

Growing Places Fund Update Appendix A										
Name of Project	Upper Tier Local Authority	GPF Round	Description	Current Status	Deliverability and Risk					
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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 project is complete.	There is no delivery risk as the project has been completed	£650,000 of the GPF funding is still to be drawn down. It is unknown if this funding is still required as the project is complete, and if it is required when it will be drawn down	Full repayment is due to be made in 2021/22. No update has been provided by the scheme promoter in relation to their ability to repay in accordance with this schedule and therefore repayment risk is considered to be high.	Project outcomes will be delivered as per the Business Case		Current status regarding the need for the remaining GPF funding is unclear. High repayment risk flagged due to lack of engagement by scheme promoter.
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	Scheme promoter has indicated that a revised repayment schedule will be needed as a result of the impacts of the COVID-19 pandemic. Discussions ongoing to finalise proposed revised repayment schedule.	No update provided on delivery of project outcomes.		Risk to repayment schedule identified by scheme promoter. No update provided on delivery of project outcomes.
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 has recently been approved for funding, two projects have been completed and have repaid in full and one project is meeting its repayment schedule. The remaining project has partially repaid the funding but the company has now been dissolved and there are no further means to recover the outstanding balance.	All GPF funding has now been allocated to approved projects	Spend of the remaining GPF funding is dependent upon the legal documentation being completed for the final project.	Kent County Council have offered all loan recipients a 12 month repayment holiday. A revised repayment schedule for the Project was agreed in November 2020. However, repayments are due to recommence in October which coincides with the end of the furlough scheme, so it is unclear what impact this will have on the projects. The recipient of one of the loans issued through this project has now been dissolved and all possible routes for recovering the outstanding balance have been explored. As a result, the balance on the loan has been written off as a bad debt.	Whilst the creation of some jobs has been delayed, the majority of the projects have remained on track to deliver in line with forecasts. 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. There is also a risk of job losses as a result of the impact of COVID-19.		The award of the final loan has now been approved. The balance of one of the loans issued through the project has been written off as a bad debt following the exploration of all possible avenues to secure the recovery of the funds.

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Javelin Way development project	Kent	Round Two	<p>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.</p>	<p>The project has secured Getting Building Fund investment of £578,724 to bridge a viability gap which has arisen as a result of COVID-19 impacts on the property market.</p> <p>Construction has now commenced onsite and it is expected that work will be completed in March 2022.</p> <p>Marketing of the industrial units is about to commence.</p> <p>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.</p>	<p>Construction has now commenced and it is expected that the works will be complete by March 2022.</p> <p>There is a risk that the construction programme may be adversely impacted if workers contract COVID-19. However, robust contingency plans are in place to mitigate this risk.</p>	<p>Contractor has been appointed and work has commenced onsite.</p>	<p>Repayment schedule is based on sales value of the industrial units before COVID-19. The repayment schedule will need to be deferred if sales values do not recover or if the expected sales programme is not met.</p> <p>Revised repayment schedule approved by the Board in February 2021, however, whilst the COVID-19 pandemic continues the repayment risk remains.</p>	<p>Delivery of project outcomes may be delayed depending upon the impact of COVID-19 on the project, however, it is still expected that the project outcomes will be as set out in the Business Case.</p>	<p>Other Risks</p>	<p>Project delivery has now commenced. However, the full impact of COVID-19 on the sales market of industrial units is not currently known and therefore a repayment risk still exists.</p>
Eastbourne Fisherman Quayside and Infrastructure Development	East Sussex	Round Two	<p>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.</p>	<p>Work commenced onsite on 27th July 2020 and an official ground breaking ceremony was held on 24th August.</p> <p>GPF funded element of the wider project has been completed</p>	<p>Project delivered</p>	<p>GPF funding has been spent in full</p>	<p>Revised repayment schedule set out in the Board report. Revision needed due to the impacts of Brexit and COVID-19 on delivery programme and associated cash flow implications.</p>	<p>Project is now complete and outcomes have started to be realised</p>	<p>Other Risks</p>	<p>Project delivered.</p> <p>Change to repayment schedule requested to help manage cash flow implications of project delays due to Brexit and COVID-19</p>
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>	<p>GPF invested, project complete and repayments are being made.</p> <p>Development of the site has been delayed as a result of challenges in securing planning consent for the commercial development due to concerns raised by statutory consultees, particularly in relation to drainage issues. To mitigate this issue, further site enabling works will now be delivered. These enabling works have been delayed as a result of the COVID-19 pandemic.</p>	<p>Project Complete</p>	<p>Project complete and GPF funding spent in full</p>	<p>The COVID-19 outbreak has impacted on the delivery of the additional site enabling works and on the sale of plots, resulting in the need for an amended repayment schedule.</p> <p>A revised repayment schedule was agreed by the Board in November 2020.</p> <p>There remains a risk that further repayment schedule changes may be required if adverse market conditions impact on uptake of plots.</p>	<p>Further site enabling works are being undertaken to mitigate planning risks which will encourage take up of plots on the site. These works have been delayed as a result of the COVID-19 pandemic.</p> <p>There remains a risk that adverse market conditions will impact on the uptake of plots at the site, which would further delay the realisation of any benefits at the site.</p>	<p>COVID-19 has resulted in the need for additional safety measures to be considered when planning work onsite.</p> <p>Issues identified with supply chain disruption due to COVID-19 including delivery of statutory consents and availability of some construction materials. These issues may impact on both project construction programmes and build costs</p>	<p>Delivery of the additional enabling works has been delayed by the COVID-19 pandemic.</p>

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Sovereign Harbour	East Sussex	Round One	The Pacific 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 Sovereign Harbour Innovation Park in the A22/A27 growth corridor.	The Sovereign Harbour Innovation Mall (Pacific House) project is now complete and has delivered 2,345m ² of high quality office space.	Project Complete	Project Complete	Revised repayment schedule agreed by the Board in November 2020. However, due to the COVID-19 pandemic, risks to repayment remain. There is a risk of a lack of demand for available units and longer than usual time required to secure re-let of units. High occupancy is required to secure refinancing of the building to support final repayment of the GPF funding.	There are risks to the realisation of Project outcomes due to the ongoing impacts of the COVID-19 pandemic. Existing tenants may choose to leave and issues may be encountered in re-letting any available units.	COVID-19 impacts - risk of business failures, loss of income and increased business rate charges on empty properties. There is ongoing uncertainty as to when the property market will recover post COVID-19, therefore meaning there is ongoing uncertainty regarding occupation of the building, realisation of Project outcomes and the ability to repay the outstanding GPF balance.	Current and future occupation of the building continues to be affected by the COVID-19 pandemic.
Innovation Park Medway (southern site enabling works)	Medway	Round Two	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 form the North Kent Enterprise Zone. 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. The Project will bring forward site enabling works on the southern site at the Innovation Park.	Demolition of the disused building is now complete. The Masterplan and Local Development Order (LDO) have now been adopted by both Medway Council and Tonbridge and Malling Borough Council. Following adoption of the LDO, the final design is currently being taken through the self-certification process and work is expected to start on site in July 2021. A planning decision should be obtained within 28 days of application validation. A contractor has been appointed to deliver the works.	The LDO has now been adopted by Medway Council and Tonbridge and Malling Borough Council. The proposed works are now being considered through the self-certification process before work can commence onsite.	Full spend of the GPF funding was dependent upon adoption of the LDO. Now the LDO has been adopted by Medway Council, the works need to be considered through the self-certification process. Once approval has been obtained work can commence onsite, reducing the GPF spend risk.	Despite work not yet having commenced onsite due to the need for the LDO to be adopted, Medway Council have confirmed that they are comfortable with the current repayment schedule and the first repayment was made at the end of 2020/21 as agreed.	Now the LDO has been adopted, approval for the proposed works can be obtained. Once this approval is received, there will be minimal risk to the realisation of Project outcomes as there has been significant interest in the site.	There have been some delays to the delivery programme as a result of the COVID-19 pandemic. However, now the LDO has been adopted work on the Project can progress.	The LDO has been adopted by Medway Council, however, the proposed works still need to be approved through the self-certification process. Once this approval has been granted work can commence onsite.
Live Margate	Kent	Round One	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.	"Phase 1" has been completed. "Phase 2" is underway. 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. 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. Currently the GPF funding is being used to support the creation of 80 new homes. To date 53 units have been completed and occupied.	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.	COVID-19 has impacted on the construction sector and the time required to return derelict homes back into use. In addition, it is unknown at present how much of an impact COVID-19 will have on sales values of the new homes. A revised repayment schedule was agreed by the Board in November 2020.	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.	The impact on the construction industry continues to present a challenge to the delivery of the Project in accordance with the expected timetable. Revised repayment schedule which reflects the delays now faced by the Project agreed in November 2020.

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Wine Innovation Centre	Kent	Round Three	This project supports the development of a facility to host a wine innovation centre at the East Malling Estate. This will be the first UK research vineyard and will support Kent's wine sector to develop as a global leader in innovation. The GPF will enable the ground and foundations work as well as installation of utilities and services and construction and fit out of building.	The GPF loan agreement has now been executed by all parties. Planning permission was granted in July 2020 for the Wine Innovation Centre.	No update on project delivery has been provided	No update on GPF spend has been provided	It is expected that repayment will be made in line with the agreed repayment schedule	It is expected that project outcomes will be delivered as per the Business Case		Planning permission has been granted, enabling delivery of the Project. No update on project delivery or spend of GPF funding provided.
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 175 homes over 6 to 10 storeys with ground floor commercial space.	Ground obstructions removal is continuing onsite. The piling work has commenced onsite. Required Southern Water diversion work has been completed and work to relocate a UKPN substation is due to commence.	UKPN substation relocation needs to take place. Further ground obstructions have been found, which has delayed progress on the piling on part of the site. COVID-19 impact on project delivery is being continually monitored.	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.		Impact of COVID-19 pandemic on project delivery is being continually monitored but work is continuing onsite. Some works have been delayed as a result of further ground obstructions being found.
Green Hydrogen Generation Facility	Kent	Round Three	The project involves the construction of the UK's largest zero carbon hydrogen production system. This will be situated in Herne Bay, Kent and will be powered by way of a direct connection to the on-land substation for the existing Vattenfall offshore wind farms. The GPF funding will be used to purchase equipment for hydrogen production facility (electrolysers and compressors), specialised tube trailers for storage and distribution of hydrogen and hydrogen refuelling systems which are installed within the SELEP region.	Planning permission was granted in June 2020 for the Green Hydrogen Generation Facility. Procurement is ongoing and it is hoped that construction will commence during summer 2021 and it is estimated that the plant will be commissioned for commercial operations in the second half of 2022.	The construction programme has been delayed by 6 months as a result of COVID-19 which made face-to-face meetings with supply chain partners impossible.	Whilst construction has been delayed as a result of the COVID-19 pandemic, the demand for green hydrogen has increased, which has allowed investment in a larger electrolyser than originally planned.	No repayment risk identified. Increasing levels of demand for green hydrogen in the region is expected to enable timely repayment of the GPF funding.	Project outcomes will be delivered as per the Business Case		Construction programme has been delayed as a result of the COVID-19 pandemic but forecast project outcomes still expected to be met.
Fitted Rigging House	Medway	Round Two	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 3,473m ² of office space.	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. Immediate impacts of the COVID-19 pandemic have been experienced, resulting in delays to repayment of the GPF loan.	Project complete.	GPF allocation spent in full.	Requests for rent holidays from commercial tenants have been received which has resulted in a delay to the repayment schedule. Revised repayment schedule approved at July Board meeting but repayment risk remains at the current time.	Due to the COVID-19 pandemic there is a risk to the survival of the businesses that are housed within the Fitted Rigging House.		Revised repayment schedule agreed at July Board meeting but uncertainty remains regarding survival of commercial tenants post COVID-19.
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.		Project completed and GPF repaid in full
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

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Grays Magistrates Court	Thurrock	Round One	The project has converted the Magistrates Court to business space as part of a wider Grays South regeneration project which aims to revitalise Grays town centre.	GPF invested, project complete and repayment made in full. The refurbished building is now in use and having a positive impact in the town centre.	Project Complete	GPF funding spent in full	GPF funding repaid in full	Project outcomes delivered.	COVID-19 is likely to impact on the economy and therefore there may be reduced occupancy of the business space in the short term.	Project delivered.
Harlow West Essex	Essex/Harlow	Round One	To provide new and improved access to the London Road site designated within the Harlow Enterprise Zone.	Project delivered to a reduced scope.	Project Complete	Project Complete	GPF funding repaid in full	The job and housing outcomes are likely to be delivered over a 7 to 10 year period. As project delivered to a reduced scope, approximately 1,000 less jobs will be delivered as a result of the project.		Further works in the programme are ongoing in Harlow that will help improve the overall viability and attractiveness of the Enterprise Zone.
No Use Empty Commercial Phase 1	Kent	Round Two	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.	The project has contracted with 12 projects in Dover, Folkestone and Margate. These projects will provide 15 commercial units and 28 residential units in total. To date, 14 commercial and 23 residential units have been brought back into use. The remaining project is progressing well but has experienced delays in obtaining required materials, such as plaster, since the COVID-19 lockdown.	As a result of COVID-19 work was paused on all projects, however, work has now recommenced with all but 2 projects complete.	The full £1.0m of GPF funding has been allocated to projects	Due to COVID-19 impacts some borrowers may request a longer repayment schedule than originally agreed. A revised repayment schedule was agreed by the Board in November 2020, however, an element of uncertainty remains until agreement on any change of repayment terms has been agreed with each loan recipient.	Contracts are now in place to ensure delivery of the outcomes stated within the Business Case. Timeframe for realisation of benefits will be affected by COVID-19 construction delays.	No other risks identified. The number of commercial units in contract exceed the total stated in the Business Case.	Works delivered through the Project are nearing completion. Due to COVID-19 impacts, there remains an element of uncertainty regarding repayment of the loan.
Observer Building, Hastings - Phase 1a	East Sussex	Round Three	The project will support Phase 1 of the full redevelopment of the 4,000 sqm. Observer Building, which has been empty and increasingly derelict for 35 years, into a highly productive mixed-use building, creating new homes, jobs, enterprise space and support.	Planning permission for the proposed works was granted in September 2020. Contractor has been appointed to deliver the project and work has commenced onsite.	Delays with the Local Planning Authority have been experienced when attempting to discharge planning conditions.	GPF allocation is expected to spent in full during 2021/22.	No repayment risk identified.	It is expected that the Project outcomes will be realised as per the Business Case.		Delays with discharging planning conditions has put pressure on the programme but completion is still expected by February 2022
Priory Quarter Phase 3	East Sussex	Round One	The Priory Quarter (Havelock House) project is a major development in the heart of Hastings town centre which has delivered 2,247m ² of high quality office space with the potential to facilitate up to 440 jobs.	The Priory Quarter (Havelock House) project is now complete and has delivered 2,247m ² of high quality office space. To date the project has created 240 jobs, with the forecast of 440 jobs still achievable when the building is fully occupied. Havelock House has now been sold, which enabled full repayment of the GPF loan prior to the end of 2018/19.	Project Complete	Project Complete	Havelock House has been sold enabling full repayment to be made in 2018/19.	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		Project completed and GPF repaid in full
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	Following impacts of COVID-19, a revised repayment schedule was approved by the Board in July 2020.	Significant benefits have been realised since completion of the Centenary Project. Impacted by COVID-19 pandemic but steps being taken to try and ensure recovery in 2021.		Project delivered. Revised repayment schedule agreed as a result of the immediate impacts of the COVID-19 pandemic on the tourism industry.

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Parkside Office Village	Essex	Round One	SME Business Units at the University of Essex. Phase 1, 14,032 sqft.; 1,303sqm lettable space, build complete June 2014. Phase 1a 3,743 sqft.; 348 sqm - complete September 2016.	Project complete and GPF funding repaid in full.	Project Complete	Project Complete	Project Complete and loan repaid in full.	Forecast project benefits not realised		Project Complete and expected project outcomes delivered.
Rochester Riverside	Medway	Round One	The project will deliver key infrastructure investment including the construction of the next phase of the principal access road, public space and site gateways. This development is to be completed over 7 phases and should take approximately 12 years. The scheme will include: 1,400 new homes (25% of which are affordable), a new 1 form entry primary school, 2,200 sqm of new office & retail space, an 81 bed hotel and 10 acres of public open space.	The first housing units were completed in Q2 of 2019. 242 homes are now occupied, with a further 260 under construction. Construction of the new 2 form entry school is due to commence in July 2021, with completion expected by September 2022. Planning applications are being prepared/have been submitted in relation to future phases of development on the site.	This project is already on site and the S106 agreement was signed at the end of January 2018.	The GPF Funding has already been spent	The GPF funding has been repaid in full.	The contractor is on site and will be delivering 1,400 homes, 1,200sqm of commercial space, a new school, hotel and various new open spaces. The scheme is now delivering more than was originally intended and there are no delivery risks.	Contractors stopped work onsite due to the COVID-19 pandemic, which caused a 10 week delay to the programme. However, the developer has accelerated delivery of later phases of the project and completion of the development is now expected ahead of programme.	Overall the project is on track to deliver outputs and outcomes.
Discovery Park	Kent	Round One	The proposal is to develop the Discovery Park site and create the opportunity to build both houses and commercial retail facilities.	The project promoter has informed Kent County Council that they no longer wish to proceed with the GPF loan and therefore the project has been removed from the GPF programme. The GPF funding has been repaid in full by Kent County Council and has been reallocated through GPF round 3.	Project removed from the GPF programme	Project removed from the GPF programme	Project removed from the GPF programme	Project removed from the GPF programme	Project removed from the GPF programme	Project removed from the GPF programme
Harlow EZ Revenue Grant	n/a	n/a		n/a						
Revenue admin cost drawn down	n/a	n/a		n/a						