

CABINET

6 OCTOBER 2023

REPORT OF THE PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION AND TOURISM

A.6 LEVELLING UP FUND AND CAPITAL REGENERATION PROJECTS – PROGRESSING THE PROJECTS TO PLANNING PERMISSION

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

For Cabinet to consider next steps for the Levelling Up Fund (LUF) Project in Clacton on Sea and Capital Regeneration Project (CRP) in Dovercourt and draw down £1,898,421 from the Council's £2.295m Levelling Up Fund budget for the procurement of professional services to progress the respective project plans through to the submission of Planning Permission applications.

EXECUTIVE SUMMARY

- It was announced on 19 January 2023 that the Council's bid to round 2 of the Government's Levelling Up Fund (LUF) for Clacton Town Centre, the 'Clacton Civic Quarter', was successful and was awarded £19,958,224. In addition, on 15 March 2023 it was announced that a £6.65m bid for projects in Dovercourt Town Centre was approved, under Government's Capital Regeneration Scheme. The five schemes are comprised of the following:
 - Clacton Hub (LUF)
 - Carnarvon Terrace (LUF)
 - Kingsway Improvements (CRP)
 - Homes in Dovercourt (CRP)
 - Learning and Library Project (CRP)
- The Council chose the projects from the Council's plans set out in the documents 'Love Clacton' and 'Dovercourt Revisited', which Government was most likely to support given the criteria for the Levelling Up Fund. These projects respond to some of the key challenges for the District, including increasing skills, driving economic growth, supporting vibrant town centres, and meeting local housing need, and aim to improve quality of life for residents of Clacton and Dovercourt. The projects also align with other Council projects, including the Orwell Terrace scheme in Dovercourt, and the recruitment of a Town Centre Manager.
- On 17 March 2023 Cabinet considered a report titled 'Financial Performance Report - In Year Performance against the Budget at the end of Quarter 3 2022/23 and Long Term Financial Forecast Update'. In addition to accepting Government funding for the Clacton Civic Quarter LUF scheme, through that report Cabinet allocated £250,000 of Tendring District Council's match funding allocation for the above bids to support the development of the scheme for Clacton.

- On 23 June 2023 Cabinet considered a report titled 'Clacton Civic Quarter Levelling Up Fund (LUF) Bid, Dovercourt Town Centre Improvement Corridor Capital Regeneration Project (CRP) Bid'. In addition to accepting Government funding for the Dovercourt scheme, through that report Cabinet allocated usage of the £250,000 which had been drawn down in the March 2023 report, towards early preparations for the CRP scheme and agreed proposals for delivery of the respective projects in partnership with Essex County Council.
- The June Cabinet report further set out that the Council is the responsible authority for both the LUF and CRP projects. As such, the Council will programme manage the overall schemes, reporting to the officer-led LUF Delivery Programme Board, on to the member-led Regeneration Board, and ultimately to DLUHC and Government. Both Boards have joint membership from the Council and ECC. Furthermore, the report proposed that 'the Council (TDC) will commission the two projects where it owns the land and runs services, which are Carnarvon Terrace (Clacton LUF), and Homes for Dovercourt (Dovercourt CRP).'
- Following a review of this delivery method, it is now proposed that the Council will manage these projects directly. This approach provides good value for money and enables the procurement of the professional delivery team to take place within the Council. It will allow the Council to retain control and effectively manage the associated risks. Delivery will take place under the oversight of a Capital Delivery Programme Manager, and recruitment has also taken place for a Project Manager to support delivery. A full chart which sets out the proposed structure for all projects is included as below.
- The Proposed delivery team would consist of:

TDC Governance [including Corporate resources]

- TDC – Capital Programme Management [Across all 5 sites]
 - CDM Coordinator
 - Local Authority Building Control
 - Public Consultation Advisor
- TDC Owned Sites [across both sites]:
 - Employer's Agent/QS Cost Management – Lead Consultant
 - Civil & Structural Engineer
 - Mechanical, Electrical and Public Health Engineers
 - Fire Consultant, Highways, etc [other Design Team members]

Each site will then have their own Architects.

It is anticipated that ECC-led sites will have a similar delivery structure.

- The LUF and CRP schemes have a combined overall budget of £37,532,319, of which £2,295,060 is a match funding contribution from TDC. Previously, £3,600 of this budget has been spent on procuring footfall data as part of the government's required monitoring

and evaluation process for the bids, and £250,000 was allocated to project development by Cabinet as mentioned above.

- The LUF and CRP schemes have a combined overall budget of £37,532,319, of which £2,295,060 is a match funding contribution from TDC. This report recommends drawing down a further £1,898,421 from the remaining match funding of £2,291,460 to commission a project team and allow for the development of the pre-construction information (including surveys, advisors and project design and delivery teams as set out in the finance section). This will develop the LUF and CRP funded schemes up to submission of detailed planning applications for the relevant sites. This structure is considered the most effective method of successfully delivering the projects, whilst managing the accompanying risk.
- The estimated budget for the professional team for the duration of the projects has been developed from a high-level indicative cost-model for each scheme to establish overall budgets which will fund their procurement up to the submission of Planning Applications for the projects.
- Within both submitted bids, a total of £2,148,421 was allocated to commission a project team. This report recommends drawing down a further £1,898,421 from the remaining match funding of £2,041,460. This funding will cover professional fees for all stages of the project. At this time a portion of the funds will be used for the development of the pre-construction information (including surveys, advisors and project design and delivery teams as set out in the finance section). This will develop the LUF and CRP funded schemes up to submission of detailed planning applications for the relevant sites. This structure is considered the most effective method of successfully delivering the projects, whilst managing the accompanying risk.
- For the Council to effectively oversee the projects, manage the associated risks and budgets, there is a need for strong leadership, experience and technical skills in programme and construction management. As such, the Council intends to extend the services of an experienced programme manager through an agreement with an employment agency and to allocate funding to acquire sufficient specialist legal and financial support.
- As previously agreed, the Council will sign funding grant agreements with ECC to commission and deliver the three remaining projects where ECC own the land and run services, which are Clacton Hub (Clacton LUF), and Harwich Library and Kingsway Improvements (Dovercourt CRP).
- A further report will be brought back for consideration on the detailed projects, for approval to develop technical designs to the level of detail required to go out to the market for procurement of main build-contracts.

RECOMMENDATION(S)

It is recommended that Cabinet:

- a) **Endorses the revised programme delivery method for the Carnarvon Terrace and Homes for Dovercourt schemes, as a change from the previous Cabinet Report, which results in the Council managing these projects directly and not Essex County**

Council led partners, and recognises the need to allocate resources from total project funding available to these schemes.

- b) Allocates up to £1,898,421 from the Council's remaining Levelling Up Fund Budget of £2.041m to procure professional services to deliver the projects through to planning submission, with expenditure from this allocation being in line with the bid submission;**
- c) Requires any changes to the projects to be made in consultation with the Portfolio Holder for Economic Growth, Regeneration and Tourism;**
- d) Subject to b) above, delegates the Corporate Director Place and Economy, in consultation with the Portfolio Holder for Economic Growth, Regeneration and Tourism, to procure appropriate resources and commission a project team to carry out the associated work including for the design briefs;**
- e) Subject to b) above, agrees exemptions to the Council's Procurement Procedure Rules to enable the Corporate Director, Place and Economy to enter into an agreement with the relevant Employment Agency to extend the engagement of the Capital Programme Manager; and**
- f) Delegates agreement of the final design brief and subsequent planning application submission to the Portfolio Holder for Economic Growth, Regeneration & Tourism.**

REASON(S) FOR THE RECOMMENDATION(S)

To ensure sufficient funding is allocated to procure a professional team to deliver the LUF and CRP projects up to and including the submission of detailed planning application.

Furthermore, the recommendations will ensure the Council is able to adequately oversee the projects and manage the subsequent risk effectively by funding a Capital Programme Manager and Project Manager until completion. This increases the in-house delivery capacity for capital projects within the Council.

ALTERNATIVE OPTIONS CONSIDERED

There are other options which have been considered:

Do nothing: Tendring District Council would not be able to deliver the schemes without this decision-making mechanism in place. Not delivering the bid would allow officer time to be focused on other projects and would reduce any financial or delivery risk to the Council from running major capital works.

However, not accepting the funding would also reduce the opportunity for investment in the district at a significant scale, with the benefits that will bring, and have negative reputational issues for Clacton and Dovercourt, and the Council with the announcement already publicised widely at local and national levels.

Contract Out Programme Delivery: This option takes away the delivery responsibility from TDC to a professional 3rd party developer. There are significant risks associated with this as while the responsibility for delivery is taken away, so is the control. Should the projects not progress according to time, quality and cost parameters, it will become very difficult for TDC to regain control. There is also the matter of finding a suitable trusted partner for such a project programme.

This option would also require agreement with DLUHC and ECC as they are the funding and delivery partners, respectively.

The reputational risk of unsuccessful or non-delivery of the projects will be great as well, and this is not recommended.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Corporate Plan (2020-2024)

The LUF and CRP schemes allow the Council to meet the following priorities in the Corporate Plan:

Building Sustainable Communities for the Future

- Vibrant Town Centres
- Building and managing our own homes

A Growing and Inclusive Economy

- Develop and attract new businesses
- More and better jobs

Community Leadership Through Partnerships

- Joined up public services for the benefit of our residents and businesses

Corporate Priorities 2022/23

Successful application is in line with the following Corporate Priorities for this financial year:

- D2 – Supporting existing businesses
- An application to the Levelling Up Fund was highlighted as an action

Economic Strategy 2020-24

The Tending Economic Strategy was updated in 2020. The Strategy uses evidence from Office of National Statistics to demonstrate that there have been some important changes in the district's economy in recent years which require a change in approach.

The successful Levelling Up application complements the following areas for Action set out in the Strategy:

- Supporting long term investment into local civil society, citizen engagement and participatory activities within Jaywick Sands and Clacton

- Building the capacity of local civil society and third sector organisations to support the development of routes to employment in community businesses, social enterprise and alternative labour markets
- Work with core Higher Education and Further Education partners (primarily the University of Essex and the Colchester Institute)
- Accommodate the business needs of a growing population by developing new flexible spaces for start-up and micro business growth.

Tendring District Council Local Plan 2013 - 2033

Delivery of these projects will align with the following strategic objectives set out in Section 1 of the Local Plan, adopted on 26th January 2021:

- Providing sufficient new homes
- Fostering economic development

OUTCOME OF CONSULTATION AND ENGAGEMENT

In the report considered by Cabinet in June 2023, Cabinet also agreed to endorse the Portfolio Holder for Economic Growth, Regeneration and Tourism forming a Cross Party Levelling Up Working Party to receive project management updates at least four times a year on progress with the schemes, with particular attention to risk management for each individual project, budget and costings and delivery progress. This will ensure this representative group are kept abreast of project progression and continually evaluate risk and budget management.

As set out in the Cabinet report in June 2023, the Council undertook consultation for both bids in June 2022, in preparation of the applications for funding, notably with:

- Clacton Town Partnership; and the Clacton Coastal Forum; (LUF)
- Harwich Town Council, Harwich and Dovercourt Tourism Group, (CRP) and
- Other key Tendring-wide stakeholders including the CCG, who provided a letter of support for both bids.

The proposals were also reviewed at the Success Essex board meeting on 6th June 2022. Following comments from attendees, the proposals for the car park element of Carnarvon Terrace were revised to increase the number of electric car parking spaces within the bid.

Clacton

The projects contained in the Clacton Civic Quarter bid align with the overarching vision and objectives of the 'Love Clacton' Vision 2030 which was developed through engagement and partnership with local businesses, the wider community and other partners and stakeholders through a series of meetings and workshops between 2018 and 2020. The projects contained in this bid are based on projects submitted in an application to the Future High Streets Fund (FHSF) in 2020. Prior to that submission, the Council undertook an online consultation exercise on the proposals, the results of which demonstrated particular enthusiasm around flexible start-up business space, improvements to car parks and electric vehicle charging facilities. These elements of the FHSF proposal were maintained in the successful bid.

Dovercourt

All of the projects proposed in the Dovercourt Town Centre bid are taken from Dovercourt Revisited ([link](#)). TDC commissioned this document in January 2018 as a means to update the

previous masterplan (Dovercourt Rediscovered) from 2011. The production of Dovercourt Rediscovered included a public engagement exercise where members of the public were invited to comment on the masterplan, via exhibitions, which were held over two days. One of the key messages from the exercise was that the town's public realm needed to be upgraded: one of the most commonly cited responses to what attendees did not like about Dovercourt was the quality of the street scene (74%).

The Council developed a Communications Engagement and Marketing plan in 2023 for the Clacton LUF and Dovercourt CRP schemes to guide its work on the projects.

LEGAL REQUIREMENTS (including legislation & constitutional powers)

Is the recommendation a Key Decision (see the criteria stated here)	YES	If Yes, indicate which by which criteria it is a Key Decision	<input checked="" type="checkbox"/> Significant effect on two or more wards <input checked="" type="checkbox"/> Involves £100,000 expenditure/income <input type="checkbox"/> Is otherwise significant for the service budget
		And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest prior to the meeting date)	Added to the Forward Plan on 7 September 2023.

Following on from the previous Cabinet report in June 2023, the Council is in the process of agreeing terms of funding agreements with ECC, which would ensure the obligations on the Council in the MOUs with Government are discharged.

The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:

It is important to ensure the Funding Agreements with ECC are agreed and completed as soon as possible following ECC approving their business case process, to ensure that the obligations for the ECC projects under the MOUs with Government are pass ported, to reduce the risk to the Council.

FINANCE AND OTHER RESOURCE IMPLICATIONS

The total bid to the Levelling Up Fund was £19,958,224. This is then broken down across the two projects in the bid as follows:

Project 1 (Clacton Hub)

Total request to Levelling Up Fund: £3,102,985

Match Funding Contribution provided by ECC: £6,500,00

Total Project Costs: £9,602,985

Project 2 (Carnarvon Terrace):

Total request to Levelling Up Fund: £16,855,239

Match Funding Contribution provided by TDC: £2,078,500

Brownfield Land Release Funding: £420,000

Electric Vehicle Fund: £390,000 (not yet secured)

Total Project Costs: £19,743,739

Total overall LUF Programme Costs: £29,346,724

Dovercourt CRP

The total bid for the Dovercourt Town Centre Improvement Corridor was £6,652,251. This bid contained 3 component projects as follows:

Project 1 (Harwich Library)

Total request to Levelling Up Fund: £500,000

Match Funding Contribution provided by ECC: £626,844

Total Project Costs: £1,126,844

Project 2 (Homes in Dovercourt):

Total request to Levelling Up Fund: £3,332,251

Match Funding Contribution provided by TDC: £216,500

Total Project Costs: £3,548,751

Project 3 (Public Realm):

Total request to Levelling Up Fund: £2,820,000

Match Funding Contribution provided by ECC: £1,500,000

Total Project Costs: £4,320,000

Total Overall Dovercourt CRP Programme Costs: £8,995,595

Developing the Projects to Planning Permission:

From the overall budget set out above, a total of £250,000 has already been committed to the project to date, from Tendring District Council's match funding allocation, in order to develop the projects to this stage. In addition, of the £420,000 allocated from the Brownfield Land Release Fund, £147,215 has been spent on the demolition of the former Carnarvon House building. To continue driving both the LUF and CRP projects forward to Planning Permission will require the following to be committed through this report:

In-House Client-side resources:

As part of developing the necessary capacity and resources to deliver this scheme, TDC will need to procure the services of specialists in the following areas:

1. **Legal:** To support the core TDC internal legal team to develop and deliver legal documentation required for such a programme. Estimated work flow:
 - a. Drafting up Funding Agreements
 - b. Drafting up Service Agreements with the supply chain
 - c. Executing said agreements
 - d. Land Title and lease related legal support
 - e. Monitoring the above

2. **Finance and Financial Monitoring:** To support the core TDC internal team, it is recommended that a Project Finance Professional be engaged such that s/he can report to TDC Finance Director on the progress and other relevant matters.

Professional Fees:

TDC Development costs include projected costs for statutory client-side expenses such as taking out insurances and warranties, Planning fees, building regulation approval fees, SAP calculation fees, party-wall surveys and agreements, statutory undertaker liaison, etc.

Overall Projects Budgets & Summary for Carnarvon Terrace and Homes In Dovercourt projects:

Site	LUF/CRP* Funds [£]	%	TDC/ECC Funding [£]	%	Total Project Budget [£]	Summary
Carnarvon Terrace	16,855,239	89.02	2,078,500	10.98	18,933,739	To deliver approx. 28 new homes along with replacement car parking and c. 1400 sq.m. flexible commercial use
Homes In Dovercourt	3,332,251	93.90	216,500	6.10	3,548,751	9 new-build town houses for social rent

The Council intends to undertake a modular approach to procurement, to allow flexibility within the procurement process and allow close monitoring of spending.

Professional Services:

These will include the development and design team procured to execute the programme delivery strategy for the wider programme as well as sites directly owned by TDC. They will include, but not be limited to – Architects, CDM coordinator, LABC, Quantity Surveyor, MEPH, Civil and Structural engineers, fire consultants, etc.

Enabling works:

Pre-construction and pre-design information packs will be produced to enable design development to progress with regard to any risks that may be highlighted – including desktop and intrusive surveys, liaison with statutory undertakers, etc.

Risk Management:

The purpose of this work is also to de-risk the development such that as and when designs are developed, they take into consideration relevant survey information, as well the technical briefs which would be informed by the preconstruction information.

Large-scale projects bring with them a commensurate level of risk, with seemingly small percentage variances in costs having the potential to produce a significant financial impact on a project and so the Council. As such, projects at this scale require the sustained focus of the Council to mitigate the risk of inflation and potential cost over runs. The Council and its delivery partners will conduct further construction cost analysis to develop robust contingency plans. Regular cost monitoring and risk assessment throughout the project lifecycle will be vital to identifying potential inflationary risks and proactively managing them.

X	The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:
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No further comments over and above those set out in the report.

The necessary changes to the budget will be made to reflect the decisions set out in this report.

USE OF RESOURCES AND VALUE FOR MONEY

The following are submitted in respect of the indicated use of resources and value for money indicators:

A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services;	
B) Governance: how the body ensures that it makes informed decisions and properly manages its risks; and	
C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services.	

MILESTONES AND DELIVERY

The key milestones to take the respective projects through to submission of planning applications are as follows:

1. Development Brief Finalised: End-Oct 2023
2. Development Brief Presented to All-Party Group and Approved: 1st Week Nov. 2023
3. Procurement of Pre-construction Information – Mid-Nov. 2023
4. Procurement of Key Design team members – Mid-Late Nov. 2023
5. Procurement of all relevant designers, advisors and consultants – Jan. 2024
6. Detailed Planning Application Lodged – Q2 2024

Interim milestones will be:

1. Initial Concept design – Dec. 2023 (costed-design)
2. Developed Concept design – Feb 2024 (costed and benchmarked)

ASSOCIATED RISKS AND MITIGATION

Risk registers have been produced as follows;

- one each for the LUF and CRP programmes,
- one for each of the five individual projects, and
- an overarching risk register highlighting the ‘top ten’ risks across both LUF and CRP programmes, which is shown below:

Current ‘top ten’ risks for the Programme:

	Risk	Mitigation	Owner
1	Programme Delay: Caused by ECC Governance	Timely capital spend approvals by ECC	ECC
2	Programme Delay: Caused by Procurement	Timely reporting and engagement with management, cabinet and council level stakeholders	TDC & ECC
3	Cost escalation: caused by inflation	Form of contract executed - JCT/GMP and/or NEC	TDC & ECC
4	Cost escalation: caused by scope gap	Design team management and QS input to direct design	TDC, ECC & Essex Housing
5	Design development	Design brief to be comprehensive and design milestones approved	TDC & ECC
6	Contracts: delays to execution	Control of the cost-plan, design and approvals	TDC & ECC
7	Contracts: scope gap	Ensuring adequate provisions are made by the legal teams	TDC & ECC
8	Stakeholder management: risk to approval	Ensuring adequate time is allocated to due process and feedback fed into the design	TDC & ECC
9	Construction Risk: unknowns below ground	Comprehensive surveys	Main Contractor
10	Third party approvals	Planning, Highways, Statutory undertakers to be consulted	TDC, ECC & Project PMs

For Cabinet to be aware, an overall programme risk is that the ECC elements of the programme, remain subject to ECC's own internal approvals process.

Project risks are constantly monitored through a systematic and ongoing process of risk identification, assessment, mitigation and monitoring. The risk register is a rolling item at the programme board, as regular communication and reporting on the status of risks to all project team members, stakeholders and sponsors is essential to effective delivery.

The delivery agreement with ECC will also look to set out risk sharing between ECC and TDC.

The recent delivery of the Jaywick Sunspot Project, as well as the Orwell Terrace scheme at the former Starlings site, were impacted by risks relating to increased costs and inflation which were outside the council's control. By bringing delivery of the two TDC-led schemes back in house, risks relating to these schemes can be closely monitored and managed in a timely fashion.

EQUALITY IMPLICATIONS

New EQIAs have been developed for both bids and are intended to be living documents which are updated throughout the scheme. a fuller description can be found in the Cabinet report dated 23 June 2023.

SOCIAL VALUE CONSIDERATIONS

TDC has entered into a Service Level Agreement (SLA) with ECC to undertake its procurement process, with TDC contributing a fee to ECC to deliver key procurement activities and enables TDC access the wider knowledge of the ECC in-house team. TDC's SLA with ECC ensures the Council's procurement follows a compliant contracting process in accordance with legislation and policy and the commissioning of the Professional Team will be undertaken through this route.

IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2030

Consideration has been given, both during application stage and now moving to project delivery, to how this suite of projects will impact the environment and how the projects contribute to the Council's wider commitment to become net zero carbon (of Scope 1 & 2 emissions) by 2030 as laid out in the Tendring Climate Emergency Action Plan 2020 – 2023.

To achieve this goal, the project briefs will have the following inserted as part of the guidance to the designers, and make this a condition of their appointment:

Ensure all newly constructed council-controlled buildings, extensions and refurbishments are designed to achieve net zero emissions by 2030 where possible.

As a result, Tendring is looking for a 'Passive Principles' low energy building design approach for the projects in order to achieve better construction quality, protection against fuel poverty, improved comfort and wellbeing, closing of the gap between predictions and actual performance, lower repair and maintenance costs.

Tendring's Low Energy Design Strategy is looking to:

- Adopt a 'Passive Principles' low energy design approach across all sites;
- Set a contractual energy performance target within Tendring's Employers Requirements;
- Incorporate renewable energy where possible;
- Plan a well-coordinated handover, aftercare and maintenance strategy and a 'soft landings' protocol.

OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder

Both projects include the provision of additional community services and improved visual amenity, which will contribute to the reduction of crime through increased natural surveillance. Rationalised access points to the car park will also provide this and will ensure people feel safer walking through the space in the evening, especially women, who can feel particularly vulnerable.

The Carnarvon House site was an existing crime hotspot in Clacton, and redeveloping this site aim to decrease crime directly.

<p>Health Inequalities</p>	<p>Both projects contain schemes which will have a positive impact on health inequalities including access to housing, education, jobs, and public services.</p> <p>The completion of both projects will result in the provision of housing in two of the most deprived areas in the District, in areas which have demand on the housing register. TDC's Draft Housing Strategy 2019-2024 shows that 415 households (26%) on the housing register have a physical or mental health condition made worse by their housing, which this provision would move to address.</p> <p>Through investment in libraries and skills provision, both projects also aim to increase access to training and employment, through structured courses and access to IT systems.</p> <p>Both projects also include mixed use space with flexible access for public sector partners. This provides opportunities for joined up working between organisations, which can improve and simply access to services for residents.</p> <p>The Clacton Hub also includes space for the University of Essex to establish a presence. The different aspects of the University offer will result in collection of data and insights on coastal communities, which will benefit wider health and wellbeing decision making. There will also be skills and training opportunities for residents.</p>
<p>Area or Ward affected</p>	<p>Clacton Civic Quarter: Pier Ward, when delivery begins</p> <p>Dovercourt Town Centre Improvement Corridor: Harwich & Kingsway Ward, when delivery begins</p>

PART 3 – SUPPORTING INFORMATION

<p>BACKGROUND</p>
<p>The Council's Corporate Plan is committed to developing vibrant town centres and public spaces to be proud of, building and managing its own homes and offering joined up public services for the benefit of or residents and businesses. To this end, the Council published the</p>

'Love Clacton' Plan in 2020 and 'Dovercourt Revisited' in 2019 that outline proposals for town centre regeneration.

The Council submitted two applications in August 2022 to Round Two of the Levelling Up Fund: £19,958,224 for the Clacton Civic Quarter, and £6,652,251 for Dovercourt Town Centre, as the projects that best fit these Government funding opportunities from the Love Clacton and Dovercourt Revisited proposals.

Both bids were developed jointly with Essex County Council, who allocated resource to develop the bids, own land and buildings within three of the projects, and has committed £8m of matched funding to the delivery of both bids.

Clacton LUF

- The Clacton Civic Quarter bid requested £19.960m for two projects.
- 1. Carnarvon Terrace is proposed to be 28 new homes in three blocks built along Carnarvon Road: one block of 11 social homes and two blocks for sale. The ground floor of each block will provide new offices or shops. The Council will remodel the carpark and install up to 30 EV chargers. A covered market of 'maker spaces' will be built.
- The 'maker spaces' will provide space for emerging local businesses and a new retail offer for the town centre, which will increase day time activity and complement existing shops. The improvements to the carpark, including new electric car charging points will be a draw that further supports visitors to the town centre and the seafront. The provision of 28 flats, 11 of which will be affordable / social housing, seek to address the lack of affordable housing provision in the area. Within the district, the biggest demand for affordable housing is for 1 or 2 bedroom properties in Clacton.
- 2. Clacton Hub will redevelop the existing ECC library site to make provision for a new library and Adult Community Learning centre with additional flexible space including proposals to bring the University of Essex to Clacton for the first time.
- The University of Essex will be part of a new skills and education hub in Clacton, setting up base in the town to create a Centre for Coastal Communities. The exciting new site will provide access to a range of new learning opportunities for local people, while retaining important community elements, including the local Museum.
- The Clacton LUF plans are based on many years of preparation. The successful Round Two Levelling Up Fund Bid is based on an unsuccessful Round One bid, which itself is based on a 2020 Future High Streets Fund bid, that whilst not it did not win funding, did provide the underlying vision, project development and consultation for the successful Clacton LUF bid.
- Government told the Council it had been successful on 19 January 2023. Cabinet agreed on 17 March 2023 to accept the £19.960m awarded to the Council and to authorise the S151 Officer to sign the associated MOU in consultation with the Corporate Director Place & Economy and Portfolio Holder for Business and Economic Growth.

Dovercourt CRP

- Government notified the Council in January 2023 that its Dovercourt Town Centre Improvement Corridor bid was unsuccessful for LUF, but on 15 March 2023 Government announced the bid was successful in a sister fund, 'Capital Regeneration Projects' (CRP).

The funding from Government comprises:

1. Kingsway improvements: A major investment into the appearance of Dovercourt Town Centre to improve the visitor experience and support local businesses.

2. Learning and library project: The Adult Community Learning skills centre will return to Dovercourt town within a refurbished library, increasing the opportunities for residents to benefit from courses locally.
3. Homes in Dovercourt: Demolish an out-of-date multi-storey carpark at Milton Road and build nine new, well-built social homes.

In accordance with previous Cabinet decisions, the Council and the Government have now signed the respective MoUs for both the LUF and CRP schemes. These MoUs denotes an agreement to proceed and that the allocation of funding to the Council has passed the Government's subsidy control tests.

PREVIOUS RELEVANT DECISIONS

[Decision - Procurement Exercise To Secure A Levelling Up Bid Consultant](#)

[Decision - Levelling Up Fund: Procurement of Consultants](#)

Round one

[Decision - Levelling Up Fund - Clacton Town Centre \(tendringdc.gov.uk\)](#)

[Decision - Cabinet Members' Items - Report of the Business and Economic Growth Portfolio Holder - A.2 - The 'Levelling Up Fund' - Proposed Bid for Clacton Town Centre \(tendringdc.gov.uk\)](#)

[Issue details - Clacton Town Centre: Bid to the Levelling Up Fund \(tendringdc.gov.uk\)](#)

<http://tdccthiis001/ieDecisionDetails.aspx?Id=11719>

BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL

[Levelling Up Fund Round 2 Prospectus](#)

[Regeneris Report \(tendringdc.gov.uk\)](#)

[Cabinet Report 25 June 2021](#)

[Agenda Report Pack for Cabinet - Friday, 25th February, 2022 - contains Corporate Priorities for 2022/23](#)

[Cabinet Report 17 June 2022](#)

[Cabinet Report 23 June 2023](#)

APPENDICES

None

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