneer in green hydrogen production, which will help decarbonise transport in the immediate term and progressively replace fossil fuels.</li><li>Locally produced hydrogen provides fuel source security to the South East and the wider sector as it eliminates the need to import offshore oil and to deal with the potential disasters associated with pipelines and offshore oil spills. This is particularly important in light of geopolitical uncertainties that have been exacerbated due to the COVID-19 crisis.</li></ul>	Scope unchanged	The project scope remains unchanged. Ryze hydrogen is determined to pursue the construction of a renewable hydrogen production facility with a 4-ton/day capacity. With increased regulatory measures for transport operators to transition their fleet of buses to zero emission options, customer enquiries for fuel cell grade hydrogen, as well as being produced at the site in Horne Bay, has surged considerably from bus and rail industry operators. It is important to highlight that DfT's report on 4th March 2020, clearly lays out the importance of supporting the industry in "developing hydrogen solutions for use in rail that will play an important role in future decarbonisation."	Unchanged	There is a written commitment from the founder of Ryze hydrogen limited to fund the "NetZero Equity" component of the project budget.	Unchanged	With the potential for changes in climate policies in response to the COVID crisis, benefit realisation may be materially accelerated and future pipeline projects, including a second green hydrogen generation facility connecting with Thanet wind farm, may be deployed earlier than expected. The Committee for Climate Change referred to actions needed to tackle climate change as "critical to rebuilding our economy", in a letter to the Prime Minister in May 2020.	Unchanged	Demand maturation will lead to optimum capacity utilisation of the project. It is therefore critical to have initial support in the form of GPF funding, so as to be able to deliver a scaled development that compresses the path to financial viability in the early years may be lower than the expected repayment amount. However, over the term of the loan cashflow available for debt service from project operations remains forecast to be sufficiently higher than the outstanding debt amount.	Unchanged	Planning application due to be considered in early June 2020.	<ul style="list-style-type: none"><li>Whilst demand for the scheme remains, there is ongoing uncertainty regarding the impact that COVID-19 will have on the property market which may impact on the ability to meet the current repayment schedule.</li></ul>			
No Use Empty Residential	KMP6.1	£2,500,000	Yes	<ul style="list-style-type: none"><li>The loans awarded will be spent in the local supply chain, helping to support local businesses.</li><li>New Council Tax receipts will be generated as a result of large empty commercial units being converted into multiple residential units. These receipts will be pumped back into the economy for the provision of local services.</li><li>Demand for loans through the NEU scheme has not reduced during the COVID-19 crisis, with 28 enquiries received and a growing pipeline of potential projects being developed.</li></ul>	Scope unchanged	The impact of COVID-19 is still unknown, however, the project scope is unchanged.	Unchanged	There is no impact on the operational cost as this is already covered by KCC. The £2.5m is needed in order to provide short term secured loans and to contribute to what appears to be an increased interest from small developers who are seeking funds to continue their business activities and to help bring more of the existing empty housing stock back into use.	Unchanged	This remains as per the Business Case. Each individual property supported will bring an element of match which will be monitored.	Unchanged	The delivery timetable will remain as stated with the construction industry returning to work. It is likely that there will be an initial high demand for supplies and materials but this should smooth out over time.	Unchanged		Delayed Repayment	Due to the delay in awarding the GPF funding it would be prudent to consider a revised repayment schedule delaying repayments by no more than 12 months. It is also important to consider the overall impact of COVID-19 on future property sales and the ability of loan recipients to re-finance in order to repay the loan.	<ul style="list-style-type: none"><li>Whilst demand for the scheme remains, there is ongoing uncertainty regarding the impact that COVID-19 will have on the property market which may impact on the ability to meet the current repayment schedule.</li></ul>	
Coombe Valley	KMP7.1	£1,000,000	Yes	<ul style="list-style-type: none"><li>Delivery of new-build housing units in a deprived area.</li><li>Housing market impacted by COVID-19, meaning marginal sites less likely to come forward. Number of affordable units will drop, making it harder for housing providers to find the units needed.</li><li>Project will deliver 100% affordable units, the local Authority remain supportive of the project and intend to purchase the completed units.</li></ul>	Increased scope	It is hoped that additional units can be provided as part of the project. In addition, there is the potential for another part of the site to be purchased which will allow for a further 15 units to be delivered.	Unchanged	Project cost remains unchanged. If further units can be constructed they will be funded by the off-plan sale of the units. GPF funding will be used to help fund land purchase.	Unchanged	Potential for match funding to increase if the additional land is purchased and more units are constructed.	Unchanged	Delivery programme unchanged as planning process underway and continuing to schedule.	Unchanged	Benefits may increase as another part of the site has become available for purchase due to commercial sale falling through. Potential for additional 16 affordable units to be constructed.	Unchanged		<ul style="list-style-type: none"><li>Unknown effect on property market as a result of COVID-19. However, it is expected that demand for affordable units will remain at the current level or increase.</li><li>Planning process is ongoing.</li></ul>	
Hatchery at Preston Farm	KMP8.1	£500,000	Yes	<ul style="list-style-type: none"><li>Through provision of flexible, easy-in/easy-out terms, and hands-on support the project is well-placed to support small businesses in multiple sectors to bounce back from the economic downturn.</li><li>One of the main goals of the project is to provide local people and businesses with professional work environments closer to where they live. In light of the COVID-19 pandemic, the need for local amenities is stronger than ever, particularly in areas that have a smaller commercial reputation.</li><li>The project will offer an alternative to working from home and will offer ultra-fast, reliable broadband, healthy open outside spaces and a supportive community helping people to avoid the isolation and loneliness that can come with working from home long term.</li><li>The project will lead by example to encourage and promote sustainable behaviours among the local community, attracting individuals and businesses that share in this desire and that can help the UK economy to emerge from the pandemic 'greener' than before.</li></ul>	Scope unchanged	GPF funding will now only be used to deliver Phase 2 of the project after alternative funding has been secured for Phase 1 delivery.	Unchanged	£300,000 of funding has been secured from the Kent and Medway Business Fund which will be used to fund Phase 1 of the project.	Increased match available	Minor delays have been encountered, such as surveys taking longer to complete due to the COVID-19 outbreak, however, it is not expected that there will be significant delays to the delivery programme.	Unchanged	Extended programme	Unchanged	Total benefits of the project remain unchanged, however, it is now intended that the project will be delivered in two phases with the GPF being used for delivery of Phase 2. GPF set has reduced from £2m to £500,000 as alternative funding has been secured for Phase 1. Benefits attributed to the GPF funding will therefore be reduced by 50%.	Unchanged		<ul style="list-style-type: none"><li>NOTE: GPF funding request halted as alternative funding secured for Phase 1 therefore project benefits also halted.</li><li>Concern regarding level of demand for flexible office space in light of the likely changes to working practices following the COVID-19 outbreak.</li></ul>	
Cockle Wharf	OSE 1	£3,500,000	Yes	<ul style="list-style-type: none"><li>The project seeks to secure the long term future of the fishing industry in South Essex, through the provision of a number of improvements at Cockle Wharf. Without works to address the issues identified at Cockle Wharf there is a real threat to the long term future of the industry in South Essex. If the industry was to relocate from South Essex this would compound local economic issues caused by the COVID-19 lockdown.</li><li>The port and the fishing industry make a significant contribution to the visitor economy in Leigh and the wider area. The port also has a positive impact on the hospitality, leisure, tourism and retail sectors across Southend. Without the fishing industry in Leigh local pubs, restaurants, cafes and shops will find it even harder to bounce back and sustain their businesses.</li></ul>	Scope unchanged		Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged		Unchanged		Unchanged	<ul style="list-style-type: none"><li>No indication that issues identified by clear during their assessment have been addressed, and therefore it is assumed that a high level of risk remains.</li><li>Repayment mechanism relies on cattle feed contracts paying an increased charge. Viability of cattle industry and businesses using the cattle sheds is currently unknown and therefore this may present a repayment risk.</li></ul>	

No Use Empty South Essex	OSE 2	£1,000,000	Yes	<ul style="list-style-type: none"><li>The project will support economic growth through new commercial activity, attracting new business rates and creating and safeguarding jobs.</li><li>The project will lead to an increase in the number of new homes available as a result of mixed use development, generating new council tax receipts and attracting Government New Homes Bonus.</li><li>The project will support wider regeneration, in particular assisting in 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.</li><li>Indications are that there are likely to be more empty properties once the lockdown is eased and initiatives such as NUL will be key in helping improve the vitality of High Streets. The funds available will help to ensure that premises are fit for purpose and meet identified need.</li></ul>	Scope unchanged	Unchanged	Unchanged	Unchanged	If the GPF decision making process is subject to any further significant delay the delivery programme may need to be extended.	Unchanged		<ul style="list-style-type: none"><li>Risk that project delivery programme may need to be extended if GPF funding decision not made soon.</li><li>Unclear how it is expected that the COVID-19 impacts on the property market will affect the repayment mechanism for the project.</li></ul>		
South Essex Productivity Investment Fund	OSE 3	£3,000,000	Yes											
North Essex Garden Communities	SEB 1	£3,500,000	Yes	<ul style="list-style-type: none"><li>Delivery of the project will provide a strong boost to the construction sector, the wider supply chain and the various consultants and professionals who will contribute to the development and delivery of the garden communities.</li><li>Project is supported by the linked delivery of two HF projects which have been supported by Government. HF projects are expected to deliver approximately 26,500 new homes by 2025.</li><li>The project will provide a strong and tangible boost to the wider economy, positioning North Essex in a national context as a place seeing significant long-term investment and growth, with the project acting as a powerful catalyst to recovery and growth within the region across a wider range of economic sectors.</li></ul>	Scope unchanged	Unchanged	Unchanged	The next stage of the project which the GPF relates to will remain a publicly led and publicly financed initiative. However the mix of council and Government levels of match funding input may need to be varied (potentially a greater weighting of Government match funding) and initial discussions with Government are due to begin in the second half of May 2020.	Unchanged	Unchanged	<ul style="list-style-type: none"><li>Letter received from Planning Inspector in relation to Part 1 of the North Essex Authorities Shared Strategic Plan, concluding that the plan is sound and that consideration should be given to rezoning two of the proposed Garden Communities. This presents a significant risk to the delivery of the proposed Garden Communities and calls into question the need for GPF funding at this time.</li><li>Split of funding package for delivery vehicle between Local Authorities and Government is being reviewed and outcome of discussion with Government not yet known.</li><li>Project ultimately delivers significant benefits but these are several years away and are not directly funded through the GPF.</li></ul>			
Barnham Green Commercial and Healthcare Development	TES 1	£3,500,000	Yes	<ul style="list-style-type: none"><li>The project will deliver much needed new flexible workspace at the time when new businesses, which have identified opportunities during the COVID-19 pandemic, will be looking to re-open. The project also provides a new primary health care facility.</li></ul>	Scope unchanged	Unchanged	Unchanged	To date no impact on project cost. However, works have not yet been tendered and the market impacts of COVID-19 are uncertain. Commencing the required work in the near future will help support the local construction sector.	Borrowing ability remains unchanged.	Unchanged	Unchanged	<ul style="list-style-type: none"><li>Construction works not yet tendered and this may present a risk to total project cost.</li><li>Some uncertainty regarding uptake of commercial space in respect to economy not yet fully understood.</li></ul>		
Chamber Building Hastings	TES 2/3	£3,864,500	Yes	<ul style="list-style-type: none"><li>The project will directly help to support the recovery of micro-enterprises in Hastings, both those which have suffered as a result of COVID-19 and those that will emerge as part of the transition to the new normal. Support for commercial tenants will continue to be provided, including through a significant new development programme of networking, mentoring, peer-support and expert support to existing and prospective owners of the Hastings Community.</li><li>Workforce will be encouraged to ensure that there is plenty of space for viable appropriate social distancing. Although sustaining the ecosystem relationships, many new partnerships and collaborations have emerged during the lockdown and these will be worked into the Chamber Building, bringing a new and more inclusive business to the area.</li></ul>	Scope unchanged	Unchanged	Unchanged	The project cost has not changed but there is now more certainty as the QS has provided a revised full detailed cost plan.	Match funding of £811,000 has now been formally approved and full planning application was submitted on 12 May 2020. Once planning permission is obtained the formal contracts for the match funding will be signed.	Unchanged	Increased benefits	<ul style="list-style-type: none"><li>The project offers high value for money and as a result of the innovation necessitated by the lockdown, the scale of benefits has increased as collaborative relationships have widened and strengthened through the Hastings live streaming channel which will underpin the local 'bounce forward'.</li></ul>	Unchanged	<ul style="list-style-type: none"><li>Planning process is ongoing, with planning application submitted on 1st May. Following positive pre-planning discussions with the local planning authority.</li></ul>
Fast Track Solutions for the Hastings Manufacturing Sector	TES 2/3	£3,500,000	Yes	<ul style="list-style-type: none"><li>The Government is backing the manufacturing sector to help quickly start the economy and to secure the country's supply chain on-shore and reduce reliance on imports. The project supports future increased manufacturing activity. This message amplifies the existing local need for more industrial development facilities to address the acute supply shortage of manufacturing space locally.</li><li>Many manufacturing businesses are currently based in old and out of date buildings dating from the 1960/70s and they will not have time or resources to deal with issues relating to buildings nearing the end of their economic life at this time. Companies will be looking for even ready solutions to meet their property requirements. The project will provide new purpose-built premises ready for companies to move straight into.</li><li>The manufacturing sectors represented locally who will be able to benefit from this scheme include electronics, defence, aerospace, vacuum pump technology, automotive and environmental technologies.</li></ul>	Scope unchanged	Increased cost (within available budget)	Unchanged	The latest RCS figures from the RCS show an increase of 4.3% for inflation. These forecasts were prepared before the outbreak of COVID-19 and RCS published initial comments in April in respect to the likely impact on build costs. These comments have identified a number of potential impacts on construction costs including availability of materials, impact of social distancing on capacity, duration of construction project leading. The comments note that costs may rise or fall depending on how these are yet unknown variables interest. There have been forecasts of significant inflation to build costs at this time, but it is expected that there will be some costs associated with compliance with social distancing measures and other COVID-19 related policies e.g. higher site establishment costs and elongated programmes.	While the construction programme will be unchanged, the project cost has been adversely impacted by the delays to the availability of the GPF funding and as a result of clear Government guidance to the construction industry. However, these issues have been mitigated as much as possible by continuing with pre-development work to inform design and costs and to proceed to a stage where the planning application and tendering process can go ahead.	Increased benefits	Unchanged	<ul style="list-style-type: none"><li>COVID-19 has had an immediate and adverse impact on the UK property market but a repayment period to 2025/26 should be adequate for the market to re-settle once recovery is underway. Whilst no delay is anticipated it is not known at this stage whether the market will return to the same funding basis as previously existed nationally. Cost strategy will be reviewed through the project as different building models may evolve after COVID-19.</li><li>Element of uncertainty regarding project costs. Estimates is not yet possible to give a definitive view of the impact of COVID-19 on build costs.</li></ul>		
North East Benhill Urban Extension	TES 4	£600,000	Yes	<ul style="list-style-type: none"><li>The project will directly unlock infrastructure capacity to support the delivery of large scale employment space development that is currently constrained by the lack of main sewerage provision in North East Benhill. The scheme will also increase of 400,000 sq.m of full commercial premises, comprising a mixture of offices, industrial and hospitality uses, providing a wide range of benefits to the employment generating sectors in the area and opening up the largest allocated employment site in East Sussex.</li><li>The site is a rare one in East Sussex that can support the development of both large scale headquarter type offices and large scale manufacturing facilities, together with an element of hospitality provision. It therefore is unique in the breadth of market sectors which it may support.</li></ul>	Reduced scope	Reduced cost	Reduced match available	Project cost reduced to approximately £400,000. The latest RCS figures from the RCS show an increase of 4.3% for inflation. These forecasts were prepared before the outbreak of COVID-19 and RCS published initial comments in April in respect to the likely impact on build costs. These comments have identified a number of potential impacts on construction costs including availability of materials, impact of social distancing on capacity, duration of construction project leading. The comments note that costs may rise or fall depending on how these are yet unknown variables interest. There have been forecasts of significant inflation to build costs at this time, but it is expected that there will be some costs associated with compliance with social distancing measures and other COVID-19 related policies e.g. higher site establishment costs and elongated programmes.	As the reduced project scope will no longer service the residential development sites, funding contributions from housing developers and landowners can no longer be secured.	As a result of the reduced project scope there are far fewer variables to consider within delivery, as the infrastructure route is primarily across urban environments and already cleared development sites. As such it is expected that the project will be deliverable in a shorter time frame.	As a result of the revised project scope there is a reduction in the scale of benefits offered. This decrease is, however, disproportionately small in comparison to the reduction in project cost and as such has resulted in a scheme with a higher RCS. The primary reduction in benefits is to the housing sector, but the vast majority of employment benefits still remain deliverable through the reduced project scope.	Unchanged	<ul style="list-style-type: none"><li>COVID-19 has had an immediate and adverse impact on the UK property market but a repayment period to 2025/26 should be adequate for the market to re-settle once recovery is underway. Whilst no delay is anticipated it is not known at this stage whether the market will return to the same funding basis as previously existed nationally. Cost strategy will be reviewed through the project as different building models may evolve after COVID-19.</li><li>NOTIC: Reduced project scope proposed. Project no longer brings forward residential benefits.</li><li>Concern regarding viability in the current economic climate of commercial space, hotel and restaurant that this project will need to provide.</li><li>Element of uncertainty regarding project costs. Estimates is not yet available to give a definitive view of the impact of COVID-19 on build costs.</li></ul>	
East Sussex College Group	TES 5	£1,750,000	Yes	<ul style="list-style-type: none"><li>The project will deliver a new 'September' promise that every young person (16 to 18) has a high quality education or training place. In a post COVID world, this is the young population (demographic growth) combined with a possible fall in private school enrolments will put pressure on state-funded colleges and schools which will require additional resources and facilities.</li><li>The project will contribute to a national programme for 19 to 29 year olds. There is a understandable public concern about the 2020/21 university graduates completing this summer but it is important not to forget the 200,000 or so 18 and 19 year olds who typically leave college every year, taking Level 2 and 3 qualifications into the job market. This year's leavers and recent leavers will be competing with graduates for a diminishing number of new openings.</li><li>The project will contribute to a national skills and retraining programme, providing opportunities for adults in every situation and in every community.</li><li>The project will safeguard existing local jobs in the College and create additional employment opportunities (direct and indirect), particularly in construction.</li></ul>	Scope unchanged	Unchanged	Unchanged	There is a understandable public concern about the 2020/21 university graduates completing this summer but it is important not to forget the 200,000 or so 18 and 19 year olds who typically leave college every year, taking Level 2 and 3 qualifications into the job market. This year's leavers and recent leavers will be competing with graduates for a diminishing number of new openings. <li>The project will contribute to a national skills and retraining programme, providing opportunities for adults in every situation and in every community.</li> <li>The project will safeguard existing local jobs in the College and create additional employment opportunities (direct and indirect), particularly in construction.</li>	Unchanged	Unchanged	<ul style="list-style-type: none"><li>New homes outcomes will not be realised for a number of years. No new jobs created through the project but existing education jobs will be safeguarded.</li><li>ESCC financial position remains as previously reported.</li></ul>			

Centre Court Devonshire Park	YES	£3,500,000	Yes	<ul style="list-style-type: none"> <li>The project will address the immediate need for modern office space in Eastbourne town centre, which has arisen as a result of changes of use from office to residential under permitted development rights. It is expected that this trend will continue as Eastbourne struggles to meet its housing targets due to a severe shortage of housing land supply and as commercial landlords continue to look at alternative uses for older town centre office stock.</li> <li>The new office building has a flexible design to enable it to cater for a range of occupiers from small businesses and start-up companies to existing successful businesses looking to trade up to better quality premises and/or for move on space to grow their businesses, or to companies looking to relocate to Eastbourne from other areas.</li> <li>The scheme will add to and complement the existing mixed use offer at Devonshire Park, namely arts &amp; culture, tourism &amp; leisure, conference trade and international sports centre. This location will prove attractive to businesses that operate within those sectors as well as the general office market.</li> </ul>	Scope unchanged	Increased cost (within available budget)	<p>The latest RCS figures from the RCS show an increase of 4.5% for inflation. These forecasts were prepared before the outbreak of COVID-19, and RCS published initial comments in April in respect to the likely impact on build costs. These comments have identified a number of potential impacts on construction costs including availability of materials, impact of social distancing on capacity, duration of restrictions, market demand and Government decisions on the continuation of ongoing construction project funding. The comments note that costs may rise or fall depending on how these are yet unknown variables interact. There have been no increases of significant inflation in build costs at this time, but it is expected that there will be some costs associated with compliance with social distancing measures and other COVID-19 related guidelines e.g. higher site establishment costs and elongated programmes.</p>	Unchanged	Unchanged	<p>While the construction programme will be unchanged, the project start has been adversely impacted by the delays to the availability of the GPR funding and as a result of clear Government guidance to the construction industry. However, these issues have been mitigated as much as possible by continuing with pre-development work to inform design and costs and to proceed to a stage where the planning application and tendering process can go ahead.</p>	Increased benefits	<p>Benefits are as per the Business Case, but with an increase in the importance of helping to stimulate economic growth by bringing forward the project at a time when the private sector will not contemplate speculative office development in East Sussex.</p> <p>It is also likely that post COVID-19 some commercial landlords, especially those with other town centre buildings, will look at alternative uses for their assets such as conversion to residential under Permitted Development Rights. This scheme will help to reverse this trend.</p>	Unchanged	<p>COVID-19 has had an immediate and adverse impact on the UK property market but a repayment period to 2025/26 should be adequate for the market to re-settle once recovery is underway. Whilst no delays are anticipated it is not known at this stage whether the market will return to the same funding basis as previously utilised historically. Exit strategy (e.g. sale of building) will be reviewed throughout the project as different funding models may evolve after COVID-19.</p>	<ul style="list-style-type: none"> <li>Statement of uncertainty regarding project costs. Evidence is not yet available to give a definitive view of the impact of COVID-19 on build costs.</li> <li>Concerns regarding whether there is sufficient demand for office space in light of the likely change in working patterns as a result of COVID-19.</li> </ul>
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