

24 October 2016

Dear Sir/Madam

CABINET MEETING

A meeting of the Cabinet has been arranged to take place on **TUESDAY 1 NOVEMBER 2016** at **6.00 PM** in **THE COMMITTEE ROOM, DISTRICT COUNCIL HOUSE, LICHFIELD** to consider the following business.

Access to the Committee Room is via the Members' Entrance.

Yours faithfully



Neil Turner BSc (Hons) MSc
Director of Transformation & Resources

To: **Members of the Cabinet**

Councillors: Wilcox (Leader), Pritchard (Deputy Leader), Eadie, Fisher, Greatorex, Pullen, Smith and Spruce.

-
1. Apologies for Absence
 2. Declarations of Interest
 3. Empty Property Review - Spend in excess of £50,000 (copy attached)
 4. District Council House - Asset Maintenance - Letting of Contract (copy attached)
 5. Review of Leisure Services (copy attached)
 6. Wigginton, Hopwas and Comberford Neighbourhood Plan Final Decision Statement (copy attached)
 7. Friarsgate - Stoke and Staffordshire Local Enterprise Partnership Funding (copy attached)
 8. EXCLUSION OF THE PUBLIC AND PRESS



RESOLVED: "That as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the following items of business, which would involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972"

- 9. Friarsgate - Amendments to the Development Agreement (copy attached)
- 10. Write off of Non Domestic Rates (copy attached)



Empty Property Review – Spend in Excess of £50,000

Report of Councillor C J Spruce

Cabinet member for Finance and Democracy

Date: 1 November 2016

Agenda Item: Item 3

Contact Officer: Pat Leybourne

Tel Number: 01543 308921

Email: Pat.leybourne@lichfielddc.gov.uk

Key Decision? YES

Ward Members None affected

1. Executive Summary

- 1.1 In August 2015, Capacity Grid was contracted to check and confirm that the properties recorded by the council as having been empty for longer than 6 months were unoccupied.
- 1.2 For each property identified as occupied, New Homes Bonus (NHB) is paid.
- 1.3 Capacity Grid was commissioned to review the council's records. Its fee for the service was reward driven and represented 2.5% of the NHB received by the council from re-occupied properties identified.
- 1.4 To date, Capacity Grid has identified 98 properties as being occupied and have been paid c£57,900. This is over £50,000 so Cabinet endorsement is retrospectively sought to this level of expenditure.

2. Recommendations

- 2.1 It is recommended that Cabinet notes the level of expenditure with Capacity Grid to bring it in compliance with the council's contract procedure rules.
- 2.2 The expenditure will be reported to Audit Committee.

3. Background

- 3.1 New Homes Bonus was introduced in 2011/12. It is a financial reward for each new property that is built or for each property unoccupied for a period of 6 months or more that is bought back into use. It is currently paid over 6 years.
- 3.2 In August 2015 the Council entered into a 2 year contract with Capacity Grid to conduct an empty homes review. At that time it was estimated that around 21% of empty properties out of 324 could be occupied.
- 3.3 The revenues team has sent quarterly reports of empty properties to Capacity Grid for the review.
- 3.4 Based on initial estimates provided by Capacity Grid their fee would be £13,824. This was calculated based on properties in an average band C.
- 3.5 To date, Capacity Grid has identified 132 properties in occupation rather than being empty. This is a far higher number than predicted. As a consequence, to July 2016 c£57,900 has been paid to them, with further fees expected in due course.

- 3.6 The estimated income to the Council in 2016/17 is £1,882,700 under the current NHB scheme.
- 3.7 It was not anticipated when the contract was agreed that the sum payable would reach such a level but now that it has done, Cabinet endorsement is retrospectively sought to this level of expenditure.

Alternative Options	<p>There is no alternative to the existing arrangement with Capacity Grid. But officers are reviewing whether there are alternative, more cost effective, ways of ensuring empty properties are brought back into occupation.</p> <p>Such options could include employing its own property inspector; or working with neighbouring authorities to provide a county-wide approach.</p>
Consultation	None.
Financial Implications	The fee for Capacity Grid has been funded with New burdens funding from the DCLG.
Contribution to the Delivery of the Strategic Plan	Council tax and new homes bonus are an income stream to fund the services that the council provides.
Equality, Diversity and Human Rights Implications	None identified.
Crime & Safety Issues	None identified.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	The NHB consultation could change the way NHB is calculated, for example only making payments over 4, rather than 6, years.	Ensure any new polices such as those related to NHB are evaluated and the impact is incorporated into the medium term financial forecast.	Red - severe
B			
C			
D			
E			

Background documents
Relevant web links

District Council House – Asset Maintenance

Letting of Contract

Report of Councillor C J Spruce

Cabinet Member for Finance and Democracy



Date:	1 November 2016
Agenda Item:	4
Contact Officer:	Neil Turner
Tel Number:	01543 308761
Email:	neil.turner@lichfielddc.gov.uk
Key Decision?	YES
Ward Members	None affected

CABINET

1. Executive Summary

- 1.1 In 2015, the council commissioned a condition survey of the District Council House.
- 1.2 The survey identified a number of maintenance, safety and compliance issues that needed addressing to ensure that the building remains functional, accessible and safe. The surveyors estimated that the cost of the priority 1 and 2 works was approximately £368,000 excluding professional fees and contingency. A number of additional actions, albeit of a lower priority, were also identified.
- 1.3 A budget of £524,000 for these and emerging works has been included within the council's capital programme. A further £154,000 is included in this year's revenue budget to fund some aspects of these works.
- 1.4 Since June Kier PLC has been retained by the council to provide facility management services for the building and have been tasked with implementing the works identified.
- 1.5 Kier PLC has provided quotes for some of the priority 1 and priority 2 works identified by the surveyor.
- 1.6 Cabinet approval is now sought to formally commission Kier to complete these works using the Penda Property Partnership agreement which exists for the benefit of public authorities in Staffordshire.

2. Recommendations

- 2.1 It is recommended that Cabinet grants delegated authority to the Cabinet Member of Finance and Democracy, together with the Director of Transformation and Resources, to agree a contract with Kier PLC through the Penda Property Partnership to a value of no more than £300,000, in accordance with the council's Contract Rules, to ensure that priority works are completed.

3. Background

- 3.1 In July 2015, Carter Jonas completed a condition survey of the District Council House and identified a programme of works essential to ensure the continued operation, accessibility and safety of the building.
- 3.2 These works include replacement boilers for those at end-of-life, repairs to roofs, brickwork and windows, and works to ensure the safety and compliance of electrical, gas, water and door systems.
- 3.3 The most urgent works identified by the surveyors have been completed. Most of the remaining priority 1 and priority 2 works have been costed at approximately £238,000 excluding professional fees. Other priority 1 and 2 works relating to the fire risk assessment, air conditioning and water safety are currently being costed. Given the time since the survey these works are now more urgent.

- 3.4 The surveyors also recommended that a fire risk assessment be completed. This has been received and it has identified additional works that are required to ensure compliance.
- 3.5 These works need completing in the very near future. They are not works that can be deferred until some later date, or not done at all, because the risk of failure of systems, or to safety, or to more rapid deterioration of the building is intolerable.
- 3.6 It is proposed to commission these works from Kier PLC via the Penda Property Partnership. The partnership comprises Kier PLC, Staffordshire County Council and the Office of the Police and Crime Commissioner. The partnership was established following an OJEU-compliant procurement exercise for services relating to real estate, construction, facilities and property management. The contract between the partners also allows other Staffordshire authorities to commission works through the Partnership without requiring a full procurement exercise.
- 3.7 It is understood that to be able to let a contract through the Penda Property Partnership banner, a business case needs to be prepared and submitted to the Partnership Board which will wish to confirm the project's value for money. Once the project has been approved then the commissioning authority can issue its own contract directly with Kier PLC.
- 3.8 The preparation of the business case is now in progress and will be submitted to the Partnership in due course.
- 3.9 To enable a contract to be issued as soon as possible after the Partnership Board has given its approval it is recommended that delegated authority be granted to the Cabinet Member for Finance and Democracy, together with the Director of Transformation and Resources, to approve the final agreement.

Alternative Options	These works are a priority and are essential. However, the council could undertake its own tendering exercise but this will add significantly delay to the commissioning, and hence completion, of these works.
Consultation	The council has sought advice from the county council's Procurement Team, the Penda Property Partnership and from Kier PLC.
Financial Implications	<p>The priority 1 and priority 2 works that have so far been costed have been estimated at £238,000.</p> <p>Additional works have been identified as a consequence of the Fire Risk Assessment, legionella risk assessment, air conditioning survey and emergency lighting survey, and are in the process of being costed.</p> <p>Letting a contract with a maximum value of £300,000 will enable some of the additional works to be incorporated when costs are known.</p> <p>It is likely that the council will need to commission surveyors to confirm the value for money of the estimates from Kier and to act as a contract manager.</p> <p>The council has allocated a budget of £344,405 in its capital programme in 2016/17 and a further £154,000 in its revenue budget for all works identified by the survey.</p>
Contribution to the Delivery of the Strategic Plan	This work will ensure that the Council House will continue to function and so help support the council's delivery of the strategic plan.

Equality, Diversity and Human Rights Implications	None identified
Crime & Safety Issues	A properly maintained building helps reduce the risk of crime.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Business case does not get approval of the Penda Partnership Board	The council continues to discuss with the partners what the council is expected to provide to ensure that the Partnership governance requirements are met.	Yellow
B	Challenge from other contractors	The county council's Procurement Team has assured the council that the partnership has been established in accordance with current procurement regulations	Green
C	Failure to observe our Contract Rules	The county council's Procurement Team has assured the council that using the Penda Partnership is in compliance with our Contract Rules	Green
D	Failure to obtain value for money	Value for money is tested as part of the business case assessment.	Yellow
E	Works specified are not essential or are not required.	Specification of the works has been based upon the 2015 condition survey and reviewed by the facility manager and the health and safety manager.	Green
F	Failure to undertake the works in a timely manner results in an incident or damage to property.	This report proposes to address the most urgent issues identified	Yellow

Background documents

2015 Condition Survey
 Costs estimates for works
 Penda Partnership agreement

Relevant web links

Review of Leisure Services

Report of: Cabinet Member for Leisure & Parks



Date: 1 November 2016
Agenda Item: 5
Contact Officer: Richard King
Tel Number: 01543 308060
Email: richard.king@lichfielddc.gov.uk
Key Decision? **YES**
Local Ward Members: All Ward Members

Cabinet

1. Executive Summary

- 1.1 The purpose of this report is to update members on the review of Leisure Services with the potential to outsource the management operation of Friary Grange and Burntwood Leisure Centres and possibly Sports Development and Parks and Open Spaces.
- 1.2 Cabinet are being requested to approve the evaluation criteria and specification of the outsourcing contract and to agree to the commencement of procurement and publishing of tender documents.

2. Recommendations

- 2.1 That the progress on the review be noted.
- 2.2 That the Cabinet agree the evaluation criteria, weighting and specification for the outsourcing contract as set out at Appendix A.
- 2.3 That tender documents be issued to progress the potential outsourcing.

3. Background

- 3.1 As Members will be aware, the Council is looking to outsource the management and operation of Friary Grange and Burntwood Leisure Centres. A key part of the process is to define what we would want an operator to deliver and how we are going to assess the tenders we receive.
- 3.2 All Members of the Leisure Parks and Waste Management Overview and Scrutiny Committee were invited to attend a workshop on 9 September to help shape the process and a brief outline of the feedback from the workshop is attached at **Appendix A**. Lisa Forsyth of Max Associates, who is the Project Manager dealing with the potential outsourcing, gave a presentation to the Overview and Scrutiny Committee on 6 October and the Committee supported the evaluation criteria, weighting and specification as set out.
- 3.3 The evaluation criteria proposes a 50:50 split at first stage between quality and price. The rationale for this was that price was clearly important but so was quality and ensuring the Council's strategic objectives and requirements within the Physical Activity and Sports Strategy were achieved.
- 3.4 The more detailed Level Two criteria were then considered and prioritised with the management fee considered to be the most important aspect relating to commercial/price.
- 3.5 In terms of quality examples of operation and service level criteria were considered. The most important factors were considered to be increase in participation, sports development, protection of concessionary pricing and staffing issues.

- 3.6 Attached at **Appendix B** is a timeline for the next stages in the outsourcing, including the issuing of Tender documents. The next stage in the process will be to issue pre-qualification questionnaires to potential bidders when outlying solutions will be considered and then in Spring next year, the selected bidders will be invited to submit detailed solutions. A competitive dialogue will take place with the short-listed bidders with a view to agreeing a preferred operator by the end of 2017 and a 'Go Live' date of January 2018.
- 3.7 A thorough procurement process has to be followed in accordance with the official journal of the European Union (OJEU) requirements.

4. Alternative Options

- 4.1 A decision has been made to explore the outsourcing of the Leisure Centres with the potential for including Sports Development and Parks to also be considered. The alternative would be not to seek to outsource the Leisure Centres although they are a significant cost to the Local Authority.

Consultation	<ol style="list-style-type: none"> 1. Members of the Leisure Parks and Waste Overview and Scrutiny Committee were invited to a workshop to shape the specification and evaluation for the potential outsourcing. The Overview and Scrutiny Committee also received a presentation on 6 October from the Project Manager and endorsed the proposed approach.
Financial Implications	<ol style="list-style-type: none"> 1. The net cost of running Burntwood and Friary Grange Leisure Centres in 2015/16 was £1026234. It is believed that the cost of the service can be reduced whilst still enabling participation in physical activity and access to leisure opportunities for our communities and therefore we have agreed to go to the market to test that this is the case. 2. The financial implications for the delivery of the Service are, of course, not yet known. Budget provision has been made for costs of £100,000 to cover the procurement process including project management and legal advice.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. The outsourcing of Leisure Centres will not diminish the contribution to the delivery of the Strategic Plan and will help develop a vibrant and prosperous economy, promote healthy and safe communities and provide clean, green and welcoming places.
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> 1. The Physical Activity and Sports Strategy emphasises the importance of encouraging those that would most benefit to be more active more often. Such individuals may have protected characteristics including age, gender and disability or ill health and these considerations will be built into the evaluation criteria for the outsourcing.
Crime & Safety Issues	<ol style="list-style-type: none"> 1. The Strategy emphasises the importance of sport and physical activity in providing diversionary activities, particularly for young people and outsourcing would not impinge on this.

Risk Management

	Risk Description	Likelihood Impact	Status	Countermeasure
A	No tenders are received that meet our aspirations for the provision of the Leisure Service, if we do not define the right criteria and weighting at this stage	Low/High	Financial/reputational	<p>Workshop held with input from Max Associates, specialists in Leisure outsourcing to help agree the criteria and weighting. Balance agreed between price and quality.</p> <p>A full risk assessment has been undertaken and is continually reviewed as part of the outsourcing project.</p>

<p>Background documents Copy of Shopmobility Questionnaire and Questionnaire feedback report.</p>	
--	--

<p>Relevant web links</p>	
----------------------------------	--

Workshop – Leisure Review - Evaluating the tenders & Key Specification principals

Evaluating the tenders

The workshop split into two groups. Both groups considered the overall tier one - price / quality weightings and then one group focused on tier two - 'price / commercial' criteria and weightings and the other focused on 'quality' criteria and weightings.

Level 1 Criteria

Price / Quality

Both groups agreed that the 'tier one' evaluation should be split on a 50%/50% basis between commercial price and quality. It was discussed that at final tender stage, if the quality submissions were good, the financial weighting could be increased to differentiate between tenders.

Summary

Evaluation Criteria	Detailed tender Weighting	Final Tender Weighting
		There is an option to increase the financial weighting at final tenders stage – if all bids have a good quality submission
Quality Operational/Services	50%	40% - 50%
Commercial/Price	50%	50% - 60%
Total	100%	100%

Level 2 Criteria

Commercial / Price

Examples of the typical commercial/ price level 2 criteria were discussed and prioritised:

- Management Fee – total cost
- Sustainability of the business plans
- Capital investment proposals (condition survey and building improvements)
- Acceptance of the contract with reasonable amendment for appropriate risk allocation

The first group presented back their discussions and the whole group agreed on the following:

Commercial / price

Management fee	27.5%
Viability of business plan	12.5%
Capital / equipment investment	5.0%
Acceptance of commercial terms and conditions	5.0%
	50.0%

Quality - Operational / Services

Examples of typical operational / service level 2 criteria were discussed to see whether:

- they were seen to be beneficial to evaluate tender submissions and
- if they were, what the weightings should be.

Those criteria considered were:

1	Meeting strategic outcomes; increasing participation, partnership working with existing and new stakeholders including Public Health / CCG / Education
2	Sports Development including out of centre work and increasing participation including equalities, programming of the centres - new programmes and products to ensure the centres are accessible to all residents/workers/tourists, provide a variety of programmes and ensure the needs of target groups are met.
3	Pricing - approach - to memberships, casual users, concessions etc
4	Marketing and comms including IT, website and social media
5	Maintenance and equipment, including environmental and sustainability
6	Staffing, training and development and contract and head office support
7	Customer satisfaction and engagement of non-users
8	Quality Operations including H&S, how well will the services be delivered- operational service delivery, quality management systems, health and safety
9	Performance monitoring - outputs and reporting

The outcome of the discussion was that the key important factors to consider were:

- Increasing participation
- Sports Development
- Concession pricing (to be protected)
- Staffing (local staff / apprenticeships / volunteering)

and that many of the other areas fed into the 'increasing participation' outcome. If the full evaluation was used the weightings could be as per the table below:

		Weighting
1	Meeting strategic outcomes; increasing participation, partnership working with existing and new stakeholders including Public Health / CCG / Education	10
2	Sports Development including out of centre work and increasing participation including equalities, programming of the centres - new programmes and products to ensure the centres are accessible to all residents/workers/tourists, provide a variety of programmes and ensure the needs of target groups are met.	10
3	Pricing - approach - to memberships, casual users, concessions etc	5
4	Marketing and comms including IT, website and social media	2.5
5	Maintenance and equipment, including environmental and sustainability	5
6	Staffing, training and development and contract and head office support	5
7	Customer satisfaction and engagement of non-users	5
8	Quality Operations including H&S, how well will the services be delivered- operational service delivery, quality management systems, health and safety	5
9	Performance monitoring - outputs and reporting	2.5
		50%

It was recommended though that the working group re-consider the criteria and weightings to focus more on the meeting the strategic objective of increasing participation and linking to the PASS.

Specification Principals:

Structure – will be based on the Sport England framework, but developed to meet Lichfield's needs.

Key areas of discussion / agreement:

- Specification to be outcome / output focused
- Strategic outcomes should be linked to the PASS
- Opening hours – stated – but reviewed to best meet participation outcomes

- Pricing
 - protect concession prices only
 - reduced pricing for Chartered Status clubs
 - schools swimming – to be determined by the operator (currently managed by Entrust).
 - sports development pricing similar to current (mostly free of charge – but at quiet times only)

- Programming
 - must demonstrate how the programme can support / meet actions and outcomes in PASS
 - protect chartered clubs – ability to book – not necessarily protect the current times of booking
 - sports development – delivery enabled as per current use of facilities (linked to current funding agreements)

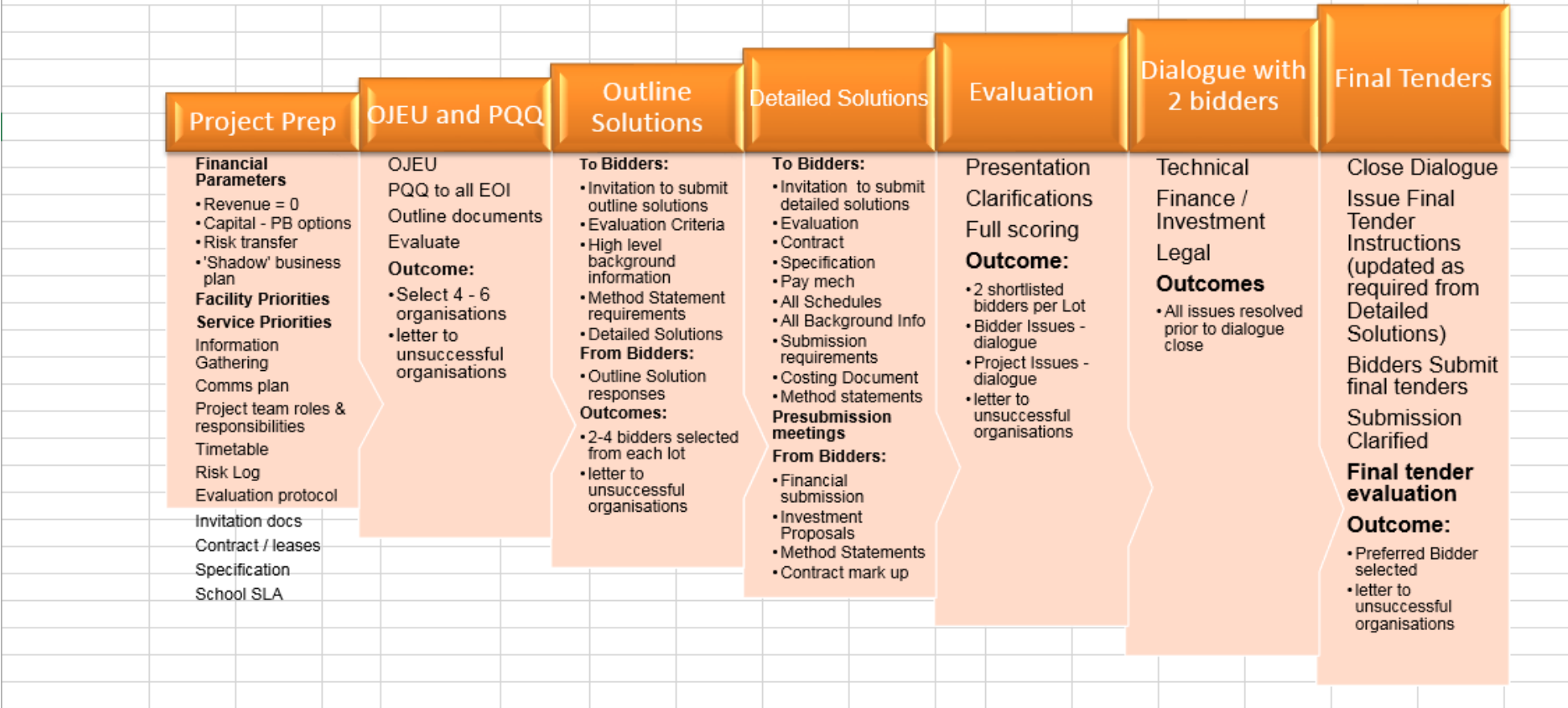
- Marketing
 - focus on attracting new users and increasing participation (as per strategic outcomes)
 - branding / wording needs to reflect partnership with the Council

- Staffing
 - Support apprenticeship schemes
 - Support volunteers

- ICT
 - Needs to link to outdoor facilities and activities in parks

- Elections / Emergency planning
 - Elections to be able to be held at the leisure centres (charged for at pre-agreed rates)
 - Centres to be used as rest centres in emergency. Note – current staff are also trained in emergency planning – however, if staff transfer to a new provider – this function may need to be provided for elsewhere in the council.

COMPETITIVE DIALOGUE APPROACH - SUMMARY



Timescale Aug – Oct 2016 Nov – Dec 2016 Jan – Feb 2017 Mar – May 2017 Jun – Jul 2017 Aug – Sept 2017 Oct – Dec 2017

Wigginton Hopwas and Comberford Neighbourhood Plan Final Decision Statement

Councillor Ian Pritchard, Cabinet Member for Economy



Date:	1 November 2016
Agenda Item:	6
Contact Officer:	Craig Jordan
Tel Number:	01543 308202
Email:	craig.jordan@lichfielddc.gov.uk
Key Decision?	YES
Local Ward Members	Whittington & Streethay Ward - Councillors David Leytham, Rob Strachan and Alan White

CABINET

1. Executive Summary

- 1.1 This report relates to the preparation of the Neighbourhood Plan covering Wigginton & Hopwas Parish, which has recently been subject to referendum. The Neighbourhood Plan received a majority Yes vote in its referendum. The District Council now has to formally 'make' the Wigginton Hopwas & Comberford Neighbourhood Plan, following which it will form a part of the Lichfield District Development Plan.

2. Recommendations

- 2.1 That the Cabinet agrees to the making of the Wigginton Hopwas & Comberford Neighbourhood Plan and that this decision is then reported to Full Council.

3. Background

- 3.1 Neighbourhood planning is one of the provisions of the 2011 Localism Act allowing local communities to bring forward detailed policies and plans which can form part of the statutory planning process for an area and its residents; **APPENDIX A** (<https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2016/11/01/Reports/APPENDIX-A.pdf>) of this report provides a background to neighbourhood planning and the formal process each plan must follow in their preparation.
- 3.2 The Neighbourhood Planning (General) Regulations 2012 require that Neighbourhood Plans are subject to a referendum. The referendum was in accordance with the Neighbourhood Planning (Referendum) Regulations 2012. All those eligible to vote in the Neighbourhood Area voted Yes or No to the following question, "Do you want Lichfield District Council to use the Neighbourhood Plan for Wigginton Hopwas & Comberford to help it decide planning applications in the Neighbourhood Area?" If the majority (50% +1) of the turnout vote in favour the Local Planning Authority (Lichfield District Council) must make the Neighbourhood Plan.
- 3.3 The referendum was held on 29 September 2016. The Wigginton Hopwas & Comberford Neighbourhood Plan referendum received a turnout of 17.6%, with 132 (86%) votes in favour and 20 (14%) votes against the making of the Neighbourhood Plan.
- 3.4 The 2012 Regulations require that upon the completion of the referendum the Local Planning Authority is required to publish a 'Decision Statement' on their website. This Decision Statement will state that the Neighbourhood Plan has been successful at referendum and will now be 'made', and will form a part of the Development Plan for Lichfield District. A proposed Decision Statement in respect of the Wigginton Hopwas & Comberford Neighbourhood Plan is attached at **APPENDIX B**

<https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2016/11/01/Reports/APPENDIX-B.pdf>).

3.5 The Cabinet is asked to note the referendum results and the Decision Statement and agree to the making of the Wigginton Hopwas & Comberford Neighbourhood Plan. The Wigginton Hopwas & Comberford Neighbourhood Plan is attached at **APPENDIX C** (<https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2016/11/01/Reports/Appendix-C.pdf>). The decision of the Cabinet will then need to be endorsed by Full Council.

3.5 Subject to a decision to make the Neighbourhood Plan, the District Council will need to publish the Decision Statement online, and provide the Decision Statement to the Qualifying Body and any other stakeholder who has requested to be notified of the decision. The Neighbourhood Plan will form a part of the Development Plan for Lichfield District and will be used in determining planning applications. The made Neighbourhood Plan will be published online and the prescribed persons will be notified.

Alternative Options	<ol style="list-style-type: none"> 1. The Lichfield District Council refuses to make the Neighbourhood Plan. The Council can only do this if it considers this would breach, or be incompatible with any EU Obligation or any of the Convention Rights. 2. Following the making of the Neighbourhood Plan, Lichfield District Council can decide to modify or revoke the Neighbourhood Plan, in line with the Regulations.
Consultation	<ol style="list-style-type: none"> 1. In line with the Regulations the Neighbourhood Plan has been through numerous consultation periods. A Consultation Statement detailing the consultation undertaken throughout the Neighbourhood Plan process was provided by the Qualifying Body (Wigginton & Hopwas Parish Council) as part of the Neighbourhood Plan Submission Documents. 2. The Neighbourhood Plan Referendum was publicised according to the Neighbourhood Planning (Referendum) Regulations 2012.
Financial Implications	<ol style="list-style-type: none"> 1. The Government has made grant aid available to District Councils in recognition of the level of resourcing required in the administration of Neighbourhood Plans. Lichfield District Council has received £10,000 grants from DCLG for the Wigginton Hopwas & Comberford Neighbourhood Plan. A further £20,000 grant will be applied for during the next available funding window following the referendum. 2. Communities with Neighbourhood Plans in place will be entitled to 25% of the Community Infrastructure Levy (CIL) receipts generated by eligible development in their area. Communities with no Neighbourhood Plan will be entitled to 15%.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. The Neighbourhood Plan demonstrates that it is in broad conformity with the Local Plan Strategy (2015) which conforms with the Strategic Plan.
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> 1. The extensive consultation procedures provided for by the Planning and Compulsory Purchase Act 2004 ensure that consultation is undertaken with the wider community and covers human rights matters. 2. The Neighbourhood Planning (Referendum) Regulations 2012 ensure that all those eligible were entitled to vote in the referendums. 3. Equality Impact Assessments have been completed for both Neighbourhood Plans, please see APPENDIX D (https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2016/11/01/Reports/Appendix-D.pdf).

Crime & Safety Issues

1. Crime and community safety issues may be considered as part of the Neighbourhood Plans.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Qualifying Body propose the replacement of the Neighbourhood Plan.	Ensure the Qualifying Body produce the replacement Neighbourhood Plan in accordance to the Neighbourhood Planning (General) Regulations 2012.	Green
B	Lichfield District Council decide to modify the made Neighbourhood Plan.	Lichfield District Council in line with the Regulations will seek the permission of Qualifying Body before modifying the Neighbourhood Plan, and will carry out the process in accordance with the Regulations.	Green
C	Lichfield District Council decide to revoke the made Neighbourhood Plan.	Lichfield District Council will gain permission from the Secretary of State before revoking the Neighbourhood Plan, the revocation will be in accordance with the Regulations.	Green
D	Secretary of State revokes the made Neighbourhood Plan.	This would be outside the control of the District Council.	Green

Background documents

1. Neighbourhood Planning (General) Regulations 2012 & Amendments
2. Neighbourhood Planning (Referendum) Regulations 2012 & Amendments
3. Wigginton Hopwas & Comberford Neighbourhood Plan (Referendum Version)

Relevant web links

1. Copies of the submitted neighbourhood plans can be found via: www.lichfielddc.gov.uk/neighbourhoodplans

FRIARSGATE- STOKE AND STAFFORDSHIRE LOCAL ENTERPRISE PARTNERSHIP FUNDING



Deputy Leader and Cabinet Member for Economic Growth, Development & Environment

Date: 4th October 2016

Agenda Item: 7

Contact Officer: Sarah Woffenden

Tel Number: 07710 554 817

Email:

Richard.King@lichfielddc.gov.uk

Sarah.Woffenden@lichfielddc.gov.uk

Sarah.woffenden@arcadis.com

CABINET REPORT

V1 19.10.16

Key Decision? Yes

Local Ward Members Councillors Greatorex, O'Hagan and Smedley.

1. Executive Summary

The purpose of the report is to request Cabinet approval to accept the offer of grant funding of £2.66 million, towards the Friarsgate scheme from the Stoke-On-Trent & Staffordshire Local Enterprise Partnership (SSLEP) together with approval of the Heads of Terms of a related funding agreement. The Cabinet is also requested to approve delegated powers for the Cabinet Member for Economic Growth, Environment and Development and the Director for Place and Community to sign the said funding agreement on behalf of Lichfield District Council.

2. Recommendations

- 2.1 To accept the offer of Stoke and Staffordshire Local Enterprise Partnership (SSLEP) grant funding and agree the grant agreement heads of terms between Staffordshire County Council (SCC) and Lichfield District Council (LDC).
- 2.2 To authorise the Cabinet Member for Economic Growth, Environment and Development and the Director for Place and Community to sign the agreement on behalf of Lichfield District Council.
- 2.3 To approve in principle the funding drawdown schedule.

3. Background

- 3.1 LDC previously made an application for funding from Stoke-On-Trent & Staffordshire County Council Local Enterprise Partnership (SS LEP) to assist in delivering the Friarsgate scheme in Lichfield. The application reflected the importance of the project in sustaining and consolidating Lichfield City as a key destination for shoppers and those seeking to access a range of services and facilities. Funding was sought on the basis of the benefits that will accrue from the development in the form of:-

- Improved environment.
- Improved infrastructure.
- Boost to the economy; supporting new businesses, increased employment and economic benefits to the City as a whole.

3.2 Further to a substantial iterative process, developing the funding application with SS LEP, through to final business case approval, a funding offer in the sum of £2.66m has been made to LDC. The Local Growth fund template grant agreement relating to Friarsgate Lichfield was issued by Staffordshire County Council on behalf of the SSLEP. The Heads of Terms have been prepared and are appended to this report **APPENDIX A**

3.2.1 The funding agreement template and heads of terms have been reviewed by LDC's appointed Solicitors Pinsent Masons LLP.

The funding is provided by Stoke-On-Trent & Staffordshire Local Enterprise Partnership (SSLEP) - Local Growth Fund. The funding agreement is between Staffordshire County Council & Lichfield District Council

3.2.2 **Key aspects are summarised as follows:-**

Basis of the Legal funding agreement

- The Grant can only be used for the delivery of the project unless varied by written agreement.
- The funder's liability under the funding agreement is limited to the payment of the Grant
- LDC is to carry out the project to the timescales specified in Schedule 1 annexed to the agreement.
- The Grant is to be paid to the Council in accordance with terms of the agreement and 'conditions precedent'.
- LDC must not publish any material referring to SS LEP's involvement in the project without the funder's prior written approval.
- The Grant Recipient shall not, without prior written consent of the Council depart in any material respect from the Outputs to be delivered under the project provided that the Council shall not unreasonably withhold or delay consent.
- SS LEP can require suspension and repayment of part or all of the grant, in summary, due to An Event of Default under the following circumstances;
 - Material Breach of any of the Conditions contained in this Agreement;
 - the Grant is not spent in accordance with these Conditions and or within the timescales set out in these Conditions;
 - a Certificate of Practical Completion has not been issued by the end of Office Hours on the Practical Completion Date;
 - the Project and/or Activity do not meet any of the Conditions of this Agreement and does not achieve the agreed targets or outputs as set out in the Grant Schedule;
 - the Grant Recipient no longer has the financial resource to carry out and complete the Project;

- the Project closes or ceases other than in accordance with the Grant Conditions or the Council's consent;
 - the Grant Recipients financial management or records are deemed inadequate;
- The funding agreement has an entire agreement clause this means that the agreement takes precedence over any previous communications between SSLEP and LDC.
 - The agreement commences on the [Grant Commencement Date](#) subject to correct execution of the contract by both parties. The Grant Commencement date is the date from which the grant can be drawn down. This would be in this financial year 2016/17, before end of Q1 2017 as indicated on the drawdown schedule as liaised with SS LEP see **APPENDIX B**. The agreement continues to the Completion date which is defined as practical completion of the Project. This is to be clarified as to whether this should relate to completion of the SS LEP funded 'works'.
 - SSLEP can terminate the Agreement where the project has failed to start in accordance with the Grant Commencement date
 - Key matters are to differentiate in the funding agreement between the 'Works' to be undertaken, which comprise the highway improvement works and the new bus station, which are funded by SS LEP and the 'Project' relating to delivery of the Friarsgate Development as a whole.
 - With reference to Assignment clause 16.4, in respect of bus interchange and the highway works LDC has advised SSLEP that in delivery of the Friarsgate project, payments of grant monies will be required to be paid to the Developer or direct to the Developer's contractor for works.

Obligations on the District Council

- The Grant Recipient LDC is to notify SSLEP regarding any material change to information submitted relating to cost, outputs and delivery timescale.
 - LDC is required to deliver the targets or outputs as set out in the Grant Schedule see **APPENDIX C**. SSLEP 1 Schedule of funded 'Works'.
- It is proposed to limit LDC obligation to deliver the Works that are funded by SSLEP and not the project as a whole. Should the Developer not deliver the project LDC could step in to facilitate completion of the works, in order to reduce risk of having to repay grant monies already expended e.g by completing the construction of the bus station.
- In the event of default under the terms of the agreement, that is not capable of remedy, LDC [The Grant Recipient](#) shall repay the sums notified, in Event of Default to Staffordshire County Council within thirty (30) Working Days of the date of the notice.
 - LDC The Grant Recipient are required to keep and maintain records and accounts on the operation of the agreement for 6 years after the date of expiry of the agreement.
 - LDC shall submit quarterly reports to the Project Monitoring office (PMO) & undertake project review meetings with SSLEP PMO.
 - SCC will review LDC's performance under the agreement quarterly. The Grant Recipient (LDC) must complete and review all monitoring or other documents and provide such reports as reasonably required by the SCC, to measure the Grant Recipient's performance and monitor compliance with the agreement.
 - LDC is required to comply with all relevant legislation, exercising good practice and due diligence. Breaches of legislation may result in suspension and/ or recovery of Grant where this is deemed appropriate by the Council.

- Adherence to LDC Equal opportunities & Diversity Policy
- The Grant should be clearly identified in LDC's accounts, indicatively shown as a restricted fund in the Council's accounts. Separate, accurate & up to date accounts are to be kept, with records of receipt and expenditure.
- If required by Staffordshire County Council (SCC) LDC are to obtain written approval of SCC to the Works Contract before it is entered into, such approval shall not be unreasonably withheld or delayed.
- LDC are not to make any material changes to the Works contract without prior written consent of SCC.
- LDC cannot assign the benefit or burden of the funding agreement, without written consent
- Standard insurances are prescribed in the agreement, the obligation to provide the insurances should be passed on to the Developer & contractor.
- **Publicity;** LDC must acknowledge LEP and Growth Fund in all publicity material, using the Growth Fund logo in accordance with guidance document.
- LDC, shall within 6 months after completion of the Works, put in place a commemorative plaque, to include SSLEP logo and acknowledge the funding contribution (clause 12.7)
- The agreement references data protection obligations and the clauses for dealing with dispute resolution.
- The agreement details LDC's obligations under Schedule 2- Works relating to works contract, claims , insurances, certificates, default of the contractor, professional fees and programme.

3.3 Concurrently LDC made a funding application to the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) which has also been successful. The two LEP's have considered the LDC Friarsgate funding in terms of a collaborative approach.

3.4 The Current funding allocation is £2.66 million from SSLEP and £2.4 million from GBSLEP contributing £5,060,000 to Friarsgate in total. LDC accepted the offer of GBSLEP funding at Cabinet 04.10.16. and this is now progressing through legals.

3.5 The LEP Authorities are cognisant of the planned benefit outcomes of the Friarsgate Development as a whole. The LEP's funding contribution to the works, associated with Friarsgate, provides for sharing the benefit outcomes proportionally.

These are summarised as follows:-

- An additional 17,200 sq.m retail, food and drink, and leisure space in Lichfield City Centre
- A home to 320 new residents – with a household expenditure injection into Lichfield economy estimated at approx. £0.7m per annum

Jobs

- Construction - significant number of temporary jobs over duration of build – up to 430 per year
- Retail / Leisure – up to 1,000 (660 FTE jobs) jobs once scheme is completed

GVA

- Construction – estimated at £18m
- Retail and Leisure: estimated at £20.5m annually
- Cumulative GVA estimated at £156m

Transport, Access and Environment

- New bus station

3.6 The project benefits & aims are summarised as follows:-

- Growing the number of successful businesses
- Building sector strengths and opportunities
- Stimulating innovation in products, services and businesses
- Improving our skills talent pool
- Improving physical and digital connectivity
- Optimising physical, cultural and environmental assets

3.7 Accepting the SS LEP funding offer, will benefit Lichfield and the Friarsgate development overall. SS LEP funding provides for substantial investment into the new bus interchange, infrastructure works that will be delivered by the Friarsgate development relating to provision of a new turning lane, a new pedestrian crossing, cycle routes & cycle parking and Introduction of Split Cycle Offset Optimisation Technique (SCOOT) which is a traffic management and control system. The proposed works are integral to the Friarsgate scheme implementation.

3.8 SS LEP would wish LDC to take a tranche of early draw down funding , equating to £355,000 before the end of Q1 2017, see **APPENDIX B**

Alternative Options	1. The alternative option would be to not accept the funding, this would present a shortfall in the funding required to deliver elements of the infrastructure and construction of the new bus station which are key elements in the Friarsgate scheme.
Consultation	1. Consultation has been undertaken extensively with SS & GBS LEPs, with Staffordshire County Council re Highway and infrastructure matters. The works were consulted on through the planning application and approval process in line with statutory requirement.
Financial Implications	1. Reference APPENDIX C , Schedule of SS LEP Funding and APPENDIX B , SSLEP 2A, Funding Drawdown Schedule. 2. APPENDIX C is the schedule, as agreed in principle, between the LEP funding parties, as to which elements of works will be delivered by SSLEP. The schedule references an indicative shortfall figure in the sum of £425,000. This is currently addressed by LDC match funding. LDC have a project £550,000 (£500,000 works & £50,000 contingency) in the approved Capital Programme, which is funded from Council resources. This is allocated to contribute towards potential Lichfield Station Public Realm improvements and Castle Dyke, Frog Lane Public Realm improvement works. These aspects are funded by a GBS LEP contribution which was the subject of a report reviewed and approved by Cabinet on 4 th October 2016.
Contribution to the Delivery of the	1. A key objective for the Council is the implementation of the Friarsgate scheme and the associated economic / other benefits. The new bus

Strategic Plan	station and infrastructure works, to which the SS funding relates are integral & aligned to the Friarsgate Development. Provision of the new improved bus station facility will build on the value & growth of good public transport services facilities in Lichfield. The proposed investment by SSLEP will contribute to the improved environment which will contribute to the overall success of the development.
----------------	--

Equality, Diversity and Human Rights Implications	1. The proposal does not diminish any rights under the Human Rights Act 1998
---	--

Crime & Safety Issues	1. No impact identified. The overall design of the proposed works will have health, safety & security as part of the key objectives in defining the scope of the scheme
-----------------------	---

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	The Friarsgate development does not go ahead or is substantially delayed and the benefits realisation from the SS LEP funded 'works' that support the grant funding offer cannot be realised in full. Potential implication within the agreement to repay monies that is a risk not transferable to the Developer other than through recourse through the DA / construction contract	The developer has a strategy to prioritise on securing tenancies that will underpin the 'value' of Friarsgate project, in preparation for the Developer's approach to the Commercial funding market. The timing of approach to the funding market will be carefully reviewed & assessed for best outcomes. LDC will carefully monitor progress, market condition & facilitate regular progress reporting in line with Governance protocols. Alternative development funding options will be researched & reviewed. The funding agreement will make clear the distinction between any funded 'works' & the 'project' as a whole, which reduces LDC risk in that they are obligated to undertake the funded works.	YELLOW
B	Commitment is made in the agreement, to a commencement date instruction to commence on the bus station or infrastructure works from Q2 2018.	This is considered to be a reasonable risk as long as LDC commits to the delivery of the SS LEP funded works, this is a 'safe' delivery programme. The agreement allows works to be commenced sooner. Current target commencement is Jan 2018, subject to securing commercial funding in Q1 /Q2 2017	YELLOW
C	Not complying fully with the	This is considered low risk as the	GREEN

	requirements set out in the agreement, becoming in breach & funding withdrawn	mechanisms for monitoring & reporting are reasonable, rigorous & transparent to both parties.	
D	LDC committing to delivery of the bus station & infrastructure works & the Development does not go ahead	Feasibility studies can be undertaken to deliver the SSLEP funded works outside of the overall development proceeding and if LDC has the aspiration to proceed with this 'contingency approach'. LDC can put in place contingency plans to look at alternative funding options should the Friarsgate development not continue to be delivered by the current forward funding model.	YELLOW

Background document. None

Relevant web links- None

STOKE ON TRENT AND STAFFORDSHIRE LOCAL ENTERPRISE PARTNERSHIP

FUNDING AGREEMENT

TERMS TO INSERT INTO FUNDING AGREEMENT DOCUMENT

DRAFT 13.10.16

Page	Section	Terms to be inserted
Cover Sheet	Agreement between SCC & TO BE INSERTED	Lichfield District Council
	In respect of [TO BE INSERTED]	Friarsgate Development Lichfield
2	Agreement between (1) SCC and (2) xxxxxxxxxxxxx	Lichfield District Council District Council House, Frog Lane, Lichfield, Staffordshire. WS13 6YY
	BACKGROUND (B) (Insert Project Name) at (insert address)	Friarsgate Development Lichfield. The land and buildings at Birmingham Rd Lichfield.
	1.1 Activity [to be inserted]	Means mixed use redevelopment of Lichfield's city centre site and associated off site works to provide new flexible retail space, leisure facilities including cinema & gym, new multi storey car park. Provision of new residential apartments and town houses. A new bus interchange, coach park, public realm works & infrastructure improvements.
3	1.1 Contractor [details to be inserted]	Developer; U&I Development Securities (Lichfield) Limited a wholly owned subsidiary of U&I Group PLC. 7a Howick Place, London. SW1P 1DZ
	1.1 Grant £ (amount to be written in full) – as a number and words	£2,660,000 Two million six hundred and sixty thousand pounds.
	1.1 Grant Recipient [name to be inserted]	Lichfield District Council
4	1.1 Professional Team [to be inserted]	Solicitors- Pinsent Masons LLP Commercial Property Matters -Cushman & Wakefield
	1.1 Project Lead [insert details]	Richard King Director for Place and Community. Lichfield District Council
	1.1 Project Monitoring Officer [insert details]	Sarah Woffenden For & on behalf of LDC
25	Signing Name & Position [insert details]	Cllr. Ian M. P. Pritchard, Deputy Leader of Council, Cabinet Member for Economic Growth, Development & Environment. Richard King Director for Place and Community.
Schedule 1	The Project [Details of the project]	Insert business case including milestones and outputs; The Project

		<p>The application concerns the redevelopment of a 3.1 hectare site currently known as Friarsgate which is located on the fringe of Lichfield's city centre.. Friarsgate is a major mixed-use retail and leisure led regeneration scheme that is intended to deliver the outputs/ outcomes. In summary the scheme currently comprises:</p> <ul style="list-style-type: none"> • Retail: 15,031 Sq.m flexible retail space (including a link to the existing Three Spires Shopping Centre) comprising 7-10 units to be occupied by food and beverage operators and up to 25 units to be occupied by retailers. • Leisure: A 5-7 screen cinema with floorspace of 2,070 sq. m and a 579 sq.m gym. • Housing – 93 residential units comprising 39 one and 43 two bedroom apartments and eleven three bedroom townhouses. • Car Parking – circa 500 spaces contained within an undercroft car park and multi-storey car park over 5 floors. • Public realm – Construction of 'The Circle' public realm at the heart of the development • Replacement Bus Interchange – creation of a replacement bus interchange comprising 9 stands and a layover bay and the creation of an offsite coach park. • Highways Improvements – including creation of new turning lanes, new pedestrian crossings and new SCOOT system in the strategic roads adjacent to and near to the site. • Demolition: Removal of existing buildings out of character with the Conservation Area including the 1960s Police station, Birmingham road multi-storey car park, and Tempest Ford car garage and showroom.
--	--	--

		<p>Milestones; The current proposed milestones referencing the development agreement are as follows:</p> <p>Pre Let Agreements-Development Securities (Lichfield) Limited to be in a position to demonstrate positive progress with pre-lets in respect of 40% of the overall floor space in Phase1 and to have an agreement for lease to be in place in relation to the Cinema by the end of Quarter 2 2016</p> <p>Detailed Planning application- Development Securities (Lichfield) Limited are to submit a detailed planning application for the revised scheme by 31st January 2016</p>
		<p>Land Assembly- if required, Development Securities(Lichfield) Ltd should request the Council to resolve to make a further Compulsory Purchase order by Quarter 1 -2017.</p>
		<p>Building Contract - Development Securities (Lichfield) Limited are to commence the process to tender the building contract no later than Quarter 4 -2017.</p>
		<p>Funding- Development Securities (Lichfield) Limited are to show demonstrable progress in securing a long term funder (i.e. the ultimate owner of the development who will be financing the delivery of the scheme) by Quarter 2- 2017.</p>
		<p>A binding funding agreement is to be in place by Quarter 3 2017.</p>
		<p>Development agreement conditions – All conditions</p>

		<p>precedent to the Development Agreement are to be satisfied by Quarter 1-2018</p> <p>With building works commencement date by Quarter 2- 2018.</p> <p>Offsite works commencement longstop date Quarter 1-2018</p>
		<p>Outputs/ Outcomes of Friarsgate 'Project';</p> <ol style="list-style-type: none"> 1. Construction: the development will support construction employment throughout the build period of the scheme. 2. Retail/ Leisure: employment opportunities will be created by the retail and leisure floorspace. 3. Transport: from improved traffic flows and enhanced public transport arrangements. 5 Residential: a result of the residential development local spending will go up. 6 Additional 17,200 sq.m retail, food and drink, and leisure space in Lichfield City Centre. 7 Home to 320 new residents – household expenditure injection into Lichfield economy estimated approx. £0.7m per annum 8 Jobs Construction - significant number of temporary jobs over duration of build – up to 430 per year 8.1 Retail / Leisure – up to 1,000 (660 FTE jobs) jobs once scheme is completed 9 GVA <ul style="list-style-type: none"> • Construction – estimated at £18m • Retail and Leisure: estimated at £20.5m annually • Cumulative GVA estimated at £156m 10 Transport, Access and Environment <ul style="list-style-type: none"> • New bus station • New coach park • Highway improvements and increased car parking
Schedule 2	Works 3.1.1 ensure that the works commence by [x]	With building works commencement date by Quarter 2- 2018.

	6.1.1 The Contractor gives [x] Working Days prior written notice	10 days
	9 Works Programme / Delivery Timetable.	<p>Insert details; Summary timetable of SSLEP funded 'works' based on Developer's programme V8 (subject to change).</p> <ul style="list-style-type: none"> • New bus interchange- Month 1-4 - Q2 2018 • Introduction of SCOOT-Month 18-20 - Q3 2019 • Provision of new turning lane- Month 1-4 - Q2 2018 • New pedestrian crossing- Month 1-4 - Q2 2018 • Cycle routes & cycle parking- Month 17-19- Q3 2019
Schedule 3	Grant Schedule 1. Grant Profile 1.1 [insert details of grant to be provided]	<p>See document reference SSLEP 1; 'WORKS FUNDED BY SSLEP FRIARSGATE LICHFIELD'</p> <p>Funding allocation of £2.66 million from SSLEP. Plus additional £33,000 from SSLEP to be spent 2016/ 2017 on design fees for highway work.</p>
	2. Grant Drawdown schedule 2.2 [insert details of relevant milestones etc.]	<p>See document reference SSLEP2</p> <p>Milestone details & dates see schedule 1</p>
Schedule 4	Growth Fund Logo	No further input required
Schedule 5	Agreement Change Procedure	No further input required

Appendix B

Lichfield District Council Friarsgate Development
 LGF Funding Drawdown Schedule
 14.10.16. SSLEP 2 Rev A

£000s	2015/ 16	2016/17	2017/18	2018/19	2019/20	Later Years*	Total
		Q2-Q4 2016, Q1 2017	Q2-Q4 2017 Q1 2018	Q2 –Q4 2018 Q1 2019	Q2-Q4 2019 Q1 2020	Q2 2019 +	
LGF funding Sought; (GBS LEP + SS LEP)		SSLEP £355,000	SSLEP £2,060,000 GBS LEP £500,000	SSLEP £145,000	SSLEP £100,000 GBS LEP £1,900,000		5.060m
Local Authority contribution		-	-	-	-		
Third Party contribution			£5.207m	£27.936m	£15.869m		49.012m
TOTAL		£0.355m	£7.767m	£28.081	£17.869		£54.072m

*Note an additional £33k from SSLEP to be spent in 16/17 on design fees for highways work

FRIARSGATE LICHFIELD WORKS FUNDED BY SSLEP

SSLEP 1

Rev 06.10.16

<u>Infrastructure Required</u>	<u>Description</u>	<u>Forecasted Cost</u>	<u>Funded By</u>
New bus interchange	A proposed new bus interchange to replace the existing aged bus station. This facility will be modern, safe, well-lit and provide an attractive environment for bus companies and customers alike	£725,000	SSLEP
Introduction of SCOOT	The SCOOT system will link the traffic light controlled junctions throughout the Birmingham Road artery to allow for free-flow of traffic movements resulting in fewer tailbacks at peak times	Included within the total road infrastructure cost of £1.515m	SSLEP
Provision of new turning lane	A new right hand turning lane to be provided on Birmingham Road to allow ease of access into the new car park	Included within the total road infrastructure cost of £1.515mm	SSLEP
New pedestrian crossing	A new pedestrian crossing is to be introduced at the St John Street/Birmingham Road junction to allow for improved pedestrian flows into and around the site.	Included within the total road infrastructure cost of £1.515m	SSLEP
Cycle routes and cycle parking	As part of the scheme the existing cycle route adjacent to the site will be upgraded and enhanced and provision for at least 85 secure cycle parking spaces for the scheme will be included as part of the main scheme, plus additional spaces off-site.	Included within the total road infrastructure cost of £1.515m	SSLEP
Total SSLEP Funded Elements		Approx 2.240m	

SSLEP funding offer £ 2.66M

FRIARSGATE LICHFIELD WORKS FUNDED BY SSLEP

SSLEP 1

Rev 06.10.16

Current funding allocation of £2.66 million from SSLEP & £2.4 million from GBSLEP (£5,060,000) (shortfall of £425,000 on current approximate funds)- TO BE CONSIDERED FURTHER FOLLOWING DETAILED DESIGNS & COSTINGS

Indicative scope of work is split between SS & GBS LEPs

Total LGF funding requirement =£5,485,000