

Scheme Details		Appraisal Panel Comments		Recommendations / Conditions	
SCR Executive Board	Housing and Infrastructure	Strategic Case	The rationale for the development is that high quality start-up space is required to help businesses in the area to develop. This is evidenced by the high demand for business units at the existing business parks operated by the Council. This is a follow up to the 2000 Century Park BIC Phase I scheme which has had occupancy rates of over 96% in the last three years. RMBC state this shows that additional provision of space is required as evidenced by existing occupancy and limited available space of comparable nature. This assessment is backed up by further evidence of commercial / industrial unit market demand and availability in Rotherham conducted by the appraiser.	Funding	LGF
Project Name	Century BIC Phase II	Value for Money	The scheme would generate 110 gross additional jobs by 2024/25. This will achieve a cost (LGF) per gross additional job created of £14,545 and GVA benefit of £24.6m over 10 years. This means the project will return good value for money for SCR investment.	Approval Requested	Contract Award – subject to conditions
Scheme Promoter	Rotherham Metropolitan Borough Council	Risk	A key economic risk is if firms do not take up the opportunity to occupy the new space created and create new additional jobs. This would directly impact	Grant Award	£1,600,000

SCR Funding	£1,600,000		<p>value for money and return on investment. RMBC have acknowledged there will be a modest return on investment (approx. £23,000 per annum) from the centre, and this is based on a high occupancy scenario. There is therefore a potential risk for the centre to make a loss if it is significantly under occupied. However, the commercial case does suggest this scenario is unlikely at present based on the current occupation and enquiry rates for other RMBC centres and wider market data.</p> <p>The timeline for delivery is tight, with only a matter of days between some stages. This was put to the applicant who acknowledged the tight-nature of the turnaround but expressed confidence in delivering to time.</p>	Grant Recipient	Rotherham Metropolitan Borough Council
Total Scheme Cost	£3,200,000	State Aid	The applicant states that the scheme does not breach State Aid due to it failing questions 2, 3 and 4 of the State Aid self-assessment tool. The scheme does not confer a select advantage to an undertaking and will not affect trade between member states.	Payment Basis	Payment on defrayal

% SCR allocation

50%

Delivery

A project team has already been established and is led by the appointed Project Manager. Project Management will be undertaken in line with Prince II guidelines. A project Board will be set up to oversee delivery, including senior team members of RMBC. These include the Head of Rotherham Investment & Development Office (RiDO), Cabinet Member for Regeneration and Strategic Director of Environment and Regeneration.

Claw Back Clauses

Clawback on outputs and outcomes.
On completion of physical works, 70% of this LGF grant will be placed out of scope for any clawback.
The remaining 30% LGF grant (£480,000) will remain in scope until 82 fte jobs have been created at the site. The SCR Operational Contracts team will monitor progress on job creation based on the annual profile submitted by the promoter.
If by the end of the period (2024/25), the minimum threshold of 82 fte jobs have not being created, RMBC will return £5,900 for each job below the threshold.

Description	Conditions of Award
<p>A second phase of the popular Century Business Park. This phase will create around 17,000 sq. ft. of new floor space for office and clean manufacturing “move on” space within B1 use class. This high quality, publicly owned and operated employment space will be made available to business within the local area, as well as to the wider Borough and City Region. Building on the first phase of the Century Business Park this project will allow current occupants and other businesses to move to larger premises as their business grows, alongside providing additional space suitable for new businesses that currently have a lack of options within the current property market.</p>	<p><i>The following conditions must be satisfied before drawdown of funding.</i></p> <ol style="list-style-type: none"> 1. All required statutory consents including all planning enquiries must be satisfied. 2. A complete risk log which includes cost estimates if risks materialise, should be provided. 3. Provide breakdown and evidence of expended and forecast professional fees; <p><i>The following conditions must be satisfied before contract execution.</i></p> <ol style="list-style-type: none"> 4. Evidence of Cabinet approval to proceed 5. Agreement between SCR and RMBC of recovery mechanism for any unspent grant funds (or proportionate sharing) as a result of risk and contingency allowances; 6. Provide an updated statement on the level and timing of £1.6m match funding from RMBC including any developer contributions. 7. Appropriate sale of asset clauses and consideration of any subsequent profit to be included in a final contract. 8. Confirmation of the annual LGF spend profile and that the profiled 2018/19 LGF spend can be defrayed in year as SCR is unable to guarantee that this will be reprofiled beyond year end, and/or that RMBC will cover any unfunded works from alternate sources. <p>The conditions above should be fully satisfied by 31st December 2018. Failure to do so could lead to the withdrawal of approval.</p>