

Report  
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# Independent Technical Evaluator – Business Case Assessment – Q3 2023/24

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# 1 Independent Technical Evaluation of Getting Building Fund Schemes

## Overview

- 1.1 Steer was reappointed as the South East Local Enterprise Partnership’s Independent Technical Evaluator in April 2023. It is a requirement of Central Government that every Local Enterprise Partnership subjects its business cases and investment decisions to independent scrutiny.
- 1.2 Recommendations will be made for funding approval by the Accountability Board in line with the South East Local Enterprise Partnership’s own governance.

## Method

- 1.3 The review provides commentary on the business cases submitted by scheme promoters, and feedback on the strength of business case, the value for money likely to be delivered by the scheme (as set out in the business case) and the certainty of securing that value for money.
- 1.4 Our role as Independent Technical Evaluator is not to purely assess adherence to guidance, nor to make ‘go’ / ‘no go’ decisions on funding, but to provide evidence to the South East Local Enterprise Partnership Board to make such decisions based on expert, independent and transparent advice. Approval will, in part, depend on the appetite of the Board to approve funding for schemes where value for money is not assessed as being high (i.e. where a benefit to cost ratio is below two to one and / or where information and / or analysis is incomplete).
- 1.5 The assessments are based on adherence of scheme business cases to Her Majesty’s Treasury’s *Green Book: Central Government Guidance on Appraisal and Evaluation*<sup>1</sup>, and related departmental guidance such as the Department for Transport’s TAG (Transport Analysis Guidance, formerly WebTAG) or the DLUHC Appraisal Guide. All of these provide proportionate methodologies for scheme appraisal (i.e. business case development).
- 1.6 Pro forma have been developed based on the criteria of *The Green Book*, a ‘checklist for appraisal assessment from Her Majesty’s Treasury, DfT’s TAG, DLUHC’s Appraisal Guide, and other departmental guidance.

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<sup>1</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685903/The\\_Green\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685903/The_Green_Book.pdf)

- 1.7 Individual criteria are assessed and given a ‘RAG’ (Red – Amber – Green) rating, with a summary rating for each dimension. The common understanding of the ratings is as follows:
- **Green:** approach or assumption(s) in line with guidance and practice or the impact of any departures is sufficiently insignificant to the Value for Money category assessment.
  - **Amber:** approach or assumption(s) out of line with guidance and practice, with limited significance to the Value for Money category assessment but should be amended in future submissions (e.g. at Final Approval stage).
  - **Red:** approach or assumption(s) out of line with guidance and practice, with material or unknown significance to the Value for Money category assessment, requires amendment or further evidence in support before gateway can be passed.
- 1.8 The five dimensions of a government business case are:
- **Strategic Dimension:** demonstration of strategic fit to national, Local Enterprise Partnership and local policy, predicated upon a robust and evidence-based case for change, with a clear definition of outcomes and objectives.
  - **Economic Dimension:** demonstration that the scheme optimises public value to the UK economy as a whole, through a consideration of options, subject to cost-benefit analysis quantifying in monetary terms as many of the costs and benefits as possible of short-listed options against a counterfactual, and a preferred option subject to sensitivity testing and consideration of risk analysis, including optimism bias.
  - **Commercial Dimension:** demonstration of how the preferred option will result in a viable procurement and well-structured deal, including contractual terms and risk transfer.
  - **Financial Dimension:** demonstration of how the preferred option will be fundable and affordable in both capital and revenue terms, and how the deal will impact on the balance sheet, income and expenditure account, and pricing of the public sector organisation. Any requirement for external funding, including from a local authority, must be supported by clear evidence of support for the scheme together with any funding gaps.
  - **Management Dimension:** demonstration that the preferred option is capable of being delivered successfully in accordance with recognised best practice and contains strong project and programme management methodologies – this includes the need for a Monitoring and Evaluation Plan and Benefits Realisation Plan.
- 1.9 In addition to a rating across each of the five dimensions, comments are provided against Central Government guidance on assurance – **reasonableness** of the analysis, risk of error (or **robustness** of the analysis), and **uncertainty**. Proportionality is applied across all three areas.
- 1.10 Assessments are conducted by a team of transport and economic planning professionals, and feedback and support are given to scheme promoters throughout the process via workshops, meetings, telephone calls and emails.

## Getting Building Fund

- 1.11 Fifteen business cases have been assessed for schemes seeking a Getting Building Fund allocation. Below are our recommendations to the Investment Panel, including key findings from the evaluation process and details of any issues arising.
- 1.12 Where schemes are not yet at full business case stage, there remains some residual risk to value for money and deliverability until all contractor costs are confirmed.
- 1.13 Schemes included in this funding round are all seeking a SELEP / Getting Building Fund allocation of less than £2m, are difficult to appraise proportionately in monetary terms and have presented clear Strategic Cases with additional qualitative benefits. Therefore, Value for Money Exemption 1 has been applied across this funding round. Where scheme promoters have attempted to quantify benefits despite applying an exemption, this has been assessed and weighted appropriately.
- 1.14 All participating scheme promoters have confirmed that they would be able to spend all SELEP / GBF monies by the end of January 2025.

### High value for money, High certainty

- 1.15 The following schemes are estimated to represent **High value for money** with a **High certainty** of achieving this level of value for money.

#### *Mercury Rising 2 (£500,000)*

- 1.16 The scheme proposes a second-floor extension to the Mercury Theatre in Colchester to provide additional rehearsal, business support and other multi-use space, as well as the acquisition of LED theatrical lighting and digital recording equipment.
- 1.17 The following key outputs and outcomes have been outlined:
- 135 square metres (sqm) of additional rehearsal, business support and other multi-use space
  - 8 full-time equivalent (FTE) jobs facilitated by the Stage Text D/deaf led charity moving into the space
  - 1 net FTE job directly created and 80 gross FTE jobs indirectly created by business support services for an estimated 240 creative businesses over 3 years
  - Improvement of the theatre’s operating model due to increased audiences and reduced utility costs
- 1.18 The scheme shows very strong strategic alignment with SELEP / GBF priorities across a range of areas, including accessibility, business support and job creation, supporting the ‘creative industries’ and decarbonisation (of theatrical lighting equipment). There are no major barriers to delivery; planning permission for the scheme has now been approved.

#### *Camber Sands visitor centre (£691,973)*

- 1.19 The scheme proposes major retrofit and improvements to visitor infrastructure at Camber Sands beach in Rother.
- 1.20 The following key outputs and outcomes have been outlined:
- 17 new toilets
  - 33 sqm new visitor kiosk and welcome centre
  - 39 sqm new welfare / community space, to be utilised in the off-season
  - 150% increase in first aid space, increased storage for the RNLI and a new office for the combined beach safety operation, ‘Operation Radcott’
  - 23 sqm solar PVs

1.21 The scheme shows very strong strategic alignment with SELEP / GBF priorities across a range of areas, including improving beach safety, sustainability (both in terms of installing solar PVs and in construction), supporting the tourism sector, improving the operating model of the site and enabling educational and other activities to be delivered to the local community. There are no major barriers to delivery; planning permission for the scheme has now been approved.

*Creative Media Centre, Hastings (£253,000)*

1.22 The scheme proposes installing a HVAC heat pump system in the Creative Media Centre building in Hastings town centre to replace its existing gas central heating system.

1.23 The following key outputs and outcomes have been outlined:

- 75% reduction in greenhouse gas emissions from heating the building (based on its current occupancy rate)
- 49 gross FTE jobs safeguarded
- 31 gross FTE jobs facilitated

1.24 The outputs and outcomes around job creation are predicated on the building having to close without SELEP / GBF intervention as there are insufficient internal cash reserves to replace the ageing existing heating system and its commercial viability is sensitive to this.

1.25 The scheme promoter has provided an explanation as to why upgrading the heating system would improve the longer term prospects / viability of the centre – decreasing service charges to tenants, allowing for zonal heating of the building to enable flexible working more effectively, freeing up money for them to re-invest into the building etc. The low current occupancy rate of the building has also been explained in terms of competitors receiving grant funding to improve their offer in recent years, the impact of the Covid-19 pandemic as well as the commercial limitations imposed by servicing the existing heating system.

1.26 The scheme shows strong strategic alignment with SELEP / GBF priorities in terms of significantly reducing carbon emissions from heating a large building in Hastings town centre and supporting flexible working, assuming the wider operating model of the building can be sustained with SELEP / GBF intervention. The reduction in carbon emissions enabled by the scheme is a long-term outcome regardless of how the business is operated into the future, and the heating system will need to be replaced in the near future for the building itself to stay occupiable. There are no major barriers to delivery.

*5G Infrastructure in the Port of Dover (£465,000)*

1.27 The scheme proposes delivering 5G connectivity in and around the Port of Dover through the installation of 2 optimised masts / radio towers and associated infrastructure.

1.28 The following key outputs and outcomes have been outlined:

- (up to a) 90% reduction in the frequency of enacting traffic management protocols to / from the Port of Dover
- As a consequence of the above; reduced disruption to bus services, lost revenue for impacted businesses and pollution
- 22 gross FTE jobs directly created
- Potential for increased public 5G availability, subject to further engagement with mobile network operator(s)

1.29 The scheme shows very strong strategic alignment with SELEP / GBF priorities, primarily due to the Port of Dover's national significance and the urgent need to improve traffic management in and around the port (due to forthcoming changes at the border such as the European Entry Exit System (EES)), but also because of the additional benefits around air quality and digital skills that it would provide. There are no major barriers to delivery.



*Tech Hub Flexible Workspace (£370,000)*

- 1.30 The scheme proposes “new, high quality, flexible workspace” to be delivered by refurbishing an unoccupied (former WHSmith) retail unit in St George’s Shopping Centre in Gravesend town centre.
- 1.31 The following key outputs and outcomes have been outlined:
- 779 sqm of flexible workspace across 2 floors
  - 39 net FTE jobs indirectly created
  - Diversification of Gravesend town centre and a more vibrant built environment
- 1.32 The scheme shows strong strategic alignment with SELEP / GBF priorities in terms of addressing a particular lack of flexible workspace in Gravesend town centre (and Gravesham more widely) and its focus on addressing the needs of the local ‘tech’ (digital and creative) sector. The business case is well-developed and compliant, including a detailed proposed operating model and a clear explanation of why the scheme could not be delivered without SELEP / GBF monies. The scheme promoter has indicated that there are already third parties interested in occupying the space. There are no major barriers to delivery.

**High value for money, Medium / High certainty**

- 1.33 The following schemes are estimated to represent **High value for money** with a **Medium to High certainty** of achieving this level of value for money.

*No Use Empty (NUE) Commercial (£1,100,000)*

- 1.34 The scheme proposes a loan facility administered by Southend-on-Sea City Council to bring empty commercial properties in South Essex back into use through a programme of refurbishments.
- 1.35 The following key outputs and outcomes have been identified:
- 2,000 sqm of commercial space
  - 38 net FTE jobs directly created
  - 49 net FTE jobs indirectly created (the multiplier effect)
  - 28 residential units created from empty commercial properties
- 1.36 The scheme would deliver significant outputs and outcomes, but its strategic alignment with SELEP / GBF priorities is less clear. This is because these outputs and outcomes will be delivered via a loan facility outside of SELEP’s control. The properties to be refurbished are to be determined by the outcome of loan applications throughout 2024. The majority of the programme is expected to be funded by the private sector (£3,000,000 match funding). There are no major barriers to delivery as loan applications will only be successful where planning permission has already been approved.

*No Use Empty (NUE) Residential (£1,000,000)*

- 1.37 The scheme proposes a loan facility administered by Southend-on-Sea City Council to bring empty residential properties in Southend-on-Sea back into use through a programme of refurbishments.
- 1.38 The following key outputs and outcomes have been identified:
- 36 residential units created from 16 empty residential properties, housing around 108 people (assuming 3 per unit)
  - 12 gross FTE jobs directly created
- 1.39 As with the NUE Commercial scheme, strategic alignment with SELEP / GBF priorities is unclear due to the nature of the loan facility. For example, the delivery of affordable housing as part of

the scheme cannot be assured with certainty at this stage as it depends on the loan applications received and future implementation. Looking past this, the business case does discuss benefits that are strongly aligned with SELEP / GBF priorities in terms of increasing housing supply and improving energy efficiency.

- 1.40 The 12 FTE jobs directly created estimate does not appear to be directly related to the intervention but will instead be delivered through UKSPF monies creating a local construction training facility. The majority of the programme is expected to be funded by the private sector (£1,500,000 match funding). There are no major barriers to delivery as loan applications will only be successful where planning permission has already been approved.

*Pop-up Parks (£276,045)*

- 1.41 The scheme proposes creating a set of five ‘pop up’ parks in the Southend High Street area. The offer will include “seating, planting, lighting and play”.

- 1.42 The following key outputs and outcomes have been identified:

- 5 ‘pop up’ parks comprising 33 planters and 1 play space in total along 140 metres of high street
- Additional cycle stands, seating areas and lighting
- A more vibrant built environment, creating opportunities for dwell time on Southend High Street

The scheme shows reasonable strategic alignment with SELEP / GBF priorities in terms of stimulating high street activity and promoting more sustainable and inclusive communities. The scheme’s alignment is limited by its relatively narrow scope and small scale. There are no major barriers to delivery.

*Victoria Centre (£600,000)*

- 1.43 The scheme proposes the refurbishment of a terrace of 6 empty units on the first floor of the Victoria Shopping Centre in Southend-on-Sea. The units would then be let out by the landlord, Southend-on-Sea City Council, for retail and potentially other uses.

- 1.44 The following key outputs and outcomes have been identified:

- 279 sqm of commercial space
- 11 net FTE jobs directly created
- 14 net FTE jobs indirectly created (the multiplier effect)
- A more vibrant built environment as part of wider regeneration plans for the centre and its surrounding area

- 1.45 The scheme shows strong strategic alignment with SELEP / GBF priorities in terms of stimulating city centre / high street activity, including by facilitating business growth and job creation. However, this relies on there being enough tenant demand to fill the empty units once refurbished, and formal interest to this end hasn’t yet been received. There are no major barriers to delivery.

*Flightpath 3 (£500,000)*

- 1.46 The scheme proposes the development of 5 new B2 workspace units at Woodside Industrial Estate in Epping.

- 1.47 The following key outputs and outcomes have been identified:

- 972 sqm of commercial space
- 36 gross FTE jobs directly created

- 1.48 The scheme shows reasonable strategic alignment with SELEP / GBF priorities in terms of facilitating business growth and job creation. The existing site comprises 9,872 sqm of commercial space and was constructed relatively recently through Phases 1 and 2. There are no major barriers to delivery.

*Tunbridge Wells Town Hall Co-working Space (£400,000)*

- 1.49 The scheme proposes reducing Tunbridge Wells Borough Council’s occupancy of Tunbridge Wells Town Hall and refurbishing and leasing out the space to a co-working business partner, Town Square Spaces.

- 1.50 The following key outputs and outcomes have been identified:

- 3,176 sqm of commercial space
- 79 net FTE jobs directly created
- 103 net FTE jobs indirectly created
- An ongoing programme of business support and community services / events on the site

- 1.51 The scheme shows strong strategic alignment with SELEP / GBF priorities in terms of enabling a wider range of uses for an important building in the town centre and preventing its underutilisation, as well as improving the energy efficiency and sustainability of the building. It also has strong tie-in with the aspirations of Tunbridge Wells Borough Council, reducing their occupancy of the site as a cost-saving measure and in line with demand for remote / hybrid working solutions.

- 1.52 However, the scheme already has significant match funding in place; SELEP / GBF monies make up around 20% of the scheme’s total value. It is therefore expected that at least some of these benefits could be delivered without funding being awarded. There are no major barriers to delivery.

*Maidstone Business Suite Phase 2 (£300,000)*

- 1.53 The scheme proposes to deliver ‘grow on’ space to support businesses in the Business Terrace at Maidstone House in Maidstone town centre.

- 1.54 The following key outputs and outcomes have been identified:

- 1,115 sqm of commercial space
- 86 gross FTE jobs directly created

- 1.55 The scheme shows reasonable strategic alignment with SELEP / GBF priorities in terms of facilitating business growth and job creation. The existing site comprises around 700 sqm of commercial space, and construction of a Phase 1 scheme (funded by Maidstone Borough Council) is imminent; at least 40% of the space created by Phase 1 has already been pre-let. There are no major barriers to delivery.

*Innovation Hub Chatham (£300,000)*

- 1.56 The scheme proposes new flexible workspace and business support services on the first floor of the Pentagon Shopping Centre in Chatham town centre.

- 1.57 The following key outputs and outcomes have been identified:

- 1,331 sqm of commercial space
- 100 net FTE jobs directly created in the first year of operation (and up to 242 jobs in total)
- 30 local businesses / start ups to be provided with business support services in the first year of operation

- 1.58 The scheme shows strong strategic alignment with SELEP / GBF priorities in terms of facilitating skills development, business growth and significant job creation. However, the

scheme already has significant match funding in place; SELEP / GBF monies make up less than 10% of the scheme’s total value. It is therefore expected that at least some of these benefits could be delivered without funding being awarded. There are no major barriers to delivery.

**High value for money, Medium certainty**

1.59 The following schemes are estimated to represent **High value for money** with a **Medium certainty** of achieving this level of value for money.

*Basildon Boom (£300,000)*

1.60 The scheme proposes converting a disused commercial property in Basildon town centre into a flexible workspace and community hub, with half of the floorspace being set aside for flexible workspace and half for leisure activities (including a café, a creche and a fitness studio).

1.61 The following key outputs and outcomes have been identified:

- 2,309 sqm of commercial space
- 2,362 sqm of leisure space
- 76 net FTE jobs directly created

1.62 The scheme shows reasonable strategic alignment with SELEP / GBF priorities in terms of facilitating business growth and job creation and addressing a lack of leisure space in Basildon town centre. However, no significant statistically / stakeholder-backed issues with entrepreneurship and business growth in Basildon have been identified to support the need for intervention. An operator for the planned leisure space hasn’t yet been found, but other than this there are no major barriers to delivery. The proposed procurement strategy (“two-stage tendering process”) could have been described in more detail.

*Bearsted Road Improvements (£500,000)*

1.63 The scheme proposes wide-ranging improvements to the A249 / Bearsted Road on the way into Maidstone, including signalling roundabouts, widening the road, creating a new route to / from Newnham Court Shopping Village, provision for “smart technology” and walking and cycling improvements.

1.64 The following key outputs and outcomes have been identified:

- Improved road capacity, leading to reduced congestion, delays and queuing
- Improved access for pedestrians and cyclists
- Enable planned housing growth
- Remove constraints on commercial development at the nearby Kent Medical Campus Enterprise Zone

1.65 The scheme shows limited strategic alignment with SELEP / GBF priorities. The scheme already has significant match funding in place; SELEP / GBF monies make up less than 3% of the scheme’s total value. The scheme promoter has indicated that SELEP / GBF monies will most likely pertain to completion of the walking and cycling elements of the scheme, meaning that most of the benefits outlined in the business case are not actually relevant to the bid as they will come forward regardless of the funding decision. There are no major barriers to delivery.

**Table 1.1: Gate 1 & 2 Assessment of Getting Building Fund Business Case(s) for Q3 2023/24**

Scheme	SELEP / GBF Allocation	Strategic Dimension Rating	Economic Dimension Rating	Commercial Dimension Rating	Financial Dimension Rating	Management Dimension Rating	Assurance of Value for Money	
							Reasonableness of Analysis	Robustness of Analysis
Mercury Rising 2	£500,000	Green	Amber / Green	Green	Green	Green	Only minor issues have been identified, i.e. some overlap between the scheme's objectives and the application of combined rather than separate inflation and contingency assumptions.	There is some uncertainty around the robustness of the 80 FTE jobs indirectly created estimate as it is a gross rather than net estimate with unclear consideration of additionality.
Camber Sands visitor centre	£691,973	Green	Green	Green	Amber / Green	Green	The level of inflation being applied to scheme costs is relatively low (£17,164). There is still some uncertainty around exactly what will be delivered, owing to the breadth and complexity of outputs and outcomes. Specific targets should be added to the scheme objectives to make them more measurable.	The scheme promoter has not quantified benefits in accordance with their Value for Money Exemption. No concerns around the additionality of outputs and outcomes have been identified.
Creative Media Centre, Hastings	£253,000	Green	Amber / Green	Green	Amber / Green	Green	Some gaps remain in the Commercial Case around the tender that may have to be carried out. The level of inflation being applied to scheme costs is relatively low (2.5%). Sea Change Sussex have limited internal cash reserves to cover the scheme going over-budget / to account for inflation / etc.	The wider operating model of the building, while not fully in scope for this review, is an ongoing concern due to its pertinence to the job creation benefits. The additionality of the safeguarding / facilitating of jobs as a result of the scheme is unclear.
5G Infrastructure in the Port of Dover	£465,000	Amber / Green	Amber / Green	Green	Green	Green	Though there is an overwhelming Strategic Case for the scheme, some gaps remain in the business case. Existing levels of 5G connectivity in Dover need to be clarified and explained in relation to the scheme. Specific targets should be added to the scheme objectives to make them more measurable. The scheme promoter has not explicitly confirmed whether freight and logistics businesses have been made aware of the scheme.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. There are issues / gaps in this quantification, but due to the exemption and the strength of the Strategic Case this has not affected our assessment of likely Value for Money.

Scheme	SELEP / GBF Allocation	Strategic Dimension Rating	Economic Dimension Rating	Commercial Dimension Rating	Financial Dimension Rating	Management Dimension Rating	Assurance of Value for Money	
							Reasonableness of Analysis	Robustness of Analysis
Tech Hub Flexible Workspace	£370,000	Green	Amber / Green	Green	Green	Green	Only minor issues have been identified, i.e. a need for further detail relating to how stakeholder engagement has influenced scheme design and the application of combined rather than separate inflation and contingency assumptions.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. Although additionality of 60% has been assumed to arrive at the 39 FTE jobs directly created estimate, it is difficult to assure the robustness of this except through post-hoc monitoring and evaluation.
NUE Commercial	£1,100,000	Amber / Green	Green	Green	Amber / Green	Green	As mentioned above, assurance of the Strategic Case for the scheme is limited by the fact that specific properties have yet to be identified for refurbishment. Some gaps remain around demonstrating the urgency of the need for the scheme (e.g. in terms of reducing anti-social behaviour and “poor [business] conditions”) and the approach to stakeholder engagement.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. This has largely been done in a compliant and robust way; however, much is predicated on private sector match funding of £3,000,000, the details around which are relatively scarce. A BCR of 2.03 to 1 has been calculated.
NUE Residential	£1,000,000	Amber / Green	Green	Amber / Green	Amber / Green	Green	The same issues as with NUE Commercial apply regarding assurance of the Strategic Case for the scheme. Specific targets should be added to the scheme objectives to make them more measurable. Some gaps remain around the approach to stakeholder engagement.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. This has largely been done in a compliant and robust way; however, much is predicated on private sector match funding of £1,500,000, the details around which are relatively scarce. A BCR of 2.0 to 1 has been calculated.
Pop-up Parks	£276,045	Amber / Green	Amber / Green	Green	Green	Green	The Strategic Case could have provided further evidence around how the scheme would improve air quality and increase biodiversity, particularly given that these form one of the objectives.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. Land value uplift is used to illustrate the scheme’s potential Value for Money. Though the link between street design and land value uplift has been evidenced, there is some uncertainty as to where and to what extent it would occur in this case.

Scheme	SELEP / GBF Allocation	Strategic Dimension Rating	Economic Dimension Rating	Commercial Dimension Rating	Financial Dimension Rating	Management Dimension Rating	Assurance of Value for Money	
							Reasonableness of Analysis	Robustness of Analysis
Victoria Centre	£600,000	Green	Green	Green	Amber / Green	Amber / Green	Some gaps remain around the approach to stakeholder engagement, which is particularly important in terms of generating tenant demand for the units, as well as the application of combined rather than separate inflation and contingency assumptions. Changes to the rent arrangements would likely occur after the first 2 years, which could jeopardise the outputs and outcomes of the scheme if disproportionate.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. This has largely been done in a compliant and robust way; however, much is predicated on the level of tenant demand for the units as well as the types of businesses that can be attracted and how many employees they would ultimately bring.
Flightpath 3	£500,000	Amber / Green	Amber / Green	Green	Green	Green	The scheme promoter has said that delivery of the scheme would help to unlock Flightpath Phase 4, but it is unclear how this would be the case. Further detail about the types of businesses who have moved into the site would have improved the Strategic Case.	There is some uncertainty around the robustness of the 36 FTE jobs indirectly created estimate as it is a gross rather than net estimate with unclear consideration of additionality.
Tunbridge Wells Town Hall Co-working Space	£400,000	Green	Amber / Green	Green	Amber / Green	Green	Some gaps remain around establishing the level of tenant demand for the building, as well as separating out inflation assumptions from the rest of the capital cost estimate. The planned operating model of the building should be shared to enable assurance of its commercial viability, though it is acknowledged that this will be managed by a third party.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. This has largely been done in a compliant and robust way; however, much is predicated on the level of tenant demand for the units as well as the types of businesses that can be attracted and how many employees they would ultimately bring. A number of substantive qualitative benefits have also been outlined.

Scheme	SELEP / GBF Allocation	Strategic Dimension Rating	Economic Dimension Rating	Commercial Dimension Rating	Financial Dimension Rating	Management Dimension Rating	Assurance of Value for Money	
							Reasonableness of Analysis	Robustness of Analysis
Maidstone Business Suite Phase 2	£300,000	Amber / Green	Amber / Green	Green	Amber / Green	Green	There is some uncertainty around what Phase 1 will provide and whether it reduces the need for intervention in Phase 2. A more detailed capital cost breakdown could be provided, and some gaps remain around the application of combined rather than separate inflation and contingency assumptions. The planned operating model of the scheme should be shared to enable assurance of its commercial viability.	There is some uncertainty around the robustness of the 86 FTE jobs directly created estimate as it is a gross rather than net estimate with unclear consideration of additionality.
Innovation Hub Chatham	£300,000	Green	Amber / Green	Green	Amber / Green	Green	Some gaps remain around sharing the Demand Study that has been carried out for the scheme, as well as separating out contingency assumptions from the rest of the capital cost estimate. The planned operating model of the building has been shared but is contingent on achieving the forecast occupancy rate of 100%.	There is some uncertainty around the robustness of the 100 FTE jobs directly created in the first year of operation estimate; although it is said to be a net estimate, there is unclear consideration of additionality. 50 jobs are said to be directly attributable to SELEP / GBF monies, but again the basis for this is unclear.
Basildon Boom	£300,000	Amber / Green	Amber / Green	Amber / Green	Amber / Green	Green	No stakeholder engagement has yet taken place and a proper stakeholder engagement plan hasn't yet been developed, which is particularly important in terms of generating tenant / user / customer demand. The planned operating model of the building has been shared but doesn't account for operating costs, so is incomplete. The scheme promoter has indicated that grant funding would assist in covering a revenue gap, which is not what it is intended for.	The scheme promoter has attempted to quantify benefits in the Economic Case despite applying an exemption. Although additionality of approximately 50% has been assumed to arrive at the 76 FTE jobs directly created estimate, it is difficult to assure the robustness of this except through post-hoc monitoring and evaluation. Despite a downwards revision of the occupancy rate forecast and an upwards revision of scheme costs, the BCR has actually increased slightly from Gate 1 and it is unclear why this is.



Scheme	SELEP / GBF Allocation	Strategic Dimension Rating	Economic Dimension Rating	Commercial Dimension Rating	Financial Dimension Rating	Management Dimension Rating	Assurance of Value for Money	
							Reasonableness of Analysis	Robustness of Analysis
A249 Bearsted Road Improvements	£500,000	Amber	Amber	Green	Green	Green	Specific targets should be added to the scheme objectives to make them more measurable. Some gaps remain around how stakeholder engagement has influenced scheme design.	N/A; the scheme promoter has attempted to quantify benefits in the Economic Case but they do not relate to the scheme element(s) that grant funding would actually enable. Regardless, a full assessment of the Economic Case can be found in the review document.

## Control Information

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