

Growing Places Fund Update Appendix 1										
Name of Project	Upper Tier Local Authority	GPF Round	Description	Current Status	Deliverability and Risk					
					Delivery Risk	GPF Spend Risk	Repayment Risk	Delivery of Project outcomes	Other Risks	Overall Project Risk
Javelin Way development project	Kent	Round Two	The project aims to develop the Javelin Way site for employment use, with a focus on the development of Ashford's creative economy. The project consists of two elements: the construction of a 'creative laboratory' production space and the development of 29 light industrial units.	The procurement process is now drawing to a close, following delays as a result of a number of contractors being understaffed due to COVID-19, and therefore not being able to meet the original submission date. The impact of COVID-19 on the sale of the industrial units is not currently known. If sale of the units is delayed to allow time for the market to recover, this will impact on the timetable for repaying the GPF loan.	Delivery of the project has been delayed due to COVID-19 impacts.	GPF spend may be impacted if delivery of the industrial units is delayed due to the impact of COVID-19 on sales values.	Repayment schedule is based on sales value of the industrial units before COVID-19. The repayment schedule may need to be deferred if sales values do not recover or if the expected sales programme is not met.	Delivery of project outcomes may be delayed depending upon the impact of COVID-19 on the project.	A high voltage cable has been found onsite. Discussions are underway with UKPN to have the cable moved.	Impact of COVID-19 on the sales market of industrial units and the construction sector is not currently known. A revised repayment schedule may need to be brought forward.
Centre for Advanced Engineering	Essex	Round Two	Development of a new Centre of Excellence for Advanced Automotive and Process Engineering (CAAPE) through the acquisition and fit out of over 8,000sqm, on an industrial estate in Leigh on Sea. The project will also facilitate the vacation of the Nethermayne site in Basildon, which has been identified for the development of a major regeneration scheme.	Phase 1 completed and operational for start of 2018/19 academic year including motor vehicle and engineering. Phase 2 was completed in November 2018, allowing student enrolment from December 2018. The project was completed on time, to quality and within the revised budget.	Project delivered	GPF funding spent in full	No update provided on repayment risk.	No update provided on delivery of project outcomes.		No update provided on repayment risk and realisation of project outcomes
Charleston Centenary	East Sussex	Round Two	The Charleston Trust have created a café-restaurant in the Threshing Barn on the farmhouse's estate. This work is part of a wider £7.6m multi-year scheme – the Centenary Project – which aims to transform the operations of the Charleston Farmhouse museum.	The GPF funded works on the café-restaurant are now complete and the café-restaurant is open. Immediate impacts of the COVID-19 pandemic have been experienced, resulting in delays to repayment of the GPF loan.	Project complete	GPF funds spent	Repayment of the GPF loan is dependent upon income from visitors. Due to COVID-19 visitor numbers have been severely impacted and this is expected to continue in the coming months.			
Colchester Northern Gateway	Essex	Round Two	This development is located at Cuckoo Farm, off Junction 28 of the A12. The overall scheme consists of: relocation of the existing Colchester Rugby club site to land north of the A12 which will unlock residential land for up to 560 homes, providing in total around 35% affordable units and on site infrastructure improvements facilitating the development of the Sports and Leisure Hub.	The new sports hub is currently under construction with completion expected in August 2020. Outline planning application has been submitted to the LPA in relation to the proposed development on the site. There are ongoing discussions with Highways England in relation to the traffic impact of the proposals. A full planning application has been submitted to the LPA in relation to the first phase of infrastructure linked with the access roads. Alongside this a procurement process is underway to appoint a contractor to deliver these works.	There is no delivery risk at this stage as construction of the Sports Hub complex is progressing.	GPF draw down schedule has been amended due to delays in finalising the required loan agreement.	No update provided on repayment risk.	Project outcomes will be delivered as per the Business Case	No update provided	No update provided on project risks and repayment schedule.

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Fitted Rigging House	Medway	Round Two	<p>The Fitted Rigging House project converts a large, Grade 1, former industrial building into office and public benefit space initially providing a base for eight organisations employing over 350 people and freeing up space to create a postgraduate study facility elsewhere onsite for the University of Kent Business School. The project also provides expansion space for the future which has the potential to enable the creation of a high tech cluster based on the work of one core tenant and pre-existing creative industries concentrated on the site. The conversion will provide 3,473m² of office space.</p>	<p>Building works to the project were complete as of 31st March 2020. The building is now fully occupied, with all 8 tenants operating from their new working spaces.</p> <p>Immediate impacts of the COVID-19 pandemic have been experienced, resulting in delays to repayment of the GPF loan.</p>	Project complete.	GPF allocation spent in full.	Tenant spaces are now fully occupied, however, requests for rent holidays from commercial tenants have been received which has resulted in a delay to the repayment schedule.	Due to the COVID-19 pandemic there is a risk to the survival of the businesses that are housed within the Fitted Rigging House.		
Innovation Park Medway (southern site enabling works)	Medway	Round Two	<p>The Project is part of a wider package of investment at Innovation Park Medway. The Innovation Park is one of three sites across Kent and Medway which together forms the North Kent Enterprise Zone.</p> <p>The vision for Innovation Park Medway is to attract high GVA businesses focused on the technological and science sectors – particularly engineering, advanced manufacturing, high value technology and knowledge intensive industries. These businesses will deliver high value jobs in the area and will contribute to upskilling the local workforce. This is to be achieved through general employment and the recruitment and training of apprentices including degree-level apprenticeships through collaboration with the Higher Education sector.</p> <p>The Project will bring forward site enabling works on the southern site at the Innovation Park.</p>	<p>Demolition of the disused building is now complete.</p> <p>Detailed design work is continuing in line with the Masterplan and draft Local Development Order. Once the Local Development Order has been adopted, the final design will be taken through the self-certification process and work will subsequently begin on site.</p> <p>There remains a risk to the adoption of the LDO as any comments submitted by statutory consultees must be satisfactorily addressed before the LDO can be taken forward. Discussions are ongoing with Highways England and Natural England.</p>	Adoption of the Local Development Order is required prior to commencement of the GPF southern site works. Adoption of the LDO is subject to statutory consultee comments being satisfactorily addressed, including comments raised by Highways England.	Spend of the GPF funding may be delayed depending upon when it is possible to adopt the LDO. The design concept has been agreed and the detailed design is being progressed so that the self-certification process can commence as soon as the LDO is adopted. Options to accelerate delivery of the scheme are being reviewed to minimise spend delay.	Soft market testing to date indicates a high level of interest with businesses ready to take up plots as they become available. Capital receipts/business rates will then become available for repayments. However, development of the site is dependent upon the LDO being adopted.	Delivery of Project outcomes is dependent upon the LDO being adopted. Once the LDO is in place there will be minimal risk to the realisation of Project outcomes as there has been significant interest in the site.	The COVID-19 pandemic has impacted on the delivery programme, with an estimated two month delay reported.	

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Live Margate	Kent	Round One	<p>Live Margate is a programme of interventions in the housing market in Margate and Cliftonville, which includes the acquisition of poorly managed multiple occupancy dwellings and other poor quality building stock and land to deliver suitable schemes to achieve the agreed social and economic benefits to the area.</p>	<p>"Phase 1" has been completed. "Phase 2" is underway.</p> <p>A former school site was acquired on 1st April 2020, which contains a number of derelict homes that will be refurbished and brought back into use as family homes.</p> <p>Work recommenced onsite on 2nd June, following the COVID-19 lockdown period.</p> <p>Other poorly managed multiple occupancy dwellings and other poor quality building stock properties that accord with the loan agreement criteria are being refurbished to bring them back into use.</p> <p>Currently the GPF funding is being used to support the creation of 62 new homes. To date 48 units have been completed and occupied.</p>	Delays are expected due to COVID-19 impacts on working practices in the construction sector.	GPF spend may be delayed due to COVID-19 impacts on the construction sector, however, risk is considered low in terms of the GPF funding actually being spent.	<p>COVID-19 has impacted on the construction sector and the time required to return derelict homes back into use.</p> <p>In addition, it is unknown at present how much of an impact COVID-19 will have on sales values of the new homes.</p> <p>Revised repayment schedule may need to be brought forward.</p>	From the land and sites identified, and positive engagement of partners, there is now greater certainty that the target of 66 homes will be achieved by 2024/25.	As with any development project, there is a planning risk, although for the identified properties this is considered to be low risk.	Repayment and Delivery risk as a result of COVID-19 impacts.
North Queensway	East Sussex	Round One	<p>The project has delivered the construction of a new junction and preliminary site infrastructure in order to open up the development of a new business park providing serviced development sites with the capacity for circa 16,000m² (gross) of high quality industrial and office premises.</p>	GPF invested, project complete and repayments are being made.	Project Complete	Project Complete and GPF funding spent in full	The COVID-19 outbreak may impact on the sale of plots, meaning that the repayment schedule may need to be revised.	Slower uptake of land than was initially anticipated has impacted on the delivery of project outcomes. Further site enabling works are being undertaken to mitigate planning risks.		
No Use Empty Commercial	Kent	Round Two	<p>The No Use Empty Commercial project aims to return long-term empty commercial properties to use, for residential, alternative commercial or mixed-use purposes. In particular, it will focus on town centres, where secondary retail and other commercial areas have been significantly impacted by changing consumer demand and have often been neglected as a result of larger regeneration schemes.</p>	<p>The project has contracted with 12 projects in Dover, Folkestone and Margate.</p> <p>These projects will provide 15 commercial units and 28 residential units in total. To date, 9 commercial and 19 residential units have been brought back into use.</p>	As a result of COVID-19 all projects are currently in lockdown, which will delay project completion date.	The full £1.0m of GPF funding has been allocated to projects	<p>The individual projects currently supported by No Use Empty Commercial have repayment dates which will fulfil the requirement to repay the first £500,000 by March 2021. However, due to COVID-19 impacts some borrowers may request a longer repayment schedule.</p>	<p>Contracts are now in place to ensure delivery of the outcomes stated within the Business Case.</p> <p>Timeframe for realisation of benefits will be affected by COVID-19 construction delays.</p>	No other risks identified. The number of commercial units in contract exceed the total stated in the Business Case.	As a result of COVID-19 impacts, a revised repayment schedule may be required.
Sovereign Harbour	East Sussex	Round One	<p>The Pacific House project has delivered 2,345m² of high quality office space with the potential to facilitate up to 299 jobs. This is the first major development in the Sovereign Harbour Innovation Park in the A22/A27 growth corridor.</p>	The Sovereign Harbour Innovation Mall (Pacific House) project is now complete and has delivered 2,345m ² of high quality office space. Pacific House is currently 85% let and has delivered 218 jobs.	Project Complete	Project Complete	Risk to repayment schedule as a result of COVID-19. There may be reduced demand for units and vacant units may take longer than anticipated to let.		COVID-19 impacts - Q1 2020/21 rent waived for tenants, risk of business failures, loss of income and increased business rate charges on empty properties.	

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Workspace Kent	Kent	Round One	The project aims to provide funds to businesses to establish incubator areas/facilities across Kent. The project provides funds for the building of new facilities and refit of existing facilities.	There are five projects within this programme. Of these, one project is due to commence shortly, one project has been completed and has repaid in full, two projects are meeting their repayment schedule and one project is behind on their targeted repayment schedule.	Final project approved and will be commencing shortly.	The remaining funding will be spent on a fifth project which was approved in December 2019.	Kent County Council have offered all loan recipients a 12 month repayment holiday. This will impact on the GPF repayment schedule. Paperwork has been received regarding an Individual Voluntary Arrangement (IVA) in relation to one of the loan recipients. A Proof of Debt form has been submitted by Kent County Council and the outcome of the IVA process is awaited.	Some job numbers have been delayed for approximately one year due to a new project build not completing in accordance with the agreed programme. The remainder of the project is on schedule for delivery and outcomes will be realised. However, the COVID-19 pandemic could result in further delays to job outcomes as loan recipients seek to safeguard their current workforce as they emerge from lockdown and try to recover and become more resilient.		Revised repayment schedule will be required as a result of the 12 month repayment free period offered by Kent County Council. The impact of COVID-19 on each loan recipient business is not yet fully understood and will need to be analysed before a revised repayment schedule is brought forward.
Bexhill Business Mall	East Sussex	Round One	The Bexhill Business Mall (Glover's House) project has delivered 2,345m ² of high quality office space with the potential to facilitate up to 299 jobs. This is the first major development in the Bexhill Enterprise Park in the A259/A21 growth corridor.	Glover's House has been delivered. The building has been sold which allowed full repayment of the GPF loan to be made during 2019/20	Project Complete	Project Complete	GPF funding repaid in full	As the building has now been sold, it is difficult to obtain data regarding the number of jobs created as a result of the project		
Chatham Waterfront	Medway	Round One	The project will deliver land assembly, flood mitigation and the creation of investment in public space required to enable the development of proposals for the Chatham Waterfront Development. A waterfront development site that can provide up to 115 homes over 6 storeys with ground floor commercial space and 115 parking spaces.	Pre-commencement archaeology onsite works have been carried out. Initial pre-commencement planning conditions submitted for approval. Site remediation has commenced.	The location of the new substation is still to be agreed with UKPN. Discussions are ongoing with UKPN.	The GPF Funding has been spent.	Medway Council is comfortable with the current repayment schedule.	Development project will deliver 175 new homes and additional commercial space.	Project delays are expected as a result of the COVID-19 restrictions. Duration of the delay unknown at this stage.	
Chelmsford Urban Expansion	Essex	Round One	The early phase of development in NE Chelmsford involves heavy infrastructure demands constrained to 1,000 completed dwellings. The fund will help deliver an improvement to the Boreham Interchange, allowing the threshold to be raised to 1,350, improving cash flow and the simultaneous commencement of two major housing schemes.	GPF invested, project complete and GPF has been repaid in full.	Project Complete	Project Complete	Project Complete and loan repaid in full.	Expected project outcomes not yet delivered.		Project Complete
Eastbourne Fisherman Quayside and Infrastructure Development	East Sussex	Round Two	This capital project has secured £1,000,000 European Maritime and Fisheries Fund (EMFF) grant funding to build a Fishermen's Quay in Sovereign Harbour to develop local seafood processing infrastructure to support long term sustainable fisheries and the economic viability of Eastbourne's inshore fishing fleet.	The lease between the landowner and the Fisherman's CIC has now been signed. A contractor has been identified and contracts were about to be signed when the COVID-19 pandemic took hold. It is, however, still expected that work will commence onsite on August 2020.	Lease now signed meaning that work can commence on the project. To date COVID-19 has not impacted on the delivery of the project.	GPF allocation will be spent in full in 2020/21, following commencement of works onsite.	No risk to repayment schedule, assuming works continue to programme.	Objectives and deliverables are still as per the original Business Case, but will be delivered to a different timetable due to the delays encountered.		

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Harlow EZ Revenue Grant	n/a	n/a		n/a						
Revenue admin cost drawn down	n/a	n/a		n/a						