

**REPORT SUMMARY SHEET
LEP ONE FRONT DOOR FUNDING PROGRAMME**

Purpose

To consider business cases for schemes seeking approval for funding through the Local Growth and Economic Development Funds (LGF and EDF).

Summary

- The report summaries the position on the current LGF spend profile.
- The report particularly highlights and asks the Joint Committee to consider the following Full Business Cases for schemes seeking funding approval:
 - Bath College Catering and Hospitality Education and Training Hub.
 - Bath Quays North initial development works.
- The report also recommends LGF programme entry for 3 other schemes:
 - Weston College Animal Management Centre
 - SGS College STEAM Centre (cyber security and A-Levels)
 - Bath College Digital and Creative Innovation Centre.

Recommendations

1. **To delegate approval of the revised West of England Assurance Framework to the WECA Chief Executive in consultation with the West of England local authority Chief Executives.**
2. **To approve the Full Business Case for the Bath College Catering & Hospitality Education and Training Hub with funding through the LGF subject to RIBA stage 3 and the submission of an updated cost plan, and the supply of a red book valuation for that part of the building to used for the project and a letter from the bank or accountant re: affordability and cash flow.**
3. **To award LGF programme entry to the Weston College Animal Management Centre and request a second stage application for consideration at the Joint Committee in May 2019.**
4. **To award LGF programme entry to the SGS STEAM Centre and Bath College Digital and Creative Innovation Centre.**
5. **To approve the Full Business Case for Bath Quays Initial Development Works, the drawdown of the EDF funding to be confirmed by the Business Rates Pooling Board.**
6. **To approve the change requests for the LGF schemes set out in Appendix 2.**
7. **To approve the change requests for the EDF and RIF schemes set out in Appendix 3.**

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MEETING: WEST OF ENGLAND JOINT COMMITTEE

DATE: 1 FEBRUARY 2019

REPORT TITLE: LEP ONE FRONT DOOR FUNDING PROGRAMME

AUTHOR: MALCOLM COE, DIRECTOR OF INVESTMENT AND CORPORATE SERVICES

Purpose of Report

- 1.1 To consider business cases for the following schemes seeking approval for funding through the Local Growth and Economic Development Funds:
- Bath College Catering and Hospitality Education and Training Hub
 - Bath Quays North Initial Development Works

Background

- 2.1 A consistent approach has been developed for the identification, development, approval and change management for schemes seeking funding through the LEP Local Growth, Economic Development and Revolving Infrastructure Funds. This involves recommendations being made by an Investment Panel comprising the Chief Executives of the Local Enterprise Partnership and the four local authorities, oversight by the LEP Board and formal decision making by the West of England Joint Committee. For schemes within the Economic Development Fund advice is provided by the four Council S151 officers as part of business case approval decision. The consistent approach seeks to ensure efficiency in scheme business case development and reporting, and the opportunity to blend schemes across different funding streams to support delivery or to ensure grant spend meets allocations.
- 2.2 It is recognised that transparency, accountability and ensuring value for money must be central to these arrangements, and Government have set out their expectations in this regard in the 'Local Enterprise Partnership - National Assurance Framework'. The [West of England assurance framework](#) sets out the way in which these requirements are met. In January revised assurance framework guidance was published which applies to both LEP and WECA Single Pot funding. There is a requirement to update the local assurance framework by 31 March 2019 to embrace these new requirements.
- 2.3 The fully or conditionally approved schemes within the One Front Door programme are summarised in Appendix 1, including their funding allocation.

Local Growth Fund (LGF)

- 3.1 The total West of England Growth Deal capital funding allocation across rounds 1-3 is £202.1m. The current profile of spend across the schemes within the programme is shown in Figure 1. This shows that the LGF funds allocated to 2018/19 total £81.7m (including funds carried forward for 2017/18), whilst current forecast spend is £58.2m. Whilst the requirement to spend in year from an accounting perspective has softened, clearly Government's expectation is that we will deliver our programme in line with allocations and we are regularly monitored on this, including through a strengthened annual conversation process.

Local Growth Fund Schemes LGF Spend £000s	15/16	16/17	17/18		18/19	19/20	20/21	Total
	Grant Claim		16/17 Claim	17/18 Claim	Current Forecast			
Transport Schemes								
MetroWest Phase 2 Development Costs	140	351	53	1,046	1,610	-	-	3,200
MetroWest Phase 1 Development Costs	3,304	3,291	251	2,001	1,700	-	-	10,547
MetroWest Phase 1 Implementation	-	-	-	-	-	16,774	-	16,774
Sustainable Transport Package 15/16	2,898	-	-	-	-	-	-	2,898
Sustainable Transport Package 16/17	-	1,934	71	1,678	36	-	-	3,719
Sustainable Transport Package 17/18	-	-	-	971	1,506	2,113	-	4,590
Sustainable Transport Package/Pinch Points programme	-	-	-	-	-	429	3,500	3,929
Pinch Points - West Wick Rbt and North South Link	-	1,783	-	-	4,204	5,299	25	11,311
Pinch Points - Aztec West Roundabout	-	1,833	269	-	-	-	-	2,102
Portway Station	-	-	-	-	238	315	-	553
Pinch Points - A4018 Corridor Improvements	-	-	-	-	-	625	1,000	1,625
Weston-super-Mare Town Centre Enhancement	-	-	-	-	400	1,100	-	1,500
A39 Bences Garage Junction Improvement	-	-	-	-	700	-	-	700
Weston-super-Mare: Sustainable Travel Improvements	-	-	-	-	55	1,195	500	1,750
Bromley Heath Viaduct Improvement Scheme	-	-	-	-	2,800	-	-	2,800
Keynsham Town Centre Improvements	-	-	-	-	-	500	1,000	1,500
South Glos Sustainable Transport Package	-	-	-	-	46	1,624	1,125	2,795
FE Skills Capital Schemes								
Weston College Future Technology Centre	2,743	-	-	-	-	-	-	2,743
Law and Professional Services Academy	5,563	13,829	-	-	-	-	-	19,392
Advanced Engineering Centre Extension	-	784	948	2,226	45	-	-	4,003
B&NES Construction Skills Centre	-	1,419	1,313	-	-	-	-	2,732
North Somerset Enterprise Technical College	-	2,177	-	-	-	-	-	2,177
Increasing the capacity of the BEMA Training Centre	-	-	-	13	62	-	-	75
Weston College Construction Skills Centre	-	-	-	-	3,271	-	-	3,271
Weston College Health and Active Living Skills Centre	-	-	-	-	5,359	-	-	5,359
South Bristol Construction Centre	-	-	-	-	-	3,300	2,700	6,000
Infrastructure Schemes								
Aerospace Bristol	-	1,700	-	-	-	-	-	1,700
Superfast Broadband SGC	-	714	-	556	40	-	-	1,310
Superfast Broadband CDS	-	-	-	-	-	400	-	400
B&B Cultural Destinations Media Bank	-	14	-	87	46	-	-	147
Town Square, Weston-super-Mare	-	1,227	61	1,554	137	-	-	2,979
Saw Close Public Realm, Bath	-	112	-	-	-	-	-	112
Bath Quays Bridge	-	355	-	-	1,265	249	-	1,869
Cattle Market Road Demolition Works	-	278	95	502	-	-	-	875
Colston Hall Phase 2 Transformation Project	-	-	-	1,000	2,000	2,000	-	5,000
Bath Quays South Phase 1a Enabling Infrastructure	-	-	-	731	6,148	1,916	-	8,795
Bath Quays North Phase 1b Relocation of Coach Park	-	-	-	93	1,396	-	-	1,489
Bath Quays North Initial Development Works	-	-	-	-	-	-	6,954	6,954
Bath Innovation: Pioneer Project	-	-	-	-	-	892	893	1,785
Purchase of Land at Bristol and Bath Science Park	-	-	-	-	5,765	-	-	5,765
Innovation Schemes								
Bristol Institute of Technology, BRL and UEZ	1,952	2,548	-	-	-	-	-	4,500
Health Technology Hub	-	1,036	103	191	-	-	-	1,330
FoodWorks ^{SW} Innovation Centre	-	-	-	-	3,315	8,529	-	11,844
NTProStruct	-	2,374	1,484	-	-	-	-	3,858
Composites Bridge Construction	-	-	-	735	3,006	1,309	-	5,050
OPCR - Sensor Factory, CAV & KWMC	-	-	-	-	1,870	1,219	251	3,340
Expansion of OPCR Programme	-	-	-	-	60	2,120	1,645	3,825
Engine Shed Phase 2	-	-	-	-	-	40	3,960	4,000
IAAPS	-	-	-	-	10,000	-	-	10,000
Bristol VR Lab	-	-	-	160	135	-	-	295
Quantum Technologies Innovation Centre	-	-	-	-	-	9,800	5,174	14,974
Grow-On2 Temporary Building	-	-	-	-	1,004	-	-	1,004
	16,600	37,759	4,648	13,544	58,219	61,748	28,727	221,245
	16,600		42,407	49,832	45,370	13,575	34,312	202,096
Total Funds Available	16,600		42,407	49,832	81,658	13,575	34,312	
Change from Allocation	0		0	-36,288	-23,439	48,173	-5,585	19,149

Subject to approval of change request
 Indicative profile

Subject to approval of business case
 Project complete

Figure 1 – Current LGF Spend Profile

- 3.2 There is an expectation that all LGF projects are substantially complete by March 2021 (the end of the LGF funding period) and a requirement that all grant funds are spent by this date. To help mitigate against slippage, an ongoing review is undertaken of all projects which are either yet to fully approved or have programme allocations. Schemes in this position have been asked to accelerate the development of business cases and provide credible delivery plans for spend and completion by March 2021. Overprogramming currently stands at £19.1m.

Full Business Cases

- 3.3 Following a call for proposals in Spring 2018, a number of skills capital first stage applications were submitted seeking to draw on the then £7m of LGF funding thematically allocated to such schemes. The submitted applications were each independently assessed by a panel of officers from the Councils and WECA. The assessments were undertaken in line with the agreed Skills Capital Investment Plan 2018-2021 against the following criteria:

- Availability of funding
- Confirmed match funding offered by scheme promoter/applicant
- Evidenced estate need
- Learner and employer demand for the project
- Relationship to stated priorities
- Value for money

- 3.4 The ranking that resulted from the assessment which was reported to the Joint Committee in June is provided in Figure 2. The City of Bristol Advanced Construction Skills Training Centre project was not considered as a new proposal as it had already been awarded pipeline status, and this scheme has since been conditionally approved by the Joint Committee in November 2018.

Assessment Rank	Scheme Name	Scheme Promoter	Funding Request	Match Funding	Total Cost
1	Animal Management Education Centre	Weston College	£990,000	£2,435,000	£3,425,000
2	Catering & Hospitality Education & Training Hub	Bath College	£1,700,000	£1,839,000	£3,539,000
3	Digital and Creative Innovation Centre	Bath College	£4,350,000	£1,875,000	£6,225,000
4	SGS Challenger Campus	SGS College	£48,000,000	£8,500,000	£56,500,000
5	STEAM Centre (Cyber Security & A-Levels)	SGS College	£7,063,000	£1,000,000	£8,063,000

Figure 2 – Summary of Skills Capital Applications June 2018

- 3.5 At the Joint Committee in June it was agreed that, aside from the Advanced Construction Skills Training Centre, no other proposals would be granted LGF programme entry at that time although ways to further develop these proposals would be explored. To this end, the following schemes were awarded development funding from the Investment Fund at the WECA Committee in July, and are progressing the development of second stage applications (Full Business Cases):

- Catering & Hospitality Education & Training Hub (Bath College)
- Digital & Creative Innovation Centre (Bath College)
- STEAM Centre (SGS College)

Owing to the scale of the SGS Challenger Campus this was not developed further at that time.

3.6 The first of these projects has now submitted a second stage application as set out below. The application is published on the LEP [website](#).

- **Bath College Catering & Hospitality Education & Training Hub** – this project would see the delivery of a state of the art Education and Training Hub at the College's existing Roper Building on the city centre campus in Bath. The work will include the refurbishment of 659m² of the building to provide industry standard specialist training facilities, learning space and flexible meeting facilities and a training restaurant.

This is a £4.409m project with £2.099m sought from the LGF. The scheme Assessment Summary Table is shown in Appendix 5.

3.7 Since the skills capital; applications were submitted in June the position of the LGF has changed with overprogramming having reduced from £25.4m to £19.1m. There remain a number of schemes which are challenged to spend within the LGF period and on this basis it appears sensible to now consider this scheme for funding through the LGF.

Recommendation to approve the Full Business Case for the Catering & Hospitality Education & Training Hub with funding through the LGF subject to design to RIBA stage 3 and the submission of an updated cost plan, and the supply of a red book valuation for that part of the building to be used for the project and a letter from the bank or accountant re affordability and cash flow

3.8 With the inclusion of this scheme in the LGF programme, it is proposed that the top ranked scheme through the previous assessment, the Weston College Animal Management Centre, is also offered the opportunity to seek LGF funding. An update has been sought from Weston College who have confirmed the project has submitted a planning application and could be delivered in 2019 within the funding identified in the first stage application (£990,000).

Recommendation to award the Weston College Animal Management Centre LGF programme entry and request a second stage application for consideration at the Joint Committee in May

3.9 Similarly the SGS STEAM Centre and the Bath College Digital and Creative Innovation Centre plan the submission of second stage applications in February and June respectively. It is proposed these schemes are also awarded LGF programme entry which would, subject to business case approval, add a call of some £10.75m to the LGF.

Recommendation to award LGF programme entry to the SGS STEAM Centre and Bath College Digital and Creative Innovation Centre.

Local Growth and Economic Development Fund (EDF)

Full Business Cases

4.1 An FBC for Bath Quays North Initial Development Works has been submitted by Bath and North East Somerset Council. The FBC has been published on the LEP [website](#)

- **Bath Quays North Initial Development Works** – the £184m project will see the delivery of some 200,000 ft² of offices on the Bath Quays North site in the Enterprise

Zone. This seeks to draw on £23.878m of the £34.511m EDF allocated for this scheme together with £6.954m of LGF through reallocation of funds previously awarded to the Bath Innovation: Pioneer Project which is not able to proceed in the planned form. The scheme Assessment Summary Table is set out in Appendix 6.

Recommendation to approve the Full Business Case for Bath Quays Initial Development Works. The drawdown of the EDF funding to be confirmed by the Business Rates Pooling Board.

Changes to Schemes within the Programme

- 5.1 At the Joint Committee meeting in June it was agreed that a Directors Board would have a role in overseeing the progress of schemes within the LEP programme. This would focus on considering key risks and issues to support timely and effective delivery, linked to a set of delegations to approve scheme changes. Scheme changes which are more significant and sit outside of the agreed tolerances will continue to be reported to this Committee. On this basis the change requests submitted which are recommended for approval by the Committee across the LGF, EDF and RIF are set out in Appendix 2 and 3. Those recommended for approval through delegation to the LEP Chief Executive in consultation with the Directors Board are shown in Appendix 4.

Consultation:

- 6.1 There has been no consultation in relation to the content of this report.

Other Options Considered:

- 7.1 Each project is required to undertake an options assessment, and to set out the rationale for the preferred option within the Outline and Full Business Case. Similarly requests for change include a description of other potential options and why the chosen option is proposed.

Risk Management/Assessment:

- 8.1 Each project in the programme is required to set out their approach to risk management and provide a risk register which is reviewed as part of the business case approval process. Key risks for each scheme are reported as part of the quarterly highlight report. Programme level risks are considered at each meeting of the Investment Panel.

Public Sector Equality Duties:

- 9.1 For projects seeking funding via the LGF, EDF or RIF scheme promoters are required to include as part of their FBC, an equality and diversity assessment and plan. These assessments are [published](#) on the LEP website.

Economic Impact Assessment:

- 10.1 Supporting economic growth is central to these funding streams, and promoters are required to include an economic case within the FBCs for each scheme which sets out how the project will create jobs and GVA growth as well as delivering wider benefits. In line with agreed processes these FBCs are [published](#) on the LEP website at the point of decision making

Finance Implications:

- 11.1 The specific financial implications are set out in the body of this report.

Advice given by: Malcolm Coe, Director of Investment and Corporate Services, WECA

Legal Implications:

12.1 There are no additional legal implications arising from this report.

Advice given by: Shahzia Daya, Monitoring Officer, WECA

Land/Property Implications;

13.1 All land and property implications are set out within the specific business cases and dealt with by the scheme promoters.

Advice given by: Malcolm Coe, Director of Investment and Corporate Services, WECA

Human Resources Implications:

14.1 There are no direct human resource implications arising from this report.

Recommendations:

The Committee is asked to:

- 1. Delegate approval of the revised West of England Assurance Framework to the WECA Chief Executive in consultation with the West of England Chief Executives.**
- 2. Approve the Full Business Case for the Catering & Hospitality Education & Training Hub with funding through the LGF subject to design to RIBA stage 3 and the submission of an updated cost plan, and the supply of a red book valuation for that part of the building to be used for the project and a letter from the bank or accountant re affordability and cash flow**
- 3. Award the Weston College Animal Management Centre LGF programme entry and request a second stage application for consideration at the Joint Committee in May**
- 4. Award LGF programme entry to the SGS STEAM Centre and Bath College Digital and Creative Innovation Centre.**
- 5. To approve the Full Business Case for Bath Quays Initial Development Works subject to the drawdown of the EDF funding being confirmed by the Business Rates Pooling Board.**
- 6. Approve the change requests for the LGF schemes set out in Appendix 2.**
- 7. Approve the change requests for the EDF and RIF schemes set out in Appendix 3.**

Appendices

Appendix 1: Summary of Approved Schemes

Appendix 2: Local Growth Fund - Requested Scheme Changes

Appendix 3: Economic Development Fund and Revolving Infrastructure Fund - Requested Scheme Changes

Appendix 4: Scheme Changes Recommended for Approval through Delegation

Appendix 5: Catering & Hospitality Education & Training Hub – Assessment Summary Table

Appendix 6: Bath Quays North Initial Development Works – Assessment Summary Table

Report Author: Malcolm Coe, Director of Investment and Corporate Services

West of England Combined Authority Contact:

Any person seeking background information relating to this item should seek the assistance of the Contact Officer for the meeting who is **Pete Davis** and who is available by telephoning Ian Hird / Tim Milgate on 0117 332 1486; writing to West of England Combined Authority, 3 Rivergate, Temple Way, Bristol BS1 6ER; email: democratic.services@westofengland-ca.gov.uk

Appendix 1

Summary of Approved Schemes

LGF Schemes Complete, Fully Approved or Approved with Conditions

A. Schemes which are complete:

- **Future Technology Centre** £2.74m LGF – a flagship facility based at the South West Skills Campus in Weston-super-Mare to up-skill learners with ‘work ready’ technology skills focused on the Creative and Digital, Advanced Engineering/Civil Engineering and Automated Manufacturing, and Low Carbon sectors. [Summary](#)
- **Sustainable Transport Package 15/16** £2.898m LGF - a package of transport measures including new and improved routes and facilities for walking and cycling, public transport improvements such as dedicated bus lanes and priority measures, and other sustainable transport initiatives focused on the Temple Quarter Enterprise Zone and five Enterprise Areas. [Summary](#)
- **Robotics Laboratory - BRL Institute of Technology and UEZ** £4.5m LGF - building on the strengths of the Bristol Robotics Lab, this project provides essential start-up and grow-on space for technology and knowledge-based businesses in robotics and autonomous systems, bio-sensing and bio-technology, bio-medical and related high tech fields. [Summary](#)
- **North Somerset Enterprise Technical College** £2.177 LGF (plus £1.525m EDF) – the majority of the building works are funded by Weston College and the Education Funding Agency. The EDF funds have been used for specialist equipment and fit-out required to meet the business/vocational aspirations of the scheme and for construction of the Motor Sports Centre. [Summary](#)
- **Aerospace Bristol** £1.7m LGF – this attraction in the Filton Enterprise Area showcases the brilliance of Bristol’s innovation, design and engineering and will have international appeal attracting at least 120,000 visitors per year. [Summary](#)
- **Aztec West Roundabout** £2.102m LGF (plus £370k EDF, £1.889m RIF) – widening of the roundabout and provision of associated pedestrian and cycle crossing facilities to provide additional capacity on one of the main routes serving the Cribbs Patchway New Neighbourhood and Filton Enterprise Area. [Summary](#)
- **Law and Professional Services Academy** £19.392m LGF – an inspirational learning centre located in the centre of Weston-super-Mare at the Winter Gardens and Arosfa Hotel which supports employer skills needs within the Law and Professional Services sectors, whilst providing a focus for the regeneration of Weston town centre. [Summary](#)
- **Bath & North East Somerset Construction Skills Centre** £2.731m LGF – a specialist centre which delivers construction skills training across the full range of construction disciplines and trades, and supports the delivery of the new vision for the Norton Radstock campus as a specialist skills hub focussed on construction and engineering. [Summary](#)
- **Advanced Engineering Centre Extension (AECE)** £4.003m LGF – an extension to City of Bristol College’s Advanced Engineering Centre at Parkway which services the growing skills needs of the Advanced Engineering sector through the provision of skills training in areas such as the maintenance and operation of 3D printers, Computer Numerical Control (CNC) machining and the use of composite materials. [Summary](#)
- **Health Technology Hub** £1.33m LGF – refurbishment of a 900m² facility on the University of West of England, Frenchay Campus, to provide a centre for research and innovation for the

advancement of Independent Living and Citizen-Centric Health, focussed on business support and business/academic/healthcare interactions. [Summary](#)

- **Sustainable Transport Package 2016/17** £3.719m LGF - a package of transport measures including new and improved routes and facilities for walking and cycling, public transport improvements such as dedicated bus lanes and priority measures, and other sustainable transport initiatives focused on the Temple Quarter Enterprise Zone and five Enterprise Areas. [Summary](#)
- **Saw Close Public Realm, Bath City Centre** £112k (plus £963k RIF) - delivering improvements to the public highway and footways of Saw Close and the adjacent area of Upper Borough Walls to complete the Saw Close development public realm works, supporting development for the Enterprise Zone. [Summary](#)
- **Bromley Heath Viaduct Maintenance and Improvement Programme** £2.8m LGF - work for the structural repairs and upgrading for safety, pedestrian and cycling provision on the viaduct on the A4174, with LGF funding to reduce the duration of the works from 52 weeks down to 33 weeks, reducing congestion and diversion impacts. [Summary](#)
- **NTProStruct** £3.858m LGF – the purchase of capital equipment at the National Composites Centre (NCC) to develop advanced manufacturing technologies for major components used in aerospace, automotive and other sectors. [Summary](#)
- **Bristol and Bath Cultural Destinations Media Bank** £147k LGF – the creation of a media bank allowing members to deposit and withdraw images, audio and video material and provide much richer content for a wide variety of marketing and promotional purposes and to capitalise on the complementary nature of the tourism and cultural offers. [Summary](#)
- **A39 Bences Garage Junction Improvement Scheme** £700k LGF – a project to ease congestion and enhance the functioning of the junction through the addition of an additional lane for vehicles on the southbound approach, building on the recently completed Three Headed Man junction improvement as part of the Sustainable Transport Package 2017/18. [Summary](#)

B. Schemes which are fully approved:

- **West Wick Roundabout and North South Link** £11.311m LGF - a highway link with separate cycle and footpath facilities through Parklands Village which forms part of the J21 EA connecting the A371 at Locking to the West Wick roundabout on the A370. This roundabout is also being improved to increase capacity through re-configuration and partial signalisation. [Summary](#)
- **MetroWest Phase 1 Development Costs** £10.547m LGF – reopening of the Portishead line and additional services on the Severn Beach line and to Bath. FBC for the development phase of the rail scheme through to the start of construction. [Summary](#)
- **MetroWest Phase 2 Development Costs** £3.2m LGF - reopening the Henbury line to passenger services and improved frequencies to Yate including three new stations. FBC for the development phase of the rail scheme through to the start of construction. [Summary](#)
- **Sustainable Transport Package 2017/18** £4.59m LGF – a package comprising 14 projects to improve walking & cycling links, public transport and public spaces focused on 3 key themes, stimulating growth, connectivity and low carbon. [Summary](#)
- **Superfast Broadband Extension Programme (South Gloucestershire Council)** £1.310m LGF – further extension of the Superfast Broadband network to additional homes and business premises in South Gloucestershire, with Government match funding through Broadband Delivery UK (BDUK). This involves provision of open access ducting to support the roll out of Superfast Broadband across the area. [Summary](#)

- **Bath Quays Bridge** £1.869m LGF – a new pedestrian and cycle footbridge over River Avon connecting Bath Quays North and South, as well as further enhancing the connectivity of Bath to its river through the Quays Waterside project. [Summary](#)
- **Cattle Market Road Demolition Works** £875k LGF – demolition of the former Post Office Sorting Depot building to clear the site and prepare it for development and increase its market attractiveness. [Summary](#)
- **Town Square, Weston-super-Mare** £2.979m LGF – to create a public space and provide connections from the seafront to High Street and University Centre campuses. The objective is to improve connectivity both physically and visually and upgrade the quality of the space. [Summary](#)
- **Increasing the capacity of the BEMA Training Centre** £75k LGF- the purchase of equipment for an expansion of the British Engineering Manufacturing Association (BEMA) existing Machine Shop, located in Yate, to respond to unmet learner and employer demand for apprenticeship provision. [Summary](#)
- **Bath Quays Phase 1a (South)** £8.795m LGF – to undertake local infrastructure works on the Bath Quays South site, comprising of demolition, remediation, floodwall and embankment works, and incoming services. This is part of a wider programme of works to support the development of the Enterprise Zone. [Summary](#)
- **Bath Quays Phase 1b (North)** £1.489 LGF - the relocation of an existing coach park, situated in the Bath Quays North development site, to the Odd Down Park & Ride facility. The enabling works will see the Bath Quays North site vacated for development whilst delivering an alternative coach park facility. [Summary](#)
- **Advanced Composites for Transport Infrastructure – Bridge Construction** £5.05m LGF - the application of innovative technology to develop an advanced composite bridge design solution that can be efficiently and economically used in a variety of locations, and to showcase this through the implementation of a pedestrian and cycle crossing of the A4174 Ring Road at Emersons Green. [Summary](#)
- **Bristol Virtual Reality Lab** £295k LGF – establishing a facility to support the development of skills, content and applications in Virtual Reality and Augmented Reality at the Leadworks on Anchor Square, providing workspaces accessible to SMEs and to researchers for R&D. [Summary](#)
- **Weston-super-Mare Transport Enhancement Scheme** £1.5m LGF - upgrading the area to create a quality, inter-connected public space through a package of works including improved pedestrian links and public realm, together with public transport and cycle improvements including the creation of a high quality bus interchange. [Summary](#)
- **Weston College Health and Active Living Skills Centre** £5.359m LGF - a training centre blending skills for health and social care with the wider health prevention and condition management agenda, delivered in one building and benefitting from existing facilities already on-site at University Campus. [Summary](#)
- **Open Programmable City Region (OPCR) – Bristol Infrastructure, Sensor Factory, CAV Access Network and Knowle West Media Centre Research Projects** £3.340m LGF - creation of a R+D testbed and three projects which will utilise the infrastructure in the areas of Connected and Autonomous Vehicle (CAV) R&D, community led high tech co-creation, design, prototyping and creative digital experimentation. [Summary](#)
- **Weston College Construction Skills Training Centre** £3.271m LGF - the creation of a highly industry-focused Infrastructure Construction Skills Centre to address the shortage of infrastructure construction and civils skills training in the WE LEP area in response to clear employer demand. [Summary](#)

- **Colston Hall Phase 2 Transformation Project** £5m LGF – a package of works seeking to build an exceptional classical and contemporary music hall, creating world-class spaces for education and enterprise and improve backstage facilities for artists. [Summary](#)
- **FoodWorks^{SW} Innovation Centre** £11.844m LGF – First phase development of an Innovation Centre at J21 Enterprise Area, to offer end-to-end product development and testing service to food and drink producers, including incubation space for start-ups and growing businesses. [Summary](#)
- **Purchase of land at Bristol and Bath Science Park** £5.765m LGF – purchase of the freehold of the Science Park to secure its continued development as a Science Park within the Emersons Green Enterprise Area.

C. Schemes approved with conditions:

- **Superfast Broadband Extension Programme (Connecting Devon and Somerset element)** £400k LGF - Works as part of Connecting Devon and Somerset are being undertaken in the Bath & North East Somerset and North Somerset areas.
- **Portway Station** £553k LGF - a new un-manned single platform rail station adjacent the existing Portway Park and ride site on the Severn Beach Line providing a direct, rapid and reliable means of accessing employment in the Temple Quarter Enterprise Zone and Avonmouth Enterprise Area as well as improving access to other destinations. [Summary](#)
- **Institute of Advanced Automotive Propulsion Systems (IAAPS)** £10m LGF - a new 11,000m² building on the Bristol & Bath Science Park to Create a centre of excellence for research and innovation into future advanced propulsion systems. Open to universities and businesses it will be a catalyst to develop future generations of ultra-low emission vehicles.
- **Grow-On2 Temporary Building** £1.004m LGF - the creation of temporary grow on space at the Bristol and Bath Science Park to address the constraint at Grow-On 1 which is operating at capacity. This would provide 535m² of shared workspace via eighteen customised shipping container workhub units adjacent to the existing building.
- **Weston-super-Mare Sustainable Travel Improvements** £1.75m LGF – the project seeks to improve transport links within and to Weston-super-Mare town centre by focussing primarily on connectivity, improving walking and cycling links and giving greater priority to public transport within the centre.
- **South Bristol Construction Centre** £6m LGF – a training centre in construction skills to provide skilled workers for significant regional infrastructure projects as well as providing more traditional training routes to service the large number of building firms and small traders located in the south of the city.
- **Keynsham Town Centre Improvements** £1.5m LGF – making permanent a temporary one way traffic flow scheme which would also see widening of footways, improved walking and cycling links, dedicated cycle lane, new street furniture and improved junctions.
- **South Gloucestershire sustainable Transport Package** £2.795m LGF – a package of three interventions spanning cycle route upgrades, a range of school walking, cycling and safety improvements and community transport fleet replacement vehicles.

EDF Schemes Complete or Fully Approved

A. Schemes which are complete:

- **North Somerset Enterprise Technical College** £1.525m EDF - see LGF A above.
- **Aztec West Roundabout** £370k EDF - see LGF A above.

B. Schemes which are fully approved:

- **Invest in Bristol and Bath** £5m EDF – a five year funding package to maintain a strong investment promotion service for the area that creates jobs by attracting new businesses and private sector investment. [Summary](#)
- **Avonmouth Severnside Ecology Mitigation and Flood Defence Development Costs** £1.9m EDF – funding associated with undertaking Phase 1 (design and development works) of these complex schemes. [Summary](#)
- **Temple Quarter Enterprise Zone (TQEZ) Programme Team** £2.5m EDF – the creation of a programme team to support the accelerated delivery of TQEZ and to ensure developments are brought forward in a co-ordinated and integrated manner. [Summary](#)
- **Bath Riverside Enterprise Zone Team** £685k EDF - the creation of a dedicated team to promote and bring forward strategic employment sites within the EZ. The funding requested covers staffing costs and those for marketing and promotion over a 3 year period. [Summary](#)

RIF Schemes Complete, Fully Approved or Approved with Conditions (via the One Front Door approval process)

A. Schemes which are complete:

- **Saw Close Public Realm, Bath City Centre** - £963k RIF – see LGF A above.

B. Schemes which are fully approved:

- **Hub Weston (Weston-super-Mare Creative Hub)** - £402k RIF to purchase and develop a new Creative Hub building in central Weston. The Hub, to be called The Stable, will offer a range of facilities, services and support to enable entrepreneurs in the digital and creative industries to take the first steps in setting up their own businesses within a collaborative community. [Summary](#)
- **Somer Valley Enterprise Zone Commercial Delivery Framework (CDF)** - £50k to produce a CDF which will define the delivery strategy for the Somer Valley Enterprise Zone taking into account market conditions and technical utility and infrastructure issues that will aid in the master-planning and production of design guidance for the site. [Summary](#)

C. Schemes approved with conditions:

- **J21 Northbound Merge Improvement** - £450k RIF for a highway improvement scheme to increase capacity on the northbound slip road onto the M5 reducing traffic congestion in the morning peak by increasing the traffic lanes from 1 to 2.
- **South Bristol Sustainable Urban Development (SUD) Intermediate Body** £48k RIF - revenue to match fund the creation of a Technical Assistance team to support Bristol City Council's Intermediate Body (IB) role in relation to the SUD plan for South Bristol. This will be match funded by the European Regional Development Fund (ERDF).

Appendix 2

Local Growth Fund Change Requests Recommended for Approval

- **Advanced Composites for Transport Infrastructure Bridge Construction** – scope change to deliver transport and innovation outcomes in a different way following the original scheme proposals being found to be too high cost and risk. New milestones have been added as a result of scope change with a revised completion date of March 2021. Spend re-profiling from 18/19 and 19/20 of £3.085m to 20/21. A revised economic assessment is to be provided.
- **MetroWest Phase 2** – delays of 1-6 months to interim milestones following the late receipt of GRIP 3 report including Outline Business Case approval (to May 19), with a four month delay to GRIP 6 Construction Completion (to Dec 21).
- **West Wick Roundabout & North South Link** – previously approved delays have resulted in the need for spend re-profiling across years to 20/21.
- **Bath Quays Bridge** – delays of 1-6 months to interim milestones and to the final milestone to bridge operational (to Jun 20). There has also been a request for £249,100 underspend from the Bath Quays North project to be reallocated to cover the cost increase in this project,
- **Sustainable Transport Package 17/18** – a delay of one month (to Oct 19) to the final milestone of programme scheme completion has been reported. This is to allow for additional work to be undertaken to ensure that monitoring and safety audits are carried out. This delay has necessitated re-profiling of £230k from 18/19 to 19/20.
- **A4018 Corridor Improvements** – delays of 2 months to completion of detailed design (to Apr 20), 2 months for TRO completion (to Jun 20), 4 months for commencing construction and 2 months for the final milestone of completing construction (to May 21). The delay to construction is likely to result in a request next reporting period for a shift in the spend profile.
- **Quantum Technologies Innovation Centre** – The Temple Quarter Enterprise Campus programme has been delayed which could lead to changes to the project's scope, spend and spend profile. Delays to milestones range from 3-33 months, including an 11 month delay to the final milestone of building opening (to Sep 22).
- **Grow-On 2 Temporary Building** – delays have arisen as a result a revision to building design following consultation with existing BBSP tenants. These include 3-4 month delays to a number of interim milestones and a 4 month delay to contract completion (to Jul 19).
- **Keynsham Town Centre Improvement** – delays of 3-6 months to a number of interim milestones including 3 months to FBC submission (to Mar 19) and 4 months to construction start (to Jan 20), with no impact on project completion.
- **Bath Quays South (Phase 1a)** – a three month delay to main contract award (to Jan 19) with no impact on scheme completion.
- **Bath Quays North (Phase 1b)** – a one month delay is reported for construction completion (to Nov 18, now achieved). The project has been delivered under budget and the reallocation of £249,100 to Bath Quays Bridge is requested.

Appendix 3

Economic Development Fund and Revolving Infrastructure Fund Change Requests Recommended for Approval

Economic Development Fund

There are no scheme changes which require escalation for approval to the Joint Committee.

Revolving Infrastructure Fund

- **TQEZ Infrastructure Programme** – delays of four months to St Phillips Footbridge and the River Avon Path (to May 19), three months to Temple Circus project end (to Sept 19), six months to Harbour Walkway project end (to Sept 19) and a delay to the final milestone for the Feeder Road project end (date yet to be confirmed).
- **The Stable: Creative Working Hub** – request to reprofile £10,390 from 18/19 to 2019/20 linked to previously reported delays with the current tenant being unable to find alternative premises.
- **J21 Queensway Improvement** – the scheme is currently on hold whilst match funding is being sought and therefore the RIF funding is unlikely to be spent in 19/20. A request to re-profile £2,090,000 from 19/20 to 20/21 has therefore been submitted.
- **Somer Valley EZ Commercial Delivery Framework** – an additional £30k of funding has been requested to assist with procurement and to help identify commercial options that will be used to inform the content of the business case.

Appendix 4

Scheme Change Requests Approved by the Directors Board

Local Growth Fund

- **SGC Superfast Broadband Extension** – delays to a number of interim milestones of one and two months, with five milestone completion dates to be confirmed.
- **Construction Skills Training Centre** – cost increase of £192k met by the College.
- **Health and Active Living Centre** – one month delay to construction completion (to Mar 19).
- **Cattle Market Road Demolition** – a delay of one month to the final milestone of demolition works completion (to Mar 19).
- **Portway Station** – a one month delay to securing planning consent (to Nov 18) and a two month delay to signing the offer letter (to Dec 18).
- **Institute of Advanced Automotive Propulsion Systems** – delays of one month to both planning decision (to Oct 18) and equipment procurement appointment (to Nov 18), and of two months for construction enabling works appointment (to Nov 18) and construction enabling works completion (to Mar 19).
- **A39/A368 Marksbury Junction (Bences Garage)** – delays in works undertaken by a third party have resulted in delays of 1-2 months to milestones post practical completion, namely to snagging issues (to Dec 18), to Stage 3 Safety Audit (to Jan 19) and claim settlement (to Jan 19).
- **Weston-super-Mare Sustainable Travel Improvements** – one month delay to tree felling (to Dec 18) with no impact on scheme completion.
- **Purchase of land at Bristol and Bath Science Park** – two month delay to completion of End of Project Delivery Report (to Jan 19).

Economic Development Fund

- **Temple Quarter Enterprise Zone Programme Team** – 2 month delay to completion of the annual report submissions for 16/17 and 17/18 (to Nov 18).
- **Bath Quays North and South** - 2 month delay to commencement of Bath Quays North Infrastructure Works (to Jan 20).
- **Bath Riverside Enterprise Zone Team** – a two month delay to the creation of a marketing strategy (to Feb 19).

Revolving Infrastructure Fund

There were no changes that fell within the delegation tolerances to report.


Appendix 5 - Business Case Assessment Summary Table

Scheme Details		Appraisal Summary		Recommendation/ Conditions	
Project Name	Catering and Hospitality Education and Training Hub	Strategic Case	<p>Bath and its surrounding area has a strong need for personnel in this occupational sector. Hospitality/catering is reported as the fourth biggest industry in B&NES with the second largest predicted growth rate by 2030.</p> <p>Visitor economy is identified as a 'priority and emerging economic sector' in the West of England Skills Capital Investment Plan 2018 – 2021.</p> <p>The project will provide learning opportunities for a diverse range of people from the local population, including:</p> <ul style="list-style-type: none"> • Current employees in the catering, hospitality, retailing and leisure industry – upskilling, continuing professional development. • Potential employees who may experience barriers to education and employment around the development of basic skills. • Current employees for whom working patterns form a barrier to training and development. <p>The building is in the Bath Riverside Enterprise Zone and is part of the Bath Quays North regeneration site</p>	Funding Source(s)	Local Growth Fund
Scheme Promoter	Bath College	State Aid	Bath College have confirmed that there is either a no aid position, or a compliant position has been established.	Approval Requested	Skills Capital Second Stage Application (Full Business Case) Approval
Date of Submission	5/12/18	Economic Case and	The project is forecast to benefit 535 learners (395 of which are additional) over the first 3 years. This equates to an LGF cost per learner benefitting of some £3,900. This is below the average LGF cost per learner benefitting for the 9 skills	Grant Award	£6.0m

Funding Requested	£2.099m (Superstructure £80k; Finishes/ External Works/ Services £855k; Fittings £316k; Preliminaries £200k; Equipment £34k; VAT £385k; Other costs £229k)	Value for Money	<p>capital projects funded through the LGF to date but above the median level of £3,075.</p> <p>Using the then Skills Funding Agency methodology, the scheme presents an NPV/Capital Cost ratio of 1.01.</p> <p>The cost per m² of floorspace of £3,656 is well in excess of the then SFA benchmarks for this type of refurbishment work (£1,948 per m² at 2015 prices). The College report this relates to the costs associated with the state-of-the-art commercial environment essential to the delivery of this provision</p> <p>A letter has been provided from the Chief Finance Officer which confirms responsibility and accountability for ensuring value for money in the use of public resources.</p>		
Total Scheme Cost	£4.409m (with grant spend 2018/19 to 2019/20)	Risk	<p>The project costs include a contingency of £65k (4% of the works cost).</p> <p>A risk register has been provided.</p>	Grant Recipient	Bath College
Match Funding %	To be finalised following red book valuation	Delivery	<p>Planning consent is not required, and the building is in the ownership of the College.</p> <p>The scheme is yet to reach RIBA 3 Developed Design which is due to be completed in early 2019.</p> <p>It is reported that construction could start in March 2019 and the provision could be operational in September 2019.</p>	Payment Basis	Quarterly in arrears on defrayed expenditure

<i>Scheme Description</i>	<i>Recommendation to Joint Committee</i>	Approval subject to conditions
<p>The project would see the delivery of a state of the art Education and Training Hub at the College's existing Roper Building on the city centre campus in Bath.</p> <p>The work will include the refurbishment of 659m² of the building to provide industry standard specialist training facilities, learning space, flexible meeting and conference facilities and a training restaurant.</p> <p>The provision will cover curriculum areas including Commis/Pastry/Production Chefs, Catering, Food and Beverage Service Supervision and Hospitality Manager. Curriculum delivery aims to make efficient use of different forms of learning (on-line learning, peer learning, workplace learning, college learning and self-study) to yield maximum space utilisation and efficient use of staff and physical resources.</p>	<i>Conditions of Approval</i>	<p>1) Design to RIBA stage 3 with the supply of an update cost plan.</p> <p>2) Supply of a red book valuation for that part of the building to be used for the project.</p> <p>3) Supply of a letter from the bank or accountant re affordability and cash flow.</p>

Record of Approval

<i>WECA S151 Officer</i>		<i>Joint Committee</i>	
<i>Name</i>	Malcolm Coe	<i>Date of Meeting</i>	1 February 2019
<i>Date</i>	21 January 2019	<i>Decision</i>	
<i>Signature</i>			

Appendix 6 - Business Case Assessment Summary Table

Scheme Details		Appraisal Summary		Recommendation/ Conditions	
Project Name	Bath Quays North	Strategic Case	<p>The project aligns with the B&NES Core Strategy and Place Making Plan which identifies Bath Quays North as the Council's flagship regeneration project and sees it as an area which will be transformed into the city's main business location.</p> <p>The site sits within the Bath Enterprise Zone and this scheme is central to delivering the Zone's potential.</p> <p>The strategic case for the project is strong. This project builds upon previous public sector investments for flood mitigation and other enabling works, and presents the final piece of infrastructure at Bath Quays North to offer the opportunity for significant job creation in central Bath.</p>	Funding Source(s)	Local Growth Fund and Economic Development Fund
Scheme Promoter	Bath and North East Somerset Council	State Aid	<p>Independent legal advice has been provided which argues that the Council is not acting as an economic undertaking. Further it is advised that, in the event that the Council is engaging in economic activity in respect of some of the activities in its role in the BQN regeneration, the Council is overwhelmingly acting as a public authority and that any economic activity cannot be separated from the whole as to do so would result in the Bath Quays North regeneration failing.</p> <p>WECA accepts this assurance from Bath and North East Somerset Council. The financial risk lies with the Council and this will be set out in the grant offer letter.</p>	Approval Requested	Full Business Case Approval

Date of Submission	13/12/18	Economic Case and Value for Money	<p>Within the economic case it is forecast that Phase 1 will deliver 1,425 gross jobs on site, rising to 1,923 if Phase 2 is included. Taking phase 1 alone a GVA uplift of £25.9m per year is predicted, yielding a Benefit to Cost Ratio of 9:1.</p> <p>The project is forecast to generate between £1.27m and £1.55m of business rates growth per annum.</p> <p>A letter has been provided by the B&NES s151 officer which confirms the project represents good value for money.</p>	Grant Award	£6.954m LGF and £23.878m EDF
Funding Requested	£30.833m				
Total Scheme Cost	£59.79m which that declared through the offer letter process as part of the wider £183.888m project	Risk	<p>The scheme design is reported to be at RIBA Stage 2+. The costs are based on a Cost Report which in turn is based on the current masterplan and as such are likely to change to reflect the selected developer's proposals.</p> <p>Procurement of the delivery partner is expected to be confirmed by B&NES in February.</p>	Grant Recipient	Bath and North East Somerset Council
Match Funding %	48%	Delivery	<p>Outline planning consent was secured in August 2018. Full planning consent is expected in January 2020.</p> <p>All land is in the ownership of B&NES aside from a small parcel of approximately 45m² for which Heads of Terms have been agreed for the acquisition.</p>	Payment Basis	<p>LGF - quarterly in arrears on defrayed expenditure</p> <p>EDF – capital and interest every six</p>

			The proposed drawdown of LGF funding is in 19/20 with the EDF being expended between 19/20 and 22/23. Overall completion is expected in September 2023.		months based upon staged payments
Scheme Description				Recommendation to Joint Committee	Approval
Bath Quays North is part of the wider Bath Quays regeneration area which seeks to deliver a new Business District for the City. This project aims to overcome a long standing market failure in the provision of office space, which has resulted in a lack of viable and attractive stock which is having a significant negative economic impact across the city and wider area. The project will see the delivery of 385,000 ft ² of floorspace including 200,000 ft ² of offices.				Conditions of Approval	Drawdown of the EDF funding to be confirmed by the Business Rates Pooling Board

Record of Approval

WECA S151 Officer		Joint Committee	
Name	Malcom Coe	Date of Meeting	1 February 2019
Date	21 January 2019	Decision	
Signature	