

CABINET

11 APRIL 2025

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

A.4 SUNSPOT WORKSPACE, JAYWICK SANDS – POST PROJECT REVIEW

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To present the post project review of Sunspot, Jaywick Sands Workspace, community gardens, meeting rooms and event space on the former Sunspot Arcade site which opened in September 2023, including a requirement to allocate up to £100,000 to meet additional costs emerging from the final account processes / negotiations with the associated contractor.

EXECUTIVE SUMMARY

Since its opening in September 2023, the Sunspot has won multiple national awards and has been named one of the best five buildings in 2023 by the Guardian Architecture correspondent. The building has the following awards/nominations:

- **National Planning Awards**, the best use of brown field regeneration (Won)
- **Institute of Economic Development**, (IED) Social Value Champion of the Year (Won)
- **MJ Awards**, Delivering Sustainability and Social Value category (Highly commended)
- **Local Government Chronical** (LGC) awards for Future Places (Finalist, to be announced June 2025)
- **Royal Institute of Architects**, For HAT Projects for the Sunspot (Finalist, to be announced)

IED Director Bev Hurley CBE, who hosted the awards In November 2024, where TDC won Social Value Champion of the Year stated that:

"The judges highlighted the positive impact of this impressive project on the local community, and noted it effectively met community needs, resulting in improved perceptions, high occupancy rates, and business expansions.

"The initiative is recognised for addressing deprivation through collaboration, fostering hope and aspiration, and the submission (which our judges said was written from the heart) demonstrated a pragmatic approach to overcoming local challenges, showcasing strong leadership. It has generated significant economic, social and environmental benefits, emphasising the close-knit community in the area."

The Sunspot

It is a two-storey building offering 24 spaces to suit a range of small businesses: shops, offices, light-industrial units and a double-height market hall. It stands in the centre of Jaywick Sands, on a seafront site vacant since the demolition of the Sunspot Amusement Arcade 20 years ago. The building is designed to high environmental standards with a see-saw roofline to complement the new houses at the entrance of the car park and the street-facing gables of Jaywick Sand's pre-war chalet bungalows.

The development process

In October 2018 the Council commissioned HAT Projects Ltd to support the preparation of a Place Plan for Jaywick Sands as a framework for development in the area. The draft Place Plan identified the need to attract and stimulate commercial and economic activity in Jaywick Sands and recommended the provision of affordable space for business use and social enterprise.

The objectives of the project were to provide an 'anchor' development to kick start wider regeneration in Jaywick Sands, support the local economy, increase opportunities for local entrepreneurship, and grow and retain economic activity and job creation in the local area by providing a managed workspace with targeted business support (information, advice and guidance).

In January 2020 HAT Projects were appointed via a competitive process to examine the feasibility of providing the new workspace and in August 2020, and subsequent to the completion of the Feasibility Study, Government launched its Getting Building Fund (GBF) – a £900 million fund to deliver jobs, skills and infrastructure across the country, targeted on areas facing the biggest economic challenges as a result of the COVID-19 pandemic.

In partnership with Essex County Council and HAT Projects and utilising the Feasibility Study, the Council led work to prepare and submit a detailed application for funding under the Government's GBF scheme. In the South East of England the scheme was managed and administered by the South East Local Enterprise Partnership (SELEP). The Council's GBF application sought funding in the value of £1.972 million and in November 2020 the Council were advised that its GBF application had been successful.

In December 2020 the Council moved to procure its Professional Team to lead on the technical design and cost planning of the proposed building and to manage the construction phase through to completion. The professional team included HAT Projects (architects), Potter Raper (cost consultants) and Daniel Connal Partnership (construction, design and management consultants). The Council also selected an Operating Partner Colchester Business Enterprise Agency (Colbea). Colbea assisted HAT Projects with the Building Design (space planning) during the pre-construction and construction phases of delivery.

At its meeting in May 2021 Cabinet formally approved the Jaywick Sands Covered Market and Managed Workspace project to be delivered through grant funding in the value of £1.97m to be received from the South East Local Enterprise Partnership (via the Government's GBF scheme), and via additional grant funding to be made available via Essex County Council, and funding set aside by the Council in support of Jaywick Sands, with a total initial capital budget of £2.328 million.

Project Objectives

The project has the following objectives identified:

- **Objective 1:** Provide affordable space for start-up and grow-on businesses in the local community creating and retaining employment locally;
- **Objective 2:** Generate employment opportunities through supporting business growth and entrepreneurship;
- **Objective 3:** Provide access to affordable healthy fresh food and produce as well as affordable everyday household goods within easy walking distance of a large proportion of the community;
- **Objective 4:** Generate increased footfall to the Jaywick seafront benefitting local businesses in the area;

- **Objective 5:** Create better quality public realm including a safe pavement along the key seafront street, community garden and multi-purpose outdoor events/market 'square'; and
- **Objective 6:** Decreasing blight and stimulating a more positive identity for Jaywick Sands, increasing confidence amongst potential investors and raising aspirations for high quality regeneration and development going forward.

All of these objectives have been met in year one (Appendix A) with the building having 96% occupancy, some businesses already expanding their offer and employing staff, a number of free community events held, use of the meeting rooms is expanding with more organisations hiring the space and the community has supported the building from the start. Further details on how these objectives are being achieved is set out later in this report. The market has not focused on food to date although there is a strong offer in the café and in some of the retail units, and increasing confidence amongst potential investors is slow to emerge but there are now signs of regeneration through the Broadway, leading up to the Sunspot.

Sunspot – Operational

At their meeting in May 2021, Cabinet approved the development of a Covered Market and Managed Workspace facility at Jaywick Sands. Cabinet subsequently determined in October 2021 to outsource management of the building, with a direct award to the Colbea by means of a service contract and licence with a value of £90,000 in year one.

After a change of management at Colbea, the organisation subsequently informed the Council they were no longer in a position to take on the licence agreement but did however remain content to enter into a service contract for a period of 7 months. In order to increase their capacity to deliver at pace however, Colbea partnered with HAT Projects for additional support.

As a result of this change in position, on the 17 February 2023 Cabinet approved bringing the operation of the building in-house, to be run by staff directly employed by the Council. Colbea currently hold the contract to provide the Council's Business Support Service and continue to support any future tenants in the Sunspot.

The council recruited an Operations and Facilities Manager to market and run the sunspot. The building was opened in September 2023, and by April 2024 was 80 per cent occupied, two years ahead of schedule.

Sunspot – Construction

In January 2021 the Council appointed HAT Projects as its principal designer to work with the Council to refine and develop the outline proposals for the facility, and subsequently Officers appointed Daniel Connal Partnership to provide client-side Construction Design Management (CDM) services in response to the requirements of the CDM Regulations 2015.

At its meeting on 21st May 2021, Cabinet approved the development of a Covered Market and Managed Workspace facility at Jaywick Sands and made associated decisions to enable the development to proceed. Cabinet also agreed to seek approval from the Secretary of State under Section 12 of the Housing Act 1985 to use the land (which is held in the Housing Revenue Account – HRA) for non-housing purposes and to seek approval under Section 32 of the Housing Act.

On the 18th January 2022 a letter and application form was submitted to the Secretary of State requesting that: *The identified land [...] is integral for the wider regeneration of the area that the*

community space and employment opportunities represented by the Managed Workspace and Covered Market are brought forward.

Consent was received from the Secretary of State under the Housing Act 1985 – section 12 on the 16th February 2022.

Budget

At its meeting on 21st May 2021, Cabinet approved a development which had a total scheme value of £2,327,535 with the budget comprising of £1.972m the South East Local Economic Partnership (SELEP), £350,000 from Essex County Council (ECC) and £5,535 from the Council. Cabinet determined to endorse the submission of a Planning Application and in a subsequent to Cabinet's meeting in May 2021, and the Council's Planning Committee the Council's Planning Application a approved the scheme for development at the beginning of July 2021.

On 6 December 2021 the Council received tenders from building contractors as part of the Council's procurement exercise, which came in significantly above the budget, with the lowest tender by TJ Evers, even after value engineering, at £3,877,239. This figure was over £1.1m greater than even the cost consultant's most recent estimate. International Covid lock downs ending caused shortages in materials on a global scale and construction inflation costs spiralled upwards internationally.

Given cost uncertainty in addition to value engineering, the contractor requested that the Council agree to amendments to the JCT contract to move the risk for the costs of ground works in the build phase to sit with the Council.

The TJ Evers quotation gave a total scheme value of £4,407,182, which was £1.98m over the total budget then allocated of £2,327,535 plus a £100,000 running cost allowance bringing the full funding up to £2,427,535 to secure delivery.

In January 2022 Cabinet agreed to allocate further Council funding relevant to the HRA to the project, including New Homes Bonus. It was recommended that £254,465 of New Homes Bonus 2022/23 was allocated to the project. This was in addition to the £105,535 allocated at the start of the project and £45,000 of project costs allocated at October 2021 Cabinet, for the first year of operation of the managed workspace.

In January 2022 Cabinet were informed that despite the additional investment from the Council, a gap remained in project costs of £1.68m. The Council approached SELEP and ECC for the potential for additional investment in the project. ECC agreed to cover the gap and raised their funding to £1,967,956 via a funding agreement in March 2022.

On 10 March 2022, TDC published a decision to set aside the remaining funds within the existing Business Investment and Growth budget of £411,000 to provide an available contingency to the project bringing TDCs contribution to £773,910.

Total Budget:

SELEP: £2,391,060

ECC: £2,030,956

TDC £ 773.910

UKSPF: £ 50,000 out of the Council's 2022/23 allocation

This provided a budget of **£5,242,950**. With funding in place, construction of the Sunspot started on 25 April 2022, when TJ Evers took possession of the site.

However, during construction there were a number of external factors that not only delayed the project but added further expenditure.

- post COVID-19 and the lack and substantial increase in cost of materials
- the Ukrainian War affecting supply chains so contractors were unable to procure the cladding finishes
- materials detained due to the blockage of the Suez Canal.
- Delay and cost of utility connection, especially Affinity Water
- Some additional items required that were not in original design or value engineered out.
- Most importantly, there was a large amount of contamination and ground obstructions found on site which increased time and costs dramatically, at the cost of the Council given the amendment agreed to the JCT, despite initial surveys suggesting limited ground contamination.

The Council had to request further funding from partners to cover the costs of the additional ground conditions. In November 2022 SELEP awarded the project another £300,879 and in January 2023 SELEP award a further £118,181 to bring their contribution up to £2,391,060.

Once all the footings had been dug for the main building and a further survey on the rest of the land still to be excavated came back favourably it was felt the ground issues had been resolved. There would even be enough clean soil retained to produce the bunds.

On the 17th February 2023 Cabinet were informed that early indications showed that the full £411,000 additional contribution highlighted above would not be required to support the construction of the project and a proposal was put forward to allocate an additional £80,000 to the year one operational budget and in year 2 an additional £40,000 which was met from a corresponding reduction in the current revenue contribution to the HRA Capital Programme in 2022/23.

However, at their site meeting in April 2023, once the car park and bell mouth had been excavated, TJ Evers reported that this area was also contaminated and therefore, would need to be removed with a small amount safely retained on the bunds. As a result, there were additional costs for taking the further contaminated soil away, which added substantial further pressure to the overall budget. At this time concerns were raised by the Council and a request that all waste tickets from the car park were produced which the contractors failed to do. This resulted in a reduction of £52,348.20 to the cost of contamination requested by the contractor.

The building was completed in September 2023 and opened by the Minister for Levelling Up. The year's snagging period commenced to September 2024.

Final Account

New invoices for building work stopped by January 2024 and the cost consultant stated any further payments would be covered in the Financial Review, due at the end of the snagging period in September 2024. There was no indication of additional costs, and the retention payment of £121,306.52 was expected to remain sufficient to cover outstanding balances.

On 19th April 2024, Cabinet were informed via the Financial Performance Report 2023/24, that due to the extended delivery period for the project and increased network / cyber security costs,

the overall project budget needed to be increased by an estimated £0.208m. This estimate included a retention sum which remained subject to the overall outturn position for the project. It was proposed to meet the additional costs from historic new homes bonus grant amounts.

However, in August and September 2024, ahead of the Financial Review, the cost consultant submitted further reconciliations with the contractor which totalled an additional £87,068.27 for works done, and £5,296.43 liability for outstanding works to the communal tea station on the first floor. These additional charges covered a wide range of items as the cost consultant had agreed with the contractor ahead of the Final Account.

At this time the Council were already challenging the cost of the ground conditions and when it received the August 2024 invoice it doubled its efforts with the aim of retaining funds from the contractor after the negotiation, rather than requiring additional spend. In total £660,000 of costs were challenged with HAT projects (Employers Agent) and Potter Raper (Cost Consultants).

The £660,000 was a combination of ground conditions, design and specification changes, unagreed variations etc.

- The Council required a full reconciliation of all the waste paperwork to ensure no payment had been made to the contractor at the contaminated disposal rate for non-contaminated soil; and
- challenged the implementation of the contaminated waste strategy, where removal was the last action of last resort, but a huge amount of contaminated waste was removed at a cost of hundreds of thousands of pounds to the Council.

HAT projects (Employers Agent) and Potter Raper (Cost Consultants) have responded with the full reconciliation and the contractual positions.

The snagging process continued past the September deadline to complete in March 2025, which has now triggered the process of Final Account payment and a decision on how to proceed.

The professional advice of the (recently appointed) Head of the Project Delivery Unit and Contracts, Procurement and Projects Solicitor is that it would be possible to issue a Pay Less Notice to the contractor and challenge them through the arbitration process. However, the legal costs associated with this approach, coupled with the risk of not being successful means that the prudent and value for money option is to pay the additional costs. This is because the Council:

- agreed to take on the costs of the ground conditions through a variation to the JCT at the start of the contract;
- paid on account on the advice of the cost consultant through the process for the majority of the ground contamination works (holding back only on the unverified £54,348.20 of mucking away); and
- has not found obvious unsubstantiated costs through the challenge process.

Currently, there is a £121,306 retention payment and tea point works of £5,296.43 outstanding now snagging is complete. After the payment of the two invoices in August and September 2024 the project currently has a capital budget of £31,000, which it holds against the final account. In order to pay the Final Account the Council needs an additional £96,000.

Finally, Essex Highways requires re-surfacing of the BT trench within the footway to Lotus Way with indications that a sum of £1,000 is sufficient to complete the works.

Learning

It is important to learn from any challenges (Appendix A) for future projects and ensure that mitigation is put in place to ensure similar issues can be addressed pro-actively. The Council now has a Project Delivery Unit staffed with architects and surveyors to provide expertise and capacity for the scale of capital works it is undertaking given the tens of millions of grants from Government for capital delivery.

Some of the key lessons learnt were:

- Ensure there are skilled resources dedicated to project manage capital projects, led by a client-side Project Manager that ensures a Project Execution Plan is agreed and implemented as soon as a Design Team is procured. This will set out the necessary roles and responsibilities required to deliver the project.
- The establishment of a Project Delivery Unit has been recognised as a priority, which uses project management procedures to control and manage Capital developments and ensure governance controls are in place.
- Where ground is suspected or known to be contaminated (such as previously developed land) and / or where ground conditions in the area suggest significant ground engineering is required to stabilise substructures, letting a groundworks contract first to establish the extent of and remove any contamination, and to undertake the engineering required to support substructures (for example to roads, foundations and services) should be used to control the risk and provide better cost certainty for a subsequent contract for the superstructure.

RECOMMENDATION(S)

It is recommended that Cabinet:

- a) endorses this post project and operational review of the Sunspot, Jaywick Sands, which highlights the success of the workspace since opening in September 2023, the challenges in construction, and the lessons learnt for future regeneration projects; and**
- b) in respect of the additional costs of potentially up to £100,000 that have emerged from the project's final account processes, agrees that this be funded by a transfer within the existing HRA Capital Programme / wider HRA revenue budgets as part of finalising the overall HRA outturn position for 2024/25.**

REASON(S) FOR THE RECOMMENDATION(S)

The recommendations are made to update cabinet with regards to the success of a major award-winning capital project which has supported economic development, enhanced community services, raised the profile and ultimately contributing to the long-term regeneration of Jaywick Sands.

The funding is required to pay the final account, and offers a value for money approach, given the small proportion of the additional finance required in relation to large overall project sum, and the significant risks of taking the contractor through an arbitration process.

ALTERNATIVE OPTIONS CONSIDERED

Issuing a Pay Less Notice and taking the contractor through an arbitration process has been considered as an option to recover funding spent on the substantial additional costs associated with dealing with contaminated ground conditions. However, this decision is not recommended as there are definite legal costs of going through this process, and the likelihood of success is not high given the contractual position of the Council. Any good will with the contractor would be lost.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Corporate Plan (2024-2028)

The Covered Market and Managed Workspace and Orwell Place Car Park are developments which respond directly to the corporate priorities identified within the Council's 2024-2028 Corporate Plan and accords with the Community Leadership and Tendring4Growth themes, which are central to that Plan. The development responds to a number of priorities in the Corporate Plan as set out below:

- Raising aspirations and creating opportunities
- Championing our local environment
- Working with partners to improve quality of life

Tendring Economic Strategy (2020 – 2024)

The Tendring 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 Strategy recommends:

- A greater focus on Clacton and Jaywick, noting a decline in economic performance in these locations. This focuses specifically on local participation within communities and addressing long term prosperity; and specifically for Jaywick Sands recommends:
- A need for long term investment in both the physical and human assets of the area to enable a positive economic future for Jaywick Sands.
- The Council should identify property assets within public ownership which can be transformed to offer low-cost or free space to support new businesses and positive social activities, particularly in Clacton and Jaywick, to maximise their social value. Map spaces owned by Tendring DC, looking at where there is a stronger case (lower opportunity cost) of making them available for free or low-cost use by residents with ideas. Provide meanwhile space in perpetuity, with advice and guidance to support 'graduates' into more permanent spaces;
- Using the 2019 Employment Land Review, identify priority space to support 'move on' and growth space, actively promoting this amongst the local business population. This type of development should be encouraged through the use of cross-funding through the delivery of mixed-use sites. There are a number of proposed or allocated sites which have the potential to accommodate this type of development alongside residential and other uses and it should be ensured that these are treated favourably;

- A key element of this offer will be the provision of spaces to support new companies to grow within a flexible and supportive environment. This includes thinking about how managed workspace and incubation space could be used to support new businesses in Tendring.
- Valuing places within Tendring. Ensuring that they can evolve as modern and effective economic locations where people want to live and work.

UK Government Industrial Strategy

At a national level the proposed developments aligns with the Government's Industrial Strategy, which focusses on supporting the UK economy to become more productive and seeks to drive stronger, resilient and more balanced growth. The Industrial Strategy argues that there are five foundations of productive economy: ideas; people; business environment; infrastructure; and places. At a micro level, the proposed scheme responds positively to these themes.

OUTCOME OF CONSULTATION AND ENGAGEMENT (including with the relevant Overview and Scrutiny Committee and other stakeholders where the item concerns proposals relating to the Budget and Policy Framework)

In October 2018 the Council commissioned HAT Projects Ltd to prepare a Place Plan for Jaywick Sands with the ambition that this should become a framework for development in that area. The detailed background to the Project is set out in the May 2021 Cabinet Paper and addresses:-

- The Feasibility Study
- The Getting Building Funding (GBF) Application
- Initial Project Funding
- Project Objectives
- Project Benefits
- Professional Team
- CDM Partner
- Operation Partner Colbea

The Jaywick Sands draft Place Plan identified the need to attract and stimulate commercial/economic activity in Jaywick Sands, and recommends the provision of affordable space for business use and social enterprise. During the winter and early spring of 2020 this recommendation was the subject of further investigation as part of a Feasibility Study commissioned by the Council.

The study found there to be a high level of demand in the study area (Jaywick Sands, and the wider Clacton area) for affordable business space, particularly within the light industrial, studio and basic office sectors, due to an undersupply of commercial/incubation space in the area. This is further evidenced by the Council's 2019 Employment Land Review and by letting agent interviews undertaken as part of the study.

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 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
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		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 at least 28 days in advance
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A review undertaken by Officers had to ensure that the original case for retaining the land within the HRA for non-housing purposes, as required by Section 12 of the Housing Act 1985.

The objective of the project remains an 'anchor' development to kick start wider regeneration in Jaywick Sands and highlights the sharp spatial inequalities within North Essex and the need to improve outcomes in all communities. Improving employment opportunities through the provision of a managed workspace and targeted business support (information, advice and guidance) will positively impact on the health and wellbeing of local people. The scheme seeks to improve the public realm and will include a community garden as well as space for outdoor markets and other events. Improved walkability of the area and road safety will also improve the environmental conditions in Jaywick Sands.

It is important to demonstrate any buildings and land held in the HRA serve a beneficial purpose in connection with the requirements of the persons for whom the housing accommodation is provided. The land being proposed for use as the Covered Market Site was acquired by the Council under Section 9 of the Housing Act 1985 and is subsequently held in the Housing Revenue Account which is subject to certain restrictions.

Under Section 12 of Housing Act 1985:

- (1) A local housing authority may, with the consent of the Secretary of State, provide and maintain in connection with housing accommodation provided by them under this Part
- (a) buildings adapted for use as shops,
 - (b) recreation grounds, and
 - (c) other buildings or land which, in the opinion of the Secretary of State, will serve a beneficial purpose in connection with the requirements of the persons for whom the housing accommodation is provided.

Construction of the Covered Market Site Works required the Council to enter into a formal JCT Construction Contract with the selected Contractor.

For all external funding, a legal agreement was required between the parties to confirm the arrangements of that funding, as is normal practice and is based on standard clauses.

At its meeting on 21st May 2021 Cabinet approved the decisions to enable the development to proceed. Cabinet agreed to seek approval from the Secretary of State under Section 12 of the Housing Act 1985 to use the land (which is held in the Housing Revenue Account – HRA) for non-housing. The Secretary of State agreed to this request in January 2022.

As the property is held in the HRA, the usual property related transactions are accounted for within that fund e.g. management, maintenance and rental / other income and the management activities associated with the units within the General Fund. As part of existing financial / accounting practices, recharges are made from the GF to the HRA to cover the costs incurred. This in effect means that the net financial risk associated with the operation of the units would fall to the HRA. As set out above, the provision of additional funding to establish the in-house approach along with reviewing any potential capital underspend at the end of the capital element of the project supports the management of this risk to the HRA. In the longer term, the risk would be considered as part of updating the HRA Business plan on an on-going basis.

Concerns with regards to the level of governance at the early stages of this project have been raised. Insufficient cabinet reports were submitted to seek approval for the award of key contracts. This has been raised as a lesson learnt for future projects.

x	The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:
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The Post Project Review undertaken by the service for the operational and delivery aspects of the project together with the identified learning, are noted. This report has acknowledged and highlighted some governance points including those relating to powers, timeliness of decisions and roles and responsibilities within contract management, which should be explored further. Following consultation with the Section 151 Officer, it is considered that the governance outcomes will be picked up by the review envisaged by the Audit Committee in its decision on 27 March 2025 (min. no. 71). The Committee decided that in respect of the Spendells review set out in Appendix D, that the findings are noted and that Officers be requested to bring these together with the outcomes from other various reviews of major projects, in addition to any associated recommendations from External / Internal Audit for consideration as part of the annual review of the Council's governance arrangements at the earliest opportunity in 2025/26.

FINANCE AND OTHER RESOURCE IMPLICATIONS

Finance

Construction

At its meeting on 21st May 2021, Cabinet approved a development which had a total scheme value of £2,327,535 with the budget comprising of £1.972m the South East Local Economic Partnership (SELEP), £350,000 from Essex County Council (ECC) and £5,535 from the Council.

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However, during construction there were a number of external factors that not only delayed the project but added further expenditure as discussed within the executive summary and the Council had to request further funding from partners to cover the costs of the additional ground conditions. In November 2022 SELEP awarded the project another £300,879 and in January 2023 SELEP award a further £118,181 to bring their contribution up to £2,391,060.

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Final Account

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Currently, there is a £121,306 retention payment and tea point works of £5,296.43 outstanding now snagging is complete. After the payment of the two invoices in August and September 2024 the project currently has a capital budget of £31,000, which it holds against the final account. In order to pay the Final Account the Council needs an additional £96,000.

Operational

On 17 February 2023 Cabinet considered a report title; Operational Considerations for the Sunspot (Jaywick Sands Covered Market and Managed Workspace), which forecast the income from the Sunspot over a three year period.

The report envisaged that the break-even point will be year 3 with the following occupancy rates:

	Year 1	Year 2	Year 3
All office/ industrial/kiosks	60%	70%	85%
Covered market spaces	80%	80%	80%
Training room utilisation	40%	40%	40%
Café	100%	100%	100%
No. of virtual tenancies	2	2	3
Target income	£7,133	£113,780	£142,415

Income

The financial year just finished (2024/25) is the first full year of operation and the income generated in rental is £114,692.00 and other income including rental of the facility is £7,221.00 giving a total for 2024/25 of £121,913.

Expenditure

General Fund	£98,700
HRA Fund	£41,500

Total Income	£121,910
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Minus Total Expenditure	£140,200
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End of Year	- £18,290
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At the meeting on the 17 February 2023 Cabinet approved an allocation of £80,000 to the year one operational budget, and in year 2 an additional £40,000 out of the £411,000 reserve set aside to support the project. This allocation brings the project on track.

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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Following consultation with the Monitoring Officer, the comments set out above are supported and in agreement with.

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;	The Sunspot's income supports the operational side of the building and the staff located with.
B) Governance: how the body ensures that it makes informed decisions and properly manages its risks, including; and	Please see relevant comments within this report.
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.	Costs are used to inform rent and hire charges within the building to ensure it is self-sufficient,

MILESTONES AND DELIVERY

All milestones and deliverables have been met for this development but the objectives will continue to be monitored to ensure that the high standards currently in place are maintained

ASSOCIATED RISKS AND MITIGATION

Currently the Sunspot is over- subscribed with a waiting list for retail units. If demand changes there is a risk that the income will not cover the costs and therefore it will become a financial burden to the Council. Marketing and careful financial planning will support any changes in occupancy.

Risk	Impact	Mitigation/quantified risk within contingency
Insufficient budget to operate the building	Rent increase or unable to operate the building.	Retain any underspends in the budget until such time as the building is self-sufficient.
Reduced demand for commercial space in the area.	Operational viability could be compromised if occupancy levels do not reach projected levels.	Net scheme benefits will be realised even if occupancy is far lower than projected.
Predominantly charities and community/ public sector organisations as tenants	Provide the wrong impression to potential businesses. Discourage retail and not increase footfall	Effectively manage the balance of business types and encourage new and emerging SME's to apply for units.

EQUALITY IMPLICATIONS

This development respond to the government's levelling up agenda and seeks to provide facilities which are accessible and sympathetic to needs of the community. This will increase

opportunities for local entrepreneurship and grow and retain economic activity and job creation in the local area. The Council do not expect this development to have a negative impact on groups with protective characteristics.

SOCIAL VALUE CONSIDERATIONS

The Sunspot is an award winning building in respect to the social value it provides to the area. Judges from the IED awards stated: "Many congratulations to Tendring District Council as the winner of our Social Value Champion of the Year award. The judges highlighted the positive impact of this impressive project on the local community, and noted it effectively met community needs, resulting in improved perceptions, high occupancy rates, and business expansions. The initiative is recognised for addressing deprivation through collaboration, fostering hope and aspiration, and the submission (which our judges said was written from the heart) demonstrated a pragmatic approach to overcoming local challenges, showcasing strong leadership. It has generated significant economic, social and environmental benefits, emphasising the close-knit community in the area."

IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2050

The Sunspot already has an A rating with regards to energy usage, by adding the solar panels to the roof will not only support the tenants in becoming more energy efficient it will also support the Council's reduction in carbon.

The design team specifically aim to reduce carbon and respond to climate change, so a number of features were put in place including:

- A passively designed and fabric-first approach to carbon reduction for operational carbon. This includes good airtightness, external solar shading through the canopy, high insulation performance, and low energy fittings.
- Heating systems are designed to be efficient and user-friendly to reduce energy usage and can be controlled by individual users/ tenants.
- the building through avoiding concrete and masonry, allows the building components to be recycled and reused more easily at the end of the building's projected lifespan.
- lighting in common parts is controlled by presence detection and external lighting will be controlled via daylight detection, timeclocks and presence detection as appropriate to the different areas.
- the building is designed as an all electric building to allow renewable energy sources to be used.
- air source heat pumps supply the underfloor heating
- EV chargers are provided for use of timber in the building at ground floor level

The building was also designed to include Solar Panels, but these were value engineered out due to the spiralling costs. Therefore, by adding these now the building has the potential for an A+ rating.

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

The Sunspot was designed in line with good practice guidelines, limiting the opportunities for crime and disorder. External spaces will be actively managed by

	the Council's staff and the development has created the opportunity to host internal/external activities and events thereby encouraging footfall – animated spaces are generally safer places given the presence of natural/passive surveillance. The building is also subject to CCTV surveillance, which is managed within the Council.
Health Inequalities	<p>Improving employment opportunities through the provision of managed work space and through targeted business support (information, advice and guidance) will positively impact on the health and wellbeing of local people.</p> <p>It is hoped that the Covered Market may provide the means through which local people can more readily access fresh fruit and vegetables, thereby providing the opportunity for healthy living with improved health outcomes.</p> <p>Improved public realm, will have a positive impact on the quality of life currently experienced by residents.</p>
Subsidy Control (the requirements of the Subsidy Control Act 2022 and the related Statutory Guidance)	The Sunspot is open to all so they do not have a subsidy requirement.
Area or Ward affected	West Clacton and Jaywick Sands

PART 3 – SUPPORTING INFORMATION

BACKGROUND
<p>Sunspot - Construction</p> <p>In October 2018 the Council commissioned HAT Projects Ltd to prepare a Place Plan for Jaywick Sands with the ambition that this should become a framework for development in that area. The detailed background to the Project was set out in a Cabinet Paper in May 2021 and addressed:-</p> <ul style="list-style-type: none"> • The Feasibility Study • The Getting Building Funding (GBF) Application • Initial Project Funding • Project Objectives • Project Benefits

- Professional Team
- CDM Partner
- Operation Partner Colbea

Given that all development land owned by the Council in Jaywick Sands is held by its Housing Revenue Account, determination as to the preferred location for the proposed scheme focussed on: visual impact; accessibility; operational viability; and community regeneration. The selected site fulfilled these criteria.

The Jaywick Sands draft Place Plan identified the need to attract and stimulate commercial/economic activity in Jaywick Sands, and recommended the provision of affordable space for business use and social enterprise. During the winter and early spring of 2020 this recommendation was the subject of further investigation as part of a Feasibility Study commissioned by the Council.

The study found there to be a high level of demand in the study area (Jaywick Sands, and the wider Clacton area) for affordable business space, particularly within the light industrial, studio and basic office sectors, due to an undersupply of commercial/incubation space in the area. This was further evidenced by the Council's 2019 Employment Land Review and by letting agent interviews undertaken as part of the study.

The proposal was developed in response to community needs as well as a wider assessment of demand for small business space in the wider area. There was a demonstrated undersupply of commercial space and a high level of demand for affordable light industrial, studio and basic office facilities within the area.

Using the Council-owned vacant site in a very central location in Jaywick Sands presented the opportunity to draw this tenant market to Jaywick Sands, creating employment in the area and stimulating the secondary economy, alongside supporting local start-ups and small businesses in the community through creating a pathway from very affordable market stall accommodation to renting permanent space.

Cabinet adopted the Council's Back to Business recovery plan at its meeting on 13 November 2020, which confirmed that a bid had been submitted in October 2020 to South East Local Enterprise Partnership (SELEP) for a new Covered Market and Managed Workspace facility at Jaywick Sands. Further to that, on 19 February 2021 Cabinet announced the success of that funding bid in the Back to Business Delivery Plan and their intention to deliver the project for Jaywick Sands, *to 'support the local economy, grow local entrepreneurship, and grow and retain economic activity and job creation in the local area.'*

In January 2021 the Council appointed HAT Projects as its principal designer to work with the Council to refine and develop the outline proposals for the facility in full, secure the relevant statutory consents and approvals, procure a building contractor in line with the Council's procurement processes, and to oversee all construction works and associated hard and soft landscaping through to completion.

Subsequent to HAT Projects appointment, officers appointed Daniel Connal Partnership to provide client-side Construction Design Management (CDM) services in response to the requirements of the CDM Regulations 2015. At its meeting on 21st May 2021 Cabinet approved the development of a Covered Market and Managed Workspace facility at Jaywick Sands, and made associated decisions to enable the development to proceed. The Council also selected

an Operating Partner (Colbea). Colbea assisted HAT Projects with the Building Design (Space Planning) during the pre-construction and construction phases of delivery.

Cabinet agreed to seek approval from the Secretary of State under Section 12 of the Housing Act 1985 to use the land (which is held in the Housing Revenue Account – HRA) for non-housing purposes and to seek approval under Section 32 of the Housing Act.

At its meeting on 21st May 2021 Cabinet were presented with two development scenarios (Scenario A – a development proposal based on the original concept design and structured within the funding allocation of £2,127,535; and Scenario B – a development based on an updated design and requiring additional funding in the value of £300,000 resulting in a total scheme value £2,427,535).

Cabinet determined to endorse the submission of a Planning Application for the Scenario B scheme given that Essex County Council had indicated that it was minded to find a further £300,000 in support of the enhanced scheme. Subsequent to Cabinet's meeting in May 2021, Essex County Council confirmed that this funding would be made available (as funding of last resort) and officers have received a draft funding agreement for approval.

Subsequent to Cabinet's meeting in May 2021, the Council's Planning Committee assessed, reviewed and determined the Council's Planning Application and in so doing the Scenario B scheme was approved for development at the beginning of July 2021.

In October 2021 Cabinet report noted that construction material costs have been seen to increase as the country unlocks and once tender prices come in for construction there is a potential risk that this budget is insufficient to deliver the project as planned. Cabinet was informed it would be updated with options if the increase in prices occurs, seeking any necessary approvals.

Since that date the tender process for the construction of the facility had been undertaken by the Council and on 3 December 2021 the Council's cost consultants Potter Raper produced a revised cost appraisal based on the Council's tender pack and the latest market information on the cost of materials. This work indicated that the total construction cost of the scheme had likely increased from £2.1m to at least £2.7m.

On 6 December 2021 the Council received tenders from building contractors as part of the Council's procurement exercise, which came in significantly above the budget, with the lowest tender after value engineering at £3,877,239, over £1.1m greater than the cost consultant's estimate. This gave a total scheme value of £4,407,182, which was £1.98m over the total budget allocated of £2,427,000 to secure delivery.

As part of the evaluation process, Potter Raper were asked to examine and comment on the large discrepancy between their latest cost advice and the prices quoted in the three submitted tenders. It is considered likely that contractors have sought to reduce their risk by cushioning current volatile market prices against materials cost inflation during the nine month delivery phase. It was noted that while the three tenders are significantly higher than the estimates, the three returns all fell within about seven percent of each other, demonstrating the market conditions at that time.

In January 2022, a report went to Cabinet which provided a summary of the project progression and requested that TJ Evers were awarded the construction contract to build the Jaywick

market, business units, community gardens and car park. Within this report Cabinet agreed to TDC allocating further funding to the project to cover significant increase in construction cost demonstrated by tender returns. Within this report an ask was made of TDC to provide further funding and to seek further external funding from partners SELEP and Essex County Council and enter into agreement with them to meet the remaining gap in funding for the project. Both SELEP and ECC agreed.

On the 11 March 2022 an Urgent Decision was made by the Deputy Leader of the Council and the Portfolio Holder for Economic Growth to set aside the remaining funds within the Business Investment and Growth Budget to increase the contingency allocated to the project. During contract negotiations, some omissions to the tender value were found and some of the proposed value engineering savings were found to be unsuitable. Along with the additional costs identified by the Council's Architects due to the extended period of the project putting immediate pressure on the original project contingency fund.

On the 25 April 2022, TJ Evers took possession of the site. However, during construction there were a number of external factors that not only delayed the project but added further expenditure. These were the impact of post- COVID-19 and the increase in cost as noted in the Cabinet report in October 2021, and the lack of materials especially steel which forms the skeleton of the building, the Ukrainian War so the contractors were unable to procure the cladding finishes and needed to seek an alternative and there were materials stuck in the Suez Canal. Further to this there was a large amount of contamination and ground obstructions found which put considerable pressure of the budget.

The building opened in September 2023 and is currently in a snagging stage before full hand over from the contractor.

Sunspot – Operational

The objective of the project was to provide an 'anchor' development to kick start wider regeneration in Jaywick Sands, support the local economy, increase opportunities for local entrepreneurship, and grow and retain economic activity and job creation in the local area - the most deprived in the country, by providing a managed workspace with targeted business support (information, advice and guidance). The project also aimed to lift Jaywick Sands out of the bottom decile of the Index of Multiple Deprivation, stimulate economic growth and maximising the potential of the beach for tourism.

The project has delivered public realm improvements including a community garden as well as space for outdoor markets and other events. It brought fresh produce to the area and provides a retail space for those with limited ability to travel outside of the area. Improved walkability of the area and road safety has also improved the environmental conditions in Jaywick Sands.

Since being open the aspirations of the project has not only been reached but have exceeded initial expectations with more of the units being rented than expected within the first year, 10 of the units are run by residents of Jaywick Sands, with 6 businesses expanding into larger units within a few months of opening and 9 businesses have grown enough to recruit more staff. The building is also now thought of as 'the heart of Jaywick Sands'.

Management of the commercial workspace.

At their meeting in May 2021, Cabinet approved the development of a Covered Market and Managed Workspace facility at Jaywick Sands. Cabinet subsequently determined in October

2021 to outsource management of the building, with a direct award to the Colchester Business Enterprise Agency (Colbea) by means of a service contract and licence with a value of £90,000 in year one.

After a change of management at Colbea, the organisation subsequently informed the Council they are no longer in a position to take on the licence agreement but did however remain content to enter into a service contract for a period of 7 months. In order to increase their capacity to deliver at pace however, Colbea partnered with HAT projects for additional support.

As a result of this change in position, on the 17 February 2023 Cabinet approved bringing the operation of the building in house, to be run by staff directly employed by the Council. Colbea currently hold the contract to provide the Council's Business Support Service and continue to support any future tenants in the Sunspot.

In May 2023 Colbea and HAT started the initial activation of the building by provided services that included:

Colbea:

- Acted as Centre Manager until TDC could recruit to the post and supported in the process.
- Marketed the building and generate tenant leads through know sources.
- Organised site visits for potential tenants.
- Shared best practice for onboarding.
- Initiated the Sunspot Website via their provider (all TDC procurement roles were followed).

HAT:

- Worked with community groups to spread a positive message.
- Provided marketing content for press releases, social media, the Sunspot website.
- Managed the evaluation of the café operator proposals including negotiating fitout requirements.
- Lead on the Community Open Day and working with local groups to provide a day of celebration.

On the 24 August 2023, after a full recruitment process the Operations and Facilities Manager started with TDC and worked closely with Colbea in order to gain the experience and knowledge required to run the site independently with support from the wider Economic Growth Team.

The Operations and Facilities manager is located within the building Monday to Friday and duties include but are not limited to:

- Supporting the tenants, especially those who are new businesses.
- Marketing any empty units, the meeting rooms and events space.
- Ensuring the building is clean and safe for its users and that meeting rooms are prepared ready.
- Working with HAT and the contractors through the snagging and defects period.
- Setting up maintenance, cleaning and servicing contracts.
- Working with other TDC departments in regard to health & safety, repairs etc. ensuring the building represents TDC as best as possible.

Colbea continue to provide business support to the tenants as part of the District Wide Business Support Contract.

In January 2024, an apprentice was appointed to support the Operations and Facilities Manager.

23 out of 24 available units are currently rented with a waiting list of those interested in different types of units with the retail units being most popular. The remaining unit is being used as a hot desking facility until it can be rented.

Decision process for New Tenants

Approval for future tenants follows the same process as TDC Assets:

- Short term agreement (max 1 year) - Head of Service/Assistant Director decision.
- 1 to 7 year agreement – Corporate Director decision
- Over 7 years – Portfolio Holder decision

Therefore, as this building is designed to be a low cost, start-up facility for new and emerging businesses, the short-term agreement has been adopted as the licences are intended to be flexible with an 'easy in, easy out' option. The café, once established, is the only business that will require a licence/lease that is not short term but will contain break clauses.

Due to terms of the funding and so it doesn't compete with the Resource Centre or Enterprise Centre, the Sunspot will not accept tenants who are from the community sector. It is important to the community that this building offers high quality retail and business spaces.

Meeting Rooms and Events Space

The events space houses the regular Thursday market as well as being used by a local majorette group as their training space but has been a little more problematic to rent on a regular basis. Other regular events such as Boot Sales have been tried but with little success.

However, as this is an events space it is to be expected and it will take time for this to establish as a 'go to' area for ad-hoc events but, it is expected that demand will rise as it is currently being marketed on the website and through social media to support its future use.

Events that have taken place by external people/organisations include a peddle power event, the SOS bus, Essex University organised a fun day and during health week Central Saint Martins provided art workshops. There has also been a day of action followed by a drop in session and hog roast organised by the Jaywick Community Forum, a Halloween maze and Funnelwick Limb have put on a play with a showing for local school children and a ticketed event in the evening.

The Economic Growth team have put on a number of events either independently or in partnership including the Community Opening event, Jobs Fair, Air Show event with BBQ and sand castle competition, Pancake Day, two openair cinema nights and a Christmas event in 2023 where every child received a free gift from Santa. A Christmas Fair is currently being organised in partnership with the building's tenants, TDC and external partners.

The meeting room is used on a regular basis and is free to hire by TDC and the tenants have a number of free hours per month. Past uses have been a rest centre for the recent fire victims, space for emergency services at the last day of action, jobs fair, health checks, away days

including a sandcastle competitions, regular meetings for various ECC services, NHS meetings, AA meetings, Transition group, Jaywick Community Energy and even a couple of film crews.

Other partners who have utilised the facilities to support the residents include NHS Suffolk and North East Essex Integrated Care Board, Provide, North East Essex Health & Wellbeing Service, Essex Library Service, Essex Policy, University of Essex and ACL.

PREVIOUS RELEVANT DECISIONS

[Temporary Service Contract with Colbea - Covered Market & Managed Workspace facility at Jaywick Sands](#)

[Jaywick Sands Covered Market and Workspace](#)

[Acceptance of SELEP funding – November 2022](#)

[Jaywick Sands Covered Market and Managed Workspace GBF Funding Agreement – October 2021](#)

BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL

[Quarter 3 Finance Performance Report, Cabinet April 2024](#)

[Operational Considerations for the Sunspot – February 2023](#)



Covered Market and
Managed Workspace

Jaywick Sands Covered Market and Workspace – January 2022

[Jaywick Sands Covered Market and Workspace – joint report October 2021](#)

[Post Delivery Scrutiny of the Sunspot Commercial Workspace](#)

[Jaywick Covered Market and Managed Workspace – May 2021](#)

[Matters Referred to the Cabinet by a Committee - Reference from the Resources and Services Overview & Scrutiny Committee - A.1 - Post Delivery Scrutiny of the Sunspot Commercial Workspace](#)

APPENDICES

Appendix A – Objectives and Lessons Learnt

REPORT CONTACT OFFICER(S)

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A.4 Appendix A – Objectives and Lessons Learnt

OBJECTIVES	OUTCOME	ISSUES	LESSONS LEARNT	HOW WE RESPONDED
Decreasing blight and stimulating a more positive identity for Jaywick Sands, increasing confidence amongst potential investors and raising aspirations for high quality regeneration and development going forward	<p>Achieved. The derelict site has been brought back into use with a flexible business space including retail, public toilets and events space.</p> <p>The project also aimed to lift Jaywick Sands out of the bottom decile of the Index of Multiple Deprivation, stimulate economic growth and maximising the potential of the beach for tourism.</p>	<p>Contamination and ground obstructions – a huge amount more than anticipated which had a significant impact on the budget.</p> <p>The bell mouth is still requiring sign off by ECC. However, a small portion of the pavement adjacent to the bell mouth was trenched by BT. The finish to this trench is not up to ECC standard and therefore will require re-tarmacking before they can sign off.</p> <p>External project delivery teams are not familiar with local authority governance and processes and the Council still requires significant capacity within the organisation to manage the project.</p> <p>From the conception of the idea to agreement to proceed with the project took a number of years with a lack of governance during this time.</p> <p>Permissions and decisions were put in place at the last minute which impacted on resources.</p> <p>Since opening there have been</p>	<p>Large construction projects need several services working together as there are so many areas of risk and so a pool of experts is really supportive.</p> <p>The progress was delayed by factors that were discovered during construction some of which may have been foreseeable by more rigorous initial investigations.</p> <p>Being totally clear what we aim to achieve. Lost cost and time on investigations, detail design and programming.</p> <p>Cost should be revisited after lengthy periods between tender and construction taking into account any external impacts to costings.</p> <p>Much greater contingency is required to ensure the budget is more achievable and realistic to cover escalating costs or unforeseen expenses.</p> <p>Increasing qualified capacity within the organisation across disciplines required for capital delivery such as surveying to support the completion of substantial capital</p>	<p>A project boards has been established for large capital projects which consists of relevant senior officers and partners as appropriate.</p> <p>Limited capacity within the organisation to support substantial capital projects. Steps have already been taken to address this issue by establishing a new Project Delivery Unit for two years by Cabinet in July 2024. The Unit's primary goal is to improve the efficiency and effectiveness of project delivery, ensuring that projects are completed on time and within budget.</p> <p>A regular process of risk management and programme progress reporting to that board rather than ad-hoc responding when problems arise. Best practice on milestone reporting established.</p> <p>Strong contract management is required for external project delivery teams. Council still requires significant capacity within the organisation to</p>

		<p>numerous problems with some of the systems or fixtures that have been installed. Now that the building is over a year old the team are working on putting in place maintenance contractors who are raising issues not found so far.</p>	<p>projects and resourcing client-side financial oversight in addition to the cost consultants in the external professional team.</p> <p>It is essential to have Cabinets approval for the outset.</p>	<p>manage the project.</p> <p>Internal governance established at the start of the initiative with a strong timeline of reports and decision which are presented to Cabinet ensuring they are informed and have the opportunity to make decisions and provide input.</p> <p>Working with the project team, all defects are being raised. However there is a time limit to how long we can report defects. The team are currently gathering evidence for submission to the contractors</p>
<p>Provide affordable space for start-up and grow-on businesses in the local community creating and retaining employment locally.</p>	<p>Achieved. The building has exceeded expectations with regards to the take up from fledgling businesses. At the start of the journey TDC forecast that out of the 24 units 70% would be occupied by the end of year one. Within six months 96% of the units were occupied which has been maintained.</p> <p>In total the current combined jobs created/brought into the area are 48 FTE. During construction, the contractors employed 15FTE from the locality.</p> <p>There is a waiting list for the retail units. Two</p>	<p>A lot of the equipment needed was put in place after the building opened due to the delays in construction and getting the tenants onboarded. Also, a number of services were procured until after.</p>	<p>Robust contract management is required to cover the construction phase and operational requirement with these resources being identified at the start of the project.</p> <p>Greater consideration should be taken as to how the building will operate i.e. legionella testing, furniture, cleaning, waste management.</p> <p>The corporate review of contracts for essential services - such as maintenance - will make the operationalisation of new buildings more efficient to enable existing</p>	<p>ECC Procurement are looking at the 'economy of scales' of combining contracts across the County.</p>

	businesses started in the market and now have retail units. Nine of the units are run by Jaywick residents. All businesses are provided with free business advice and training opportunities.		contracts to expand to take on the new assets. Currently separate contracts are set up as new buildings become operational.	
Generate employment opportunities through supporting business growth and entrepreneurship	Achieved. Fourteen of the businesses at the Sunspot had originally been working from home or mobile on a part time basis, and the Sunspot has given them the opportunity to expand and reach a larger market. This has also provided work for at least an extra 17 new positions, two of whom are employed with TDC. This does not include the services TDC have commission from local businesses such as cleaners, window cleaners, electricians, maintenance services etc.			A job fair was held at the Sunspot during 2024 which included local business such as the holiday camp. It is anticipated to make this an annual event to support further job opportunities in the area.
Provide access to affordable healthy fresh food and produce as well as affordable everyday household goods within easy walking distance of a large proportion of the community	Achieved The café is run by The Active Wellbeing Society (TAWs) who are committed to reducing food waste, providing good quality, affordable food and providing a warm hub over the winter. with initiatives such as bottom-less soup, affordable freshly prepared meals to take aways, free children's meals, and are initiating a share shack to share goods or services around	Step were taken to establish a fresh fruit and vegetable seller at the marking. However, the footfall on market day was too low to make it viable for them to attend.	It takes time and energy to establish a market especially when there are successful markets locally. Although there is an offer each week, this is not developing into a business proposition for established market traders who are needed to raise the quality.	A combined bootsale and market is currently being planned to increase the footfall. This will then provide a better proposition to established market traders The opportunity will continue to be marketed and measure taken to increase the availability of fresh produce.

	<p>the community. They have also done a number of free events including BBQs and work closely with the community.</p> <p>Kelly's have diversified since opening at the Sunspot. working with residents they have changed their offer and now provide fresh bread and pastries which they also deliver to those with reduced mobility and they are now putting together a business plan to provide fresh fruit and vegetables.</p>			
<p>Generate increased footfall to the Jaywick seafront benefitting local businesses in the area;</p>	<p>Achieved. The Sunspot is at capacity with all 24 units being filled, the café not only serves local residents but have a number of regular customers.. The use of the meeting room has also brought in footfall with all-day hires also using facilities with the building such as the café for catering. The 10 retail units have increased footfall, nine of them reporting that their businesses have grown so they either needed to expand or bring in help with regular customers. A number of the boarded up retail units on the lead up to the building along Broadway are now coming back into use. There have also</p>			

	<p>been a number of well supported events at the centre.</p> <p>Recent data as shown that footfall to Brooklands has increased by 800% (6,000 in September 2023 to 49,000 in September 2024)</p>			
<p>Create better quality public realm including a safe pavement along the key seafront street, community garden and multi-purpose outdoor events/market 'square'</p>	<p>Achieved. Public realm including a community gardens including a seating area brings together the work already carried out by public realm around the public car park. The landscaping has now established and provides an attractive, vibrant space that supports improving dwell time and a sense of pride in the area.</p> <p>The bus stop provides a safe place to wait with a shelter and seating. Prior to this the bus stop was in an area without any paving.</p> <p>There is a weekly market but it is small and there have been a number of events including community days of action, health events, plays, an open air cinema.</p>	<p>The events space has been problematic to rent on a regular basis. Other regular events such as Boot Sales have been tried but with little success.</p>	<p>As this is an events space it is to be expect that it will take time for this to establish as a 'go to' area for ad-hoc events but, it is expected that demand will rise,</p>	<p>The events area currently being marketed on the website and through social media to support its future use. The fees are also being looked at as there are local venues who cost less to hire.</p>