

Lee Harris, Executive Director for Place Services	Ref No: OKD09 (19/20)
June 2019	Key Decision: Yes
Crawley Growth Programme – Revised Funding and Governance Arrangements	Part I
Report by Strategic Manager, Economy	Electoral Division(s): Crawley

Summary

The Crawley Growth Programme (CGP) is a key delivery mechanism to achieve the economic growth outcomes agreed in the Crawley Growth Deal. The programme is supported by financial allocations from the Coast to Capital Local Enterprise Partnership (LEP), West Sussex County Council (WSCC) and Crawley Borough Council (CBC). A WSCC decision in December 2017 (OKD03(17/18)) agreed funding allocations and delivery governance for the projects within the CGP. A decision in December 2018 (OKD18(18/19)) approved amendments to the governance to support the delivery of the Station Gateway Scheme.

This report provides an update on the delivery of the programme to date, proposes alterations to the delivery mechanism for the provision of commercial space in the town centre and provides clarity on the funding allocations and programming for schemes still to be delivered.

West Sussex Plan: Policy Impact and Context

This proposal will support the delivery of key economic priorities and benefits identified in the West Sussex Plan, particularly the Prosperous Place priority, agreed CGP and Crawley Growth Deal.

Financial Impact

The CGP is funded from a combination of Local Growth Fund (LGF), allocated by the LEP, WSCC funding, CBC funding and developer contributions.

A funding agreement is in place between WSCC and the LEP and this requires the early allocation of LGF to ensure that LEP funding profiles are achieved. The funding agreement requires the allocation of all LGF by March 31st 2021.

The LEP supported the addition, to the CGP, of a project to acquire the Churchill Court site in Crawley for a total cost of £11.279m. This enabled an allocation of £6.087m of LGF to be made to this project with the remaining £5.129m being identified as match funding.

The WSCC capital allocation to the CGP therefore increases from £7.891m to £19.170m. There is no net impact on the overall value of the WSCC capital programme budget. The arrangement does however, relieve the pressure to commit to the immediate delivery of further schemes to ensure the allocation of the LGF within the permitted timeframe. The quarter four LEP return for 2018/19 identifies that £11.716m of the overall LGF allocation of £14.64m has now been claimed leaving just a further £2.924m to be claimed over the next 2 years.

The funding agreement with the LEP allows for the delivery of schemes through to March 31st 2025, provided that all LGF is allocated by 31st March 2021. This enables a more measured delivery of the remaining projects. It is proposed that the WSCC funding allocation to the CGP (initial funding allocation of £7.891m + the £11.279m

Churchill Court funding allocation) be available to support programme delivery through to 2025 with a spend profile broadly as set out in paragraph 4.

Recommendation

That, subject to the approval of the report attached as Appendix B by Crawley Borough Council (CBC) Cabinet on 26th June, the Executive Director for Place Services (formerly Executive Director for Economy, Infrastructure and Environment) approves:

- i) revised delivery governance for the provision of commercial space in Crawley Town Centre, with CBC taking on the role as contractual lead for the project as set out in paragraph 2.1
- ii) updated funding arrangements between WSCC and CBC to ensure effective delivery of the CGP, as identified in Appendix A.
- iii) a commitment to allocate the WSCC funding identified for the CGP over a period through to March 31st 2025 broadly in accordance with the indicative spend profile set out in paragraph 4.6.

PROPOSAL

1. Background and Context

- 1.1 The Crawley Growth Programme has been developed with partners following the completion of the Crawley Growth Deal, signed by the Leaders of the County Council and CBC in December 2016.
- 1.2 The Coast to Capital LEP, WSCC and CBC initially allocated funds to the programme totalling around £31.8m.
- 1.3 A WSCC decision in December 2017 (OKD03(17/18)) approved funding allocations and delivery governance for each of the proposals identified in the CGP. The contractual lead for projects is identified as either WSCC or CBC depending on which authority is best placed to secure delivery. A decision in December 2018 (OKD18(18/19)) approved amendments to the governance to support the delivery of the Station Gateway Scheme, the contractual lead role transferring from WSCC to CBC.
- 1.4 Much progress has been made since the LEP funding agreement was signed in March 2018. The following projects have been completed:
 - Worth Park Avenue cycle improvements
 - Town Centre signage
 - Manor Royal Gateway 1
 - Manor Royal Outdoor Media

The Queensway project is under construction.

A design and build contractor is being procured for the Eastern Gateway scheme.

Consultation has completed on the Manor Royal bus lane and junction improvement schemes and detailed designs will now be progressed.

Preliminary design work is progressing on the Station Gateway, cycle improvement, superhubs, Three Bridges Station, Road Space Audit and travel mobility platform schemes.

- 1.5 The LEP agreed in March 2019 that the acquisition of Churchill Court in Crawley be added to the programme. The site, acquired by WSCC, was recently refurbished to provide 2,540sqm of Grade A commercial space in Crawley. The site is identified in the CGP business case approved by the LEP and contributes towards the achievement of the overall outcome commitment of an additional 135,000sqm of commercial space to be delivered by 2030.
- 1.6 WSCC officers have considered the business case for the acquisition of a prominent building in Crawley Town Centre to enable the delivery of further commercial space. When considered by the Capital Assets Board it was agreed that that particular proposal would not be progressed by WSCC. The delivery of commercial space in the town centre however remains critical to achieving the commitments agreed with the LEP and alternative routes to delivering this outcome through a potential acquisition and the wider planning process are now being considered.

2. Proposal Details

- 2.1 It is proposed that CBC become the contractual lead for the delivery of proposals to secure Grade A commercial space in Crawley Town Centre. And the agreed governance proposals be amended as set out in the table below.

Town Centre Commercial Space - Governance previously approved in December 2017	Town Centre Commercial Space - Governance proposed
<p>a. Feasibility studies have been progressed through work commissioned by the county Council and CBC.</p> <p>b. Further feasibility work required to provide clarity on the demand for commercial space in the Town Centre and the options available to provide for this demand. A brief for this work is being prepared. CBC to commission the feasibility work, funded out of OPE resources.</p> <p>c. County Council to project manage next steps, subject to positive outcomes / recommendations arising from the feasibility work. CBC officers to be invited on to the Project Board, alongside any other relevant partner bodies.</p> <p>d. Draw down on the Growth Programme funding will not proceed until a business case has been approved through the Growth Board and County Council capital governance process. The business case will identify capital costs, likely revenue / capital returns, wider economic and community</p>	<p>a. Feasibility studies to identify demand have been completed by CBC and shared with WSCC.</p> <p>b. Valuation and an assessment of refurbishment costs in relation to a prominent town centre building have been completed by WSCC and shared with CBC.</p> <p>c. CBC will project manage next steps considering alternative options for delivery.</p> <p>d. WSCC officers will be invited on to the Project Board, alongside any other relevant partner bodies.</p> <p>e. Draw down on the Growth Programme funding will not proceed until a business case has been approved through the Growth Board and CBC governance. The business case will identify capital costs, likely revenue / capital returns, wider economic and community benefits and future project governance proposals.</p> <p>e. The Crawley Local Economy Action Group (LEAG) will be invited to support the development of the business case.</p> <p>f. A £6m budget is allocated to the project. Should the project not progress the LGF identified for this scheme (£2.721m – Appendix A) will instead be allocated to the Eastern Gateway scheme reducing the WSCC allocation to that scheme by an equivalent sum and the CBC funding identified for this scheme (£3.259m – Appendix A) will be allocated to other projects in the CGP for which CBC is the contractual lead reducing the WSCC</p>

<p>benefits and future project governance proposals.</p> <p>e. The Crawley Local Economy Action Group (LEAG) will be invited to support the development of the business case.</p>	<p>contribution to those projects by an equivalent sum.</p> <p>g. Should the project progress but at a reduced cost then the LGF will be allocated first. Any unallocated LGF will be re-allocated to the Eastern Gateway scheme, reducing the WSCC allocation to that scheme and any unallocated CBC funds will instead be allocated to other projects in the CGP for which CBC is the contractual lead reducing the WSCC contribution to those projects by an equivalent sum.</p> <p>h. CBC will ensure that any procurement or acquisition is state aid compliant.</p>
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- 2.2 It is proposed that a revised funding arrangement be agreed with CBC as set out in Appendix A.
- 2.3 It is proposed that the WSCC commitment to funding the CGP is extended over a period to 2024/25 to enable the effective programming and delivery of schemes within the programme. No additional WSCC funds are required. Profiling the allocation of the agreed WSCC funding allocation over a longer period reduces WSCC borrowing costs, enables scheme delivery to be better co-ordinated minimising disruption in the town and meets the requirements of the LEP funding agreement.

FACTORS TAKEN INTO ACCOUNT

3. Consultation

- 3.1 The proposals are supported by the Crawley Growth Board attended by the Chief Executive of CBC and the Executive Director of Place Services at WSCC. The proposals in this report are dependent on decisions taken by CBC. CBC Cabinet will consider the proposals on 26th June 2019. A copy of the report to be considered by CBC Cabinet is attached as Appendix B.
- 3.2 The Leader, as portfolio holder for the Economy, has also been consulted and is supportive of the proposals.
- 3.2 The proposal accords with the funding agreement signed with the LEP.

4. Financial (revenue and capital) and Resource Implications

- 4.1 £7.891m of funding for the CGP schemes was initially allocated in the WSCC Capital Programme.
- 4.2 WSCC acquired Churchill Court for £11.279m. The LEP agreed in March 2019 that this scheme be added to the CGP.
- 4.3 The WSCC capital allocation to the CGP therefore increases from £7.891m to £19.170m. There is no net impact on the overall value of the programme.
- 4.4 The overall value of the programme increases from £31.844m to £43.160m funded by the WSCC allocation, £14.640m of LGF, £5.400m contribution from CBC and £3.950m of developer contributions.

- 4.5 Project development costs and whole life construction costs are to be met from the capital allocations to the programme. There are therefore no revenue implications associated with this proposal.
- 4.6 Capital resource implications are detailed in Appendix A and summarised in the table below.

	2018/19 and earlier (£M)	Current Year 2019/20 (£M)	2020/21 – 2024/25 (£M)
Capital budget	14.015	10.196	18.912
Funded by:			
Crawley Growth Programme - LGF	11.716	2.924	0
Crawley Growth Programme - WSCC	1.742	2.468	14.960
Crawley Growth programme – CBC	0.180	3.394	1.826
Crawley Growth Programme – Developer Contributions	0.377	1.410	2.163
Totals	14.015	10.196	18.949

The funding source identified is indicative. As agreed in the LEP funding agreement LGF will be fully allocated where possible prior to drawing WSCC / CBC funds.

5. Legal Implications

- 5.1 A partnership agreement is in place between WSCC and CBC. The transfer of the contractual lead responsibility for the Town Centre commercial Space project to CBC is permissible within the terms of the Partnership Agreement and the LEP funding agreement. CBC are required to ensure that all procurement regulations are followed and are state aid compliant as they are for all schemes for which they already provide the contractual lead role.

6. Risk Assessment Implications and Mitigations

- 6.1 The CGP risk register identifies key risks for the programme. Lack of delivery within the constraints of the LEP funding is identified as a key risk. The proposals identified in this report minimise this risk.
- 6.2 There is a risk that a viable town centre commercial space proposal cannot be delivered. The proposals identified in this report minimise the risk of this occurrence impacting negatively on the delivery of the wider CGP.
- 6.3 There is a risk that, due to the number of projects in the programme, significant local disruption ensues from the delivery of the projects. This risk is minimised by extending the delivery programme as proposed in this report.

7. Other Options Considered

- 7.1 The removal of the town centre commercial space proposal from the CGP was considered following agreement from the LEP to add the Churchill Court acquisition to the programme. This option has been rejected as the need for commercial space in the town centre remains critical to the business case agreed by the LEP.

8. Equality and Human Rights Assessment

- 8.1 The proposals have been assessed against the Equality Duty criteria, and this does not apply to these proposals as they only represent a change in the proposed delivery mechanism for the programme.

9. Social Value and Sustainability Assessment

Not applicable. This report identifies only a change in the proposed delivery mechanism.

10. Crime and Disorder Reduction Assessment

None.

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Appendix A - Proposal of the Crawley Growth Board (May 2019)

Appendix B – [Crawley Borough Council Cabinet Report](#)

Background papers

None

Appendix A – Proposal of the Crawley Growth Board (May 2019) -

May 2019 - Crawley Growth Programme – WSCC / CBC Financing Arrangements Refresh

Background

1. The financing arrangements indicated in Appendix 1 were initially agreed in May 2018 (following completion of the Funding Agreement with the LEP). Modifications agreed by the Growth Board in July 2018, December 2018 and January 2019 are captured in the paper (Appendix 1).
2. Points 13 and 14 in the May 2018 paper (Appendix 1) identify that the arrangements will be reviewed in early 2019 and new arrangements will be identified to apply from April 2019.
3. This document highlights key points identified in the review and indicates the new arrangements that will apply from April 2019. This paper therefore supersedes the arrangements identified previously.

Key Issues Considered in Review

4. The addition of the Churchill Court acquisition to the Growth Programme and the impact that this has on the overall funding available to the programme, the sources of funding for the programme and the funding profile. A paper indicating the rationale for the addition of the Churchill Court acquisition was agreed by the Growth Board in March 2019 and is attached as Appendix 2. The financial impacts of the addition of the project are indicated in Appendix 3.
5. The option to progress proposals for a further acquisition within the Town Centre. Different funding scenarios result depending on the decision relating to further acquisition. The recommended scenario is set out in Appendix 3.
6. The CBC proposal to secure the transfer of S106 funds to WSCC to support the delivery of projects for which WSCC is the contractual lead. Proposals identified in Appendix 4.
7. The cash flow arrangements in place in 2018/19 achieved through the transfer of £1m from WSCC to CBC. End of 2018/19 position identified in Appendix 5.

Revised Funding Protocol

8. WSCC will include the acquisition of Churchill Court in the Capital Programme allocation for the Crawley Growth Programme.
9. WSCC will amend the current capital programme allocation to the Crawley Growth Programme to £19.170m should the town centre acquisition project progress (Appendix 3 – Scenario 1)
10. At least £2.481m of S106 funds have been identified as potential match funding, £2.368m to be provided by CBC with the remaining £0.113m provided from Crawley S106 funds held by WSCC. CBC have confirmed, through a letter from the Chief Executive, their commitment to securing and allocating the S106 funds to the Growth Programme. The allocation of S106 funds to each project is identified in Appendix 3. Any changes to these allocations will be agreed by the Growth Board. Details of the current status of the S106 contributions are set out in Appendix 4.
11. Flexibility to use funds across the projects continues to be important. Amendments to move funds between projects will be agreed by the Growth Board provided that overall programme costs do not increase (in accordance with WSCC decision OKD03(17/18) and the May 2019 WSCC decision).
12. Should projects not be deliverable or progress under budget the Growth Board will consider how funds are re-allocated and this will be supported by appropriate decision making and governance within each organisation as required (in accordance with WSCC decision OKD03(17/18) and the May 2019 WSCC decision).
13. WSCC will claim all LGF from the LEP.

14. WSCC will transfer around £1.600m of funding to CBC in 2019/20 to ensure that CBC has sufficient funds to deliver the projects for which they are the lead. This transfer will be made instead of any attempt to balance LGF / WSCC allocations throughout the year (project by project / claim by claim). The funds will be paid quarterly in advance based on an estimate of the next quarterly spend and any adjustments due to unspent / insufficient funds provided in the previous quarter. The approach will be reviewed again at the end of 2019/20. The terms / governance of the transfer will be identified in a letter, from the S151 officer – this will cover the appropriate actions should the funds not be expended or required by CBC within the duration of the programme – this is considered to be an unlikely eventuality. WSCC will claim reclaim the funds from the LEP quarterly in arrears.
15. CBC will cover the costs of the works for which they are contractual lead providing the evidence, required by the LEP, to WSCC to support the quarterly claim process.
16. Development across Crawley could impact on the delivery of proposals and the funding available to support the Growth Programme – projects will be added to the Growth Programme if they will support the delivery of the outcomes and funding sources are identified (without impacting on proposals identified in the LEP funding agreement). The decision to add projects to the programme will be taken by the Growth Board alongside appropriate governance within either (or both) WSCC and CBC.
17. In addition to the projects directly funded through the Growth Programme there may be projects progressed in Crawley that will support and supplement the delivery of the programme. These projects will be managed to ensure that their delivery aligns with delivery schedules for the Crawley Growth Programme and where practicable they complement proposals being delivered through the Growth Programme.
18. The funding protocol will be reviewed early in 2020 to assess any alterations that may be required for 2020/21 and beyond.
19. This funding protocol will expire on 31st March 2020 and any renewal is subject to the above review to take place in early 2020.

Duncan Barratt / Clem Smith

April 2019

Appendix 1 – document agreed in May 2019 and amended to reflect changes agreed by Growth Board

Crawley Growth Programme – WSCC / CBC Financing Arrangements

Summary of Scheme Costs

Scheme	WSCC Contractual Lead (£m's)	CBC Contractual Lead (£m's)
Eastern Gateway	8.350	
Station Gateway ##		5.300
Queensway		2.200
Grade A Commercial	6.000	
Three Bridges Station		2.900
Worth Park Avenue#	0.457	
Town Centre Cycle Imps		1.100
Manor Royal Cycle Imps		1.992
Town Centre Bus Shelter & Superhubs		0.100
Manor Royal Bus Shelter & Superhubs		0.300
Manor Royal Junc Imps	1.178	
Manor Royal Bus Lane	0.950	
RSA	0.360	
Manor Royal Outdoor Media	0.082	
Travel Platform	0.100	
Town centre Signage *		0.180
Arora Works – Project Management**		0.100
Gateway 1***#	0.195	
TOTALS	17.672	14.172

*Additional scheme – not included in LEP Funding Agreement

** Additional scheme – not included in LEP Funding Agreement – agreed at July 2018 Growth Board

*** Additional scheme – not included in LEP Funding Agreement – agreed at July 2018 Growth Board – subject to formal decision through WSCC

£43k of CGP funding is re-allocated from WPA project to Gateway 1 project – agreed at December 2018 Growth Board.

Updated January 2019 to reflect change of responsibility for delivery of Station Gateway project

Summary of Programme Funding

Programme Funding	£m's
LGF	14.640
WSCC	7.891
CBC	5.400
S106 (CBC)	2.368
S106 (WSCC – for the WPA scheme)	0.113
CIL (for the Three Bridges station)	1.000
CIL (for London Road / Manor Royal Junction)*	0.432
TOTAL	31.844

*includes additional £432k funding from CIL not included in the LEP Funding Agreement (agreed by Growth Board and CBC Cabinet)

Proposed Funding Protocol

1. WSCC will reduce the current capital programme allocation to Crawley Growth Programme by £8.772m to £22.820m to ensure that the funds associated with proposals to be delivered by CBC are not double counted. (**## January 2019 – WSCC will further reduce the capital programme allocation to 17.672m to reflect additional changes agreed at Growth Board and through Station Gateway decision**).
2. At least £2.481m of S106 funds have been identified as potential match funding, £2.368m to be provided by CBC with the remaining £0.113m provided from Crawley S106 funds held by WSCC. CBC have confirmed, through a letter from the Chief Executive, their commitment to securing and allocating the S106 funds to the Growth Programme. CBC will then pursue the required governance to secure this allocation.
3. The allocation of S106 funds to specific projects will be agreed by the Growth Board prior to CBC progressing the required governance to secure the allocation.
4. S106 / CIL funds identified for a particular project or area (e.g. MR or Town Centre) will be allocated to the identified project / area. Projects funded by S106 may be delivered by WSCC or CBC. Funds will be transferred from CBC to WSCC when a WSCC delivered scheme requires a S106 allocation, subject to the required CBC governance and allocation process.
5. Subject to CIL receipts, CBC will confirm the allocation of £1.000m of CIL to the Three Bridges Station scheme and £0.180m of CIL to the London Road/ Manor Royal junction improvement in the Growth Programme. The allocation was approved by Cabinet on 7 February 2018.
6. Otherwise funds are used flexibly across the projects.
7. WSCC will claim all LGF from the LEP.
8. WSCC will transfer £1m of funding to CBC in 2018/19 to ensure that CBC has sufficient funds to deliver the projects for which they are the lead. This transfer will be made instead of any attempt to balance LGF allocations throughout the year, subject to annual review at each year end. The terms / governance would be identified in a letter, from the S151 officer – this will cover the appropriate actions should the funds not be expended or required by CBC within the duration of the programme – this is considered to be an unlikely eventuality.
9. CBC will cover the costs of the works for which they are contractual lead providing the evidence, required by the LEP, to WSCC to support the quarterly claim process.
10. Increase / decrease allocations to individual schemes will be managed through the Growth Board and in accordance with WSCC decision OKD03(17/18).
11. Development across Crawley could impact on the delivery of proposals and the funding available to support the Growth Programme – projects will be added to the Growth Programme if they will support the delivery of the outcomes and funding sources are identified (without impacting on proposals identified in the LEP funding agreement). The decision to add projects to the programme will be taken by the Growth Board alongside appropriate governance within either (or both) WSCC and CBC.
12. In addition to the projects directly funded through the Growth Programme there are a number of projects being progressed in Crawley that will support and supplement the delivery of the programme. In 2017/18 these projects included a package of carriageway and footway improvements in Manor Royal – investment by WSCC in excess of £XX.
13. The funding protocol will be reviewed early in 2019 to assess any alterations that may be required for 2019/20 and beyond.
14. This funding protocol will expire on 31st March 2019 and any renewal is subject to the above review to take place in early 2019.

Appendix 2 – Churchill Court – Crawley Growth Programme

Crawley Growth Board – Agreed Approach

- £6m of LGF is allocated to support the acquisition of Churchill Court (£5.25m of WSCC match funding).
- The acquisition of Churchill Court supports the delivery of key outcomes agreed in the LEP funding agreement.
- The LEP funding agreement identifies £6m to support the delivery, subject to viability, of commercial space in the town centre. WSCC and CBC remain committed to the delivery of commercial space in the town centre and continue to progress opportunities at the Town Hall, County Buildings, Crawley College and Queens Square. WSCC commit to allocate an additional £6m to the Crawley Growth Programme to ensure that this aspiration is still achieved through the Growth Programme.

Acquisition of CC3 Churchill Court

- Site within Manor Royal Business District, 1.2 miles north of Crawley Town Centre
- CC3 is one of three buildings in Churchill Court totalling 106,000sqft
- CC3 comprises 27,309sqft of accommodation arranged over ground and first floor.
- Recent refurbishment (completed 26th October 2018) to bring the property up to Grade A specification
- WSCC decision on 9th November 2018 – delegation to conclude terms to purchase freehold
- Contractual completion on 13th November 2018
- Purchase price of £11.250m (including stamp duty and fees)
- Occupation by Regus – available for office space, meeting rooms, co-working, business lounge, virtual office

Crawley Growth Programme Business Case

- The business case identifies 4 key objectives –
 - Sustainable transport infrastructure and highway upgrades to boost overall transport capacity
 - Public realm transformation in Crawley Town Centre and Manor Royal to attract higher quality new jobs / homes
 - Major inter-modal connectivity enhancements at Crawley’s 3 railway stations
 - A catalyst for significant Grade A commercial space in the town centre’s Eastern gateway and for a new town centre business and jobs hub.
- The business case identifies the importance of Manor Royal and the aim to maximise the ability to intensify high value commercial space and jobs within the business district – ‘the growth programme will combine private sector investment with Local Growth Fund and local authority / S106 resources to improve significantly the quality of the business environment, creating the conditions for grade A commercial space jobs investment’.
- The business case identifies Churchill Court as a key site if contractual outcomes are to be achieved.
- The business case identified a £6m funding allocation to support a town centre acquisition, subject to viability.

Funding Agreement

- The funding agreement highlights the need for the flexible application of funding in order that the detail provided (in Schedule 2 of the Funding Agreement) does not unduly restrict the activities of the Delivery Body or Coast to Capital beyond any applicable laws, guidance or regulations applicable to the funding (5.2).
- Schedule 1 of the Funding Agreement indicates that:

The programme approach is different and requires a degree of flexibility. WSCC, as Delivery Body, commit to delivering the projects and outcomes identified in the funding agreement. This will be achieved through working closely with partners. WSCC will ensure that all projects, including those delivered by partners, are delivered in accordance with the requirements of the funding agreement.

- Schedule 2 of the Funding Agreement indicates the contractual commitment to achieving the following outputs:

Output/ Outcome	17/18 target	18/19 target	19/20 target	20/21 target	Later years	Total
Commercial floorspace constructed / refurbished (sqm)	10,000	25,000	25,000	10,000	65,000	135,000
Homes	50	50	300	100	500	1,000
Cycle improvements in Crawley Town Centre and Manor Royal		2	4	4		10
Rail forecourt – Three Bridges Station				1		1
Improved bus station including dedicated left lane turn				1		1
Public realm & connectivity enhancement Eastern				1		1

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Gateway						
Public realm & connectivity enhancement Station Gateway				1		1
Public realm enhancement Queensway		1				1
New superhub bus areas		4		3		7
New digital media information hubs		6				6
New bus lane in Manor Royal				1		1
Transport mobility platform		1				1
Junction improvements			1	2		3
Highway resilience schemes	3					3

Duncan Barratt

March 2019

Appendix 3 – Revised Funding Scenarios – April 2019

April 2019 - Summary of Scheme Costs

Scheme	WSCC Contractual Lead (£m's)	CBC Contractual Lead (£m's)	TOTAL (£m's)
Churchill Court Acquisition	11.279		
Eastern Gateway	8.350		
Station Gateway		5.300	
Queensway		2.200	
Grade A Commercial		6.000	
Three Bridges Station		2.937	
Worth Park Avenue	0.457		
Town Centre Cycle Imps		1.100	
Manor Royal Cycle Imps		1.992	
Town Centre Bus Shelter & Superhubs		0.100	
Manor Royal Bus Shelter & Superhubs		0.300	
Manor Royal Junc Imps	1.178		
Manor Royal Bus Lane	0.950		
RSA	0.360		
Manor Royal Outdoor Media	0.082		
Travel Platform	0.100		
Town centre Signage		0.180	
Arora Works – Project Management		0.100	
Gateway 1	0.195		
TOTALS	22.951	20.209	43.160

Scenario 1 - APRIL 2019 – Summary of Programme Funding

Programme Funding	£m's
LGF	11.190
LGF Flexibilities	3.450
WSCC	19.170
CBC	5.400
S106 (CBC)	2.405
S106 (WSCC – for the WPA scheme)	0.113
CIL (for the Three Bridges station)	1.000
CIL (for London Road / Manor Royal Junction)	0.432
TOTAL	43.160

APRIL 2019 - Indicative Project Funding

Scheme	Contractual Lead	LGF Funded - claimed (£m's)	LGF Flexibility	LGF Funded - to claim (£m's)	WSCC Funded (£m's)	CBC Funded (£m's)	S106 / CIL funded	TOTAL (£m's)
Churchill Court Acquisition	WSCC	6.087			5.192			11.279
Eastern Gateway	WSCC	0.337	3.260		4.722		0.031	8.350
Station Gateway	CBC	0.124			4.875	0.100	0.301	5.400
Queensway	CBC	0.706			1.433	0.061		2.200
Grade A Commercial	CBC	0.020		2.721		3.259		6.000
Three Bridges Station	CBC		0.041	0.203		1.262	1.431	2.937
Worth Park Avenue	WSCC	0.406					0.051	0.457
Town Centre Cycle Imps	CBC		0.026		0.853		0.221	1.100
Manor Royal Cycle Imps	CBC		0.123		0.972	0.516	0.381	1.992
Town Centre Bus Shelter & Superhubs	CBC					0.013	0.087	0.100
Manor Royal Bus Shelter & Superhubs	CBC					0.009	0.291	0.300
Manor Royal Junc Imps	WSCC	0.046			0.134		0.998	1.178
Manor Royal Bus Lane	WSCC	0.177			0.646		0.127	0.950
RSA	WSCC				0.329		0.031	0.360
Manor Royal Outdoor Media	WSCC	0.145			-0.063			0.082
Travel Platform	WSCC				0.100			0.100
Town centre Signage	CBC					0.180		0.180
Gateway 1	WSCC	0.218			-0.023			0.195
TOTALS		8.266	3.450	2.924	19.170	5.400	3.950	43.160

Appendix 4 – S106 and CIL Allocations

S106 that is due to be transferred to WSCC = £327,569.80, June 2019, made up of the below contributions

Contribution Type	Planning Application	Amount Allocated to Schemes
Public Realm (MR)	CR/2014/0824/FUL & CR/2015/0771/NCC	£10,015.10
Transport	CR/2014/0824/FUL & CR/2015/0771/NCC	£24,293.59
Public Realm (MR)	CR/2016/0176/FUL	£5,001.56
Transport	CR/2005/0639/OUT	£273,577.78
Public Realm (MR)	CR/2014/0437/FUL	£13,269.00
Public Realm (MR)	CR/2016/0005/FUL	£1,412.77
		£ 327,569.80

The remaining £797,340.20 (£365,340.20 s106, £432,000 CIL) will be transferred once it has been received.

Allocation to schemes for which WSCC is the contractual lead -

	S106/ CIL - WSCC Projects		
	Currently Held	Anticipated	Total
Manor Royal Junctions Imp	£ 327,569.80	£ 670,340.20	£ 997,910.00
Manor Royal Bus Lane		£ 127,000.00	£ 127,000.00
	£ 327,569.80	£ 797,340.20	£ 1,124,910.00

Appendix 5 – Review of Spend relating to £1m transferred by WSCC to CBC in 2018

- £1m transferred in advance of spend by WSCC to CBC in 2018/19
- £0.818m allocated by CBC during 2018/19
- £0.182k (B) remains unallocated and therefore available to allocate to schemes delivered by CBC in 2019/20.
- Forecast profiled spend by CBC in 2019/20 for projects to be funded by WSCC is £1.600 (A)
- Estimated transfer of WSCC funds to CBC in 2019/20 is £1.418m (A – B)
- Proposed transfer of WSCC funds to CBC in first quarter of 2019/20 is £0.219m (A / 4 - B)

