

### D2N2 Investment Board – January 2020

Confidentiality Level	Restricted <input type="checkbox"/>	Controlled <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Commercially sensitive <input type="checkbox"/>
-----------------------	-------------------------------------	-------------------------------------	--	---

Meeting and Date	D2N2 Investment Board – 13 <sup>th</sup> January 2021		
Subject	Project for Approval – Worksop Access to Skills Hub		
Author	T Goshawk R Lister S Dancer	Total no of sheets (Excluding cover sheet)	15

Papers are provided for:	Approval <input checked="" type="checkbox"/>	Discussion <input type="checkbox"/>	Information <input type="checkbox"/>
--------------------------	--	-------------------------------------	--------------------------------------

#### Summary and Recommendations

In July 2020, D2N2 was allocated £44.4 million from the governments Getting Building Fund towards the delivery of a range of projects across the region to stimulate economic activity and aid recovery from the impacts of Covid-19 on the region. The funding is subject to each of the 10 identified projects submitting a business case that is fully compliant with the D2N2 Local Assurance Framework (LAF).

In order to support D2N2 and the accountable body, independent expertise has been procured from Thomas Lister Ltd and Amion consultants to assess each of the projects against the requirements of the local assurance framework.

This project being put before the Investment board has now been assessed and is being recommended for consideration and approval based on its full compliance with the LAF. Following an approval D2N2 will release £3.5 Million of Getting Building Fund to Bassetlaw District Council.

**D2N2 Investment Board**  
**Final Business Case – Project for Decision**  
**Getting Building Fund**

Project Name	Workshop Access to Skills Hub (WASH)	Project Applicant	Bassetlaw District Council
Construction Start Date	February 2021	Construction End Date	March 2022
Getting Building Fund Requested	£3,500,000	Total Project cost and Sources of funding	£430,000 from Bassetlaw District Council
Gross Value Added/ Benefit Cost Ratio	Initial Assessment is a Benefit Cost Ratio (BCR) of 6.18 Net GVA of £20,207,377	Expected Outputs	<ul style="list-style-type: none"> <li>• 300 new learners</li> <li>• 50 jobs created/safeguarded</li> <li>• Public sector investment leverage £430,000</li> <li>• New businesses created 60.</li> <li>• 37 construction jobs.</li> <li>• 2,520 sq m of floorspace refurbished.</li> </ul>

**1.0 Project Description**

Bassetlaw District Council has submitted an application for Getting Building Fund (GBF), to meet the cost of refurbishing an existing building in Worksop known as Bridge Court, to create the Workshop Access to Skills Hub (WASH).

Bassetlaw District Council (BDC) acquired the long-term vacant building during 2019 and since that time have completed all feasibility, including detailed design and secured planning permission, to convert the building to create a state-of-the-art skills and educational hub in the town centre. The project will be delivered in partnership with the RNN Group (of Colleges) and the University of Derby, who will occupy the building by way of a five year lease, to provide skills and training along with access to higher education and for communities and businesses. Training will be provided in the health and care sectors, and the digital and low carbon growth industries.

The subject building extends to 2,520 sq m and requires complete refurbishment and some internal configuration to provide the following facilities;

- Classrooms
- Auditorium
- Mock Hospital Ward
- Office Space
- Breakout Informal Study Areas

The completed building will therefore offer a mix of higher education and further education qualifications across the following areas;

- Health
- Enterprise Leadership and Management
- Digital and Digital Transformation
- Green Technologies and Low Carbon
- Construction
- Engineering Facilities

In addition, the WASH will offer business courses supporting new business start-ups and job creation. Specifically, the courses which will be provided in the centre are summarised as follows;

#### Qualifications Offered by the RNN Group

- Foundation Degree in Professional Practice in Health and Social Care
- L5 Higher Apprenticeship (Assistant Practitioner)
- L4 Team Leader in Adult Care Apprenticeship
- CMDA in Business and Management
- L4 Construction Design and Build Technician Apprenticeship
- L4 Engineering Technician Apprenticeship
- L5 Operations Department Manager
- Foundation Degree Early Childhood Studies
- Access to HE

Courses to be provided by the University of Derby are as follows;

- Construction Management Degree
- Engineering & Environmental Science
- Health and Care Graduate Roles
- Digital Hub Online Learning at Degree Level

As referred earlier, the College has secured planning permission for the works and has appointed Lindum Group to undertake the works. Lindum were appointed in accordance with the Public Contract Regulations 2015, following a tender under BDC's contract procurement rules being also in accordance with BDC's contract procedure rules. A direct award of Lindum was made using the Pagabo Refit and Refurbishment Framework, which is also OJEU compliant.

Lindum Group working with the appointed architect are currently progressing the detailed design of the scheme to RIBA stage 4, and it is understood that this process is around 80% complete.

Lindum Group have confirmed however, that they are in a position to commence with the strip-out works required within the building immediately followed by the delivery of the initial works packages, which can be undertaken while the final elements of the detailed technical design are completed.

Once the refurbishment works have completed, the fitout of the building with specialist equipment will be undertaken, which concludes the works to be undertaken within the building.

Upon completion, the building will be occupied by RNN and University of Derby to provide the aforementioned educational and training courses.

The café is likely to be let to a private operator and will be done so by way of a formal lease in accordance with market terms.

The project is therefore at an advanced stage, being shovel ready and capable of early delivery following approval of the GBF requested.

Assessors  
Comments

The project is at an advanced stage of design with planning permission in place and Lindum appointed as contractor. Therefore, the scheme is considered to be shovel ready and able to proceed subject to funding under the GBF being secured.

## 2.0 Summary of Strategic Case/Fit

The strategic fit of the project is presented below;

i. D2N2 Strategic Economic Plan (SEP)

The project would directly support three priority areas identified in the SEP as follows;

- The Health Care Sector
- Digital Technologies and Data
- Low Carbon Technologies

The project will assist in developing knowledge and innovation, along with enhancing skills and enabling a greater choice of the current and future workforce.

The project will also help those people into work through the apprenticeship provision that will be delivered and helping those hard-to-reach communities to upskill and reskill, in order to provide a highly adaptable workforce that are equipped with the skills needed to drive forward a modern economy.

ii. D2N2 Local Industrial Strategy (LIS)

This strategy identifies the businesses within the D2N2 area are upskilling more slowly than the country average, with GVA 14% below the UK average, because of low productivity. This gap has continued to widen over the last five years.

The project therefore supports a number of goals identified within the strategy including;

- Providing access and skills programmes to the local population, especially those identified as vulnerable.
- Providing a labour force that is more adaptable and incentivised to upskill.
- Creation of a high-quality labour pool which business can recruit from.
- A more balanced labour market with mid-high skill wages.
- Provision of exemplary business support to local businesses.
- Training providers align offers to the D2N2 labour markets.
- An expanding labour force with a good skills set to align to opportunities in clean energy sector.
- Manufacturing businesses to share innovation and expertise to support other business sectors across D2N2.

### iii. D2N2 Economic Recovery and Growth Strategy

The project supports the priorities in the recently approved Economic Recovery Strategy focusing on the fact that the COVID-19 pandemic has escalated the need and speed to respond to the priorities relating to productivity, connectivity and clean growth.

This project supports this strategy through providing skills within sectors where there is an acute shortage of skilled labour force, thereby enabling opportunity to be linked to employment.

### iv. D2N2 People and Skills Advisory Boards Priorities

The WASH is intending to work with this Board across its three strategic priorities to 2024;

- By creating sustainable skills pathways for the development of digital skills access, and providing online digital courses through the University of Derby from the Digital Suite at the WASH.
- COVID-19 recovery – the project will help to address the impacts of COVID-19 by working with employers to re-engage with apprenticeships, provide opportunities for residents to move out of sectors in decline and reskill within those sectors experiencing growth.
- Skill for growth – providing the long-term skills needs for high impact sectors within D2N2 being digital, engineering, low carbon, construction and health.

### v. Bassetlaw District Council Local Plan

This project supports the strategic priorities of investing in place and investing in communities through helping to deliver vibrant town centres and supporting communities, with a focus on raising skills levels, improving health and wellbeing and supporting those most vulnerable residents.

vi. Bassetlaw District Council Regeneration and Growth Strategy

The project supports this strategy through;

- Repurposing a vacant building in Worksop town centre in a gateway location, introducing new non-retail uses to help revitalise the town.
- Improving skills levels within the local population, which are not well matched to current and projected workforce demands.
- Helping the cohort of older economically active residents who are struggling to access suitable employment opportunities.
- Help to address the acute skills shortage and labour pool within the local health sector.
- Improving accessibility for local people to be able to undertake training and educational courses.

vii. North Nottinghamshire Skills and Employment Board

The work of the Board is heavily influenced by the skills priorities of D2N2 and the People and Skills Advisory Board, with a place based focus to ensure there is a golden thread between what is happening at LEP and district level.

The project clearly supports the remit and priorities of the Board and will be able to link opportunities to need through representation on the Board of public, private and third sector organisations.

Assessors  
Comments

The rationale for the project has been clearly identified within the Business Case and it is demonstrated that there is a clear alignment to D2N2’s strategic objectives, those of Bassetlaw District Council and associated partner organisations.

### 3.0 Summary of Economic Case and expected outcomes

A report has been prepared by Carney Green (“The Bridge Court Higher Education Campus GBF Application Economic and VfM Appraisal”) and was appended to the main Bridge Court Business Case. This report features the calculation of a **Benefit Cost Ratio (BCR)**, a quantitative assessment of net additional **Gross Value Added (GVA)** and **sensitivity testing**.

The expected outcomes of the project are summarised within the appraisal and include:

- **Improved visitor perceptions** with an enhanced northern gateway into the town centre

- **Catalyst for town centre regeneration**, with the WASH supporting a sense of ‘place’, attracting other non-retail uses and increasing footfall
- **Increase access and upskilling** for young people and carers returning to work, with increased engagement of local people in higher education and higher aspirations for residents
- **Contribution to levelling up** via exploitation of employment opportunities in low carbon technologies
- **Enterprise, innovation, and growth** for businesses
- **Improved digital connectivity** for isolated and rural areas through digital training courses and business support provision aimed at rural locations
- **Health outcomes** and improved well-being

With respect to the total project cost of £3,900,000, it has been assumed that the refurbishment cost allocation will occur in 2021/22.

The benefits considered within the economic appraisal are job creation, new firm formation and learner numbers. Taking these individually:

**i. Job creation**

A total of 37 jobs will be created by the construction activities linked to the Bridge Court refurbishment in 2021/22. Construction jobs were estimated based on ready reckoner from ‘Calculating Cost Per Job, Best Practice Note (2015), Homes and Communities Agency’.

Jobs will also be created through the operation of the WASH – 10 new jobs will be created in 2022/23 and 5 jobs will be safeguarded in both 2022/23 and 2023/24 (i.e. 10 in total). A further 30 jobs will accrue through partners employing staff to deliver new learning programmes over the period 2022/23 – 2026/27. Overall, this means there are **50 operational jobs** to be created or safeguarded in the operational phase in total.

**ii. New firm formation**

According to the Carney Green report, **60 new businesses** are projected to be created by the project over a 5-year period from 2022/23 – 2026/27.

**iii. Learner numbers**

Annual new learners will be generated by both the RNN Group and the University of Derby. Carney Green has provided a breakdown of the new learners over the period 2022/23 – 2026/27 and according to specific types of learners and courses. It is commented that these figures have been underinflated and are likely to increase as provision of the WASH is expanded. Overall, **301 new learners** will be engaged.

Carney Green’s economic appraisal has assessed the sub-regional (D2N2) net GVA and employment impacts of the project, applying **deadweight, leakage and displacement factors of 24%, 10% and 25%**, respectively. It is considered that a

small proportion of expenditure related to job creation is likely to occur outside the region because the business beneficiaries are expected to be clustered locally due to the targeted nature of the educational support. Moreover, it is commented that displacement will be low because of the significant focus on local resident beneficiaries.

Overall, after the application of Additionality Factors it is estimated that there will be **135 net jobs** (26 during construction and 109 otherwise). The projected 5-year (2022/23 - 2026/27) net sub-regional **GVA = £20.2 million** (NPV) in total.

By comparing the total benefit of £20.2 million with the total cost of £3.3 million, a **BCR = 6.18** being generated for the project.

**Sensitivity testing** has considered two scenarios where there is either a 15% or 30% reduction in benefits. In the former scenario, reducing the total NPV benefit to £17.2 million leads to a decline of the BCR to 5.26. Instead, a 30% reduction of benefits to £14.1 million results in a BCR of 4.33.

Overall, the economic appraisal highlights that, even after sensitivity testing, the project results in a substantial net sub-regional GVA contribution, a clear employment contribution and a strong BCR score over 5 years.

Assessors  
Comments

The economic appraisal prepared by Carney Green provides independent validity of the Bridge Court proposals. Carney Green’s method of assessment is set out in an appendix to Business Case, which includes the economic and value for money appraisal, providing transparency and clarity with respect to the modelling used.

**The approach broadly follows the principles in the new Green Book (2020) and BEIS Appraisal Guidance (2018).**

Appropriate adjustments for additionality at local and sub-regional (D2N2) levels has been made to calculate benefits and clear rationale is provided as to how and why deadweight, leakage and displacement rates have been chosen. **It is the view of the Assessor that that these adjustments are appropriate and reasonable.**

The **BCR = 6.18** represents “**Very Good**” value for money. Sensitivity assessments have confirmed that this assessment holds true even when quantifiable benefits are reduced.

#### 4.0 Summary of Commercial Case

The Commercial Case is presented to assess the optimum means to deliver the preferred option, along with setting out delivery and procurement arrangements. The Commercial Case is summarised as follows;



i. Market Assessment

The market assessment has utilised local data and statistics gathered by BDC in relation to its area and these are as follows;

- The District of Bassetlaw faces significant economic challenges, including reliance on low wages, low skills employment, with low educational null attainment levels prevalent within its communities.
- The District has significant health inequalities, which have a detrimental impact on life outcomes and experiences, mainly due to social and environmental factors including education and employment.
- The District has lower levels of life expectancy and higher levels of long-term illness. There are additional challenges relating to child poverty, children born to teenage mothers, and other medical conditions prevalent within the District. Public Health England confirms that people with severe and multiple disadvantages including poor health are likely to be the furthest from the labour market, have fewer qualifications and lower skills levels. These most vulnerable sectors of the community require the most support around education, training and employment.
- A strength of the District is its connectivity to major road and rail routes, particularly the A1, East Coast Main Line and the Sheffield to Lincoln railway. There is also good road connectivity with easy access to the M1 motorway, the A57 and A60 routes. The Robin Hood and Doncaster Sheffield Airport is located just outside Bassetlaw's boundary, offering international flights to a range of destinations. The East Coast Main Line also runs through the District providing a fast direct rail link to London with other services also proposed. The town will also benefit from the delivery of the High Speed 2 rail link with its proposed station at Toton.
- Positively, the area also has a strong track record in attracting new investment, this includes the facilities for the Cerealto Sio, the Harry Needle Railroad Company, Wilkinson, DHL and more recently Butternut Box. The District is also home to major companies including B&Q, Laing O'Rourke, Greencore, Samworth Brothers and Irizar. This is an opportunity to be capitalised upon.
- It has also been established that D2N2 area has a major mismatch in skills particularly in occupations such as IT engineers and technicians, where advertised demand is high but qualifications being produced through the existing skills system were much lower than required.
- Bassetlaw Integrated Care Partnership Workforce Strategy has identified that workforce growth has not kept up with the increasing demands that the NHS has, particularly with it having an aging workforce and more people retiring from roles than are qualifying and applying for posts vacated.
- It is also confirmed that residents in Bassetlaw who undertake higher education do so outside of the district and as such are generally retained in roles where they have trained, rather than returning to the District.
- It is indicated that next year, Doncaster and Bassetlaw hospitals and NHS teaching hospitals will create more than 200 jobs in a variety of

roles. It is anticipated there will be difficulties in being able to fill these posts.

- In terms of digital skills, recent analysis of the needs of businesses engaging with the Growth Hub identified that a lack of digital literacy and baseline digital skills contribute to productivity shortfall within D2N2. This is a major constraint to the growth and sustainability of local businesses.
- In terms of the low carbon sector and local green jobs, the Accelerating a Sustainable Economic Recovery Report completed in 2020, states that Bassetlaw is estimated to require 3,027 jobs by 2030 and 5,263 jobs by 2050, in order to support growth of this sector. Therefore, providing an appropriately skilled workforce will be crucial if these targets are to be met.

#### ii. Procurement Strategy

The College have progressed these projects through the procurement strategy, through having appointed Lindum Group utilising the Pagabo Refit and Refurbishment Framework, which is both OJEU compliant and in accordance with Public Contract Regulations 2015 and BDC's own contract procedure rules.

Lindum will deliver this project on a design and build basis and are currently working with the architect to complete the detailed design of the WASH. As referred earlier, Lindum will be able to proceed with the initial strip-out works for the building and initial work preparation to prepare for the full refurbishment works to be undertaken, and can undertake this once GBF funding has been secured and the project is in a position financially to be able to proceed.

#### iii. Delivery of the WASH

Upon completion of the refurbishment works and fitout of the building, the RNN Group and Derby University will occupy the space to provide various education and skills training by way of a formal five year lease.

Similarly, the occupation of the café will be by a private operator also occupying by way of a formal lease arrangement.

#### iv. State Aid

State Aid advice has been obtained from Freeths Solicitors who have confirmed that;

- The provision of the centre and occupation by educational institutions is a non-economic activity and does not therefore constitute State Aid.
- The acquisition and refurbishment of the building by BDC does not infringe State Aid Regulations if all activities are undertaken at market rates. Similarly, the letting of the building, providing that this is also on market terms does not constitute State Aid.
- The letting of the café to an operator will not constitute State Aid, if this is also in accordance with market terms.

On this basis there is not deemed to be any State Aid issues arising with this project.

Assessors  
Comments

The Commercial Case has demonstrated need, demand and opportunity within the Bassetlaw area, underpinned by an identified gap in skills provision across the health, digital and low carbon sectors. In terms of the delivery of the scheme, this is now considered to be shovel ready, with planning approval in place, Lindum Group appointed to undertake the works and the completed building to be operated by the RNN Group and University of Derby in providing the various education and skills training in conjunction with employers needs. No issues have been identified with the commercial case. It is hereby recommended as a condition of investment, that copy of leases entered into with RNN, University of Derby and the café provider to confirm that the terms of occupation are in accordance with market rates so as to be compliant with State Aid rules.

## 5.0 Summary of Financial Case

The Financial Case presented for this project primarily identifies that funding from D2N2 under the GBF will be the primary funder for this project. The GBF will be expended on the full extent of the refurbishment works in order to enable the building to be occupied for the proposed uses.

The cost for the refurbishment of the building has been identified by Lindum Group working with the architect through the feasibility and design stage of the project to RIBA stage 3 and currently 80% of the way through RIBA stage 4.

The Business Case has been supported by scheme drawings produced by the architects and a high level schedule of itemised costs, which will be utilised to prepare a fully costed specification, once RIBA stage 4 has been completed.

It is therefore anticipated that the costs for delivering the project should be relatively robust given that these have been costed by independent consultants and contractor and are based on a good level of design and intelligence on the building.

The balance of funding for this project comes from BDC and has already been expended through the purchase of the Bridge Court building for £300,000 along with further expenditure of £100,000 for feasibility and essential maintenance works. In addition, BDC will be funding fitout of the capital equipment within the building at a further £30,000 taking their total match funding to £430,000. The acquisition of capital equipment for the project will be completed by the operating partners of the project.

With regard to the operation of the completed facility, as referred, BDC will be letting this to the RNN Group, University of Derby and private operator for the café by way of a five year lease on market terms. A copy of the leases to these third party organisations has not been provided and it is recommended as a condition of

investment that copies of leases for the letting of the completed building are provided to confirm disposal and operation of the building as proposed within the Business Case.

Assessors  
 Comments

The project has progressed to an advanced stage of design, has planning permission in place with BDC being the owners of the building. Given the level of intelligence that is available for the scheme and the fact that an architect and building contractor have been appointed, that the scheme should be delivered in accordance with the budget set for the project. With regard to the future operation of the building, given that this will be undertaken by the RNN Group and University of Derby, this is very low risk given that both are highly established education and skills training providers with expertise in their respective fields. The primary risk is that at the end of the five year lease term, that RNN Group and University of Derby decide to discontinue providing education and training from the facility and the project would only be sustained in the short term. As such it is therefore recommended that a copy of the lease to be in place with the respective third parties is provided to ensure that this is on market terms and secondly, to enable D2N2 to be able to instigate clawback measures if the scheme does not proceed beyond the first five year period.

## 6.0 Summary of Management Case

The Management Case for the project detailed within the Business Case is summarised as follows;

### i. Programme Management and Governance

The project will have the following management structure in place;

- A Project Team is in place led by the Growth and Enterprise Manager and includes the Project Manager, Construction Manager and Principal Architect.
- The Growth and Enterprise Manager will oversee the governance of the project and will have the authority to agree changes and make decisions on the direction of the project and associated outputs. In turn the Project Team will report to senior managers, members and committees to communicate all progress, decisions and changes.
- BDC will retain overall responsibility for the project's delivery, which has already been approved at senior level through the committee report process. The senior responsible officer will be in place to ensure delivery of the programme and will liaise with the Project Team and project manager.
- The project will operate within the Framework of Financial Regulations of the Council, which sets out instructions and guidance for processing business transactions. This guidance covers budgetary control, procurement of goods and services, management, retention, security and disposal of records, payments for goods, services and works, risk

<p>management, insurance, protection of public funds and audit. These financial regulations are fully compliant with EU and UK public procurement directives.</p> <ul style="list-style-type: none"> <li>• Once the WASH opens, BDC will oversee the day-to-day management of the building and provide service space to the RNN Group, University of Derby, the café and other providers that may use the facility. A governance document will outline the services the Council will provide to partners, detailing provision from the centre and to confirm roles and responsibilities on each side. As noted, service space lease agreements will be put in place.</li> <li>• A steering group is also to be established for delivery partners, to focus on the qualifications/skills provision, to plan future curriculum, coordinate space requirements, focus on marketing, communication and business development for the WASH to maximise positive outcomes. The steering group will comprise partners from the local authority, health sector, education sector and voluntary sector with individuals for the steering group from these sectors already appointed.</li> </ul>	
<p>ii. Project Monitoring</p> <p>The Project Manager for the scheme will implement a monitoring framework to record outputs and fulfil the reporting requirements of D2N2. In addition, once the WASH is in operation, the Growth and Enterprise Team and Economic Development Team will implement a monitoring framework to record outputs with regard to the new jobs created and safeguarded, learners supported and the businesses assisted and created.</p>	
<p>iii. Risk Management</p> <p>A full risk register has been provided for this project that fully identifies all potential risks with the delivery of the scheme through the final procurement and delivery stages. Given the advanced stage of the scheme, the overall risks associated with the project is low and there are no issues identified in this regard.</p>	
Assessors Comments	The Full Business Case demonstrates that BDC have established project management, governance and risk management strategies in place that was established at the inception stage of this project. No issues are therefore identified in relation to the Management Case.

## 7.0 Sustainability and Inclusion impacts

The WASH will reduce the dependency on low skill and low paid employment and level up the economy by providing new opportunities to access learning and thereby employment. The Council, North Nottinghamshire Skills and Employment Board and Partnership Group have a strategic priority on inclusive employment within the skills delivery plan to open up opportunities to all residents to access skills to improve their employment prospects and progression in employment.

The development of this centre allows the above strategic objective to be achieved by supporting both people leaving full-time education to access higher skills and mature individuals that have been displaced due to Covid-19 as they were working within a declining sector to retain and gain new skills for sectors that are experiencing growth e.g. health and care, digital and low carbon.

Further to the economic benefits already outlined, the project will have a significant and positive impact on the health and wellbeing of the communities of Bassetlaw. Communities in Bassetlaw experience health inequalities which have a detrimental impact on life outcomes and experiences, many due to social and environmental factors such as education and work.

### **8.0 Officer's Recommendations**

The recommendation is for £3,500,000 of GBF to be approved for this project, subject to compliance with the following conditions;

- i. BDC to provide a copy of the final contract sum agreed with Lindum Group to demonstrate that the project can be delivered within the allocated budget for the scheme.
- ii. A detailed programme for delivery of the scheme to be provided once Lindum are formally appointed and once Lindum have prepared a construction programme for the delivery of the refurbishment works through to practical completion.
- iii. A copy of the lease agreements in place with third parties occupying the completed building are to be provided, to demonstrate these are in accordance with market terms and arrangements that will take effect at the end of the lease term.

### Getting Building Fund Checklist

<p>1. A detailed 'Green Book' compliant business case has been completed detailing the project and its alignment to the 5 case model. 'The Checklist<sup>1</sup>' published by HM Treasury is a useful one page guidance paper.</p>	<p>Bassetlaw District Council have submitted a green book compliant business case which aligns to the requirements of HM Treasury's guidance and the D2N2 Local Assurance Framework.</p>
<p>2. A VFM assessment must be completed. This VFM assessment will be independently assessed by D2N2 and must show an overall score of 'High'.</p>	<p>Amion have carried out an independent assessment of the projects Value for Money and can confirm that the project represents 'Very Good' Value for Money</p>
<p>3. Details confirming that all planning consents have been granted and that all pre start conditions have been met.</p>	<p>Planning consent has been approved for the project in August 2020 by Bassetlaw District Council (planning reference 20/00696/COU)</p>
<p>4. Confirmation that any Section 106 or other agreements have been entered into.</p>	<p>No section 106 obligations are linked with this planning permission.</p>
<p>5. Confirmation of the results of the procurement exercise detailing: -the tenders received (along with detailed costs) -the tender accepted (along with timescales/conditions)</p>	<p>The Lindum Group were awarded a 'direct award' contract for the project through the PAGABO refit and Refurbishment framework which is a recognised and OJEU compliant procurement framework.</p>
<p>6. Details of the construction contract to be entered into by the promoter detailing: -start date -completion date -liquidated damages/cost over runs</p>	<p>Demolition Works begin – 22<sup>nd</sup> February 2021 Main Construction works begin – 5<sup>th</sup> April 2021 Main construction works end – October 2021 Internal Works complete – February 2022</p>
<p>7. Confirmation that the promoter will be responsible for any variations to the contract price and that once entered into, the contract will be completed in line with</p>	<p>Bassetlaw District Council have confirmed that they are responsible for any cost overruns to the construction contract.</p>

the details submitted. The promoter should submit a separate letter appended to the Business Case which confirms this from their Financial Director or equivalent.	
8. Confirmation that the project has been designed to RIBA stage 4 or its equivalent.	Bassetlaw District Council have confirmed that the project is designed to RIBA Stage 4.
9. Details of any outstanding points preventing/delaying the start-up of the construction contract.	There are no specific outstanding points that will delay the start up of the contract.
10. Details of any changes for the project from the initial EOI and OBC submissions with reasoning behind these changes. Including an updated viability report as submitted in point 5 of the OBC.	No substantial changes to the business case have been made from the EOI
11. Confirmation that all funding is now in place with details of the sources of funding, please include letters from third party funders confirming any conditions and timescales.	Full confirmation has been received from Bassetlaw District Council that they have all the match funding available for the project.
12. Confirmation that all land/legal agreements have been completed and are in the control of the promoter to deliver the entire project	Bassetlaw District Council are in full control of the land and have all of the appropriate accesses and permissions to deliver the entirety of the project.
13. A phasing plan identifying the start and completion elements of the project along with costs associated with each phase and the outputs/outcomes that will be delivered on a quarterly basis.	A phasing plan for the development has been submitted to the LEP as part of the Final Business Case submission from Bassetlaw District Council.
14. An updated risk register identifying the key risks and the project manager responsible. The risk register needs to be scored and include a mitigation plan.	A full and updated risk register has been provided by Bassetlaw District Council.
15. The project sponsor must provide details of how this intervention will deliver on sustainability and inclusion outcomes, including through the procurement and construction of the project.	Details of the projects sustainability and inclusion impacts are included in section 7 of the main report.