

South East Local Enterprise Partnership: South East Growing Places Fund (GPF)

Introduction and background – GPF Round 2

The Growing Places Fund (GPF) was established by the Department for Communities and Local Government (DCLG) and the Department for Transport (DfT) in 2011 to unlock economic growth, create jobs and build houses in England. GPF operates as a recyclable loans scheme. In the case of South East Local Enterprise Partnership (SELEP) a total of £49.2m GPF was made available, of which £48.7m GPF has been already allocated. Repayments are now being made on these original loan investments, creating the opportunity for reinvestment of GPF through Round 2. Through GPF Round 2, SELEP seeks to invest up to £9.317m (amount of GPF available over the next three years to 2019/20), in projects which require capital loan investment.

The process for the allocation and award of GPF includes three stages:

- *Stage 1 – Expression of interest*
- *Stage 2 – Scheme prioritisation*
- *Stage 3 – SELEP Accountability Board funding decision*

In Stage 2 (scheme prioritisation), schemes selected by the Federated Areas will be required to develop and submit a Strategic Outline Business Case (SOBC) which provides the strategic, economic, financial and deliverability evidence in support of the proposal. Applicants who have applied for GPF for projects which have been assessed as having the potential to progress (Stage 1) are invited to complete the following document (comprised of 10 sections) which sets out the prioritisation process (Stage 2).

Loan agreements

SELEP will allocate GPF primarily through loan agreements with the County Council/ Unitary Authorities, who will then enter agreements with scheme promoters.

Primary Loan Agreements will be entered into between Essex County Council (Accountable Body for SELEP), the 'Lender' and the applicant authority, the 'Borrower' (County or Unitary Authorities).

The Primary Loan Agreement will include:

- *A capped facility for capital expenditure;*
- *A definition of the works (infrastructure);*
- *Drawdown conditions based on certification of works;*
- *A loan term;*
- *Drawdown profile;*
- *Repayment profile;*
- *A finance rate - Interest will be charged at two percent below the Public Works Loan Board (PWLB) or zero, (whichever is higher) at the point of the loan agreement being entered into. The rate will be fixed at the point of the loan agreement being entered into and will be fixed through the duration of the agreement. Based on the current PWLB interest rate, GPW will be awarded with zero percent interest.*
- *Missed repayment fine - A late repayment fine will be incurred if the project fails to make loan repayments as per the schedule agreed within each Project's Loan Agreement. This fine will be equivalent to the charging of interest at market rate from the point of default on the loan repayment; and*
- *Monitoring requirements.*

Where appropriate Primary Loan Agreements will be conditional upon a subsidiary agreement being entered into between the Borrower and a third party – for example a developer or infrastructure providing for works to be undertaken and/or contributions based on planning agreements, tariffs or CIL.

The Primary Loan Agreement will provide a contractual obligation for the Borrower to repay the loan according to the repayment profile.

Growing Places Fund (GPF) Business Case Template

1. Scheme summary

Scheme promoter:

Colchester Borough Council

Project Name:

Colchester Northern Gateway

Federated Board Area:

Essex

Lead County Council/Unitary Authority:

Essex

Development Location:

Cuckoo Farm, Junction 28, A12, Colchester

Project Description:

[Please provide a brief description of the overall proposed scheme; max. 0.5 pages.]

The proposed scheme forms part of the overall Colchester Northern Gateway (CNG) Vision which is to create a high quality, highly sustainable housing, employment, and leisure destination at one of the primary gateways to the town centre and this has been reflected by the areas designation in the draft Local Plan as a primary economic and growth area. The Gateway's importance is reflected in the Essex Economic Growth Strategy that identifies Colchester Northern Gateway as a location for growth which benefits from excellent access direct onto the A12. It is rapidly emerging as a significant employment zone for new, high-value jobs, housing and leisure amenities, providing major benefits to the growing population of Colchester, Essex and East of England economies. As primary landowner in the Northern Gateway the Council is seeking to bring forward 9ha of residential land, over 5 ha of B1 use, and some 30ha for leisure, public realm and community.

The Northern Gateway proposed scheme includes;

- A relocation of the existing Colchester Rugby club site to land north of the A12 which will unlock residential land for up to 560 homes including 260 [REDACTED] and up to 100 bed Nursing home providing in total around 35% affordable units
- On site infrastructure improvements facilitating the development of the Sports and Leisure Hub on the A12 north land which includes the relocated Rugby club facility.
- Associated onsite and offsite highway improvements, in particular at Junction 28 to facilitate cycle and pedestrian access and improve connectivity between the residential and employment land to the south of the A12 and the sports facility to the north
- Delivery of the new homes which can act as a catalyst to the remaining employment land adjacent which together with the proposed heat network and ultrafast connectivity (funded separately) can enhance the marketability of the whole Gateway.

To enable the delivery of a total of 560 homes which includes an [REDACTED] 'village' and a potential Nursing Home the project is dependent on the relocation of sports uses, in particular the successful Colchester Rugby Club, from the Mill Road site, south of the A12, to a new mixed use sports facility situated to the north of the A12.

Whilst the proposal is largely funded through a mix of public and private sector funds, the capital cost of the relocation has a £2m gap which needs to be secured before development can proceed. The ability to secure GPF at this crucial stage in the scheme will enable the accelerated delivery of the new homes within the next 5 years, providing much needed 35% affordable homes on site and the ability to attract a high quality [REDACTED] provider to the Borough. External funding is required to bridge the gap in immediate cash flow, allowing for the development of infrastructure, and accelerate the housing development before income from site disposals is realised at the Gateway location further expands.

Ultimately, support for this project will also, in addition to the new homes, unlock this regionally significant mixed use destination stimulating the development of 47,832 m² of office space, supporting 6,500 jobs (4,775 FTE) as well as the planned sustainable ground source heating network and an ultra-fast Gigabit pure fibre connectivity broadband infrastructure.

Project Development Stages:

[Please specify the current stage of development confirming the roles of developer, and other partners involved in delivering the scheme e.g. bank, contractor. Please specify the project development stage(s) to be funded through GPF as per the table below. Add additional rows as necessary.]

Project development stages			GPF funding required
Stage	Partners with Council	Status <i>completed, ongoing or to be completed</i>	✓ or ✗
Feasibility/ business case approval	Leisure company	Completed	X
Capital Costs assessment	Leisure company, consultants, external funders	Completed	X
Business case	Leisure consultants	Completed	X
Business Plan	Leisure consultants	Completed	X
Planning applications submission	Planning consultants	On going	X
Procurement/contractor selection	Project management consultants, contractor	On-going	X
First phase - groundworks	Project management consultants, contractor	To be completed	YES
Public realm and associated broadband and sustainable heat network	Council's wholly owned Energy Company, Amphora Energy Ltd., private businesses	On-going	X
Sports pitches, buildings and cycle track	Project management consultants, contractor, British Cycling, RFU, Sport England	To be completed	YES*
[REDACTED] Village start on site	Private company	To be completed	X
Private housing start on site	Council's wholly owned Housing Company, Amphora Housing Ltd.	To be completed	YES*
Commencement of commercial developments	Private company	To be completed	X

* Provision of the gap funding for infrastructure will support the move and development of the mixed use sports destination and housing development.

GPF required:

[Please specify the amount of capital funding sought through the GPF.]

£2m (TWO MILLION POUNDS STERLING)

2. Strategic fit

Policy and Strategic Context:

[Please specify how the overall scheme aligns with the policy and strategic context, including local policies, strategies and investment plans, SELEP Strategic Economic Plan (SEP) objectives and SELEP emerging Skills Strategy; max. 1 page.]

The Project underpins the SELEP overarching objective to create the most enterprising economy in England. In terms of SELEP priorities, the Project will: *Build on our Economic Strengths*; contribute to *Boosting our Productivity*; *Improve our Skills*; *Invest in our Growth Corridors*; and make a contribution to the quality of our *housing developments*.

The SELEP Strategic Economic Plan (SEP) March 2014 aims to deliver projects that will underpin these priorities. The Northern Gateway project as a whole helps to address the following SELEP targets:

- *Generate 200,000 private sector jobs, an average of 20,000 a year or an increase of 11.4% since 2011;*
- *Complete 100,000 new homes, increasing the annual rate of completions by over 50% compared to recent years; and,*
- *Lever investment totalling £10 billion to accelerate growth, jobs and homebuilding.*
- *Investment in transport infrastructure (transport), general public infrastructure such as buildings and broadband (non-transport) and skills are three component parts of meeting the aims of the SEP*

In terms of the SELEP Skills Strategy, Colchester Northern Gateway will attract higher value office-based enterprises, including those within the key growth sectors of ICT and creative industries. As landowner, the Council is in an advantageous position to encourage contractors and these new occupiers to maximise their use of apprenticeships, particularly higher level NVQ4 and above, and to recruit from the local College, Colchester Institute and Essex University leavers. The infrastructure and construction phases of creating the space for these and other final occupiers provide opportunities to maximise training and work experience for existing staff, new entrants and local students.

In terms of strategic road connectivity the Greater Essex Growth and Infrastructure Framework (July 2016) identifies the A12 Haven Gateway Corridor and the key employment sites (including Northern Gateway) as contributing significantly to the expansion of the Greater Essex economy. The site is strategically placed in this corridor between London's fastest growing airport and the UK's largest port cluster on the east coast. Furthermore, the A12 is the key spine road linking Colchester to the M25 and London. Highways England has identified two strategic road network projects to improve the A12 in the vicinity of the Northern Gateway including widening and whole route technology upgrades.

The Essex Economic Growth Strategy proposes *A Transport Development Area* approach to key sites to ensure close integration of land-use and transportation planning, urban design and operation of the transport network. It identifies Colchester Northern Gateway as a location for growth; the Northern Gateway programme includes several integrated projects on these themes such as the J28 pedestrian safety improvements, and the proposed boulevard linking the housing development area to community infrastructure such as the sports scheme and private sector leisure venue.

In terms of the Borough Local Plan, the overall scheme is fully in alignment with the Colchester Draft Local Plan. The site to the north of the A12 has been safeguarded for a range of sports and recreation uses and the land which is currently in use by the Rugby Club has been safeguarded for residential use and some employment. The proposal is that this will also part-provide essential enabling development funding to facilitate the relocation of the sports users, and to replace and improve the public asset of playing fields, at a new sports complex on the nearby greenfield site to the north of the A12. The Local Plan allocates sufficient land for approximately 300 new dwellings, 260 units of [REDACTED] accommodation and a Nursing Home and associated community space

Need for Intervention:

[Please articulate the underlying issues driving the need for intervention, with reference to the specific market failure that the GPF will address. The request should consider whether the problem reflects a market failure or evidence that the market demand for the proposed project has weakened; max. 0.5 pages.]

The GPF £2,000,000 Loan is required to forward fund part of the expenditure to relocate the Rugby Club from their Mill Road site south of the A12 to the new greenfield site north of Junction 28, in order that the projected homes and [REDACTED] facility can be delivered on the Mill Road land. In addition, it is anticipated that the substantial housing development and delivery of the sports facility will stimulate strong market interest in the 5ha of employment land which coupled with existing proposals to develop a highly sustainable heat network and plans for ultrafast connectivity would make the Northern Gateway one of the most sought after growth locations in the south east meeting the wider aims of the Industrial Strategy

Whilst good market demand currently exists for new housing sites in Colchester and undoubtedly there would be good interest in the Mill Road site, the costs and timescales of relocating the Rugby club, which is required to free up the Mill Road site, would make bringing forward the housing land unviable by a private sector developer. The Council has set up a wholly owned company to develop the Mill Road site which will also enable the 35% affordable homes requirement on site to be met and by securing the wider funding package now for the sports relocation, through a range of funding mechanisms but also by securing GPF, delivery of the new homes will be accelerated. It is unlikely that site viability would be secured in the short to medium term by the private sector to fund the relocation.

The continued occupation of the Mill Road site is creating a market failure in the form of allocative inefficiency since the land, which is in the ownership of the Council, can then meet demand for integrated public realm, significant levels of housing and employment uses within the emerging Local Plan.

To support these early relocation costs, the Council needs to access GPF to accelerate delivery, providing greater additionality of scale, timing and quality for the immediate and related developments at Colchester Northern Gateway.

Impact of Non-Intervention (Do nothing):

[Describe the expected outcome of non-intervention. Promoters should clearly articulate the impacts of not receiving GPF funding and how this is reflected against the SELEP objectives to support the creation of jobs, homes, skills and strategic connectivity as well as the environment, economy and society, if applicable. This section should also highlight whether the project is expected to still go ahead without GPF and whether it is likely to have a reduced impact or a slower impact due to non-intervention; max. 0.5 pages.]

The whole development in Colchester's Northern Gateway is dependent on the timely relocation of the Rugby Club located on Mill Road (South of the A12). Without this relocation, sites allocated for housing, Elderly Care, and Office buildings will not be unlocked for development until another source of funding is found. Development of the housing site will catalyse the infrastructure, including the boulevard, and will generate added value from 'place making' leading to the early delivery of high value office developments adjoining. It will then release funding for sports development to the north.

Developers for the [REDACTED] facility, and Nursing home are in late stage discussions, and without support, these offers could fall away, and other capital receipts to support the development are at risk, therefore delaying the delivery of housing further.

Subsequent Office developments will also be at risk, and the envisaged impact of reduced growth projections for the Borough

Funding Options:

[Please demonstrate the need for GPF by providing evidence that all reasonable private sector funding options have been exhausted and no other public funding streams are available for or fit the type of scheme that is being proposed; max. 0.5 pages.]

Release and delivery of the new homes relies on the development of the Sports complex to the north of the A12. This scheme funding package has already been approved by the Council's Cabinet in August 2017 and includes private sector funding of £1m already secured from section 106 Agreements, the release of capital from Council owned assets, funding from other public sector grants e.g. Highway England Housing Growth Fund and funding from external sports national governing bodies such as the Rugby Football Union and British cycling. A further application will be made at the end of September

However a funding gap still exists of £2m which will ultimately be met through the future development of remaining sites at Northern Gateway but funds are required now if the housing and [REDACTED] development opportunities are to be realised. For example the [REDACTED] requirement for Colchester exists now and terms agreed with the provider rely on the land (which is currently being occupied by the Rugby Club) being available from March 2019. This can only be enabled if work starts imminently on relocating the Rugby club to its new home.

The option of funding the rugby club relocation from private sector investment has been investigated. However whilst the new sports facility proposed delivers many non financial benefits, it does not provide a significant financial return to the private sector which means that the Council has had to lead a lead role in all aspects of the relocation.

Separate funding has been obtained for the decentralised heat network from BEIS via their heat programme, HNIP. A further expression of interest has been submitted to DCMS to enable the ultrafast broadband infrastructure through their digital infrastructure funding.

3. Infrastructure requirements

Infrastructure Requirements

[If appropriate, please outline the infrastructure requirements for which GPF is sought, and provide evidence and supporting information in the form of location, layout and site plans; max. 3 pages included as an Appendix to this document.]

The following infrastructure works will require GPF;

- Highway improvements on Junction 28 of the A12 to satisfy Highways England Requirement which will be needed for the planning application
- Works to provide the entrance into the new Rugby club sports site
- Onsite enabling works to include soil movement across the site, utilities and drainage

Appendix 3 includes the Northern Gateway location plan (Enclosure 1), the concept layout for the Mill road housing and adjoining are (Enclosure 2), the Master Plan for the sports development (Enclosure 3), the transport drawing for non-vehicular crossing over the A12 at J28 (Enclosure 4).

The development proposals are reflected in a hierarchy of documents stemming from the Draft Local Plan (Enclosure 6). This sets out the broad allocations for housing at the Mill Road playing fields site as well as the associated amenity space. The Master Plan for the Northern Gateway sets out the strategic ideas for the redevelopment opportunities which are also reflected in the Public Realm Strategy and in more detail by the Concept Development Scheme for the housing and mixed uses.

The housing and commercial uses have been costed and valued to ascertain their viability and value uplift. This is reflected in the cash flows in section 4 below.

4. Cost and funding

Total Project Cost and Funding Required:

[Please specify the total project cost and the percentage already funded through other sources; breaking down the funding in the percentage that is private and public. Please specify the capital funding sought through the GPF and what percentage of the total project cost and project stage cost it represents. Please note that it is recommended projects should seek GPF of between £250,000 and £2,000,000. Projects outside this threshold may be considered by exception where there is an overwhelming strategic case.]

The GPF represents 8.3% of the project cost for the relocation of the rugby club and associated mixed use sports facility which has a total cost of £24.1m, stimulating private investment of £53.5m for the private housing and £129.5m for the older people's accommodation.

The table below is taken from the confidential part of the Cabinet report of August 2017 and sets out the sources of funding for the sports scheme element of the Northern Gateway programme. The e [REDACTED] and nursing home housing is funded through the private sector. The housing land unlocked by the relocation of the Rugby club will deliver c 300 units to be developed by the Council's newly formed Housing Company, Amphora Homes. This new wholly owned company will take ownership of the housing site which will be transferred at open market value with the capital receipt raised being part of the funding package for the relocated sports facility.



Colchester Northern Gateway Funding breakdown – sports relocation	As at end July 2017 £'000
Capital Receipts (Council assets site receipts):-	
• Mill Road Housing	6,819
• [REDACTED] village	5,901
• Further capital receipts	3,680
Total Capital Receipts	16,400
Grants & Contributions:-	
• Sporting bodies	2,200
• Section 106	1,000
• Housing Growth Fund	500
Total grants & contributions	3,700
Total Funding	20,100
Total Capital Cost	24,100
Current Gap	4,000
CBC New Homes Bonus est	2,000
Current Gap to be met by GPF loan	2,000

To ensure a proportionate approach to the scale of funding available, no Federated Area should nominate projects or programmes to SELEP for Stage 2 which, in total, exceed £4.65m (50% of the total GPF pot available for allocation)].

Cost breakdown:

[For the stages of development where GPF is sought please provide a breakdown of the associated costs, including any overheads, contingency, quantified risk allowances etc., as per the table below. Add row for each cost]

The housing development and adjoining commercial development gross costs are:

Housing and Mixed Use scheme	Expenditure profile £m						
Cost type	17/18	18/19	19/20	20/21	21/22	22/23	Total
Gross Capital : Construction of commercial*	0	0	0	20.0	20.0	34.9	74.9
Construction of housing and associated public realm*	0	5	48.1	19.8	36.2	23.43	132.53
Total cost	0	5	48.1	39.8	56.2	58.33	207.43

Sports relocation scheme	Expenditure profile £m						
Cost type (rounded up)	17/18	18/19	19/20	20/21	21/22	22/23	Total
Capital [For example by stage, key cost elements for construction, and other cost elements such as contingency, overheads and uplifts]							
Construction	0.4	16.09	0.76				17.25
Development costs and infrastructure		1.8	0.25				2.05
Risk and contingency			1.1				1.1
Non-capital [For example revenue liabilities for scheme development and operation]							
Fees	2.24	0.4					2.64
QRA							
Monitoring and Evaluation			0.05				0.05
Total cost	2.64	18.29	2.16				23.09
Inflation (%)	2.64	0.89	0.12				1.01
Total cost incl inflation	2.64	19.18	2.28				24.1

In addition the bridge across the A12 also requires improvements for safety reasons, which are due to take place in 2019/2020 (Enclosure 4).

Funding breakdown:

[Please specify the total project funding and breakdown, as per the table below.]

For the sports relocation scheme:

	SPORTS relocation SCHEME	Funding profile						
Funding source	Funding security	17/18 £000	18/19 £000	19/20 £000	20/21 £000	21/22 £000	22/23 £000	Total
Capital source 1	Land disposals - timing	443	1,576	14,381				16,400
Capital source 2...	External funding – subject to successful bids	1,450	1,750	500				3,700
Non-capital source 1...	New Homes Bonus	750	750	500				2,000
GROWING PLACES FUND			2,000					2,000
CBC	Council internal borrowing / temporary use of reserves	0	13,105	(13,105)				0
Total funding available		2,643	19,181	2,276				24,100

5. Deliverability

[Please provide evidence regarding the planning status of the project by stage, if applicable, and whether any other approvals or specialist studies such as Environmental Impact Assessment are required. Schemes should be ready for delivery. Please include references to planning decisions and reports if available and describe the timescales associated with securing any additional approvals required; max. 0.5 pages.]

Planning, Approvals and Specialist Studies:

Mill Road Housing Area Site

Outline Planning Application*	Application to be submitted February/ March 2018	Estimated approval expected July 2018
Environmental Impact Assessment	Technical Reports Completed	Estimated completion
Archaeological Evaluation	Underway	Estimated completion

* Outline planning consent will require each development to apply for planning/ reserved matters on a project by project basis. The outline application will include the essential infrastructure requirements for the housing.

Sports Relocation Site

Planning Application	Application to be submitted January 2018	Estimated approval expected April/ May 2018
Environmental Impact Assessment	Technical Reports Completed	Estimated completion
Archaeological Evaluation	Underway	Estimated completion

Pre-application discussions are being held for both applications. Both applications are also included in the emerging Local Plan and are supported in the Myland Neighbourhood Plan.

Procurement:

[Please comment on the proposed procurement route and how opportunities to maximise social value through supporting SME's and local supply chains has been considered; max. 0.5 pages.]

The Public Services (Social Value) Act 2012 was enacted in January 2013 and requires public sector bodies to consider the wider social, economic and environmental value of a contract at pre-procurement stage. The Social Value Act aims to encourage more intelligent spending within procurement and to encourage looking beyond just the cost of a procurement exercise towards how the contract could improve the local community.

Following the Act, in July 2013, Colchester Borough Council amended the Council's procurement process and guidance to include a requirement to consider appropriate and relevant measures to address the impact on the local economy, the environment and compliance with the living wage at the pre-procurement stage of future procurements over the EU threshold. Through considering social value at the pre-procurement phase this enables social value to be embedded in the design of the service from the outset. The Act applies to public service contracts and those public services contracts with only an element of goods or works over the EU threshold, currently £164,176 (2017).

The Council has used a Framework Agreement to appoint Gleeds as project managers and cost consultants. They are currently in the process of developing a procurement strategy that will require the use of local services and supply chains and address social value. This is contained

within the contractual arrangements and will be an important part of the procurement of the landscape and building contractors.

Social Value will be maximised by the Council on relevant contracts through seeking information in particular on:

Employment – the contractor’s approach to recruitment and retention of staff and how the employment of local staff will be encouraged;

Apprenticeships – the approach taken, any standard metrics followed;

Community Engagement – the approach taken to work with volunteers and community groups to encourage wider participation;

Environmental Impact – the approach taken to minimising environmental impact, including issues such as carbon reduction, sustainability, recycling.

Property Ownership and Legal Requirements:

The land is wholly in the ownership of Colchester Borough Council. The land to the north of the A12 is currently under an agricultural tenancy on which Notice has been served which will be ended by the end of 2018 but on which access for construction will be available from late Spring 2018. The rugby club site is a freehold site for which the rugby club has a 55 year lease on the rugby pavilion and a replacement facility will be provided in order to release this area of land. The Rugby club will take a new lease on its new facility.

Terms have been agreed at the Council’s Cabinet in respect of the sale of part of the Rugby club land to the [REDACTED] Village operator and lawyers have been instructed to proceed. This is an important and much needed development in Colchester and is supported strongly by Essex County Council. As previously stated the sale cannot complete until the Rugby club is moved and the legal agreements provide for a site handover date to the [REDACTED] village of March 2019.

The Council’s Housing Development Company, Amphora Homes has now been legally set up and in accordance with the delivery programme approved by Cabinet, construction will need to commence in March 2019.

Equality:

[Please state whether an Equality Impact Assessment has been completed for the overall project and state the main outcomes of this assessment. If an Equality Impact Assessment has not yet been completed then please state the expected timescale for completion and how the outcomes of this assessment will be considered in the projects development; max. 0.5 pages.]

Equality Impact Assessments have been completed for the sports project and for the set-up of the Housing Company. The main elements are summarised below:

Anticipated Outcomes

- Improved and new sports facilities
- Increased participation in sport and physical activity amongst Borough residents
- Improved healthy lifestyles as a result of opportunities for physical activity and outdoor recreation
- New housing with a range of tenures including affordable housing and potentially some self-build housing on the Mill Road site

- To create a high quality public realm that is accessible for All
- To create a leisure destination and an environmental and financially sustainable development

Service areas or partner agencies involved in delivery:

- Borough sports and leisure services
- Planning policy
- Finance internal and external funding agencies
- Legal regarding structuring the leisure operations model
- External development consultants advising on viability and overall design and planning aspects
- Sports governing bodies
- Borough Sports Board recently established
- New trading company, Colchester Amphora Trading
- New housing company, Colchester Amphora Housing

Relevant information, data, surveys or consultations to help assess the likely or actual impact of the policy upon customers or staff

- Consultation on the Master Plan in 2014/5 for the northern Gateway area that was well received and sets out the framework for the development of the whole area

'General Duty'

The project helps to 'eliminate unlawful discrimination, harassment and victimisation in the: the provision of facilities which will ensure full access across the site and buildings, equal access to booking facilities for any group of people who share a 'protected characteristic', provision of activity programmes and general support to groups with particular needs identified e.g. wheelchair rugby. The project helps us to 'advance equality of opportunity by providing a range of accessible sports and leisure facilities, and the provision of a range of housing types and tenures. Furthermore the project helps us to 'foster good relations' by providing opportunity for shared activities, and improved facilities for sports clubs to broaden the membership

6. Expected benefits:

Overall Project Impacts:

[Please specify the expected impacts of the overall project in terms of 'direct' outputs (jobs, homes and other outputs arising from the project) and 'indirect' outputs.

Direct outputs should be presented in 'gross' terms and 'net' terms after making adjustments for additionality factors¹, as per the table below.

¹ Additionality is the extent to which something happens as a result of an intervention that would not have occurred in the absence of the intervention (see [Homes and Communities Agency, Additionality Guidance, 2014](#))



Please describe the basis for these estimates and specify if the realisation of benefits is contingent on further investment not yet secured, max 0.5 pages.]

Outputs / Outcomes	Item	2018/19	2019/20	2020/21	2021/22	2022/23	2023+	Total
Direct Outputs (gross terms) TOTAL 232.1	<i>[Jobs, Homes, floorspace, new learners assisted etc.]</i>							
	Leisure jobs		21.4					21.4
	Care home jobs			60				60
	New homes				100	100	100	300
	Older people's housing (total 260)			150				150
	5.55 ha public amenity space				0.7			0.7 jobs
Direct Outputs (net terms, after considering additionality) TOTAL 82	<i>[Jobs, Homes, floorspace, new learners assisted etc.]</i>		35	10	10	10	2.3	82.3
	Construction FTE							
Indirect Outputs (gross terms) Total 60	Trainees (total 60)							
	Construction (18) Older people's housing (40) Sports/leisure (2)		8	40	6	6		60
Indirect Outputs (net terms, after considering additionality) *See extract from Enclosure 7 below								287.7

*The project generates 236.9 net jobs overall plus a significant number of indirect jobs through impact on the local economy, 59.2 jobs, giving a high level of additionality. Added to this is the skill uplift from apprentices. The realisation of benefits is contingent on the funding contributions and the interdependency between the housing delivery and sports enabling development.

	Intervention option (2022/23)		Reference case (2017)		Additionality
A	Gross direct jobs	314.4 (construction + final)		7	
B	Estimated (%) leakage	Construction (66%) Final jobs (10%)		0	
C	Gross local direct effects	236.9		7	
D	Displacement (%)	0		0	
E	Net local direct effects	236.9		7	
F	Multiplier (1.25)	59.2		1.8	
G	Total net local effects	296.1		8.8	
H	Total net additional local effects				287.3

The Role of GPF in Benefit Realisation:

[Provide evidence that without GPF support the project would not proceed, would proceed at slower rate or would have fewer impacts and benefits than estimated; max. 0.5 pages].

The scheme and sequence of development has outlined above.

The whole of the Northern Gateway programme described here represents a gross capital cost of around £235m, assessed by the Council's valuation consultants with the sports scheme comprising around £24m or 10% of the whole. An early start to the sports scheme is essential to release the land and capital to build or bring forward the remainder of the programme. However there is an obvious cash flow problem around installing basic infrastructure such as utilities and access and the safety measures across the A12 (Enclosure 4). This is where the GPF loan is an essential element in the funding package, providing early and enabling catalyst funding for the programme as a whole. Once funds accrue from land sales then the rest of the scheme can continue and the GPF loan can be repaid.

If the GPF loan is not awarded or is awarded at a lower level the whole programme will slow whilst additional funding is identified e.g. from Council reserves, borrowing, or other external funding sources. The impacts and benefits would be slower to realise though once the programme is up and running a similar sum of benefits is expected unless the risk of market collapse is realised and the commercial development does not take place to the same extent. Application of the GPF provides certainty and security to initiating the sports relocation and housing delivery processes.

Furthermore as previously stated, the window of opportunity to secure the [REDACTED] facility and to start delivery of the Housing sites (which will provide a substantial 35% affordable homes) must be

met by March 2019. Inability to secure GPF will delay the relocation of the Rugby club and this will in turn delay the above new developments or mean they cannot come forward in a timely manner or at all (this is particularly the case with the 260 residential unit [REDACTED] facility as the operators have a rolling programme to deliver a certain number of sites and if Colchester is delayed they may look elsewhere)

Value for Money (VfM):

[The VfM category should be presented as a summary of the project benefits in relation to project costs. Where the overall project has already had a VfM assessment undertaken the promoter should include this and provide evidence on the potential for GPF to support or, if applicable, enhance the VfM of the overall project. Where no previous VfM assessment has been undertaken, promoters should follow the relevant appraisal guidance (DCLG Appraisal Guidance² - page 28 or the DfT Value for Money Framework³) and define both the overall VfM and the GPF contribution. This should be proportionate to the size of the overall project and the GPF ask; max. 0.5 pages. Please note the following:

- *for projects requesting funding towards the upper limit of the recommended GPF loan (£2m) a quantified Value for Money assessment will be required*
- *the VfM should be based on the overall assessment of both monetised and non-monetised impacts.]*

For the purposes of NPC the table below takes into account the sports development only.

² [DCLG Appraisal Guide](#)

³ [DfT value for money framework](#)



NPV @ 3.5% p.a.												
APPRAISAL DATE: <input type="text"/>												
OPTION NUMBER & TITLE: <input type="text"/>												
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTAL
CAPITAL COSTS (£ 000s):	Add Row											
Sports relocation	14000	5000	1660									20660
Fees sports hub	1000	400										1400
Development costs sports hub	940	1100										2040
Construction costs housing and public realm												0
												0
A. Total Capital Costs (Annual)	15940	6500	1660	0	0	0	0	0	0	0	0	24100
B. Total Capital Costs (Cumulative)	15940	22440	24100	24100	24100	24100	24100	24100	24100	24100	24100	
REVENUE COSTS (£ 000s):	Add Row											
												0
												0
												0
												0
												0
C. Total Revenue Costs (Annual)	0	0	0	0	0	0	0	0	0	0	0	0
D. Total Revenue Costs (Cumulative)	0	0	0	0	0	0	0	0	0	0	0	0
E. Total Costs (Annual) (=A+C)	15940	6500	1660	0	0	0	0	0	0	0	0	24100
F. Total Costs (Cumulative) (=B+D)	15940	22440	24100	24100	24100	24100	24100	24100	24100	24100	24100	
BENEFITS (£ 000s):	Add Row											
Income (grant funding)	1450	1750	500									3700
New Homes Bonus	750	750	500									2000
Income capital receipts	443	1576	15001									17020
Value of FTE jobs (direct and induced)												0
Value of apprenticeships												0
Land value uplift												0
												0
G. Total Benefits (Annual)	2643	4076	16001	0	0	0	0	0	0	0	0	22720
H. Total Benefits (Cumulative)	2643	6719	22720	22720	22720	22720	22720	22720	22720	22720	22720	
NET UNDISCOUNTED COST* (=E-G)	13297	2424	-14341	0	0	0	0	0	0	0	0	1380
DISCOUNT FACTOR @ 3.5% p.a.	1.0000	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	
NET PRESENT COST* (Annual)	13297	2342	-13387	0	0	0	0	0	0	0	0	2252
NET PRESENT COST* (Cumulative)	13297	15639	2252	2252	2252	2252	2252	2252	2252	2252	2252	
TOTAL NET PRESENT COST* =	2252											
* A minus sign in these rows denotes a Net Present Value rather than a Net Present Cost.												

With regard to land value uplift, the Project will unlock land for the delivery of care facilities and housing provision totalling 560 units. Applying the DCLG Ready Reckoner for land value uplift indicates high additionality for this element of the Project, with both high planning additionality and low risk of market displacement from the housing as it will increase overall land supply over the counterfactual in the Borough.

The Net Present Public Value of development will be £18 million which represents an indicative Benefit Cost Ratio of 4.75.

7. Contribution to the Establishment of a Revolving Fund

[Please specify how the GPF will be repaid e.g. through developer contributions, and include supporting documentation where appropriate (e.g. draft S106 agreements) as an Annex to this document; max 0.5 pages.]

GPF Repayment:

It is proposed to repay the Growing Places Fund through land sales from the employment sites which will come forward later in the programme of Northern Gateway development. The Council is adopting an “infrastructure first” approach to the delivery of the wider land in its ownership at Northern Gateway and whilst the relocation of the Rugby club and subsequent housing and [REDACTED] developments are scheduled for the next three years, it is anticipated that these developments will also act as a catalyst to the future development of the rest of the employment land. As capital receipts flow in from the release of employment sites then the GPF will be repaid.

However the employment sites cannot come forward right now. As part of the “infrastructure first” approach the Council is also seeking to enable the employment land with a low carbon heat network supply and an ultrafast broadband connection. Whilst funding exists (secured from BEIS) for the Heat Network and this scheme is underway, a DCMS bid has been made to cover the roll out of ultrafast connectivity from the town centre (a previous successful Growing Places Round 1 scheme) to Northern Gateway. This is supported by a 5 year Digital Strategy (Enclosure 6). The Council believes that the combination of the completed rugby club move and subsequent housing developments, the operational heat network and the ability to offer ultrafast connectivity to the employment sites will improve their marketability and value added attractiveness, particularly to the target London business community.

GPF Repayment Schedule

[Please outline the proposed timetable for GPF repayment, committing to repaying the loan before 31st March 2022. The Repayment Profiles should match those in the Financial Viability section]

The repayment schedule commences towards the end of the period because repayments derive from the creation of high value B1 uses in the commercial areas highlighted in Enclosure 5. The housing development and place making deriving from this and its associated public realm amenity, will generate an investment area attracting higher value end users. A marketing strategy is in preparation and it is expected that sites will be developed later in the period providing the funds to repay the GPF as set out below.

	2018/19	2019/20	2020/21	2021/22	2022/23	Total
GPF Repayment (Capital)	0	0	0	£2m	0	£2m

Financial Viability: [Please provide an initial statement highlighting the underlying assumptions and expected viability of the GPF investment; max 0.5 pages. Following this, please include a cashflow that would show both the Drawdown and Repayment Profiles for GPF. All costs and revenues need to be sourced and clearly referenced.) If the GPF is expected to unlock further funding that will be used, in part to repay the GPF loan this should be clearly annotated].

The table below sets out the approved cash flow for the relocation project. Expenditure on housing and mixed use developments will largely be from the private sector including the Council wholly-owned Housing Company. The broadband and energy schemes will be brought forward by the Council (Utilising external funding) over two years commencing 2018/19.

The Council has developed a viable programme with elements robustly tested by a range of external consultants examining the costs of the scheme, the business plans for the sports and housing company, the value uplift and gross development value of the developments and the funding packages. The viability assessments have undergone several iterations over the past year and Cabinet has approved both the sports relocation scheme and the principles of the Housing Company establishment including viability and funding streams. All costs have been prepared by specialist consultants or transport specialists and have been subject to review and economy/value engineering in order to keep to a realistic and viable programme.

Set out below are the cash flows for the first element for which GPF is sought, the infrastructure to support the sports scheme which amounts to c £2.05m:

- Highway improvements on Junction 28 of the A12 to satisfy Highways England Requirement which will be needed for the planning application (c £249,200)
- Works to provide the entrance into the new Rugby club sports site (c £701,140)
- Onsite enabling works to include soil movement (£111,000), utilities (£303,253) and drainage (£684,955) totalling cc £1,099,208.

Sports Infrastructure requirements and GPF contribution	2017/18	2018/19	2019/20	2020/21	2021/22	Total
	£'000	£'000	£'000	£'000	£'000	£'000
CAPITAL EXPENDITURE incl fees	2,643	19,181	2,276	0	0	24,100
<i>of which initial infrastructure costs</i>	<i>0</i>	<i>1,801</i>	<i>249</i>			£2,050
CAPITAL RECEIPTS (CBC assets and funds)	443	1,576	14,381	0	0	16,400



Sports Infrastructure requirements and GPF contribution	2017/18	2018/19	2019/20	2020/21	2021/22	Total
External Funding	1,450	1,500		0	0	2,950
Private sector Sec 106	250	250	500			1,000
New Homes Bonus	750	750	500			2,000
CBC temporary internal borrowing / use of reserves *(see note)		13,105	(13,105)		2,000	2,000
Total excl GPF	2,643	4,076	15,381			22,100
GPF TOTAL	0	2,000	0		(2,000)	0
Cash Balance	0	(13,105)	13,105			
Cumulative balance	0	(13,105)	0	0	(2,000)	

***Notes:-**

Cashflow shows potential in year deficit in 18/19 which is cleared the following year. Actual cashflows could differ and CBC acknowledges this risk in agreeing the project. Although not quantified in the above table it is anticipated that further capital receipts will be generated within the area which enable repayment of the GPF loan. For example CBC has identified a further £620k in capital receipts already above those shown in the table. CBC has also considered the risk of this and mitigation as part of the approval of this project.

8. Risks

Risk Register:

[Please complete a Risk Register, identifying overall and GPF related project risks, likelihood, impacts and mitigations as per the table in Appendix A.

For the most significant project risks provide supporting commentary which considers the implementation risks associated with the project, such as risks associated with not securing GPF and risks to the repayment of GPF.

The risk assessment should consider the risks associated with the repayment schedule and mitigation to address this. max. 0.5 pages.]

The principal financial risks associated with repayments are set out in Appendix A which provides more detail on the project risks. Principal risks are:

- Capital receipts are not realised in time or to the anticipated value: the valuations on the proposed site development have been undertaken by professional cost and valuation consultants including detailed appraisals and sensitivity checks around market conditions. There is a strong demand for housing in this location and the overall likelihood of failing to secure the required capital funding for the scheme is low.
- External funding is not secured as anticipated from sports bodies – there are several sources of funding from the different sports and considerable support for the project. New sources of funding are regularly introduced in related areas such as the healthy physical activity spheres for which the project is eligible. It is expected that this, combined with additional section 106 funding available or under negotiation for leisure uses will be sufficient to make up any shortfall.
- Ground excavations for hydrology, archaeology etc could introduce project delay – this is difficult to predict in detail but considerable pre-excavation exploratory work has been undertaken by archaeologists to date together with ground condition investigations as part of the cost assessments; it is not expected that any delay will be significant and there is a capacity in the project plan to allow for this.

9. State Aid

[Please confirm that by supporting this project the GPF will not be providing State Aid; max 0.5 pages;]

The GPF will not confer any State Aid advantages on Colchester Borough Council through this Project for the following reasons:

- 1) Colchester Borough Council will apply the Market Economy Investor Principle in all its dealings with the private sector to ensure that exchanges of property, whether purchase or sale or lease holdings, are undertaken in the same manner that a private investor would operate. This means that the Council will be adopting the same terms of investment as a commercially driven comparator entity and therefore no advantage will accrue that could constitute State Aid.
- 2) Where the Council is carrying out non-economic activities such as activities in the exercise of its sovereign public powers which in this case are the provision of infrastructure for general use, including public realm, CCTV, street lighting, cycle ways, etc., no State Aid rules will apply.
- 3) However, where the infrastructure and associated services which are delivered by the Council are publicly financed and are then subject to economic exploitation (for example, ultrafast broadband passive infrastructure, local heat exchange network) whether directly by the Authority or leased or sold on, such use will again be priced using relevant commercial market comparators. An approved procurement process will be carried out for the appointment of the works contractor.

10. Monitoring and evaluation

Monitoring and Evaluation:

[Please provide evidence how you will monitor and evaluate the effectiveness of the GPF funding. If GPF funding is sought to unlock a stage of development a monitoring and evaluation schedule should be in place to understand whether the GPF funding has addressed the need and generated the expected benefits⁴; max. 1 page.]

⁴ For more details, please see the [HM Treasury The Green Book](#) and the [SELEP Assurance Framework 2017](#), Section 5.8

For all projects, Colchester Borough Council project teams keep up to date project management records for deliverables and milestones. Where external funding is achieved, reporting in line with the funders' requirements is also undertaken alongside internal reporting.

In this case, where the objectives of the project are to undertake the delivery of infrastructure to support the move of the mixed use sports facility, which will stimulate further developments, leveraging in investment and achieving economic growth in the Borough.

The Table below is an example of how we would issue a monitoring return. This would be reported to the Council at key milestones in the development and at completion of the scheme.

Output	Delivery Year					Delivered Yes/No	Objectives	Commentary on delivered objectives
	18/19	19/20	20/21	21/22	22/23			
Ground Works – Infrastructure delivery								
Homes split								
Jobs								
Sports Hub e.g. Rugby, Cycling, Indoor, Archery, Cricket,								

Declaration (To be completed by applicant)

<i>Has any director/partner ever been disqualified from being a company director under the Company Directors Disqualification Act (1986) or ever been the proprietor, partner or director of a business that has been subject to an investigation (completed, current or pending) undertaken under the Companies, Financial Services or Banking Acts?</i>	Yes / No
<i>Has any director/partner ever been bankrupt or subject to an arrangement with creditors or ever been the proprietor, partner or director of a business subject to any formal insolvency procedure such as receivership, liquidation, or administration, or subject to an arrangement with its creditors</i>	Yes / No
<i>Has any director/partner ever been the proprietor, partner or director of a business that has been requested to repay a grant</i>	Yes / No

<i>under any government scheme?</i>	
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If the answer is “yes” to any of these questions please give details on a separate sheet of paper of the person(s) and business(es) and details of the circumstances. This does not necessarily affect your chances of being awarded SELEP funding.

I am content for information supplied here to be stored electronically, shared with the South East Local Enterprise Partnerships Independent Technical Evaluator, Steer Davies Gleave, and other public sector bodies who may be involved in considering the business case.

I understand that a copy of the main Business Case document will be made available on the South East Local Enterprise Partnership website one month in advance of the funding decision by SELEP Accountability Board. The Business Case supporting appendices will not be uploaded onto the website. Redactions to the main Business Case document will only be acceptable where they fall within a category for exemption, as stated in Appendix E.

Where scheme promoters consider information to fall within the categories for exemption (stated in Appendix E) they should provide a separate version of the main Business Case document to SELEP 6 weeks in advance of the SELEP Accountability Board meeting at which the funding decision is being taken, which highlights the proposed Business Case redactions.

I understand that if I give information that is incorrect or incomplete, funding may be withheld or reclaimed and action taken against me. I declare that the information I have given on this form is correct and complete. Any expenditure defrayed in advance of project approval is at risk of not being reimbursed and all spend of Local Growth Fund must be compliant with the Grant Conditions.

I understand that any offer may be publicised by means of a press release giving brief details of the project and the grant amount.

<i>Signature of applicant</i>	
<i>Print full name</i>	
<i>Designation</i>	

The lead County Council/ Unitary Authority should also provide a signed S151 Officer Letter to support the submission – see example letter in Appendix B

Appendix A – Risk register

Description of Risk	Impact of Risk	Risk Owner	Risk Manager	Likelihood (Very Low/ Low/Med/ High/ Very High) (1/2/3/4/5) *	Impact (Very Low/ Low/ Med/ High/ Very High) (1/2/3/4/5) **	Risk Rating	Risk Mitigation	Residual Likelihood/Impact Scores
				[e.g. Medium 3]	[e.g. Very Low 1]	[Likelihood of occurrence multiplied by Impact]		
<i>Capital Costs increasing above financial estimate:</i> This could arise over the course of the project development including the procurement process	Project may not proceed if additional funding cannot be secured / scale/content of project may be reduced / phased over a longer period.	CBC	Project Manager	1	4	4	This risk is substantially reduced by the detailed work that has been undergone by cost consultants and the Council finance officers over the past few months which has strengthened the cost and budget basis of the scheme. Furthermore, there are opportunities around modular construction, more design amendments and economies in pitch construction which will lead to further cost reductions. An allowance for inflation has been included.	1 x 4 = 4
Anticipated capital receipts do not meet expected levels	Significant project delay while additional funding sources are sought or adjustments	CBC	Project Manager	2	5	10	External valuations have been made of the Mill Road site and a detailed appraisal has been carried out together with sensitivity checks. There will remain risks attached to the level and timing of any receipts although this is reduced now a contract has been agreed with the [REDACTED] scheme and there is known private sector interest in a Care	2 x 4 = 8

Description of Risk	Impact of Risk	Risk Owner	Risk Manager	Likelihood (Very Low/ Low/Med/ High/ Very High) (1/2/3/4/5) *	Impact (Very Low/ Low/ Med/ High/ Very High) (1/2/3/4/5) **	Risk Rating	Risk Mitigation	Residual Likelihood/Impact Scores
	to the Housing Delivery model contributions are made						home development and children's nursery on nearby sites. Contributions from other sites are under negotiation.	
Receiving less from External Funding sources such that external contributions do not meet expected levels including GPF	Significant project delay while additional funding sources are sought	CBC	Project Manager	3	4	12	Several funding applications are in the process of submission and the outcome will not be known for some time. Sport England funding to sports organisations is uncertain and new criteria relate it more to participation, integration with health services and physical activity outcomes. However officers are engaged in dialogue with various funding organisations including sports bodies over the funding criteria and eligibility, and are continually seeking new sources.	2 x 4 = 8
Financial viability of ongoing operation becomes weakened as details of the project procurement, leisure operator or house sales figures threaten	The project will not proceed in its current form or to the current timetable	CBC	Project Manager	2	5	10	Specialist consultants have assessed the viability of the new housing development through the Housing Company and the sports project including ongoing cost and income demonstrating a potential surplus. Detailed financial plans will need to be developed with the selected leisure operator and until that time there will be a risk that financial assumptions may change.	1 x 4 = 4
Allocated amount of New Homes Bonus not being available	Project delay while additional	CBC	CBC Finance	2	4	8	Applying NHB to the project assumes it will be available in subsequent years. Reasonable assumptions have been used as	1 x 4 = 4

Description of Risk	Impact of Risk	Risk Owner	Risk Manager	Likelihood (Very Low/ Low/Med/ High/ Very High) (1/2/3/4/5) *	Impact (Very Low/ Low/ Med/ High/ Very High) (1/2/3/4/5) **	Risk Rating	Risk Mitigation	Residual Likelihood/Impact Scores
	funding sources are sought		officer				to how much NHB will be received in later years. No further commitments have been made from NHB in 18/19 or 19/20 and the budget forecast makes assumption on reducing the use of NHB in the base budget.	
<i>Issues arising over deliverability:</i> There could be delays with the archaeology, consents and on site construction of the project	Project delay	CBC	Project Manager	2	4	8	With regard to the planning process the team of consultants in place is in discussion with planning officers over the environmental impact, engineering and architectural design elements of the scheme to ensure that it will be fully prepared before submission. The consultants will advise on the procurement process and contract management to reduce the potential for issues arising on the ground. The sites are allocated for the appropriate uses in the Local Plan preferred option draft.	1 x 3 = 3
Inability to repay the GPF loan	Cash flow of project is less secure and will need to be re-addressed	CBC	Finance manager	1	3	3	CBC finance managers will seek to borrow additional funds to repay or seek application of land receipts from elsewhere.	1 x 2 = 2

* Likelihood of occurrence scale: Very Low (1) more than 1 chance in 1000; Low (2) more than 1 chance in 100; Medium (3) more than 1 chance in 50; High (4) more than 1 chance in 25; Very High (5) more than 1 chance in 10.

** Impact scale: Very Low (1) likely that impact could be resolved within 2 days; Low (2) potential for a few days' delay; Medium (3) potential for significant delay; High (4) potential for many weeks' delay; Very High (5) potential for many months' delay.

Appendix B – Funding commitment

Draft S151 Officer Letter to support Business Case submission – Growing Places Fund

Dear Colleague

In submitting this project Business Case, I confirm on behalf of [Insert name of County or Unitary Authority] that:

- The information presented in this Business Case is accurate and correct.
- The funding has been identified to deliver the project and project benefits, as specified within the Business Case. Where sufficient funding has not been identified to deliver the project, this risk has been identified within the Business Case and brought to the attention of the SELEP Secretariat through the SELEP quarterly reporting process.
- The risk assessment included in the project Business Case identifies all substantial project risks known at the time of Business Case submission.
- The delivery body has considered the public sector equality duty and has had regard to the requirements under s.149 of the Equality Act 2010 throughout their decision making process. This should include the development of an Equality Impact Assessment which will remain as a live document through the projects development and delivery stages.
- The delivery body has access to the skills, expertise and resource to support the delivery of the project
- Adequate revenue budget has been or will be allocated to support the post scheme completion monitoring and benefit realisation reporting
- The project will be delivered under the conditions of the Loan Agreement which will be agreed with the SELEP Accountable Body, including the repayment of the Growing Places Fund loan in accordance with an approved repayment schedule.

I note that the Business Case will be made available on the SELEP website one month in advance of the funding decision being taken, subject to the removal of those parts of the Business Case which are commercially sensitive and confidential as agreed with the SELEP Accountable Body.

Yours Sincerely,

SRO (Director Level)

S151 Officerand Sean Plummer (Colchester BC Sec 151 officer).....

Appendix C: Enclosures

Enclosure 1	Location Map of the Colchester Northern Gateway
Enclosure 2	Concept Development Plan for the Mill Road Housing Development site: illustrative development layout including housing, public realm and adjoining commercial areas.
Enclosure 3	Master plan for Sports scheme showing pitches, regional cycle track, archery area, artificial pitches, five court sports hall and rugby pavilion
Enclosure 4	Junction 28 pedestrian and cycling safety improvements
Enclosure 5	Local Plan Land Use Designations – Preferred Options Draft 2017
Enclosure 6	High Level Digital Strategy- draft
Enclosure 7	Economic Impacts