

Levelling Up Fund Application Form

This form is for bidding entities, applying for funding from the Levelling Up Fund (LUF) across the UK. Prior to completing the application form, applicants should read the [LUF Technical Note](#).

The Levelling Up Fund Prospectus is available [here](#).

The level of detail you provide in the Application Form should be in proportion to the amount of funding that you are requesting. For example, bids for more than £10m should provide considerably more information than bids for less than £10m.

Specifically, for larger transport projects requesting between £20m and £50m, bidding entities should submit the Application Form. If available, a more detailed business case may be submitted for larger transport project bids in addition to the application form. Further detail on requirements for larger transport projects is provided in the [Technical Note](#).

One application form should be completed per bid.

Applicant & Bid Information

Local authority name / Applicant name(s)*: [Ashford Borough Council](#)

**If the bid is a joint bid, please enter the names of all participating local authorities / organisations and specify the lead authority*

Bid Manager Name and position: [Andrew Osborne, Economic Development Manager](#)

Name and position of officer with day-to-day responsibility for delivering the proposed scheme.

Contact telephone number: [01233 330612](#) **Email address:** andrew.osborne@ashford.gov.uk

Postal address: [Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL](#)

Nominated Local Authority Single Point of Contact: [Andrew Osborne \(as above\)](#)

Senior Responsible Officer contact details: [Tracey Kerly, Chief Executive, Ashford Borough Council](#) [REDACTED]

Chief Finance Officer contact details: [Ben Lockwood, Deputy Chief Executive, Ashford Borough Council](#). [REDACTED]

Country:

- England**
- Scotland**
- Wales**
- Northern Ireland**

Please provide the name of any consultancy companies involved in the preparation of the bid:

[Avison Young \(UK\) Ltd](#)

For bids from **Northern Ireland applicants** please confirm type of organisation

- | | |
|---|---|
| <input type="checkbox"/> Northern Ireland Executive | <input type="checkbox"/> Third Sector |
| <input type="checkbox"/> Public Sector Body | <input type="checkbox"/> Private Sector |
| <input type="checkbox"/> District Council | Other (please state) |

PART 1 GATEWAY CRITERIA

Failure to meet the criteria below will result in an application not being taken forward in this funding round

1a Gateway Criteria for **all bids**

Please tick the box to confirm that your bid includes plans for some LUF expenditure in 2021-22

Please ensure that you evidenced this in the financial case / profile.

Yes

No

1b Gateway Criteria for private and third sector organisations in **Northern Ireland bids only**

(i) Please confirm that you have attached last two years of audited accounts.

Yes

No

(ii) **Northern Ireland bids only** Please provide evidence of the delivery team having experience of delivering two capital projects of similar size and scale in the last five years. (Limit 250 words)

PART 2 EQUALITY AND DIVERSITY ANALYSIS

2a Please describe how equalities impacts of your proposal have been considered, the relevant affected groups based on protected characteristics, and any measures you propose to implement in response to these impacts. (500 words)

Access, Equality and Diversity have been considered as part of this development and have been assessed as part of the planning application. In considering the implications, the developers have brought forward a scheme that looks to respond to the following policies:

Equality Act 2010

- The Human Rights Act 1998
- Planning and Compulsory Purchase Act 2004
- Building Regulation Approved Document M – Access to and use of Buildings
- Residential units that all meet Building Regulations standard M4(1) or (2) & where a minimum of 10% will be adaptable to the M4 (3) Wheelchair Housing Standards.

In addition, the EKC Group / Ashford College as operator of the education centre will be a key provider on the scheme for new learners. Their Equality and Diversity Policy and Action Plan has been considered as part of this assessment.

In delivering this development, the main equality impacts of the development will be accessibility of internal and external spaces and facilities for affected groups, such as the elderly or people with disabilities. The developer considers the accessibility of the site within its design and access statement. The design of the public realm as well as the buildings on site have been considered ensuring they comply with the Equality Act 2010 as well as building regulations.

Measures put in place to mitigate impacts include the provision of disabled access to the commercial and residential development, as well as the provision of toilet facilities for disabled and unisex use. The development will be required to comply with Equality and Building Regulations policies.

The College provision will look to ensure fair access to education, equality of opportunity for all and embracing the diversity of our local community.

An Equality Impact Assessment is attached as Appendix A.

When authorities submit a bid for funding to the UKG, as part of the Government's commitment to greater openness in the public sector under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, they must also publish a version excluding any commercially sensitive information on their own website within five working days of the announcement of successful bids

by UKG. UKG reserves the right to deem the bid as non-compliant if this is not adhered to.
Please specify the weblink where this bid will be published: www.ashford.gov.uk

PART 3 BID SUMMARY

3a Please specify the type of bid you are submitting

Single Bid (one project)

Package Bid (up to 3 multiple complimentary projects)

3b Please provide an overview of the bid proposal. Where bids have multiple components (package bids) you should clearly explain how the component elements are aligned with each other and represent a coherent set of interventions (Limit 500 words).



This Ashford International Studios / Newtown Works project will regenerate a 4.8 hectare brownfield site with 5 grade II listed buildings in the heart of Ashford town, into a dynamic Ashford International Film Studios and residential development, responding to the high demand for studio space nationally. The development will convert the former Newtown Railway Works, with the longest listed railway buildings in the country, into 302 homes and commercial space including new purpose built film studios, workshops, production offices, and a ground breaking Creative Industries and Digital Industries skills and education centre. This project will deliver approximately 2,000 jobs in the creative industries as well as 800 learners,

supporting the transformation of the Ashford economy in East Kent, and delivering studio space to support a thriving TV and Film industry nationally.

This Project is a key priority of Ashford Borough Council's Recovery Plan and emerging Corporate Plan, and the Council's aspiration for Targeted Economic Growth to improve the prosperity and productivity within the borough. This project is critical in rebalancing the local economy currently too dependent on industries with declining employment levels to improve local economic resilience. The outcomes of the project include:

- Approximately 2,000 direct jobs
- Over 302 new homes
- Over 800 new learners
- 18,845 sq m of Film/TV Studios with post-production offices, workshops and a media village.
- 7,185 sq m of additional flexible commercial floorspace
- A 120 bed hotel and 62 serviced apartments
- Reclamation of a 4.8 hectare brownfield site that has not been fully used since the mid 20th century
- Restoration of 5 Grade II listed buildings totalling 31,179 sq m, retaining Ashford's railway heritage.
- A new 2,000 sq m Creative Industries and Digital Industries skills and education centre.
- Associated infrastructure including open space, landscape and public realm provision, external and internal parking, servicing, pedestrian and vehicular access and associated engineering, utilities and infrastructure works.
- The project is estimated to substantially be delivered within 3 years.

The site is centrally located within the urban area of Ashford and it is located c.1,600m / 20-minute walk from the town centre and approximately 700m (9-minute walk) from Ashford International Station. This represents a key brownfield site within the town situated within one of the Boroughs more deprived areas.

The planning application for the site was fully permitted in September 2020. The developer Quinn Estates is working with The Creative District Improvement Company and Time + Space Studios, as well as with the EKC Group to bring forward the studio space and new educational facility. Some clearing of the site took place in July 2020 when the enabling work had been scheduled to begin, however this has been delayed. This funding could allow work on site to re-start in 2021/22 and be substantially delivered within 3 years.

This strategic project will deliver a key economic driver for Ashford and Kent, much needed inward investment for the UK and will regenerate a nationally important railway heritage site.

See Appendices E1-5.

3c Please set out the value of capital grant being requested from UK Government (UKG) (£). This should align with the financial case:	£14,773,745
	Regeneration and town centre 100%

3d Please specify the proportion of funding requested for each of the Fund's three investment themes	Cultural	0%
	Transport	0%

PART 4 STRATEGIC FIT

4.1 Member of Parliament Endorsement (GB Only)

See technical note section 5 for Role of MP in bidding and Table 1 for further guidance.

4.1a Have any MPs formally endorsed this bid? If so confirm name and constituency. Please ensure you have attached the MP's endorsement letter.

Yes

No

Rt Hon Damian Green MP
Constituency: Ashford

Endorsement letter attached as Appendix B.

4.2 Stakeholder Engagement and Support

See technical note Table 1 for further guidance.

4.2a Describe what engagement you have undertaken with local stakeholders and the community (communities, civic society, private sector and local businesses) to inform your bid and what support you have from them. (Limit 500 words)

As part of the planning application for the site the landowner, Quinn Estates, sought to engage with statutory consultees and residents at the earliest possible opportunity, undertaking a two-stage consultation process. Extensive public and stakeholder engagement was undertaken, and the Statement of Community involvement is included as Appendix C. The activity can be summarised as:

- Stakeholders engaged:
 - o Ashford Borough Council
 - o Local Residents
 - o KCC Highways
- Activities undertaken
 - o Stage 1 – formal consultation with technical stakeholders – mostly via meetings
 - o Stage 2 – formal consultation with the local community (via exhibition in local venue) and further engagement with technical stakeholders and statutory consultees
- Community engagement exhibition included
 - o A public Exhibition Event on 4th September 2019
 - o Advertised in the local paper, with leaflets posted to residents.
 - o Presentation of the project and its key elements
 - o Staffing from the project team to enable one to one and group discussion
- Attendance
 - o 108 residents and stakeholders
 - o 37 feedback forms returned

As a result of the consultation the developer made a number of changes to the scheme to respond to concerns and comments raised, including

- Modifications to the design to be more sympathetic to the setting of listed buildings
- Changes to the scale of the hotel
- Inclusion of a central green walkway and glazed atrium to provide improved public space and access

In addition to the landowner's consultation, the Council has undertaken extensive consultation with members, staff and local stakeholders to develop the long term ambition for the borough as part of the Ashford Futures study. This has informed the Council's current Recovery Plan 2020, which has as a priority action to "Enable the delivery of Newtown Works". In the development of the Recovery Plan 2020, and the Ashford Futures Study, the Council undertook an Ashford Residents Survey 2020, with over 2,000 responses, as well as a series of key stakeholder workshops drawing in a wide range of organisations to help shape these priorities.

The Creative District Improvement Company as operators of the Ashford International Studios has undertaken a number of presentations to business groups including Kent Invicta Chamber of Commerce, the Kent and Medway Economic Partnership, and at the Launch of the Kent Property Market Report 2020.

This project is also regularly taken to the Ashford Strategic Delivery Board, and at their meeting in April 2021 they provided their unanimous endorsement for this project as the priority project for submission to the Levelling Up Fund. This Board is chaired by the Leader of Ashford Borough Council, and board members include the Rt Hon Damian Green MP, Kent County Council's Portfolio Holder for Economic Development, the Principal of EKC Group (Ashford College), Homes England, Highways England, and the Ashford Access Group.

Attached in Appendix D are letters of support from some of these organisations that support this project as a key economic driver for the region, including the Department for International Trade.

4.2b Are any aspects of your proposal controversial or not supported by the whole community? Please provide a brief summary, including any campaigns or particular groups in support or opposition? (Limit 250 words)

As part of the Planning Application process 27 comments were received in support of the scheme, and 12 comments were received in objection. Over 1,280 residents and stakeholders were consulted on the proposals which highlighted some concerns.

South Willesborough & Newtown Community Council (SWANCC) raised issues which focused on the impact on local services and infrastructure, highway safety, road capacity and car parking, the effects on neighbouring buildings including

overshadowing, over-looking, loss of local amenity and pollution associated with the development.

The Victorian Society (VS) objected considering the removal of the roofs and the construction of two storey extensions and internal subdivisions to be detrimental to the Engine Shed and Locomotive Shed buildings. The VS were content with the proposed treatment of the other 3 heritage assets.

High Speed 1 (HS1) objected based on the potential detrimental impact of additional vehicle movements to traffic flows as a result of the current signalised junction between Newtown Road and the A2042.

Wider comments raised concerns about the volume of traffic generated during construction and occupation, the impacts of parking on surrounding areas, the access for larger vehicles which could not use Newtown Road as well as noise/pollution disruption and disturbance caused by building work.

Overwhelmingly the comments were positive for the scheme, with no particularly controversial elements. All objections were considered by Ashford Planning Committee in the determination of the planning application.

4.2c Where the bidding local authority does not have the statutory responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?

- Yes
 No
 N/A

For Northern Ireland transport bids, have you appended a letter of support from the relevant district council

- Yes
 No
 N/A

4.3 The Case for Investment

See technical note Table 1 for further guidance.

4.3a Please provide evidence of the local challenges/barriers to growth and context that the bid is seeking to respond to. (Limit 500 words)

1) Economic opportunity and deprivation

Ashford's economy has a narrow offer leaving it vulnerable to strategic economic changes – this has significant impacts on Ashford's population, leaving them facing significant economic and deprivation challenges, including:

- Lower workplace earnings – Ashford's Full-Time Gross Weekly Earnings at £515.90 are 15% lower than the South East (£608.6) and 12% lower than GB (£586.7). *ONS annual survey of hours and earnings 2020.*
- Lower skills. Ashford has double the proportion of people with no qualifications compared with South East (Ashford 10.6%, SE 4.9% and GB 6.4%, ONS Annual Population Survey Jan-Dec 2020), and significantly lower NVQ Level qualifications in all levels 1-4.

- Three LSOAs (Stanhope, Beaver and Bockhanger) are within the 10% most deprived for Income deprivation.
- 7 LSOAs are within the 10% most deprived for Education, Skills and Training Deprivation - Stanhope ward is ranked 28th most deprived in England (*LGInform Plus*).
- High unemployment. Stanhope had the 10th highest unemployment rate in Kent at 11.7% in 2021, almost double Ashford at 5.8% and UK at 6.3%. Other wards with high rates include Beaver (9.2%), Bockhanger (8.6%), Norman (9.1%), and Victoria (9.7%).

2) Brownfield Site

The 4.8 hectare site was originally built between 1847-1871 as the Ashford Railway works. The site has largely been vacant since the mid 1980's and two planning consents in 1992 and 2009 have only seen 108 homes delivered in 2011 despite consent for c.900 -solely due to its significant extraordinary costs. The site includes 5 Grade II listed buildings needing restoration to retain these nationally significant railway heritage assets. These make development on purely market terms unachievable.

3) National Requirement for Film Studios

The UK Film and TV sector is thriving, contributing £14.7bn of output in 2019, an increase of 89% over the space of five years making it the fastest growing sector of the UK economy. The British Film Institute forecasts the requirement for 10,000 new employees over the next 5 years. Lambert Smith Hampton forecast the need for 2.3 m sq ft of new studio space over the next 15 years.

However, continued success is threatened by two challenges:

- A shortage of skilled professionals,
- The delivery of more studio space.

Despite these significant opportunities, the sector performs unequally across the country. In established locations the sector has experienced rapid private sector led expansion, however in 'new' locations (such as Troubadour's new studios in Enfield) public sector support has been required to unlock opportunities and demonstrate the potential.

4) Housing Delivery

Ashford is a focus for housing growth. Whilst land is available and sites are identified there is a significant challenge in delivering in the short term.

As part of the protection of the River Stour catchment area proposed developments are required to demonstrate 'nitrate neutrality'. Estimates suggest this is preventing delivery of over 10,000 [homes](#), threatening the ability for Ashford and other boroughs to meet housing needs. Ashford International Studios, Newtown Works can deliver 302 homes through its existing planning consent.

4.3b Explain why Government investment is needed (what is the market failure)? (Limit 250 words)

The scheme faces a viability gap which makes it undeliverable on market terms, this is due to:

1) High abnormal costs related to site remediation, demolition works, enabling infrastructure and the additional costs of restoration of the listed buildings. This development would see the reclamation of this 4.8 hectare (12 acre) site, with 37,179 m² (400,182 sq ft) of Grade II Listed buildings that need restoration and refurbishment. This adds [REDACTED] abnormal costs for the scheme, adding to the scheme being assessed as unviable. This acts as a barrier to the realisation of the whole site, not just those properties themselves, preventing both housing and economic outputs being achieved.

2) The requirement for capital funding to deliver the learning facilities, so that these can be owned and occupied by Ashford College.

3) The lack of private sector investment outside of London in Studios space. Film and TV studios are a relatively new property asset type and therefore, outside of established markets, there is little private capital available to finance development. Both the landowner and Ashford Borough Council have investigated alternate sources of capital to no avail. Public sector support is therefore required to bridge this gap, providing the enabling funding that is not available elsewhere. This reflects the approach taken on other projects including Space Studios, Manchester, and The Bottle Yard, Bristol where public funding has unlocked significant new activity and economic benefits.

4.3c Please set out a clear explanation on what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers with evidence to support that explanation. As part of this, we would expect to understand the rationale for the location. (Limit 500 words)

The investment made via the LUF will be targeted towards:

- Addressing the abnormal costs of the development and ensuring the significant heritage assets are restored and brought back into active and sustainable use;
- Deliver site-wide infrastructure which, again given the history of the site, is at a level not normally associated with this scale of development; and
- Development of space capable of accommodating new education space linked to the TV/Film production sector.

This investment sought will directly address the financial market failure facing the scheme, providing funds that the private sector is unable to inject due to the nature of the Film/TV studio market at this point in time. By targeting the specific items listed, the LUF investment will overcome the current viability gap that exists within the consented development and enable delivery to commence immediately given the site has full planning consent already secured and no reserved matters issues that would impede an immediate start on site.

By overcoming the financial market failure in this way the LUF will directly address the opportunity to provide Film/TV Studio space that multiple market and sector reports (such as Lambert Smith Hampton's 2018 Sites, Camera, Action! report, and CBRE's Setting the Stage – UK TV and Film 2021) demonstrate will be needed within the UK, but as yet are not commercially viable.

The Newtown Works site is particularly well suited to this type of development given its character, accessibility to London (as a hub for content creation in the UK) and potential to link to established education provision in Kent. The space created, alongside supporting office and other commercial spaces will unlock 2035 direct jobs and provide significant new opportunities for residents of Ashford in high skilled/higher value activities. It will also be a key component of the economic diversification of the borough, bringing new knowledge intensive businesses to the area which, in turn, will improve the area's economic resilience.

Beyond the Film/TV studio space, funding will allow the developer to deliver the whole development, as such the LUF will be a direct catalyst for the wider office/commercial space, the education facility and the residential development.

The delivery of the education space will help overcome two barriers. Firstly it will address the skills supply issue to the production sector, providing a key draw for businesses to locate in the site. Secondly, it will support the up-skilling of Ashford residents, helping the borough address the skills deficit that exists, most notably in close proximity to the site.

The funding will address the key barrier to delivery that has prevented previous attempts to redevelop the site for housing coming forward. Addressing the abnormal costs will mean the 302 residential units will be able to be delivered by the developer. This will contribute to the short term housing supply given the site does not impact the Stour catchment area, helping the borough address the ongoing delivery shortfall the environmental challenges at Stodmarsh have created.

4.3d For Transport Bids: Have you provided an Option Assessment Report (OAR)

Yes

No

4.3e Please explain how you will deliver the outputs and confirm how results are likely to flow from the interventions. This should be demonstrated through a well-evidenced *Theory of Change*. Further guidance on producing a Theory of Change can be found within [HM Treasury's Magenta Book](#) (page 24, section 2.2.1) and [MHCLG's appraisal guidance](#). (Limit 500 words)

Theory of change assessment

This Theory of change considers the expected outputs that will come from delivering the Ashford International Studios Newtown Works development, the impacts locally as well as requirements nationally for this type of development to stimulate the UK Film and TV industry expansion.

Inputs – Activities Undertaken

- 26,000 sq m of Studio and Commercial space delivered
- 120 Bed Hotel with 62 serviced apartments delivered
- 2,000 sq m Educational space delivered
- 302 residential units created

Outputs – What is delivered or produced

- 2035 direct jobs created
- 915 indirect jobs created
- 800 new learners
- 302 residential units housing local families
- £104 million in GVA per year to support the local economy

Outcomes – Early results

- Reclamation of a key brownfield site
- Restoration of key railway heritage assets with 5 grade II listed buildings
- Creation of Ashford International Studios stimulating more local Knowledge based jobs
- Educational facility will create more skilled employment in the Film and TV industries.
- Reduced local unemployment.
- Uplift in local land and property values.

Impact – Long term results

- Increased average income for residents of Ashford
- Increased skills levels of residents of Ashford
- Reduction in the deprivation within urban wards within Ashford town, through improved skills and earning potential.
- Stimulated residential and commercial property market.

Displacement

In considering the outputs and outcomes of this development, we need to consider within this assessment the displacement of jobs, GVA and skills provision from other parts of the County or Country, or whether these interventions will create real growth for the UK. With the level of inward investment in Film and TV, and the requirement for increased skills and people to enter this employment market, it can be considered that there will be very little displacement, with this development providing the opportunity to capture new jobs and GVA for the UK.

Alternative Developments

The previous planning permission was for approximately 900 residential units on this scheme so provides a comparable development for this site. Although this option would potentially require less public sector intervention, this intervention would not provide the economic and educational benefits that the Ashford International Studios and College Campus provide to this development, and so have therefore not been brought forward as the preferred development proposal.

Overall Impacts

The restoration of the Newtown Works site to deliver the Ashford International Studios, the Creative Industries and Digital Industries skills and education centre, and new residential development, will stimulate increased local skills, employment

and the restoration of a significant brownfield heritage site, whilst supporting inward investment into the UK Film and TV industry.

4.4 Alignment with the local and national context

See technical note Table 1 for further guidance.

4.4a Explain how your bid aligns to and supports relevant local strategies (such as Local Plans, local economic strategies or Local Transport Plans) and local objectives for investment, improving infrastructure and levelling up. (Limit 500 words)

Ashford International Studios has the potential to deliver on the ambitions for recovery at a local, regional and national level. Within the Council's current Recovery Plan (July 2020), this document sets out the Council's strategic focus for the next 18 months and longer-term aims, with enabling the delivery of the Newtown Works development as a key priority action. This project supports the delivery of two of the four key themes, of Economic Recovery and Place Making, Regeneration and Infrastructure, and is integral to the success of achieving the longer-term aspiration of Targeted Growth within the Borough.

The Kent and Medway Economic Renewal and Resilience Plan (August 2020), also sets out plans for recovery over the next 18 months for the whole County. The plan has a number of priorities for action including, "Channel 3: Business: Supporting innovative and resilient businesses to drive future growth". Within this priority it recognises the importance of the Creative Industries as a driver for growth and increased productivity, the development of a more highly skilled workforce, and the importance of realising investment opportunities such as Newtown Works.

The regional South East Local Enterprise Partnership's (SELEP) Covid 19 Economic Response Statement, recognises the role of groups like the South East Creative Economy Network in driving recovery through investment and support for the creative industries. The SELEP also launched the South East Creative Economy Network, and its plan The Thames Estuary Production Corridor, The Case for Investment, in July 2020. This plan includes both the New Creative Laboratory anchored by Jasmin Vardimon Company, and the Newtown Works development as two key Ashford projects to deliver these regional strategic plans for this important sector.

To set this economic driver into context, the permitted planning application reported that the proposal would deliver the generation of:

- a. 2,035 full-time direct employment jobs.
- b. approximately 915 indirect employment jobs across the South East.

These jobs will be in a range of sectors and skill levels but would offer the chance for the Borough to raise both the skill level and average wage of the working population.

4.4b Explain how the bid aligns to and supports the UK Government policy objectives, legal and statutory commitments, such as delivering Net Zero carbon emissions and improving air quality. Bids for transport projects in particular should clearly explain their carbon benefits. (Limit 250 words)

This development directly supports the objectives set out in UKG's Build Back Better plan for growth. The proposal would create a hub for the creative sector in the South East providing the facilities for skills development and TV and Film production. It would support productivity growth through high-quality skills and training as well as driving local economic growth, prosperity and the UK's international competitiveness. The development would be a catalyst for helping individuals accessing jobs and opportunities in a deprived part of the South East, supporting UKG's ambition to Level Up the whole of the UK.

Ashford International Studios will support the policies within the Creative Industry Sector Deal. It would see a creative centre developed to join the neighbouring creative clusters, increasing GVA and employment. It will also support the goal of increasing the supply and diversity of skills and talent in the creative industries. The development would support the international trade ambitions of the UK set out within the Sector Deal as well as DIT's mission to secure trade agreements globally.

The development will support UKG's Net Zero carbon emissions commitment. It will adopt measures focused on reducing carbon emissions at source, creating energy efficiency and including renewable energy features. The development will deliver BREEAM 'Very Good' on the commercial development as well as applying BE LEAN, BE CLEAN and BE GREEN features. For example, the flat roofs of the studios will be used to install a Solar PV Array which could offset 200 tonnes CO2 a year.

4.4c Where applicable explain how the bid complements / or aligns to and supports other investments from different funding streams. (Limit 250 words)

The scheme is not subject to any other funding bids. Previous discussions with Homes England regarding the housing element have been held, however these are currently not progressing and would not be pursued should LUF be awarded.

This development does however form part of a strategic case for investment that has seen funding deliver projects locally that will support the success of this project.

The development map attached as Appendix E2 shows a series of investments around the Newtown Works site that has delivered new commercial, retail, and residential development. This includes the delivery of a new Hampton by Hilton 120 bed Hotel opening summer 2021, the 100,000 sq ft expansion of the Ashford Designer Outlet, and the delivery of 80,000 sq ft of office space in Ashford Commercial Quarter in 2018.

In addition to these investments, two key strategic transport projects have been delivered with funding from the Local Growth Fund, as well as through other government funding. The new £104.4 million M20 Junction 10a scheme, opened in 2020, enabling the delivery of both commercial and residential developments in South Ashford, including the Newtown Works site. The £9.5 million Ashford International Station Rail Connectivity project completed in December 2019, has secured the ongoing ability for international trains to stop at the Ashford International Station through the upgrade of signalling, platform and power infrastructure.

This funding application builds on the successful delivery of these projects, driving the Ashford economy forward and realising the job opportunities facilitated through this infrastructure investment.

4.4d Please explain how the bid aligns to and supports the Government's expectation that all local road projects will deliver or improve cycling and walking infrastructure and include bus priority measures (unless it can be shown that there is little or no need to do so). Cycling elements of proposals should follow the Government's cycling design guidance which sets out the standards required. (Limit 250 words)

The permitted planning application for this scheme sets out within its Transport Assessment the provision to ensure good accessibility for walking and cycling within the site. The development exceeds the Local Plan provision for cycle parking with a total of 485 spaces.

The site is well connected with the National Cycle Route 18 running alongside the Great Stour River and passing beneath the train tracks just east of the proposed site. The route continues to Canterbury to the north and joins with Route 11 which continues west to Tunbridge Wells.

This development is in a very sustainable location just 750 metres (9 minute walk) from Ashford International Station, and 1.5km (20 minute walk) from Ashford Town Centre. The central boulevard within the development has been designed to provide a good walking and cycling route through this development and would conform with the Government's Cycle Infrastructure Design guidance.

PART 5 VALUE FOR MONEY

5.1 Appropriateness of data sources and evidence

See technical note Annex B and Table 1 for further guidance.

All costs and benefits must be compliant or in line with [HMT's Green Book](#), [DfT Transport Analysis Guidance](#) and [MHCLG Appraisal Guidance](#).

5.1a Please use up to date evidence to demonstrate the scale and significance of local problems and issues. (Limit 250 words)

Ashford's economy has a narrow offer leaving it vulnerable in periods of economic instability. Furthermore, as shown by an analysis of employment figures in Ashford, a large proportion of employment is concentrated in primary and secondary sector activities such as agriculture, forestry and fishing; manufacturing; construction and branches of the service industry (such as wholesale and human health).

The analysis of location quotient (showing the relative concentration of employment in those sectors compared to the wider area – i.e. South East and England) shows that employment is particularly concentrated in those sectors compared to the wider regional and national averages.

Industrial Sector	Share of Employment	LQ Ashford vs	
		South East	England
A : Agriculture, forestry and fishing	3.7%	2.8	2.8
B : Mining and quarrying	0.0%	1.0	0.6
C : Manufacturing	8.2%	1.3	1.1
D : Electricity, gas, steam and air conditioning supply	0.5%	1.2	1.2
E : Water supply; sewerage, waste management and remediation activities	0.7%	0.9	1.0
F : Construction	5.8%	1.1	1.2
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	21.4%	1.3	1.4
H : Transportation and storage	4.1%	0.9	0.8
I : Accommodation and food service activities	6.6%	0.9	0.9
J : Information and communication	2.5%	0.4	0.6
K : Financial and insurance activities	0.8%	0.3	0.2
L : Real estate activities	1.3%	0.9	0.7
M : Professional, scientific and technical activities	6.6%	0.7	0.7
N : Administrative and support service activities	7.4%	0.9	0.8
O : Public administration and defence; compulsory social security	2.9%	0.9	0.7
P : Education	7.4%	0.8	0.9
Q : Human health and social work activities	16.5%	1.3	1.3
R : Arts, entertainment and recreation	1.6%	0.7	0.7
S : Other service activities	2.1%	0.8	1.0

Source: BRES, 2019

This leads to socio-economic disadvantages in Ashford:

- Lower workplace earnings – Full-Time Gross Weekly Earnings: £515.90, 15% lower than South East, 12% lower than GB.

- Lower skills. Double the proportion of people with no qualifications compared with South East and significantly lower NVQ Level qualifications in all levels 1-4.
- Three LSOAs (Stanhope, Beaver and Bockhanger) are within the 10% most deprived for Income deprivation; 7 LSOAs for Education, Skills and Training Deprivation.
- High unemployment. Stanhope had the 10th highest unemployment rate in Kent at 11.7% in 2021, almost double Ashford at 5.8% and UK at 6.3%.

Many housing sites across Ashford without planning consent are stalled due to environmental protection of the River Stour catchment area – as such Ashford faces a major challenge in meeting housing need. This site is unaffected and therefore can help address the delivery shortfall.

5.1b Bids should demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues. Please demonstrate how any data, surveys and evidence is robust, up to date and unbiased. (Limit 500 words)

All data used in this section is drawn directly from official or industry standard sources and considered at the local (ward(s)/LSOAs) and borough level as appropriate. Data sources include:

CoStar data: leading real estate industry database, populated by commercial agents on commercial developments in the UK. There are some limitations to the data (such as the exclusion of commercial properties not traded/leased through commercial agents) which would have a minor impact on the data presented. It should be noted that these limitations are well known and understood in the industry, but it is generally accepted that the source does provide the most comprehensive and accurate dataset available to understand the UK commercial property market. The use of CoStar data is common across the real estate, regeneration and planning industries and is commonly used (and accepted) as a key part of the evidence base for Local Plan preparation, development planning decisions and property investment decisions. As a consistently prepared dataset it allows robust analysis over time and a comparison between different geographies – making it appropriate to highlight particular local strengths and challenges.

Office for National Statistics (ONS) data: Prepared and published on behalf of the UK government this source provides a robust data source for understanding both economic and population characteristics. Datasets are independently prepared by government economists for a range of statistical areas over a long time period. Therefore up to date information is available at a local level with the ability for comparison over time and geography based on consistent data preparation methodologies. As such any identification of challenges facing the Ashford area can be considered both accurate and ‘current’ given the use of this ONS information.

Business Register and Employment Survey (BRES) data: BRES is a data source provided by the UK Government with the specific purpose of enabling public sector organisations (and their advisors) to develop a robust and detailed understanding of local economies. It should be noted the data does rely on ‘sampling’ in terms of the survey approach, which can create year to year variations in the findings. However these tend to be revised annually when the next year’s data is available to address any particular anomalies. Given the data has been prepared by government specifically for the purpose of analysing and comparing local economies it is as a robust and timely source as is available in the UK.

Where possible data has been directly drawn from these datasets and presented ‘as is’ in order to highlight the particular challenges facing Ashford, ensuring that the information provided within this submission is as robust, objective and up to date as possible. However in some cases some further analysis has been required in order to highlight a particular issue – where this has been done industry standard calculations have been undertaken.

These calculations have been prepared by an appropriately qualified and experienced economist on behalf of the applicant, checked by a more senior economist within the team and then reviewed by both Ashford Borough Council and the developer.

5.1c Please demonstrate that data and evidence chosen is appropriate to the area of influence of the interventions. (Limit 250 words)

Data was sourced from official data or industry standard databases at the local level (ward(s)/LSOAs) and borough level to demonstrate the significant local problems and issues. Local and borough wide data was compared, where appropriate, to regional and national figures to demonstrate disparities with the wider area. Similarly, where appropriate, comparison between the local area and borough wide situation was made to demonstrate the local character of (specific) issues and problems.

The use of these differing geographies is appropriate to reflect both the level of ‘challenge’ faced and the likely area of influence of the intervention.

The primary focus of both current issues and future influence has focussed on the borough of Ashford itself. This is appropriate given the nature of the development. Whilst it will undoubtedly have a regional (if not national) relevance it will most directly benefit the borough. At present it is estimated c. two thirds of Ashford residents work locally, as such it is appropriate to consider the majority of the influence of this intervention (which is focussed on job creation) will occur within Ashford itself.

5.2 Effectiveness of proposal in addressing problems

5.2a Please provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems. Quantifiable impacts should usually be forecasted using a suitable model. (Limit 500 words)

The proposals seeks to address three fundamental challenges facing Ashford:

1. Improve the economic opportunities for residents through the creation of jobs in higher value sectors
2. Improve economic resilience through the diversification of the economy
3. Deliver new homes at a time when many sites are stalled

New Opportunities for Residents

The development will bring a large number of jobs to the area - previous analysis prepared to support the schemes planning application (see Appendix F) estimated that the development could create 2,035 direct jobs. The development will generate a wide range of jobs in terms of qualifications and skills requirements.

Jobs in the sector are also likely to help boost the average workplace earnings, with a reported gross weekly salary of £625 within the Film/TV Production sector, compared to the local average of £515.

The access to these opportunities will also be improved for residents through the presence of the on-site education facility – which will provide courses targeted at improving the ‘supply chain’ of local skills.

Economic Diversification

The delivery of the project will attract a dynamic and growing new sector to Ashford.

The mix of businesses will be determined once the scheme is delivered, however even at c.25% of jobs created being within Film/TV production there would be a significant cluster in Ashford that would begin to have positive benefits for the borough’s economic resilience.

If this were to extend to c.50% then the borough would become a regionally and nationally significant cluster. This would have significant longer-term positives for the local economy both directly and indirectly as agglomeration benefits are realised.

This scale and nature of growth is likely to be highly additional given the growth of the film industry in the UK. Based on a study from CEBR, the UK film industry has trebled since 2012, particularly due to the success of the UK as a destination for film production and its ability to attract foreign investment – which would lower any displacement or substitution effects both locally and across the UK.

New homes

The development will deliver 302 new homes and 62 serviced apartments in a highly attractive and sustainable location on the edge of Ashford town centre. This will make a significant contribution to the borough's annual housing target of 888 homes and also help address the current under-delivery of housing within the borough – with Ashford achieving 93% in the Housing Delivery Test.

Infrastructure issues are recognised, alongside the River Stour catchment area protection measures, as a major barrier to housing growth – particularly for a number of strategic sites within the borough. Whilst these are being addressed, infrastructure delivery will take time and therefore in the short term the contribution of this site is significant.

Finally, the proposal represents a substantial investment for the area, capable of acting as a catalyst for further regeneration. The increase in wider land value associated with the scheme could unlock land for development, therefore providing more employment opportunities and/or homes for local residents of Ashford.

5.2b Please describe the robustness of the forecast assumptions, methodology and model outputs. Key factors to be covered include the quality of the analysis or model (in terms of its accuracy and functionality) (Limit 500 words)

Overall with planning consent granted and a delivery approach in place there is a high level of certainty/confidence that the outputs would be delivered should funding be granted. Given the work undertaken to secure planning consent there is a high level of robustness to assumptions given the scrutiny of that process.

In particular:

- **Jobs** – An independent assessment of job creation was prepared by Icenl as part of the planning application and was considered robust – this used industry input and assessment 'standards' to arrive at its conclusions. The appropriateness of the assessment that impacts will be felt by local residents reflects the current levels of residents who work in the borough (and therefore would seek a job locally). This is further enhanced by the presence of an on-site education facility that will help residents access the jobs within the Film/TV sector by developing their skills and experience.
- **Sector** – the assessment that the project will diversify the economy by attracting Film/TV production activity is robust as the development has been specifically designed for that function in partnership with the industry. As such it provides fit for purpose accommodation that will meet the needs of occupiers. Both the landowner and the Council have taken (separate) independent commercial advice to be assured that the scheme will be attractive. Further confidence is provided by the early identification of an experienced operational partner for both the studios themselves and the education facility. This is a critical success factor for both and again

underlines the robustness of the business case given those industry specialists have fed directly into it.

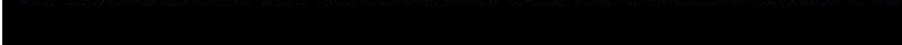
- **Education** – Early commitment of EKC to the project and the provision of space for them as an early phase of the development will secure a high quality education offer that will link business activity to local residents. This will be key to unlocking the local employment and earnings benefits (as it will support residents into jobs) and also in attracting businesses to the studios (given one key attractor for footloose businesses is an appropriately skilled labour pool). By combining commercial and education offers there is further robustness and confidence that the stated outcomes will be achieved.
- **Homes** – planning consent has been granted and a delivery partner identified by the landowner, as such there are no barriers to delivery should LUF be awarded.

5.3 Economic costs of proposal

5.3a Please explain the economic costs of the bid. Costs should be consistent with the costs in the financial case, but adjusted for the economic case. This should include but not be limited to providing evidence of costs having been adjusted to an appropriate base year and that inflation has been included or taken into account. In addition, please provide detail that cost risks and uncertainty have been considered and adequately quantified. Optimism bias must also be included in the cost estimates in the economic case. (Limit 500 words)

Costs have been derived from the development appraisal developed by Quinn / U+I for the Ashford International Studios / Newtown Works project. The development appraisal highlighted a gap funding of £14,773,745 for which the applicant is seeking LUF funding.

The remaining of the development cost will be financed by Quinn Estates



Those private sector costs have not been included in the calculation of the BCR as already factored in the Land Value Uplift calculations.



An Optimism Bias of 14.10% is added to the total LUF fund. The level of Optimism Bias was derived from the Green Book Supplementary Guidance (Optimism Bias), starting from an upper value of 24% applicable to standard building. The upper bound of 24% down to 14.10% based on the following assessment:

Contributory factors to Upper Bound Optimism Bias (%)		Risk	Justification
Procurement	Late Contractor Involvement in Design	No	Advanced project with preparatory work underway
	Poor Contractor Capabilities	No	Quinn Estates and U+I are well experienced developers working with trustee contractors
	Dispute and Claims Occurred	No	Work underway with control over land
Project Specific	Design Complexity	Yes	Inclusion of heritage buildings
	Degree of Innovation	Yes	Incorporation of range of uses within existing and new developments
Client Specific	Inadequacy of the Business Case	No	Changes made to respond to changing environment
	Project Management Team	No	Experienced developers and project team
	Poor Project Intelligence	No	
Environment	Site Characteristics	Yes	Brownfield site, including heritage assets, near operational railway
External Influences	Economic	Yes	Fast changing environment (economic and politic) both at national level (i.e. Covid-19) and international level (i.e. impact of Covid-19 on international travel, impact of Brexit on international trade, etc.)
	Legislation / Regulations	Yes	

In addition to LUF funding, the private sector will fund the project [REDACTED]. Note that Private Sector costs have been included in the calculation of the Land Value Uplift (deducted from benefits) and therefore are not deducted again from the PVB when calculating the BCR.

[REDACTED]

[REDACTED]

5.4 Analysis of monetised costs and benefits

5.4a Please describe how the economic benefits have been estimated. These must be categorised according to different impact. Depending on the nature of intervention, there could be land value uplift, air quality benefits, reduce journey times, support economic growth, support employment, or reduce carbon emissions. (Limit 750 words)

Land Value Uplift:

The Land Value Uplift impact has been assessed following the DCLG Guidance (residual land value in proposed use minus land value in current use)

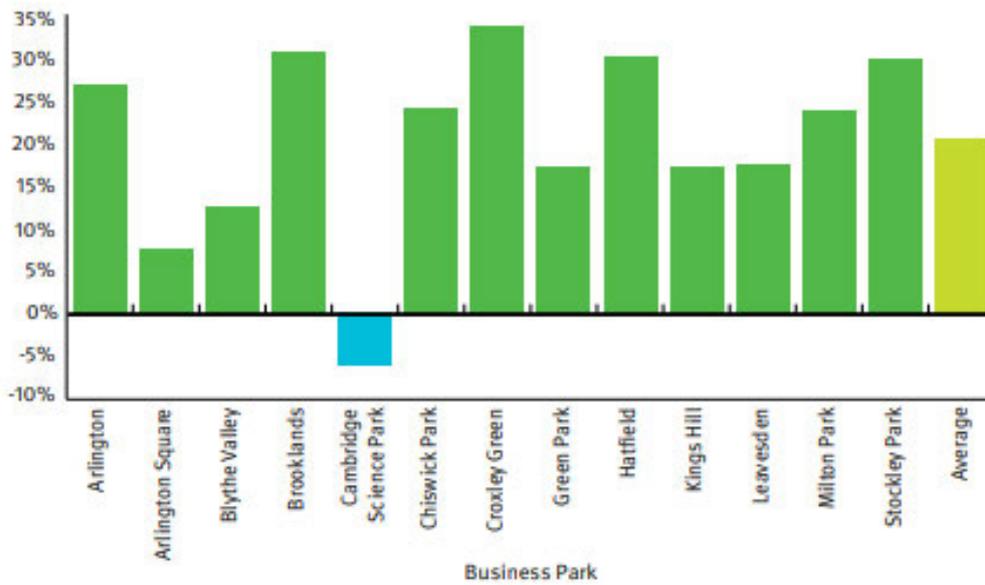


The development is expected to be delivered in 2024. The land value uplift was discounted to 2021/22 prices assuming a discounting rate of 3.5% per annum (DCLG Guidance).

Wider Land Value Uplift:

The development of Newtown Works will regenerate the area and provide employment for local residents through the redevelopment of a vast brownfield site. It can be expected that residential properties will benefit from this regeneration. Whilst there is limited evidence to back a precise uplift figure, [research from Knight Frank](#) showed that the prospect of living near work tends to inflate residential values. Their research has demonstrated that, over a 10-year period, residential values near business park have grown at a much faster rate than the local authority average (over 20% above the LA average over 10 years).

Local residential market price growth compared to local authority price growth, past 10 years



For the purpose of the economic appraisal, we have assumed that residential values of properties within a radius of 500m of the development would be uplifted by 2%, and residential values of properties within a radius of 500m to 1000m would be inflated at a lesser rate of 1%. The land value uplift is captured in 2024 (delivery of the scheme).

The number of houses within those perimeters was extracted from Experian Location Analyst dataset and average prices from Zoopla (TN24 0PN). With 548 homes within 500m and 3,820 in the further 500m, at an average price of £164,961, the uplift is estimated at £8,146,758 (undiscounted, 2021/22 prices). Similarly, we have assumed that commercial properties (retail and office) would benefit from the same uplift in value. Using CoStar data, we have assessed that the total value of retail and office within 500m is valued at over £15.7m and retail and office within 500m to 1km is valued at over £248.6m.

Applying a 2% uplift to the value of properties within 500m and 1% to properties within 500m to 1km, we have estimated that the uplift, captured in 2024, could be £2,814,257.06 (undiscounted, 2021/22 prices).

Labour Supply:

The development will support the creation of 2,035 direct jobs and 915 indirect jobs. ONS data was used to understand the proportion of foreign nationals filling jobs in the South East. We used ONS Census data (Proficiency in English by industry by economic activity) as a proxy for this. The data shows that 0.7% in the creative industry cannot speak English or cannot speak English well (and therefore could be considered, as a proxy, as newly arrived workforce). Similarly, the data shows a proportion of 0.8% for all industries.

These proportions were applied to direct and indirect jobs respectively to estimate the labour supply impact. It resulted that circa 14 FTEs in the creative/media industry and 7 FTEs in all other industries (indirect jobs) could be created by newly

arrived foreign workforce. Applying a GVA/head (GVA per Workforce Job Estimates - UK and NUTS1 Regions) of £86,665 and £42,685 respectively will deliver an annual GVA of £1,517,929. We have assumed the impact to start in 2024 and last for 10 years. We have also applied a displacement factor of 40%.

Inward Investments:

With 2,035 jobs to be created at Newtown Works, and assuming a small proportion of 20% is in the film industry, the studio could employ 407 people. The UK film industry was worth [£2.84b](#) employed [80,000 people](#).

Data shows that [83%](#) of investment into the film industry is foreign investment, We have assumed a displacement factor of 40% and Optimism Bias of 25% and assumed the impact to start in 2024 for a period of 15 years.

5.4b Please complete Tab A and B on the **appended excel spreadsheet** to demonstrate your:

Tab A - Discounted total costs by funding source (£m)

Tab B – Discounted benefits by category (£m)

5.5 Value for money of proposal

5.5a Please provide a summary of the overall Value for Money of the proposal. This should include reporting of Benefit Cost Ratios. If a Benefit Cost Ratio (BCR) has been estimated there should be a clear explanation of how this is estimated ie a methodology note. Benefit Cost Ratios should be calculated in a way that is consistent with [HMT's Green Book](#). For non-transport bids it should be consistent with [MHCLG's appraisal guidance](#). For bids requesting funding for transport projects this should be consistent with [DfT Transport Analysis Guidance](#). (Limit 500 words)

Summary of benefits:

<u>Benefit Type</u>	<u>Value (discounted)</u>	<u>Initial/Adjusted</u>
Land Value Uplift		Initial
Wider Land Value Uplift (residential)		Initial
Wider Land Value Uplift (commercial)		Initial
Labour		Adjusted
Inward Investment		Adjusted
Total	£59,445,692	

Summary of Costs (including OB, discounted 2021/22 prices):

	2021/22	2022/23	2023/24	Total
LUF	£11,237,895	£5,428,935	£ -	£16,666,830
Other Public Sector	£ -	£ -	£ -	£ -
Private Sector	£ -	£ -	£ -	£ -

Note that private sector costs are included in the Land Value Uplift calculations and therefore assumed as £0 in the calculation of the BCR (as already deducted from benefits).

BCR:

BCR calculated as: total discounted benefits (initial and adjusted benefits) minus total discounted private sector costs divided by total discounted social costs (LUF and other public funding)

	Discounted 2021/22
PVB - Benefits	£16,050,957
PVB - Other Benefits	£43,394,735
PVC - LUF	£16,666,830
PVC – Other Public Sector	£0
Private Sector Costs	£0
Initial BCR	0.96
Adjusted BCR	3.57

The Initial BCR is 0.96 representing “Poor” but close to a BCR of 1 (representing “Low” Value for Money). The adjusted BCR, which includes benefits appraised outside the MHCLG framework, increases to 3.57 and represents “High” Value for Money.

5.5b Please describe what other non-monetised impacts the bid will have, and provide a summary of how these have been assessed. (Limit 250 words)

Outside of the monetised benefits described above, the development would have the following other positive impacts that have not been monetised:

Quantifiable (as established in the Icen Economic Impact report):

- **Total jobs** (direct and indirect) – the calculations exclude all jobs that would be occupied by UK nationals (instead focusing on additionality via in-migration). This would be c.2,000 jobs not counted above in the final scheme.
- **Construction jobs** – it is estimated the delivery of the development would create c.1,400 construction jobs per annum.
- **Housing delivery** – the site would delivery c.300 homes
- **Resident expenditure** – new residents would spend c. £10m per annum locally.

- **Visitor Expenditure** – visitors to the site would spend c. £51m per annum locally.
- **Education provision** – c.800 new learners would study within the site over a 4 year period.

Non-Quantifiable

Beyond those directly measurable benefits the site (based on impacts of comparable developments elsewhere in the UK) would:

- Increase in productivity through agglomeration benefits by delivering a new cluster, increasing economic efficiency
- Have a positive heritage impact through the sustainable re-use of listed buildings and opening up access to the public
- Improve perceptions of the borough externally by bringing film industry to Ashford

5.5c Please provide a summary assessment of risks and uncertainties that could affect the overall Value for Money of the bid. (Limit 250 words)

- Higher than anticipated build cost inflation due to Brexit, labour shortages, material shortages as a result of stockpiling in the industry, and Covid-19/Social distancing (unpredictable build efficiency)
- Residential sales stall with end of furlough scheme (impact mortgage affordable, redundancies), and/or with end government incentives such as SDLT holidays.
- Project timeline stretched if sales rates stall, resulting in higher finance payments
- The film studio element is an ‘alternative market’ and will be influenced by consumer demand to a certain extent. However, with several of the large producers now moving away from traditional cinema and towards online streaming services, there is a belief this may represent better value than is in our appraisals.
- Commercial elements of this scheme could be impacted by higher yields pushing the values out whilst uncertainty remains (as social and mental health impacts of home working leads to shift towards coming “back to work”). We are actively exploring alternatives for the commercial space such as the film college, which could occupy more space in the future.
- Hotel element is exposed to the pandemic. Another key driver for a hotel/ serviced apartments was that those working in the film studio will need somewhere to live and work. It is considered that a lot of this labour is currently London/M4 centric, so foreign travel restrictions will have less of an impact albeit future local lockdowns could have short term impacts on the investment value of the hotel.

5.5d For transport bids, we would expect the [Appraisal Summary Table](#), to be completed to enable a full range of transport impacts to be considered. Other material supporting the assessment of the scheme described in this section should be appended to your bid.

PART 6 DELIVERABILITY

6.1 Financial

See technical note Table 1 for further guidance.

6.1a Please summarise below your financial ask of the LUF, and what if any local and third party contributions have been secured (please note that a minimum local (public or private sector) contribution of 10% of the bid costs is encouraged). Please also note that a contribution will be expected from private sector stakeholders, such as developers, if they stand to benefit from a specific bid (Limit 250 words)

The bid is for £14,773,745.

This amount is to fund the 'viability gap' that exists in the scheme as demonstrated in the Development Appraisal in Appendix I. This is as a result of the abnormal costs created by the nature of this heritage brownfield site, the requirement for funding support to enable the delivery of the Ashford International Studios and Commercial development and the delivery of the Creative Industries and Digital Industries skills and education centre.

The local 'match' funding contribution will be made by the landowner, who will fund all other works associated with the development of the project. [REDACTED]

[REDACTED] This will be funded through private sector investment into the residential, Film Studios and Commercial developments within the scheme.

6.1b Please also complete Tabs C and D in the **appended excel spreadsheet**, setting out details of the costs and spend profile at the project and bid level in the format requested within the excel sheet. The funding detail should be as accurate as possible as it will form the basis for funding agreements. Please note that we would expect all funding provided from the Fund to be spent by 31 March 2024, and, exceptionally, into 2024-25 for larger schemes.

The costs and spend profiles are set out in the appended excel spreadsheet. These show that all of the funding can be spent by the 31st March 2024.

6.1c Please confirm if the bid will be part funded through other third-party funding (public or private sector). If so, please include evidence (i.e. letters, contractual commitments) to

- Yes
 No

show how any third-party contributions are being secured, the level of commitment and when they will become available. The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Where relevant, bidders should provide evidence in the form of an attached letter from an independent valuer to verify the true market value of the land.

6.1d Please explain what if any funding gaps there are, or what further work needs to be done to secure third party funding contributions. (Limit 250 words)

There are no further funding gaps identified beyond the requirement provided within this bid for Levelling Up Fund to deliver this project.

To secure third party contributions, a funding agreement will be put in place between the developer Quinn Estates and Ashford Borough Council, with the staged release of funding to ensure the full delivery of each element of the project. As part of this funding agreement, the developer will guarantee the private sector investment is in place.

The education provider will need to provide the full and final business case for the operation of the education centre to both Ashford Borough Council and Quinn Estates to demonstrate their ability to operate the centre successfully

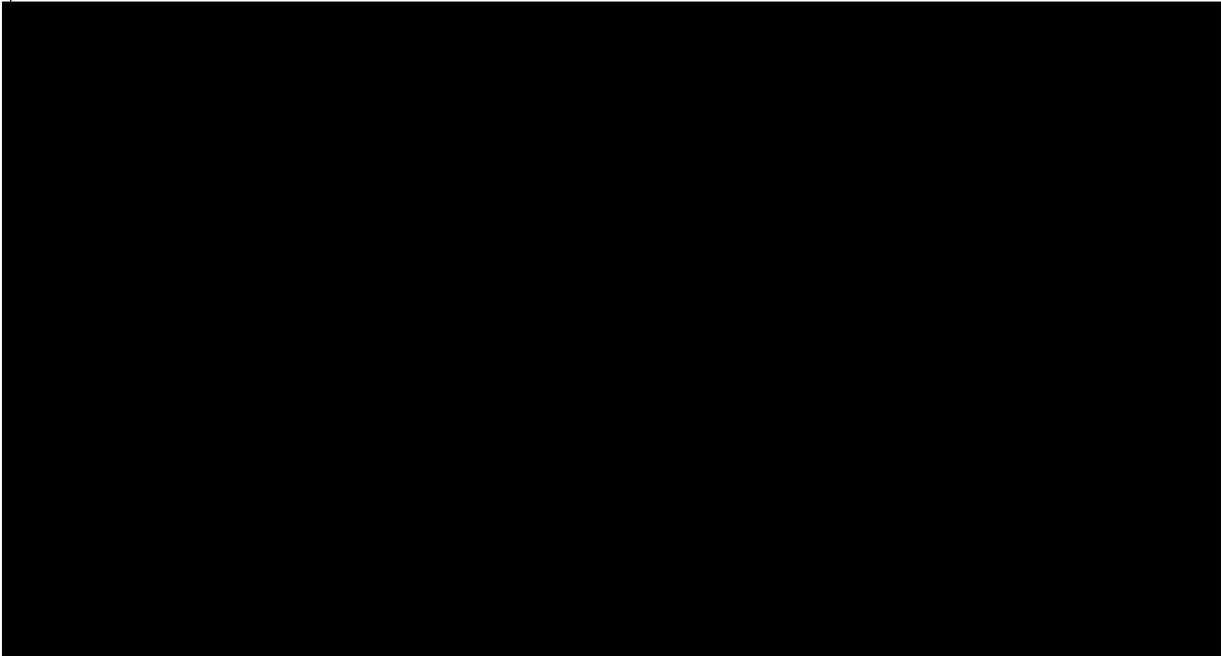
6.1e Please list any other funding applications you have made for this scheme or variants thereof and the outcome of these applications, including any reasons for rejection. (Limit 250 words)

The landowner and developer, Quinn Estates made a Local Growth Fund bid to the South East Local Enterprise Partnership in July 2020. This bid was for £15.2 million due to the viability gap on the scheme at that stage and was considered alongside other projects within the LEP area. This project was unsuccessful in being allocated funding, due to the very limited funds available and the prioritisation of other key projects for this funding at that time.

6.1f Please provide information on margins and contingencies that have been allowed for and the rationale behind them. (Limit 250 words)

The project is at an advanced pre-delivery stage. Planning consent has been granted and detailed costing exercises undertaken. At both the planning stage and subsequently viability appraisals have been undertaken based on the information available at the time.

The up-to-date viability appraisal / Development Appraisal is included in Appendix I and is based on the most recent costing and values information, this has been prepared by an appropriately qualified and experienced RICS accredited surveyor.



6.1g Please set out below, what the main financial risks are and how they will be mitigated, including how cost overruns will be dealt with and shared between non-UKG funding partners. (you should cross refer to the Risk Register). (Limit 500 words)

The main financial risks for this site are:

Increased abnormal costs including demolition, remediation and restoration works.

This development has achieved planning consent, and detailed design is in place alongside costs for the construction. Costs could however rise either through further detailed work undertaken prior to construction or during construction. To mitigate against this risk, if a Levelling Up Fund bid is successful the Council will put in place a funding agreement with the developer that fixes the allocation of funding and requires the developer to meet any additional costs either through the [redacted] contingency allocated for the development, or from the developer profit allocated within the Financial Viability Assessment.

Due to the design work undertaken to date, considerable work has already been undertaken in looking at the state of the listed building and the requirement for

remediation on site, and costs have already been incorporated to reflect these surveys.

Increased financing and construction costs.

With the timescales for this project, consideration needs to be given to increases in Interest Rates and/or Inflation that could impact on the financing of construction, or the increase in costs. [REDACTED]

The Developer will also need to manage the construction costs through strong project management and cost control.

Achieving the sales prices or investor interest for the residential, hotel and Film and Studios space.

The developer has undertaken substantial work in taking this scheme to the market with Allsops. An agreed Levelling Up Fund bid will help to mitigate the challenges in viability and enable investor interest to be progressed.

End occupiers have already been identified for both the Film and TV Studios in the form of The Creative District Improvement Company and for the Creative Industries and Digital Industries skills and education centre in the form of the EKC Group / Ashford College.

Quinn Estates are an established residential housing developer having delivered a series of schemes in Ashford and across Kent. The developer has the ability to deliver out the residential element of the scheme [REDACTED]

Overall Costs Mitigation

The scheme has a costs contingency [REDACTED] to mitigate against cost overruns on this substantial development on a brownfield site. The funding agreement between Ashford Borough Council and Quinn Estates for the Levelling Up Fund will also put within the agreement that any cost overruns within the scheme will need to be mitigated through a lower developer profit from this development.

6.2 Commercial

See technical note Section 4 and Table 1 for further guidance.

6.2a Please summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted. The procurement route should also be set out with an explanation as to why it is appropriate for a bid of the scale and nature submitted.

Please note - all procurements must be made in accordance with all relevant legal requirements. Applicants must describe their approach to ensuring full compliance in order to discharge their legal duties. (Limit 500 words)

Commercial Structure:

- The project will be delivered by Quinn Estates New Town Works (QENTW) - part of the Quinn Estates Ltd group of companies.
- Quinn Estates Ltd are an established Kent-based developer that has worked closely with Ashford Borough Council and other councils in the delivery of residential and commercial developments over the last 15 years.
- Quinn Estates construction and delivery team which includes experienced project managers, development managers, construction managers and site agents) will manage and deliver the works funded by LUF

- Ashford Borough Council will act as the accountable body for the funding, with QENTW drawing down funding against specified milestones to match expenditure to delivery.

Risk Allocation:

- All financial risks will be borne and managed by QENTW.
- The construction risk will be passed onto Quinn Estates Ltd as the main contractor
- Delivery and construction risk has been minimised by QENTW who have undertaken significant technical and due diligence up to and including obtaining competitive tender prices for specified works.
- The disposal risk would fall upon QENTW as the landowner. Market engagement has already begun, and disposal strategies/end users established.
- In addition an element of risk has been accepted by Ashford Borough Council in taking on the role of accountable body for the funding agreement, due to their desire to see this site come forwards and the council will work with the developer to make sure that this site can come forwards to the benefit of the local community.
- Kent County Council have also indicated this site being one of their priority sites in the County and will work with the stakeholder team to mitigate risk.

Procurement:

The procurement route for this development aligns with normal industry requirements of listed companies and adhere to ABC's procurement priorities.

- A full tender process for all works can be carried out quickly given the level of due diligence already completed.
- The priority remediation package of works is already advanced with the landowner in receipt of detailed quotations that can be actioned as soon as grant of funds is confirmed.
- Servicing and infrastructure has been designed to a detailed level with quotes from service providers obtained and ready to be actioned.
- Tender packages for the construction of the residential and commercial would be processed to establish the best priced and best placed contractors to carry out the works with the local contractors prioritised subject to price and experience
- The developer will look to work within all required procurement protocols required by The Levelling Up Fund to award contracts.

The grant funding is [REDACTED] of the total construction costs and therefore it is felt that the desired procurement route is wholly appropriate for this level of grant funding.

6.3 Management

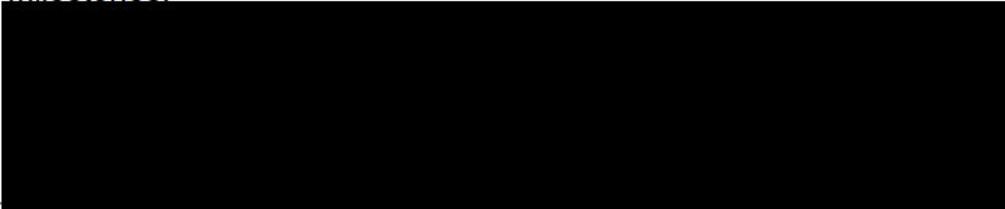
See technical note Section 4 and Table 1 for further guidance

Delivery Plan: Places are asked to submit a delivery plan which demonstrates:

- Clear milestones, key dependencies and interfaces, resource requirements, task durations and contingency.
- An understanding of the roles and responsibilities, skills, capability, or capacity needed.
- Arrangements for managing any delivery partners and the plan for benefits realisation.
- Engagement of developers/ occupiers (where needed)
- The strategy for managing stakeholders and considering their interests and influences.
- Confirmation of any powers or consents needed, and statutory approvals eg Planning permission and details of information of ownership or agreements of land/ assets needed to deliver the bid with evidence
- Please also list any powers / consents etc needed/ obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them.

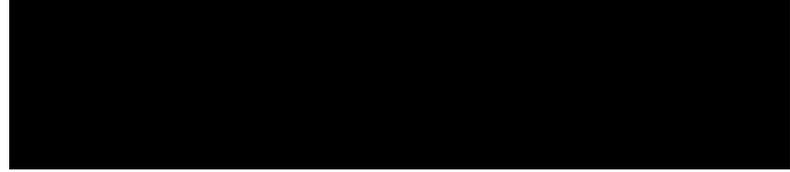
6.3a Please summarise the delivery plan, with reference to the above (Limit 500 words)

Milestones:





- Completion of remediation, servicing and infrastructure October 2022



Key Dependencies:

- Grant funding
- Quinn Estates and procurement
- Sub-contractor instruction
- Ashford Borough Council planning condition and amendment management
- Film studio end user
- Hotel end user
- The market for residential and commercial property.

Task Durations (from submission):

- Grant funding – 3 months
- Development finance – 6 months
- Remediation, infrastructure and servicing 18 months
- Residential build 24 months
- Film legal security 12 months
- Film studio build 24 months
- Hotel disposal 24 months

Roles/ Responsibilities/ Skills/ Capacity:

- Quinn Estates Newtown Works Ltd. – developer, legal process and funding
- Quinn Estates Ltd – procurement, project management and delivery
- Both parties have capacity, experience and the skills required to manage the above
- Ashford Borough Council – accountable body putting in place and managing the funding agreement with the developer. The Council has excellent experience in managing funding agreements to deliver government funding to release development and infrastructure projects.

Partners/ Plan:

- The majority of all stake holders and partners have been engaged for a number of years with the key driver being the gap funding
- Banks have been engaged
- End users have been engaged
- Sub-contractors and the design team are in place

- The Borough Council understand and appreciate the constraints and are ready to help where required.

Consents:

- The only consents required are building control, funding and planning condition sign off
- The site is owned by Quinn Estates New Town Works and no legals are required to establish this position

A copy of the Delivery Plan has been attached as Appendix J3

6.3b Has a delivery plan been appended to your bid?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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6.3c Can you demonstrate ability to begin delivery on the ground in 2021-22?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--

6.3e Risk Management: Places are asked to set out a detailed risk assessment which sets out (word limit 500 words not including the risk register):

- the barriers and level of risk to the delivery of your bid
- appropriate and effective arrangements for managing and mitigating these risk
- a clear understanding on roles / responsibilities for risk

There are 5 main categories of risk: Financial, Planning and Delivery, Demand and Operational, Legal, and Reputation.

The main barriers to the scheme can largely be mitigated through careful planning and allowance of time to investigate and coordinate.

The project risk assessment developed by Ashford Borough Council and Quinn Estates can be viewed in Appendix G. In addition, Quinn Estates has set up a separate risk assessment to monitor their risks in more detail. The project risk assessment will be considered at each joint project board and reported back through to Quinn Estates or Ashford Borough Council management teams for further action.

The Project Risk Assessment also clearly shows the owners of each risk, enabling clear accountability, and the ability for each organisation to manage and mitigate risks.

The Project Risk Assessment identifies 27 risks to be monitored and mitigated. Through risk scoring there are currently 5 medium level risks with a score of 10 to

15 out of 25. These include: 1) contractor or developer failure; 2) the requirement to revise the planning permission; 3) expiry of the planning consent; 4) Lack of potential investors and occupiers for the film studios; 5) Lack of potential investors or occupiers for the Hotel and Leisure uses.

The 5 by 5 matrix used for scoring, based on a Likelihood x Impact, carries a maximum scoring of 25. Items identified within the Risk Assessment do have the potential for great Impact, but due to the stage of the scheme the Likelihood has been weighted as low on the basis that there is sufficient time to plan and mitigate these to a suitable extent.

Coordination, monitoring and reporting are all key to establishing, quantifying and managing risk at a pre-commencement stage and throughout the duration of the scheme.

Each risk identified will be discussed at the Project Board, as well as by Quinn Estates and Ashford Borough Council at their management team meetings, and methods of elimination or mitigation will be agreed and recorded in the risk register. Critical dates relating to risk will be identified and noted on the project master programme with targets set for mitigation measures to be implemented to help maintain programme and manage cost.

Risk levels will change as the scheme develops with some being removed and others being added. A risk champion with the overall responsibility for recording and coordinating risk will be introduced.

Through the further development of roles and responsibilities, risks will be allocated to key project individuals or stakeholders to manage and report on. Those responsible for risks will be recorded within the risk register, providing regular updates to the risk champion and wider team.

Board Level and Project Management team meetings will be a regular forum for discussing and reporting on risk as well as other project matters and KPI's.

Some items not de-risked through the pre-construction phase will be transferred to contracted parties responsible for the delivery of various elements within the overall scheme.

6.3f Has a risk register been appended to your bid?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

6.3g Please evidence your track record and past experience of delivering schemes of a similar scale and type (Limit 250 words)

Ashford Borough Council

Ashford Borough Council has delivered the Elwick Place development in a Joint Venture with Stanhope PLC. Designed by Guy Hollaway Architects, the same architects who have designed the Ashford International Studios Newtown Works development, Elwick Place is a £75m, 100,000 sq ft leisure and restaurant

development, which opened in December 2018. It includes the Picturehouse cinema, nine retail and restaurant units and a Travelodge hotel.

Ashford Borough Council has also worked with Quinn Estates on the Connect 38, Commercial Quarter office development. This 88,000 sq ft office building in Ashford Town Centre was completed in June 2018.

Quinn Estates

Quinn Estates specialises in delivering complex urban regeneration with a focus on community benefit. Quinn Estates have a strong track record in Ashford town centre, delivering a 660 home development at Riverside Park and the landmark Connect 38 building on behalf of the council, the largest speculative office in Kent that decade and winner at the Kent Design Awards.

To date Quinn Estates have delivered 2,000,000sqft of commercial space in which 6,000 people are now employed, with a further 4,000,000sqft in the pipeline. Quinn Estates are currently constructing five sites totalling 528 units. Our homes have won WhatHouse awards for their finish and quality, and the company as a whole has won significant awards such as the Irvine Sellar Award for Herne Bay Sports Hub. Our community facilities are among the proudest products which we provide.

See Appendix J1 for further information.

6.3h Assurance: We will require Chief Financial Officer confirmation that adequate assurance systems are in place.

For larger transport projects (between £20m - £50m) please provide evidence of an integrated assurance and approval plan. This should include details around planned health checks or gateway reviews. (Limit 250 words)

This project will be reported to Ashford's Programme Management Group and will follow the Project Management Toolkit attached as Appendix H. The Ashford Borough Council Programme Management Group meet monthly chaired by the Deputy Chief Executive and monitor the progress of projects, spend against budget, and deliverability against the project plan. The group also monitor the risks for each project and any required mitigation. This group report into Ashford Borough Council's Management Team.

A project board will be set up with all partners to consider progress on the project and help resolve any challenges. The group will progress the delivery of the funding agreement between Ashford Borough Council and Quinn Estates, and monitor this funding agreement to ensure compliance and delivery. The Ashford Borough Council project manager will then report progress into the Council's Programme Management Group as well as into the Ashford Borough Council Recovery Plan Monitoring Advisory Group, chaired by the Leader of the Council. The minutes and issues raised from this group are reported into the Council's Cabinet.

The project will also be tracked and monitored using the Council's Pentana project management software, enabling senior management and officers to track progress at any time.

The Council's Chief Financial Officer, Ben Lockwood can confirm that adequate assurance systems are in place to manage and successfully deliver this project.

6.4 Monitoring and Evaluation

See technical note Section 4 and Table 1 for further guidance.

6.4a Monitoring and Evaluation Plan: Please set out proportionate plans for M&E which should include (1000 word limit):

- Bid level M&E objectives and research questions
- Outline of bid level M&E approach
- Overview of key metrics for M&E (covering inputs, outputs, outcomes and impacts), informed by bid objectives and Theory of Change. Please complete Tabs E and F on the **appended excel spreadsheet**
- Resourcing and governance arrangements for bid level M&E

Ashford Borough Council will monitor and evaluate the delivery and impact of this project. The council will gather information from the developers, stakeholders and ONS data to provide clear evidence of the progress and impacts of the development. This project is key for the regeneration and economic development of Ashford and as such forms part of the council's Corporate Plan and Recovery Plan which have monitoring and evaluation structures already in place.

Monitoring progress of the development will take place with ongoing engagement with the developer and associated design team. Project meetings and site visits will take place to monitor the build phase and plan the occupation phase. Monitoring in the build phase will include reporting against the developer's Planning obligations in relation to Section 106 and the council's Local Plan Monitoring reports on housing delivery numbers.

Once completed, the occupation phase will be monitored with ongoing engagement with key stakeholders. Project meetings and site visits will take place as well as bespoke surveys to gather relevant information. Officers will be keen to understand the impacts this development will have at a local level and as such will conduct a site-specific survey which will monitor the metrics outlined in Table F. The localised impacts will also be evident in official statistical data, particularly from ONS, which will be used to provide further context and demonstrate the wider impacts this development has on the Ashford borough and Kent county.

Key Metrics:

Inputs – Activities Undertaken

- 26,000 sq m of Studio and Commercial space delivered
- 120 Bed Hotel with 62 serviced apartments delivered
- 2,000 sq m Educational space delivered
- 302 residential units created

The Inputs will be closely monitored during the build phase and officers from the council will engage with the developer and their design team to ensure these inputs are being delivered effectively. Reporting on build progress for the elements of this development would take place quarterly. Early engagement with potential occupiers, particularly of the commercial and educational spaces, will take place to ensure the site delivers the expected outputs and outcomes.

Outputs – What is delivered or produced

- 2035 direct jobs created
- 915 indirect jobs created
- 800 new learners
- 302 residential units housing local families
- £104 million in GVA per year to support the local economy

The Outputs will be monitored and evaluated over a number of years as the development takes shape and occupiers undertake activity. The early engagement with potential occupiers will be key to these outputs being delivered and the council will monitor these in two ways. Firstly, officers will conduct annual site-specific surveys aimed at monitoring the outputs of the development as well as to engage with occupiers, particularly of the commercial and educational spaces. This would include assessing the numbers of new learners accessing courses on this site via Ashford College / the EKC Group. Secondly officers will be reporting annually on the outputs of this development within a wider regeneration context and as such will use official statistical data to provide that overview.

Outcomes – Early results

- Reclamation of a key brownfield site
- Restoration of key railway heritage assets with 5 grade II listed buildings
- Creation of Ashford International Studios stimulating more local Knowledge based jobs
- Educational facility will create more skilled employment in the Film and TV industries.
- Reduced local unemployment.
- Uplift in local land and property values

The Outcomes will be monitored and evaluated throughout the development cycle for this project. The reclamation of the site and the restoration of the heritage assets will be monitored by officers during the build phase and would be evaluated against the relevant requirements under the NPPF and Local Plan as well as considering best practices from other schemes locally. The outcomes focused on job creation, skills improvements and property values will be monitored annually as

explained above during the build and occupation phases. They would be evaluated using baseline data currently available and the results of annual site-specific surveys to ensure the development delivers these outcomes.

Impact – Long term results

- Increased average income for residents of Ashford
- Increased skills levels of residents of Ashford
- Reduction in the deprivation within urban wards within Ashford town, through improved skills and earning potential.
- Stimulated residential and commercial property market

The Impacts will be monitored and evaluated over several years to assess the long-term effects this development has on key issues affecting this area of Ashford. In particular, access to job opportunities and skills levels are key issues so these aspects will be closely monitored and evaluated. Officers will use the above-mentioned monitoring methods to evaluate job numbers, skills levels, income levels and the property market, to ensure these are improving for residents within the borough as part of the legacy of this development.

Ashford Borough Council has the resourcing and governance structures in place to monitor and evaluate this project. The council has experience in supporting and coordinating developments such as this one.

Officers from the Economic Development team will coordinate the monitoring and evaluation of this development, with input from other teams within the council and relevant stakeholders such as the developer and operational partners and will report these findings to the Council's Programme Management Group.

Officers and stakeholders will be reporting to the Ashford Strategic Delivery Board which has been instrumental in helping achieve the successful delivery of major projects including Ashford International Station Signalling, M20 Junction 10a and the expansion of Ashford Designer Outlet. This multi-agency Board includes the Ashford MP, Ashford Borough Council and Kent County Council members, Homes England, Highways England, EKC Group and other key partners, which receive quarterly progress updates to address any barriers to the Council's strategic projects and to ensure the effective and timely delivery of these schemes.

The Ashford Strategic Delivery Board minutes are reported to Ashford Borough Council Cabinet, to ensure the council has good internal governance structures that are used to monitor and evaluate developments and agree actions for the council to take to support the delivery of this project.

PART 7 DECLARATIONS

7.1 Senior Responsible Owner Declaration

As Senior Responsible Owner for Ashford International Studios / Newtown Works Project I hereby submit this request for approval to UKG on behalf of Ashford Borough Council and confirm that I have the necessary authority to do so.

I confirm that Ashford Borough Council will have all the necessary statutory powers and other relevant consents in place to ensure the planned timescales in the application can be realised.

Name:

Tracey Kerly
Chief Executive
Ashford Borough Council

7.2 Chief Finance Officer Declaration

As Chief Finance Officer for Ashford Borough Council I declare that the scheme cost estimates quoted in this bid are accurate to the best of my knowledge and that Ashford Borough Council

- has allocated sufficient budget to deliver this scheme on the basis of its proposed funding contribution
- accepts responsibility for meeting any costs over and above the UKG contribution requested, including potential cost overruns and the underwriting of any funding contributions expected from third parties
- accepts responsibility for meeting any ongoing revenue requirements in relation to the scheme
- accepts that no further increase in UKG funding will be considered beyond the maximum contribution requested and that no UKG funding will be provided after 2024-25
- confirm that the authority commits to ensure successful bids will deliver value for money or best value.
- confirms that the authority has the necessary governance / assurance arrangements in place and that all legal and other statutory obligations and consents will be adhered to.

Name:

Ben Lockwood
Deputy Chief Executive
Ashford Borough Council

7.3 Data Protection

Please note that the The Ministry of Housing, Communities and Local Government (MHCLG) is a data controller for all Levelling Up Fund related personal data collected with the relevant forms submitted to MHCLG, and the control and processing of Personal Data.

The Department, and its contractors where relevant, may process the Personal Data that it collects from you, and use the information provided as part of the application to the Department for funding from the Levelling Up Fund, as well as in accordance with its privacy policies. For the purposes of assessing your bid the Department may need to share your Personal Data with other Government departments and departments in the Devolved Administrations and by submitting this form you are agreeing to your Personal Data being used in this way.

Any information you provide will be kept securely and destroyed within 7 years of the application process completing.

You can find more information about how the Department deals with your data [here](#).

Annex A - Project One Summary (only required for a package bid)

Project 1	
A1. Project Name	
A2. Strategic Linkage to bid: Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)	
A3. Geographical area: Please provide a short description of the area covered by the bid (<u>in no more than 100 words</u>)	
A4. OS Grid Reference	
A5. Postcode	
A6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)	
A7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No
A8. Project theme Please select the project theme	<input type="checkbox"/> Transport investment <input type="checkbox"/> Regeneration and town centre investment <input type="checkbox"/> Cultural investment
A9. Value of capital grant being requested for this project (£):	
A10. Value of match funding and sources (£):	
A11. Value for Money	

This section should set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment (Limit 250 word)

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A12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.

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A13. Where available, please provide the BCR for this project	
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A14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.	
---	--

A15. Deliverability
 Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.

--

A16. The Bid – demonstrating investment or ability to begin delivery on the ground in 2021-22

As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22

A17. Does this project includes plans for some LUF expenditure in 2021-22?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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A18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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A19. Please provide evidence	
A20. Can you demonstrate ability to deliver on the ground in 2021-22.	<input type="checkbox"/> Yes <input type="checkbox"/> No
A21. Please provide evidence	
Statutory Powers and Consents	
A22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	
A23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	

Annex B - Project Two description and funding profile (only required for package bid)

Project 2	
B1. Project Name	
B2. Strategic Linkage to bid: Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)	
B3. Geographical area: Please provide a short description of the area covered by the bid (<u>in no more than 100 words</u>)	
B4. OS Grid Reference	
B5. Postcode	
B6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)	
B7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	
B8. Project theme Please select the project theme	<input type="checkbox"/> Transport investment <input type="checkbox"/> Regeneration and town centre investment <input type="checkbox"/> Cultural investment
B9. Value of capital grant being requested for this project (£):	
B10. Value of match funding and sources (£):	
B11. Value for Money	

This section should set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment

B12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.

B13. Where available, please provide the BCR for this project	
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B14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.	
---	--

B15. Deliverability
 Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.

B16. The Bid – demonstrating investment or ability to begin delivery on the ground in 2021-22

As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22

B17. Does this project includes plans for some LUF expenditure in 2021-22?	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

B18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

B19. Please provide evidence	
B20. Can you demonstrate ability to deliver on the ground in 2021-22.	<input type="checkbox"/> Yes <input type="checkbox"/> No
B21. Please provide evidence	
Statutory Powers and Consents	
B22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	
B23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	

Annex C – Project Three- description and funding profile (only required for package bid)

Project 3	
C1. Project Name	
C2. Strategic Linkage to bid: Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)	
C3. Geographical area: Please provide a short description of the area covered by the bid (<u>in no more than 100 words</u>)	
C4. OS Grid Reference	
C5. Postcode	
C6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)	
C7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	
C8. Project theme Please select the project theme	<input type="checkbox"/> Transport investment <input type="checkbox"/> Regeneration and town centre investment <input type="checkbox"/> Cultural investment
C9. Value of capital grant being requested for this project (£):	
C10. Value of match funding and sources (£):	
C11. Value for Money	

This section should set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment

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C12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.

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C13. Where available, please provide the BCR for this project	
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C14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.	
---	--

C15. Deliverability
 Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.

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C16. The Bid – demonstrating investment or ability to begin delivery on the ground in 2021-22

As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22

C17. Does this project includes plans for some LUF expenditure in 2021-22?	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

C18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

C19. Please provide evidence	
C20. Can you demonstrate ability to deliver on the ground in 2021-22.	<input type="checkbox"/> Yes <input type="checkbox"/> No
C21. Please provide evidence	
Statutory Powers and Consents	
C22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	
C23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	

ANNEX D - Check List Great Britain Local Authorities

Questions	Y/N	Comments
4.1a Member of Parliament support		
MPs have the option of providing formal written support for one bid which they see as a priority. Have you appended a letter from the MP to support this case?	Y	Attached letter from Rt Hon Damian Green MP (Appendix B)
Part 4.2 Stakeholder Engagement and Support		
Where the bidding local authority does not have responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?	Y	Attached letter from Quinn Estates as Landowner and Developer (Appendix D10)
Part 4.3 The Case for Investment		
For Transport Bids: Have you provided an Option Assessment Report (OAR)	N	This is not a Transport Bid
Part 6.1 Financial		
Have you appended copies of confirmed match funding?	Y	The match funding is confirmed within the letter of support from the developer Quinn Estates (Appendix D10)
The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land. Have you appended a letter to support this case?	N	The developer already owns the land and this bid does not require LUF funding to support land acquisition costs.
Part 6.3 Management		
Has a delivery plan been appended to your bid?	Y	The Delivery Plan is appended as appendix J3
Has a letter relating to land acquisition been appended?	N	The developer already owns the land and this bid does not require LUF funding to support land acquisition costs.
Have you attached a copy of your Risk Register?	Y	Risk Register is appended (Appendix G)
Annex A-C - Project description Summary (only required for package bid)		
Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular	N	This is Single Project Bid

interest to the bid e.g. development sites, areas of existing employment, constraints etc.		
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Questions	Y/N	Comments
Part 1 Gateway Criteria		
You have attached two years of audited accounts		
You have provided evidence of the delivery team having experience of delivering two capital projects of similar size and in the last five years		
Part 4.2 Stakeholder Engagement and Support		
For transport bids, have you appended a letter of support from the relevant district council		
Part 6.1 Financial		
Have you appended copies of confirmed match funding		
The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land.		
Part 6.3 Management		
Has a delivery plan been appended to your bid?		
Has a letter relating to land acquisition been appended?		
Have you attached a copy of your Risk Register?		
Annex A-C - Project description Summary (only required for package bid)		
Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.		

Annex E Checklist for Northern Ireland Bidding Entities