



CLEATOR MOOR TOWN DEAL BOARD

AGENDA

Venue: This meeting will be a virtual meeting

Date: Monday 6th June 2022

Time: 10.30am

1. **Meeting protocol**
2. **Attendances and apologies for absence**
3. **Minutes of meeting held on 4th May 2022**
[cm_tf_minutes_04_05_22.pdf \(copeland.gov.uk\)](#)
4. **Register of Interests review**
For the Board to note/ update any declarations of interests in Agenda items
5. **Cleator Moor Town Deal – Business Case Assurance (not for publication)**
This item has been excluded from the public and press on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part One of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and Access to Information (Variation) Order 2006.

For the Board to note the risks and endorse the mitigations process set out in the report on the Business Case Assurance process.
6. **Cleator Moor Town Deal – Summary Document Submission**
For the Board to comment on and agree the draft summary documentation for submission to Department for Levelling Up, Housing & Communities (DLUHC) by Copeland Borough Council (CBC) and to authorise the Chair to sign the summary documentation on behalf of the Cleator Moor Town Deal Board.

For the Board to note the areas where further refinements and updates will be provided prior to finalisation and to provide a recommendation to the Accountable Body to enable the submission of all documents to DLUHC by 30th June 2022.

Contacts:

Email: towns.fund@copeland.gov.uk

Website: <https://www.copeland.gov.uk/regeneration-projects>



Item 5 – Cleator Moor Town Deal Board Business Case Assurance

This item has been excluded from the public and press on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part One of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and Access to Information (Variation) Order 2006.



Item 6 – Cleator Moor Town Deal Board Summary Document Submission

Following the Heads of Terms agreement, the Department of Levelling Up, Housing and Communities (DLUHC) required Cleator Moor Town Deal Board (CMTDB) and Copeland Borough Council (CBC), as Accountable Body to work with Project Owners to develop full business cases for each project in the Town Investment Plan (TIP) and submit a mandatory Summary Document to Government for consideration.

DLUHC will review and sign off the Summary Document before funding can be released. The Town Deal Summary Document and accompanying supporting documents must be submitted to DLUHC within 12 months from the signing of Heads of Terms (30th June 2022). This paper sets out the package of documents, currently in draft form, which will be submitted to DLUHC, following consideration by CMTDB on 6th June 2022 and CBC's Executive Committee on 14th June 2022.

The content of the submission is guided by requirements set out in the Heads of Terms and subsequent communications received from DLUHC, as national Towns Fund programme guidance has developed.

The package of documents to be submitted includes the following:

1. Town Deal Summary Part 1: Project Summary Documents
2. Programme Financial Profile
3. Programme Monitoring and Evaluation Plan
4. Public Sector Equality Duty Analysis

There will be two sets of documents against items 1. and 2. as CBC on behalf of CMTDB submitted a Project Adjustment Request (PAR) in May to reallocate the grant offer to Campus Town against the remaining four projects. It is anticipated that DLUHC will advise on the outcome of the PAR in June, which will allow CBC and CMTDB to submit the appropriate approved paperwork in line with Government's response.

1. Town Deal Summary Part 1: Project Summary Documents

The Town Deal Summary is a template provided by DLUHC and is used to submit final details of approved projects to Government for endorsement. In conjunction with information provided in the financial profile and monitoring and evaluation plan, Part 1 of the summary document sets out the key information on each project included within the Town Investment Plan, following the completion of full business cases and reflecting the results of the local assurance process. The summary documents require sign-off from the Board Chair and the Accountable Body.

The Part 1 document consists of the following sections:

Section		Information required
1	Project name	Project title as included in the HoT
2	Heads of Terms project conditions	Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable
3	Business case appraisal	Details of how the project business case has been appraised
4	DLUHC capital (CDEL) 5% payment	Details of how the advance 5% capital payment has been committed
5	Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value)	Details of the Benefit/Cost Ratio (BCR) calculated for the project, plus summary of project outcomes
6	Deliverability	Confirmation that the project will still be delivered within the Towns Fund timeframe (31/03/2026)
7	Delivery plan	Details of timescales and key milestones, partnerships, interdependencies and risks with mitigation measures
8	Town Deal Board Chair signature	Confirming endorsement of the Town Deal Board
9	S151 signature	Confirming that: <ul style="list-style-type: none"> • Business cases Green Book compliant • 5% CDEL has been included in the project costs • All project costs represent Value for Money (VFM) • Project level Equality Impact Assessments in place • Programme level Equality Impact Assessments in place

Draft summary documents for each of the four projects being taking forward as part of Cleator Moor Town Deal against the current grant funding offer of £19.75M are provided in Appendix A.

Draft summary documents for each of the four projects being taking forward as part of Cleator Moor Town Deal with Campus Town funding reallocated to maintain Towns Fund at £22.5M across the TIP are provided in Appendix B.

Please note, the summary documents will remain in draft form until they are provided to the Accountable Body for approval to submit to DLUHC.

2. Programme Financial Profile

The programme financial profile shows the financial allocation to each project, split by capital (CDEL) and revenue (RDEL) funding streams and broken down into financial years to 2025/26. The profile reflects only Towns Fund contributions and does not set out the match funding associated with each project.

A financial profile was provided to DLUHC at project confirmation on 26th August 2021, based on initial projections from the TIP. The updated profile reflects the financial details set out in business cases and any amendments required as a result of assurance up to that point. As the projects move into delivery this may lead to variances in the annual spend forecasts within business cases, projects must continue to work within the parameters of the programme Towns Fund financial profile as submitted. No significant issues have been identified in this regard, as projects will be able to use match funding contributions to manage fluctuations.

Two financial profiles have been provided – the first based on the total project grant offer confirmed on 11th November 2021 and the second in line with the PAR request to reallocate Campus Town funding. The profiles are provided for information at Appendix C.

3. Programme Monitoring and Evaluation Plan

In 2021, DLUHC published details of the monitoring and evaluation framework to be utilised nationally for the Towns Fund, including a template Monitoring & Evaluation (M&E) Plan. The framework provides a list of common indicators, across the themes of Transport, Digital Connectivity, Urban Regeneration and Skills and Enterprise Infrastructure.

The indicators must be used, as appropriate, to detail the activities and achievements (outputs and outcomes) to be delivered by projects. Indicators are also included at programme level, covering items such as spend, project completions and local capacity. The Accountable Body and Project Owners will be required to report on progress against the M&E Plan indicators at 6 monthly and 12 monthly intervals, for the duration of the Town Deal programme.

A draft M&E Plan was submitted to DLUHC on 26th August 2021 as part of the project confirmation process and no significant issues were identified in the feedback received. The M&E Framework has been used during business case development and in the business case assurance process, to ensure that projects contribute to the appropriate common indicators and align with the definitions and reporting requirements set out in the framework. Projects also have the freedom to include 'bespoke' indicators in addition to the framework indicators, where this more accurately reflects project outputs and outcomes. The latest draft M&E Plan is provided at Appendix D.

It should be noted that the M&E Plan also requires details of how the £500,000 'Accelerated Towns Fund' provided in summer 2020 has been utilised.

4. Public Sector Equality Duty Analysis

The Public Sector Equality Duty (PSED) requires Accountable Bodies to consider how their Town Investment Plan and projects affect groups who are protected under the Equality Act 2010.

The Heads of Terms included a 'general condition' which requires submission of a PSED analysis at both project and programme level, alongside the Town Deal Summary Documents. Each project has carried out an Equality Impact Assessment, which have then been reviewed to inform a programme-level report, which also reflects on how the Town Investment Plan as a whole can promote equality and deliver positive impacts.

A draft of the project and programme level assessments is currently being finalised. This will be shared with CMTDB for information, prior to being provided to the Accountable Body for approval to submit to Government.

5. Stage 2 Business case guidance Annex C: Summary Document template

The template includes a section on the first page for submission of a programme-level update. This isn't required for Cleator Moor Town Deal as it refers to remaining Summary Documents outstanding for submission, but Cleator Moor Town Deal Board are submitting all four projects within this Summary Document.

The template also includes part 2 for submission of Town Investment Plan (TIP) conditions. This also isn't required for Cleator Moor Town Deal as no conditions were listed against the TIP.

Recommendation:

That Cleator Moor Town Deal Board:

- a) Comment on and agree the draft summary documentation for submission to DLUHC by CBC.
- b) Authorise the Chair to sign the summary documentation on behalf of the Cleator Moor Town Deal Board.
- c) Note the areas where further refinements and updates will be provided prior to finalisation, particularly against PSED Project and Programme Equality Impact Assessments, match funding and DLUHC's response to the Project Adjustment Request.
- d) Provide a recommendation to the Accountable Body to enable the submission of all documents to DLUHC by 30th June 2022.



Appendix A:

Town Deal Summary Part 1: Project Summary Documents (at current grant funding offer at £19.75M)

Towns Fund Stage 2 Business case guidance Annex C: Summary Document template

Towns must:

- Submit a completed Summary Document for each project to Ministry of Housing, Communities and Local Government (MHCLG) as soon as they are ready and within 12 months of agreed Heads of Terms.
- **Where towns require funding in 2021/22** then Summary Documents **must** be submitted to MHCLG by 28 January 2022.
- Note that in the event of late submission of Summary Documents (SD), MHCLG cannot guarantee payment. If there is a risk of late submission, towns should promptly liaise with their MHCLG local leads.
- **With the first Summary Document, include** Part 2: Town Investment Plan (TIP) conditions (where applicable).

Please note: MHCLG will use the financial profile (Annex A-1) submitted previously to make any payment.

Programme-level update

Where not submitted today, the remaining Summary Documents submission timings.

Project name	Month/Year
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
1. Project name: Enterprising Town
2. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
No conditions were attached to this project.
3. Business case appraisal Provide details of how the business case has been appraised including: <ul style="list-style-type: none"> – business case type – any internal or external assurances
<p>Cumbria County Council provided an Assurance Programme Office function which included:</p> <ul style="list-style-type: none"> • Assessment of the Strategic, Economic, Financial, Commercial and Management full business case. • Provision of an external economist to provide further analysis of the Economic Case • Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued. • Providing advice to the Accountable Body surrounding eligibility of costs and outputs <p>Geldards Law Firm was commissioned by Copeland Borough Council to provide an independent subsidy control opinion.</p>
4. MHCLG capital (CDEL) 5% payment
Main activities, if applicable: <ul style="list-style-type: none"> • Early preparatory works and site clearance • Planning Approval and Contractor Procurement for commercial units and early relocation works • Planning Approval and Design Development of Hub building
5. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value) A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The Value for Money statement has been summarised in accordance with the Towns Fund and HM Treasury guidance.

		Preferred option (2021 values)
A	Present value of net economic impact	£46.0m
	Towns Fund funding	£7.6m
	Co-funding *	£12.3m
B	Total public sector funding	£19.8m
C	Private sector funding	£0.5m
D	Total Economic Costs	£20.4m
(A-C) / B	Benefit Cost Ratio	2.29

The Preferred Option delivers a **BCR of 2.29:1**, which according to HM Treasury Guidance is 'High value for money'.

The direct monetised benefits of the preferred option are £46.0 million. The Present Value of Benefit consists of:

- Net Direct GVA of approximately £19.6 million.
- Net Indirect GVA of approximately £20.2 million.
- Wider Land Value Uplift (Housing) of approximately £5.2 million.
- Wider Land Value Uplift (Commercial) of approximately £0.9 million.

The Present Value of Costs (PVC) consists of £19.8 million of scheme costs. Optimism bias of 24% has been applied which is the upper limit for a standard building project. In line with HM Treasury's Green Book sunk costs have been removed from the economic appraisal and the PVC takes into account Net Costs, a small proportion of costs which will be incurred in the Do Nothing or reference case.

The project also generates significant non-monetised impacts. This includes human capital increase through qualifications, social value through the activities of the hub and increase in biodiversity by 10%.

To mitigate any impacts of COVID-19 on the economic appraisal, results are based on conservative assumptions to estimate the likely benefits of the scheme. Sensitivity testing and switching value analysis has taken place to illustrate the impact on the BCR if key inputs are altered.

Outputs

- 2,490 sqm Increased floorspace for skills development and employability and shared workspace supporting innovation and entrepreneurship
- 1,970 sqm Refurbished commercial floorspace
- 78 Temporary FTE jobs supported during project implementation

- 130 Permanent FTE jobs created

Outcomes

- £39.8M net additional GVA over the 10 year appraisal period
- £6.2M wider land value uplift
- Catalyse further investment and job creation

Impact

- Growth is sustainable quality jobs in the town, inclusive and across a range of skills and educational levels
- Enhanced townscape that is more attractive and more accessible to residents, businesses and visitors
- Increased number of enterprises utilising high quality, affordable and sustainable commercial spaces.
- Increased share of young people and adults who have relevant skills for employment and entrepreneurship.

6. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. The delivery plan sets out key dates and indicates an expected completion of March 2024 with financial completion during 2025 (allowing for retention), which is within the Towns Fund timeframe.

7. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Key Milestones

A detailed delivery plan has been developed which identifies the following key milestones:

Milestone	Date achieved by
Enterprising Town Works BOC Yard Relocation	
Prepare & Submit Detailed Planning Application	End March 2022 (Submitted)
Planning Approval Determination Target	Early May 2022
Design Development Complete	Mid March 2022
Contractor Procurement Complete	End August 2022
Contractor Lead In Period Completion	End September 2022
Construction Commencement	Early October 2022
Construction Completion	End March 2023
BOC Relocation to New Facility	Early April 2023
Enterprising Town Works Hub Building, car park and associated works	

Prepare & Submit Detailed Planning Application	Mid April 2022 (Submitted)
Planning Approval Determination Target	Mid July 2022
Design Development Complete	Mid July 2022
Delivery Partner & Operator Procurement	End October 2022
Delivery Partner & Operator Procurement Lead in Period Completion	End November 2022
Construction Commencement	Early December 2022
Construction Completion	End March 2024
Enterprising Town Works Refurbish Units 1a, 15a-h and 20a-b	
Prepare & Submit Detailed Planning Applications	Mid June 2022
Planning & Approval Determination Target	Mid August 2022
Design Development Complete	Mid June 2022
Contractor Procurement Complete	End September 2022
Contractor Lead in Period Completion	End October 2022
Construction commencement	Early November 2022
Construction completion	End March 2023
Enterprising Town Works Further Refurbishment	
Prepare & Submit Detailed Planning Applications	Mid April 2023
Planning & Approval Determination Target	Mid June 2023
Design Development Complete	Mid April 2023
Contractor Procurement Complete	Early September 2023
Contractor Lead in Period Completion	Early October 2023
Construction commencement	Early October 2023
Construction completion	End March 2024

Key Partnerships

- Town Deal Board of Cleator Moor
- Sellafield and the Nuclear Decommissioning Authority
- Copeland Borough Council
- Industrial Solutions Hub (iSH – independent development organisation wholly owned by CBC).

Interdependencies

- Cooperation of existing tenants, notably BOC as existing yard is relocated across site; tenants leaving/locating to site as required, tenant day to day operations conflicting with project construction activities.
- Co-ordinated delivery of junctions and cycleway connections with Connected Town.

Risks

A full risk register is available, key risks identified are:

Risk	Mitigation	Impact	Likelihood
Insufficient funding	Robust financial modelling. Developed as phased scheme of work to enable delivery according to funding availability	3	5
Reputational risk to key stakeholders If the Enterprising Town Scheme fails to deliver benefits	Clearly defined scope with market testing for existing business expansion and location of new tenants, appropriate to deliver the perceived benefits.	3	4
Protracted planning process delays delivery	Engagement of external planning consultant. Early and ongoing consultation with LPA and early development of Planning principles with supportive approach in local plan. Conditions to be tracked, managed through to discharge. Splitting out of detailed planning application for The Hub, BOC and refurbished units Early public consultation	3	4
Inappropriate operating model	Early engagement with potential operators for market testing Establish a robust 'continuous improvement' process that periodically assesses the suitability of the Operating Model	3	4

8. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

9. By signing, I agree that:

1. The business case, in a proportionate manner, is Green Book compliant.
2. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.

3. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
4. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
5. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/Section 151

Name and signature: Steven Brown

Date:

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
10. Project name: Revitalised Town – Cleator Moor
11. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
There were no conditions attached to this scheme at Heads of Terms
12. Business case appraisal Provide details of how the business case has been appraised including: <ul style="list-style-type: none"> – business case type – any internal or external assurances
<p>Cumbria County Council provided an Assurance Programme Office function which included:</p> <ul style="list-style-type: none"> • Assessment of the Strategic, Economic, Financial, Commercial and Management business cases. • An external economist was procured by CCC to provide an analysis of the Economic Case • Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued. • Providing advice to the Accountable Body surrounding eligibility of costs and outputs <p>Geldards Law Firm were commissioned to provide an independent subsidy control opinion.</p>
13. MHCLG capital (CDEL) 5% payment
<p>Main activities, if applicable:</p> <ul style="list-style-type: none"> • Technical Design • Additional pre-works surveys as required • Planning Permission • Project Management
14. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value) A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The preferred option delivers a BCR of **2.67:1** which according to HM Treasury Guidance is 'high' value for money'. These economic costs and benefits have been summarised in the table below.

Value for Money Assessment (Net of Do Nothing)		
	Value for Money Assessment	Preferred Option (£m)
	<i>Direct GVA</i>	£5.8m
	<i>Indirect GVA</i>	£4.1m
	<i>Wider LVU – Housing</i>	£3.3m
	<i>Wider LVU- Commercial</i>	£0.6m
	<i>Social Value</i>	£3.8m
A	Total Economic Benefits	£17.5m
	Towns Fund funding	£5.8m
	Co-funding	£0.7m
B	Total public sector funding	£6.6m
C	Private sector funding	£0.0m
D	Total Economic Costs	£6.6m
(A-C) / B	Benefit-Cost Ratio (BCR)	2.67

Outputs:

- 2 heritage buildings restored – Town Hall and Library Building
- 802 sqm for the Phoenix Enterprising Centre
- 944 sqm for the Hub Building
- 2,495 sqm total public realm

Outcomes:

- 5 new SMEs attracted
- 29 new jobs created
- £9.9M net GVA
- £3.9M wider LVU

Impact:

£3.8 million in Social Value, as a result of increased employability training undertaken and improved levels of confidence

The project also generates significant non-monetised impacts. This includes construction stage jobs and GVA, public realm amenity benefits, carbon emission reduction, and increased visitor numbers.

15. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. Delivery plan shows practical completion by June 2025 which is within the Town Deal timeframe.

16. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Key Milestones

Milestone	End Date
Appoint Design Team	Aug 22
Appoint Hub Operator	Dec 22
Planning Permissions Secured	Aug 23
Contractor Appointment	Sep 23
Commence Phase 3 works	Oct 23
Commence Public Realm Works	Jan 24
Commence Hub Works	Jan 24
Complete Phase 3 works	Jun 24
Complete Hub works	May 25
Complete Public Realm works	Jun 25
Hub Opening Celebration	July 25

Key Partnerships

Agreements being put in place with:

Cumbria County Council	Building owner and service provider
Phoenix Enterprise Centre	Hold lease on Phase 3 building
Town Council	Adjacent building owner

Interdependencies

Element	Commentary
Healthy Town project	It is critical that COSC can continue to provide its service for Copeland with minimal disruption. This scheme is dependent on the completion of the new accommodation for COSC within the Healthy Town project to enable relocation prior to redevelopment works of the hub building
Relocation of tenants	Tenants of existing buildings which will undergo redevelopment may need to be relocated during the works.

Connected
Town project

Design and implementation of this scheme needs co-ordination with Connected Town as the public realm element in this scheme is immediately adjacent to, and needs to compliment works planned within, Connected Town.

Risks

A full risk register is available, key risks listed below:

Risk	Risk Mitigation Strategy	Impact (5 = highest)	Likelihood (5 = highest)
Failure to secure planning permission	Involvement of conservation officer throughout and continued dialogue with planning authority.	4	1
Decanting issues	Options are being explored for alternative provision.	3	2
Failure to procure contractor	Procurement strategy developed and use of existing frameworks as required.	3	3
Failure to complete on time	Robust project management system. Continual monitoring of progress.	3	1
Failure to complete within funding envelope	Costs taken into account significant inflation. Cost control and robust project management system. Continual monitoring of costs.	4	1

17. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

18. By signing, I agree that:

6. The business case, in a proportionate manner, is Green Book compliant.
7. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
8. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.

9. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
10. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/ S151

Name and signature: Steven Brown

Date:

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table	
19. Project name: Healthy Town – Cleator Moor	
20. Heads of Terms project conditions	
<ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document. 	
<ul style="list-style-type: none"> • Provide a more detailed delivery plan that covers operational and management plans: The delivery plan has been updated to include tasks associated with operation. The authority will utilise a third party operator under a Leisure Services contract and specification which will detail the operator's management requirements, outputs and outcomes. Contracts will be in line with industry standards. It will be the operator's responsibility to define the long term leisure management plan for the facility, agreed in response to the authority's requirements. The current Copeland leisure contract expires at the end of March 2024 and therefore future operation will be through a leisure contract issued by the new combined Cumberland Authority for a portfolio of facilities. The procurement strategy will be developed in accordance with the working arrangements agreed through the ongoing LGR process and by the new authority post vesting day but is anticipated to include structured preliminary market engagement to inform the scale and extent of the procurement across the new authority. • Provide confirmation of match funding arrangements: Funding has been applied for from both Copeland Community and Nuclear Industry Social Impact Funds. Decisions are imminent. In both cases early conversations were held with the respective funders ahead of the invitation to submit an application. • Provide more detail of the types of learning/number of courses this project will facilitate: Skills and employability – The project presents opportunities to offer skills development and training schemes, including activities to build support emotional resilience, structured volunteering programmes, accredited and non-accredited activities, sector based work academy programmes and apprenticeship opportunities. E.g.: <ul style="list-style-type: none"> • Emotional Resilience – activities to build confidence and self-esteem in young people aged 14 - 25 with the overall goal of reducing the number of CAMHS referrals. • Structured Volunteering Programmes to help encourage social interaction and healthy lifestyles. Programmes could focus on supporting the delivery of sports/leisure engagement volunteers to assist local residents who are socially isolated and/or in need of healthier lifestyles to access organised activities/programmes alongside generic volunteering programmes supporting wider community activities in relation to Towns Fund themes. 	

There could be the option for participants to undertake accredited training such as Volunteer Passport (L2 Award in Volunteering).

- Accredited and non-accredited activities to help overcome personal barriers in addition to developing the skills, knowledge and attitudes that employers are looking for, to be able to compete for local jobs when they become available. This could include therapeutic interventions and organised walking and cycling programmes.
- Sector Based Work Academy Programmes (SBWA) to prepare local residents for employment in a range of sectors including the Leisure/Fitness or Health & Social Care sector. For example, a leisure related SBWA programme would include work experience and qualifications such as: Award in physical fitness/activity; customer service; emergency first aid; safeguarding; first aid for mental health; health & safety; good nutrition; understanding nutrition performance and healthy eating; employability skills.
- Apprenticeship opportunities may arise during the implementation of this theme, e.g., relevant to the leisure/fitness sector.

21. Business case appraisal

Provide details of how the business case has been appraised including:

- business case type
- any internal or external assurances

Cumbria County Council provided an Assurance Programme Office function which included:

- Assessment of the Strategic, Economic, Financial, Commercial and Management full business cases of the Healthy Town scheme.
- An external economist was procured by CCC to provide an analysis of the Economic Case
- Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued.
- Providing advice to the Accountable Body surrounding eligibility of costs and outputs

Geldards Law Firm were commissioned to provide an independent subsidy control opinion.

22. MHCLG capital (CDEL) 5% payment

Main activities, if applicable:

- Surveys of existing facility and grounds
- Technical designs
- Costings for scheme proposals
- Project management
- Planning fees

23. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value)

A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The value for money assessment identifies a 'medium' Benefit cost Ratio of **1.92:1** for the scheme.

	Benefit category	(£m, discounted, 2021 prices)
	<i>Economic benefits</i>	
	<i>Participation in sports</i>	£7.75m
	<i>Contribution to Wider LVU</i>	£2.4m
(A)	<i>Total economic benefits</i>	£10.2m
	<i>Economic costs</i>	
(B)	<i>Towns Fund cost/funding</i>	£3.04m
(C)	<i>Co-funding</i>	£1.06m
(D) = (B) + (C)	<i>Total public sector funding</i>	£4.1m
(E)	<i>Private sector funding</i>	£2.28m
(D) + (E)	<i>Total economic costs</i>	£6.37m
(A) – (E) / (D)	<i>Benefit-Cost Ratio (BCR)</i>	1.92

1.1 Given the uncertainty around the subjective well-being valuations for different individuals the user values were sensitivity tested to show that on monetised benefits alone there is some confidence that the project will offer value for money. This view is supplemented by two further arguments:

- There are also wider economic benefits that it was not proportionate to value within the context of this business case. Even if the subjective wellbeing valuation is overestimated these benefits would further support the value for money assessment.
- The Green Book 2020 emphasises the importance of the strategic case for assessing value for money in its own right. The link between this project, its strategic objectives and those of the Town Deal with the policy position of government in seeking to Level Up the country is well developed. As a consequence, where the evidence to support easily monetised benefits is not clear, strong strategic alignment can be considered sufficient evidence of value for money instead.

This project presents both the strong strategic fit and evidence of monetised benefits to suggest an overall assessment of medium to good value for money for the Cleator Moor Healthy Town project.

Outputs:

- 1 improved sports facility
- 110,000 additional visits per annum to the sports facility
- 30 construction jobs
- 125 new learners assisted

Outcomes:

- £7.5M benefits of health and well-being improvements
- £2.4M wider LVU

- System savings as a result of reduction in use of NHS services

Impact:

- Improved Health and well-being of Cleator Moor residents – leading to a more economically active population
- Increase in self-confidence and self-esteem, pride and belonging
- More inclusive town centre offer and better facilities for young people and underrepresented groups, making it a better place to live, work, visit and invest.

24. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. The delivery plan sets out key dates and indicates an expected completion of the facility summer 2024 with financial completion during 2025 (allowing for retention), which is within the Towns Fund timeframe.

25. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

A detailed delivery plan has been developed and is attached, the key milestones identified:

Key Milestone	End Date
Complete RIBA Stage 3	September 2022
Submit Planning Application	October 2022
Commence Procurement	December 2022
Planning Approval	January 2023
Operator Procurement Strategy	January 2023
Award Construction Contract	July 2023
Commence construction	August 2023
Sectional Completion (COSC)	February 2024
Operator Procurement	February 2024
Complete construction	August 2024
Formal opening	September 2024

Key Partnerships

GLL / Better - Current operator of the existing facility and potential operator of new facility (to be determined through leisure contract procurement).

Cumbria County Council – delivering Connected Town project and section of the new informal walking/cycling track around the activity centre and which will enhance access from target residential areas.

Copeland Occupational and Social Care (COSC): COSC is a local organisation that provides day care services for a range of disabled people. This scheme will

relocate COSC services to the new activity centre providing fit-for-purpose accommodation, external space for clients to use plus improved access to the health and well-being services offered through the improved facility. Co-location will significantly enhance opportunities for greater integration with the wider community.

Interdependencies

Element	Commentary
Planning Permission	Scheme requires planning permission which will also reflect King George Playing Field status. The centre is outwith the KGPF boundary although some of the parking is within, but no change of use, simply formalised.
Revitalised Town	Link to delivery of Revitalised Town to enable relocation of an existing tenant from a revitalised town building into the redeveloped activity centre.
Connected Town	Informal track and delivery of connections requires co-ordination to ensure synergy and avoid duplication.

Risks

Key risks to be managed initially by Copeland Borough Council, then through Cumberland Authority following vesting day. A full risk register is available.

Risk	Mitigation	Impact	Likelihood
Failure to secure planning permission	Project is an extension to a current leisure facility so risk is low. Designs will be developed with the planning authority's input and pre-app discussions will take place to inform the submitted design proposals.	2	1
Loss of public open space within or near King George V playing field	To determine risk of building in existing POS, initial investigation has been undertaken with legal input. Initial feedback confirms the risk is low and will be picked up in planning.	2	3
Lack of contractor interest /too few? Contractor choice delays programme	Early communication / PQQ. Soft market testing on existing procurement frameworks	2	3
Costs exceed project budget	The team will manage a cost plan which will be regularly updated during the delivery of the project. Cost plan includes allowances for contingency to manage unforeseen change and inflation. These contingencies will be reviewed as the project	4	3

	progresses and more detail/cost certainty is developed.		
Failure to deliver within funding allocation	The project is to be managed within the overall cost plan. This will include a 12.5% contingency and 10% inflation factor to manage unforeseen costs and currency inflation during delivery.	3	2
Risk of refurbishment uncovering unknown costs associated with poor building condition	Condition and structural surveys undertaken to provide additional information to inform cost plan.	4	2

26. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

27. By signing, I agree that:

11. The business case, in a proportionate manner, is Green Book compliant.
12. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
13. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
14. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
15. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/Section 151

Name and signature: Steven Brown

Date:

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
28. Project name: Connected Town – Cleator Moor
29. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
There were no conditions attached to this scheme at Heads of Terms
30. Business case appraisal Provide details of how the business case has been appraised including: <ul style="list-style-type: none"> – business case type – any internal or external assurances
<p>Cumbria County Council provided an Assurance Programme Office function which included:</p> <ul style="list-style-type: none"> • Assessment of the Strategic, Economic, Financial, Commercial and Management full business cases of the Healthy Town scheme. • An external economist was procured by CCC to provide an analysis of the Economic Case • Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued. • Providing advice to the Accountable Body surrounding eligibility of costs and outputs <p>Geldards Law Firm were commissioned to provide an independent subsidy control opinion.</p>
31. MHCLG capital (CDEL) 5% payment
<p>Main activities, if applicable:</p> <p>In the early stages of the project, key activities will be in the preparation of surveys and plans. At each of the 7 key intervention areas, plans will need to be drawn up and tender documents completed to enable us to carry out various surveys such as topographical, land ownership and statutory undertakers. There may also be additional traffic surveys required. This information is crucial at an early stage to ensure the subsequent designs and plans work.</p>
32. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value) A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The Benefit Cost Ratio provides a value for money assessment of costs per one unit of benefit achieved based on net present values of costs and benefits.

		Preferred option (2021 values)
A	Present value of net economic impact	£17,182,685
	Towns Fund funding	£6,207,864
	Co-funding *	£18,968
B	Total public sector funding	£6,226,832
C	Private sector funding	£0
D	Total Economic Costs	£6,226,832
(A-C) / B	Benefit Cost Ratio	2.76

The preferred option delivers a BCR of **2.76:1** which according to HM Treasury guidance is 'High value for money'

For some benefits of the project either there are no valuation methods readily available or it is not possible to identify the expected uplift due to the intervention. These benefits have not been monetised within the economic case. They include:

- **Cyclist and pedestrian specific accident changes** resulting from the scheme are not included in the appraisal. Any accident changes which are appraised are those attributable to the reduction in vehicle mileage following mode shift to walking and cycling in the AMAT and due to the changes on the B5295 in COBALT.
- **Health impacts specifically for children** are not included in the appraisal as there is very little research which considers this. Health impacts are considered for adults and form a large proportion of the benefits derived, which is typical for active travel schemes. It is likely that children enjoy many of the same benefits from walking and cycling as adults, but it would not be proportionate within this project to carry out research to allow them to be monetised. It is not proportionate to seek to appraise potential health benefits for this group in greater detail for this project.
- **Decarbonisation of the private car** fleet will, in time, lead to a reduction in GHG emissions, and therefore a reduction in the benefits derived from mode shift from the private car to active modes. However, given the long lifecycle of private cars it is unlikely that any significant GHG reductions will be seen before 2030. Data underpinning AMAT and other transport appraisal currently under-prices the benefits of mode shift in reducing GHG emissions (as it is based on the 80% reduction target rather than achieving carbon net zero, where the last 20% will be the most difficult and expensive to achieve and transport emissions remain static, even as all other sectors of the economy are seeing GHG emissions falling).

The non-monetised impacts stated above will help demonstrate the scheme will be providing a BCR of greater than 2 and showing "high" value for money.

The project will deliver the following outputs:

- 3.8km new and upgraded walking and cycling paths
- 3 major junction improvements
- 55 construction jobs
- 1600 m² of public realm at Wath Brow and the Town Square

This will lead to the following outcomes:

- Enhanced townscape and place making to improve perceptions of place, increase investor confidence and encourage footfall and economic activity, including £2.2m (2021 prices) of journey ambience benefits.
- Improved intra-urban connections, better navigability and experience of the town centre.
- Increased modal shift away from private vehicle to walking or cycling.
- Economic Benefit of £17.2 million
- Health benefits arising as a result of improved pedestrian priority and wayfinding £2.9m of health benefits (2021 prices).
- Wider Land Value benefits of £4.8m from increased prices of household and commercial properties

33. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. Project closure and closeout is expected by November 2025 which is within the Town Deal timeframe.

34. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Key Milestones

Milestone Description	Date
Stage 2: FBC Submission to Copeland Borough Council	4 th March 2022
Stage 2: Statutory Undertaker/ Topographic Survey Returns	August 2022
Stage 3: Preliminary Designs & Review of BCRs	February 2023
Stage 4: D&B Contract Award	June 2023
Stage 4: Detailed Design Complete	March 2024

Stage 5: Construction

November 2024

Stage 6: Project Closeout and Completion

November 2025

Key Partnerships

CCC as the highway authority are responsible for the delivery of the project. As some of the proposals affect land outside of the control of CCC, and outside the adopted highway boundary, it is also anticipated that partnerships with the following organisations will be required for project delivery:

- Sustrans
- Copeland Borough Council

Interdependencies

The Key interdependencies relate to the delivery of the other schemes within the Town Investment Plan and ensuring the delivery of the interventions compliments and supports connectivity to this activity. Key interdependencies are:

- Ensuring works are programmed and coordinated effectively to allow a critical path of activity to be delivered and works not then being delivered twice.
- Healthy Town - Cycle Link to Birks Road- ensuring no duplication of the active travel link on the land adjacent to the Activity Centre
- Revitalised Town – ensuring works are programmed in a coordinated manner and that a consistency of materials is utilised in delivery
- Enterprising Town - ensuring works are programmed in a coordinated manner and that the junction improvements support an increase in activity on the site

Risks

Key risks identified for the are project:

- Land ownership constraints impacting Leconfield, Heather Bank and C2C Links.
- There is a risk the construction programme increases beyond that included in the estimate, caused by unforeseen circumstances, resulting in delays on site and additional prelim costs.
- Local Government Reform process impacts on scheme delivery – mitigated through robust project plan, governance structure and Grant Funding Agreement with the Accountable Body to be adopted by Cumberland Council from April 2023.
- Maintaining access for businesses during implementation.
- Displaced on street parking on Ennerdale Road/ B5295 may cause some local concerns.
- Lack of available road space on permitting system to allow works to be on site. Possible clashes with other permits in vicinity of Cleator moor, and any diversion routes.
- There is a risk of delay to appointing a design and build Contractor in the winter of 22/23 due to lack of appetite or too much alternative work in the market.

Each risk has been accompanied with a risk mitigation strategy

35. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

36. By signing, I agree that:

- 16. The business case, in a proportionate manner, is Green Book compliant.
- 17. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
- 18. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
- 19. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
- 20. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/Section 151

Name and signature: Steven Brown

Date:

Part 2: Town Investment Plan (TIP) conditions

Towns are **only** required to submit this with the **first batch** of Summary Document if any TIP conditions are listed in the Heads of Terms. All TIP conditions must be met **before funding can be released.**

TIP conditions table	
1. TIP improvement condition Set out TIP improvement conditions as agreed in Heads of Terms	
2. Evidence Provide evidence of how conditions have been addressed	
3. Name of the Town Deal Board Chair & signature Name of the Town Deal Board: Chair's name and signature: <div style="text-align: right;">Date:</div>	
4. Lead Local Authority's name & signature of the Chief Executive Officer or S151 Officer. Name of the lead Local Authority: Job title: Name and signature: <div style="text-align: right;">Date:</div>	

Annex: submission checklist

Use this as guidance when submitting the Summary Documents.

Items	Checked	Qty
first submission		
1. Programme-level update	<input type="checkbox"/>	
2. Part 1: Project Summary Document	<input type="checkbox"/>	
3. Part 2: Town Investment Plan (TIP) conditions	<input type="checkbox"/>	
4. Final Monitoring & Evaluation (M&E) plan	<input type="checkbox"/>	
5. Any other documents	<input type="checkbox"/>	
all other submissions		
1. Programme-level update	<input type="checkbox"/>	
2. Part 1: Project Summary Document table	<input type="checkbox"/>	
3. Final M&E plan	<input type="checkbox"/>	
4. Any other documents	<input type="checkbox"/>	



Appendix B:

Town Deal Summary Part 1: Project Summary Documents (with Towns Fund reallocation at £22.5M)

Towns Fund Stage 2 Business case guidance Annex C: Summary Document template

Towns must:

- Submit a completed Summary Document for each project to Ministry of Housing, Communities and Local Government (MHCLG) as soon as they are ready and within 12 months of agreed Heads of Terms.
- **Where towns require funding in 2021/22** then Summary Documents **must** be submitted to MHCLG by 28 January 2022.
- Note that in the event of late submission of Summary Documents (SD), MHCLG cannot guarantee payment. If there is a risk of late submission, towns should promptly liaise with their MHCLG local leads.
- **With the first Summary Document, include** Part 2: Town Investment Plan (TIP) conditions (where applicable).

Please note: MHCLG will use the financial profile (Annex A-1) submitted previously to make any payment.

Programme-level update

Where not submitted today, the remaining Summary Documents submission timings.

Project name	Month/Year
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
37. Project name: Enterprising Town
38. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
No conditions were attached to this project.
39. Business case appraisal Provide details of how the business case has been appraised including: <ul style="list-style-type: none"> – business case type – any internal or external assurances
<p>Cumbria County Council provided an Assurance Programme Office function which included:</p> <ul style="list-style-type: none"> • Assessment of the Strategic, Economic, Financial, Commercial and Management full business case. • Provision of an external economist to provide further analysis of the Economic Case • Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued. • Providing advice to the Accountable Body surrounding eligibility of costs and outputs <p>Geldards Law Firm was commissioned by Copeland Borough Council to provide an independent subsidy control opinion.</p>
40. MHCLG capital (CDEL) 5% payment
Main activities, if applicable: <ul style="list-style-type: none"> • Early preparatory works and site clearance • Planning Approval and Contractor Procurement for commercial units and early relocation works • Planning Approval and Design Development of Hub building
41. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value) A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The Value for Money statement has been summarised in accordance with the Towns Fund and HM Treasury guidance.

		Preferred option (2021 values)
A	Present value of net economic impact	£45.7m
	Towns Fund funding	£8.2m
	Co-funding *	£12.3m
B	Total public sector funding	£20.5m
C	Private sector funding	£0.5m
D	Total Economic Costs	£21.1m
(A-C) / B	Benefit Cost Ratio	2.20

The Preferred Option delivers a **BCR of 2.20:1**, which according to HM Treasury Guidance is 'High value for money'.

The direct monetised benefits of the preferred option are £45.7 million. The Present Value of Benefit consists of:

- Net Direct GVA of approximately £19.6 million.
- Net Indirect GVA of approximately £20.2 million.
- Wider Land Value Uplift (Housing) of approximately £5.0 million.
- Wider Land Value Uplift (Commercial) of approximately £0.9 million.

The Present Value of Costs (PVC) consists of £19.8 million of scheme costs. Optimism bias of 24% has been applied which is the upper limit for a standard building project. In line with HM Treasury's Green Book sunk costs have been removed from the economic appraisal and the PVC takes into account Net Costs, a small proportion of costs which will be incurred in the Do Nothing or reference case.

The project also generates significant non-monetised impacts. This includes human capital increase through qualifications, social value through the activities of the hub and increase in biodiversity by 10%.

To mitigate any impacts of COVID-19 on the economic appraisal, results are based on conservative assumptions to estimate the likely benefits of the scheme. Sensitivity testing and switching value analysis has taken place to illustrate the impact on the BCR if key inputs are altered.

Outputs

- 2,490 sqm Increased floorspace for skills development and employability and shared workspace supporting innovation and entrepreneurship
- 1,970 sqm Refurbished commercial floorspace

- 78 FTE jobs supported during implementation (mostly in the construction phase).
- 130 new jobs created within 5 years.

Outcomes

- £39.8M net additional GVA over the 10 year appraisal period
- £5.9M wider land value uplift
- Catalyse further investment and job creation

Impact

- Growth is sustainable quality jobs in the town, inclusive and across a range of skills and educational levels
- Enhanced townscape that is more attractive and more accessible to residents, businesses and visitors
- Increased number of enterprises utilising high quality, affordable and sustainable commercial spaces.
- Increased share of young people and adults who have relevant skills for employment and entrepreneurship.

42. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. The delivery plan sets out key dates and indicates an expected completion of March 2024 with financial completion during 2025 (allowing for retention), which is within the Towns Fund timeframe.

43. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Key Milestones

A detailed delivery plan has been developed which identifies the following key milestones:

Milestone	Date achieved by
Enterprising Town Works BOC Yard Relocation	
Prepare & Submit Detailed Planning Application	End March 2022 (Submitted)
Planning Approval Determination Target	Early May 2022
Design Development Complete	Mid March 2022
Contractor Procurement Complete	End August 2022
Contractor Lead In Period Completion	End September 2022
Construction Commencement	Early October 2022
Construction Completion	End March 2023
BOC Relocation to New Facility	Early April 2023

Enterprising Town Works Hub Building, car park and associated works	
Prepare & Submit Detailed Planning Application	Mid April 2022 (Submitted)
Planning Approval Determination Target	Mid July 2022
Design Development Complete	Mid July 2022
Delivery Partner & Operator Procurement	End October 2022
Delivery Partner & Operator Procurement Lead in Period Completion	End November 2022
Construction Commencement	Early December 2022
Construction Completion	End March 2024
Enterprising Town Works Refurbish Units 1a, 15a-h and 20a-b	
Prepare & Submit Detailed Planning Applications	Mid June 2022
Planning & Approval Determination Target	Mid August 2022
Design Development Complete	Mid June 2022
Contractor Procurement Complete	End September 2022
Contractor Lead in Period Completion	End October 2022
Construction commencement	Early November 2022
Construction completion	End March 2023
Enterprising Town Works Further Refurbishment	
Prepare & Submit Detailed Planning Applications	Mid April 2023
Planning & Approval Determination Target	Mid June 2023
Design Development Complete	Mid April 2023
Contractor Procurement Complete	Early September 2023
Contractor Lead in Period Completion	Early October 2023
Construction commencement	Early October 2023
Construction completion	End March 2024

Key Partnerships

- Town Deal Board of Cleator Moor
- Sellafield and the Nuclear Decommissioning Authority
- Copeland Borough Council
- Industrial Solutions Hub (iSH – independent development organisation wholly owned by CBC).

Interdependencies

- Cooperation of existing tenants, notably BOC as existing yard is relocated across site; tenants leaving/locating to site as required, tenant day to day operations conflicting with project construction activities.
- Co-ordinated delivery of junctions and cycleway connections with Connected Town.

Risks

A full risk register is available, key risks identified are:

Risk	Mitigation	Impact	Likelihood
Insufficient funding	Robust financial modelling. Developed as phased scheme of work to enable delivery according to funding availability	3	5
Reputational risk to key stakeholders If the Enterprising Town Scheme fails to deliver benefits	Clearly defined scope with market testing for existing business expansion and location of new tenants, appropriate to deliver the perceived benefits.	3	4
Protracted planning process delays delivery	Engagement of external planning consultant. Early and ongoing consultation with LPA and early development of Planning principles with supportive approach in local plan. Conditions to be tracked, managed through to discharge. Splitting out of detailed planning application for The Hub, BOC and refurbished units Early public consultation	3	4
Inappropriate operating model	Early engagement with potential operators for market testing Establish a robust 'continuous improvement' process that periodically assesses the suitability of the Operating Model	3	4

44. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

45. By signing, I agree that:

21. The business case, in a proportionate manner, is Green Book compliant.

22. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
23. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
24. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
25. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/Section 151

Name and signature: Steven Brown

Date:

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
46. Project name: Revitalised Town – Cleator Moor
47. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
There were no conditions attached to this scheme at Heads of Terms
48. Business case appraisal Provide details of how the business case has been appraised including: <ul style="list-style-type: none"> – business case type – any internal or external assurances
<p>Cumbria County Council provided an Assurance Programme Office function which included:</p> <ul style="list-style-type: none"> • Assessment of the Strategic, Economic, Financial, Commercial and Management business cases. • An external economist was procured by CCC to provide an analysis of the Economic Case • Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued. • Providing advice to the Accountable Body surrounding eligibility of costs and outputs <p>Geldards Law Firm were commissioned to provide an independent subsidy control opinion.</p>
49. MHCLG capital (CDEL) 5% payment
<p>Main activities, if applicable:</p> <ul style="list-style-type: none"> • Technical Design • Additional pre-works surveys as required • Planning Permission • Project Management
50. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value) A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The preferred option delivers a BCR of **2.46:1** which according to HM Treasury Guidance is 'high' value for money'.

Value for Money Assessment (Net of Do Nothing)		
	Value for Money Assessment	Preferred Option (£m)
	<i>Direct GVA</i>	£5.8m
	<i>Indirect GVA</i>	£4.1m
	<i>Wider LVU – Housing</i>	£3.2m
	<i>Wider LVU- Commercial</i>	£0.6m
	<i>Social Value</i>	£3.8m
A	Total Economic Benefits	£17.3m
	Towns Fund funding	£6.3m
	Co-funding	£0.7m
B	Total public sector funding	£7.0m
C	Private sector funding	£0.0m
D	Total Economic Costs	£7.0m
(A-C) / B	Benefit-Cost Ratio (BCR)	2.46

Outputs:

- 2 heritage buildings restored – Town Hall and Library Building
- 802 sqm for the Phoenix Enterprising Centre
- 944 sqm for the Hub Building
- 2,495 sqm total public realm

Outcomes:

- 5 new SMEs attracted
- 29 new jobs created
- £9.9M net GVA
- £3.8M wider LVU

Impact:

£3.8 million in Social Value, as a result of increased employability training undertaken and improved levels of confidence

The project also generates significant non-monetised impacts. This includes construction stage jobs and GVA, public realm amenity benefits, carbon emission reduction, and increased visitor numbers.

51. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. Delivery plan shows practical completion by June 2025 which is within the Town Deal timeframe.

52. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Key Milestones

Milestone	End Date
Appoint Design Team	Aug 22
Appoint Hub Operator	Dec 22
Planning Permissions Secured	Aug 23
Contractor Appointment	Sep 23
Commence Phase 3 works	Oct 23
Commence Public Realm Works	Jan 24
Commence Hub Works	Jan 24
Complete Phase 3 works	Jun 24
Complete Hub works	May 25
Complete Public Realm works	Jun 25
Hub Opening Celebration	July 25

Key Partnerships

Agreements being put in place with:

Cumbria County Council	Building owner and service provider
Phoenix Enterprise Centre	Hold lease on Phase 3 building
Town Council	Adjacent building owner

Interdependencies

Element	Commentary
Healthy Town project	It is critical that COSC can continue to provide its service for Copeland with minimal disruption. This scheme is dependent on the completion of the new accommodation for COSC within the Healthy Town project to enable relocation prior to redevelopment works of the hub building
Relocation of tenants	Tenants of existing buildings which will undergo redevelopment may need to be relocated during the works.

Connected Town project	Design and implementation of this scheme needs co-ordination with Connected Town as the public realm element in this scheme is immediately adjacent to, and needs to compliment works planned within, Connected Town.
------------------------	---

Risks

A full risk register is available, key risks listed below:

Risk	Risk Mitigation Strategy	Impact (5 = highest)	Likelihood (5 = highest)
Failure to secure planning permission	Involvement of conservation officer throughout and continued dialogue with planning authority.	4	1
Decanting issues	Options are being explored for alternative provision.	3	2
Failure to procure contractor	Procurement strategy developed and use of existing frameworks as required.	3	3
Failure to complete on time	Robust project management system. Continual monitoring of progress.	3	1
Failure to complete within funding envelope	Costs taken into account significant inflation. Cost control and robust project management system. Continual monitoring of costs.	4	1

53. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

54. By signing, I agree that:

- 26. The business case, in a proportionate manner, is Green Book compliant.
- 27. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
- 28. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.

29. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
30. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/ S151

Name and signature: Steven Brown

Date:

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
55. Project name: Healthy Town – Cleator Moor
56. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
<ul style="list-style-type: none"> • Provide a more detailed delivery plan that covers operational and management plans: The delivery plan has been updated to include tasks associated with operation. The authority will utilise a third party operator under a Leisure Services contract and specification which will detail the operator's management requirements, outputs and outcomes. Contracts will be in line with industry standards. It will be the operator's responsibility to define the long term leisure management plan for the facility, agreed in response to the authority's requirements. The current Copeland leisure contract expires at the end of March 2024 and therefore future operation will be through a leisure contract issued by the new combined Cumberland Authority for a portfolio of facilities. The procurement strategy will be developed in accordance with the working arrangements agreed through the ongoing LGR process and by the new authority post vesting day but is anticipated to include structured preliminary market engagement to inform the scale and extent of the procurement across the new authority. • Provide confirmation of match funding arrangements: Funding has been applied for from both Copeland Community and Nuclear Industry Social Impact Funds. Decisions are imminent. In both cases early conversations were held with the respective funders ahead of the invitation to submit an application. • Provide more detail of the types of learning/number of courses this project will facilitate: <p>Skills and employability – The project presents opportunities to offer skills development and training schemes, including activities to build support emotional resilience, structured volunteering programmes, accredited and non-accredited activities, sector based work academy programmes and apprenticeship opportunities. E.g.:</p> <ul style="list-style-type: none"> • Emotional Resilience – activities to build confidence and self-esteem in young people aged 14 - 25 with the overall goal of reducing the number of CAMHS referrals. • Structured Volunteering Programmes to help encourage social interaction and healthy lifestyles. Programmes could focus on supporting the delivery of sports/leisure engagement volunteers to assist local residents who are socially isolated and/or in need of healthier lifestyles to access organised activities/programmes alongside generic volunteering programmes supporting wider community activities in relation to Towns Fund themes.

There could be the option for participants to undertake accredited training such as Volunteer Passport (L2 Award in Volunteering).

- Accredited and non-accredited activities to help overcome personal barriers in addition to developing the skills, knowledge and attitudes that employers are looking for, to be able to compete for local jobs when they become available. This could include therapeutic interventions and organised walking and cycling programmes.
- Sector Based Work Academy Programmes (SBWA) to prepare local residents for employment in a range of sectors including the Leisure/Fitness or Health & Social Care sector. For example, a leisure related SBWA programme would include work experience and qualifications such as: Award in physical fitness/activity; customer service; emergency first aid; safeguarding; first aid for mental health; health & safety; good nutrition; understanding nutrition performance and healthy eating; employability skills.
- Apprenticeship opportunities may arise during the implementation of this theme, e.g., relevant to the leisure/fitness sector.

57. Business case appraisal

Provide details of how the business case has been appraised including:

- business case type
- any internal or external assurances

Cumbria County Council provided an Assurance Programme Office function which included:

- Assessment of the Strategic, Economic, Financial, Commercial and Management full business cases of the Healthy Town scheme.
- An external economist was procured by CCC to provide an analysis of the Economic Case
- Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued.
- Providing advice to the Accountable Body surrounding eligibility of costs and outputs

Geldards Law Firm were commissioned to provide an independent subsidy control opinion.

58. MHCLG capital (CDEL) 5% payment

Main activities, if applicable:

- Surveys of existing facility and grounds
- Technical designs
- Costings for scheme proposals
- Project management
- Planning fees

59. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value)

A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The value for money assessment identifies a 'medium' Benefit cost Ratio of **1.59:1** for the scheme. These economic costs and benefits have been summarised in the table below.

	Benefit category	(£m, discounted, 2021 prices)
	<i>Economic benefits</i>	
	<i>Participation in sports</i>	£7.75m
	<i>Contribution to Wider LVU</i>	£3.01m
(A)	<i>Total economic benefits</i>	£10.76m
	<i>Economic costs</i>	
(B)	<i>Towns Fund cost/funding</i>	£4.29m
(C)	<i>Co-funding</i>	£1.06m
(D) = (B) + (C)	<i>Total public sector funding</i>	£5.34m
(E)	<i>Private sector funding</i>	£2.28m
(D) + (E)	<i>Total economic costs</i>	£7.62m
(A) – (E) / (D)	<i>Benefit-Cost Ratio (BCR)</i>	1.59

Given the potential uncertainty around the subjective well-being valuations for different individuals increased levels of participation in sports these values were subject to sensitivity testing to show that on monetised benefits alone there is some confidence that the project will offer value for money. This view is supplemented by two further arguments:

- There are also wider economic benefits that it was not proportionate to value within the context of this business case. Even if the subjective wellbeing valuation is overestimated these benefits would further support the value for money assessment.
- The Green Book 2020 emphasises the importance of the strategic case for assessing value for money in its own right. The link between this project, its strategic objectives and those of the Town Deal with the policy position of government in seeking to Level Up the country is well developed. As a consequence, where the evidence to support easily monetised benefits is subject to uncertainty, the strength of the project's strategic alignment can be considered sufficient evidence of value for money instead.

This project presents both the strong strategic fit and evidence of monetised benefits to suggest an overall assessment of medium to good value for money for the Cleator Moor Healthy Town project.

Outputs:

- 1 improved sports facility
- 110,000 additional visits per annum to the sports facility

- 30 construction jobs
- 125 new learners assisted

Outcomes:

- £7.5M benefits of health and well-being improvements
- £3.01M wider LVU
- System savings as a result of reduction in use of NHS services

Impact:

- Improved Health and well-being of Cleator Moor residents – leading to a more economically active population
- Increase in self-confidence and self-esteem, pride and belonging
- More inclusive town centre offer and better facilities for young people and underrepresented groups, making it a better place to live, work, visit and invest.

60. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. The delivery plan sets out key dates and indicates an expected completion of the facility summer 2024 with financial completion during 2025 (allowing for retention), which is within the Towns Fund timeframe.

61. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

A detailed delivery plan has been developed and is attached, the key milestones identified:

Key Milestone	End Date
Complete RIBA Stage 3	September 2022
Submit Planning Application	October 2022
Commence Procurement	December 2022
Planning Approval	January 2023
Operator Procurement Strategy	January 2023
Award Construction Contract	July 2023
Commence construction	August 2023
Sectional Completion (COSC)	February 2024
Operator Procurement	February 2024
Complete construction	August 2024
Formal opening	September 2024

Key Partnerships

GLL / Better - Current operator of the existing facility and potential operator of new facility (to be determined through leisure contract procurement).

Cumbria County Council – delivering Connected Town project and section of the new informal walking/cycling track around the activity centre and which will enhance access from target residential areas.

Copeland Occupational and Social Care (COSC): COSC is a local organisation that provides day care services for a range of disabled people. This scheme will relocate COSC services to the new activity centre providing fit-for-purpose accommodation, external space for clients to use plus improved access to the health and well-being services offered through the improved facility. Co-location will significantly enhance opportunities for greater integration with the wider community.

Interdependencies

Element	Commentary
Planning Permission	Scheme requires planning permission which will also reflect King George Playing Field status. The centre is outwith the KGPF boundary although some of the parking is within, but no change of use, simply formalised.
Revitalised Town	Link to delivery of Revitalised Town to enable relocation of an existing tenant from a revitalised town building into the redeveloped activity centre.
Connected Town	Informal track and delivery of connections requires co-ordination to ensure synergy and avoid duplication.

Risks

Key risks to be managed initially by Copeland Borough Council, then through Cumberland Authority following vesting day. A full risk register is available.

Risk	Mitigation	Impact	Likelihood
Failure to secure planning permission	Project is an extension to a current leisure facility so risk is low. Designs will be developed with the planning authority's input and pre-app discussions will take place to inform the submitted design proposals.	2	1
Loss of public open space within or near King George V playing field	To determine risk of building in existing POS, initial investigation has been undertaken with legal input. Initial feedback confirms the risk is low and will be picked up in planning.	2	3
Lack of contractor interest /too few? Contractor choice delays programme	Early communication / PQQ. Soft market testing on existing procurement frameworks	2	3
Costs exceed project budget	The team will manage a cost plan which will be regularly updated during the delivery of the project. Cost plan includes	4	3

	allowances for contingency to manage unforeseen change and inflation. These contingencies will be reviewed as the project progresses and more detail/cost certainty is developed.		
Failure to deliver within funding allocation	The project is to be managed within the overall cost plan. This will include a 12.5% contingency and 10% inflation factor to manage unforeseen costs and currency inflation during delivery.	3	2
Risk of refurbishment uncovering unknown costs associated with poor building condition	Condition and structural surveys undertaken to provide additional information to inform cost plan.	4	2

62. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

63. By signing, I agree that:

31. The business case, in a proportionate manner, is Green Book compliant.
32. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
33. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
34. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
35. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/Section 151

Name and signature: Steven Brown

Date:

Part 1: Project Summary Document (Draft)

Towns should complete this for each project.

Summary Document table
64. Project name: Connected Town – Cleator Moor
65. Heads of Terms project conditions <ul style="list-style-type: none"> – Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. – Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.
There were no conditions attached to this scheme at Heads of Terms
66. Business case appraisal Provide details of how the business case has been appraised including: <ul style="list-style-type: none"> – business case type – any internal or external assurances
<p>Cumbria County Council provided an Assurance Programme Office function which included:</p> <ul style="list-style-type: none"> • Assessment of the Strategic, Economic, Financial, Commercial and Management full business cases of the Healthy Town scheme. • An external economist was procured by CCC to provide an analysis of the Economic Case • Undertaking due diligence assessment on the scheme to identify and advise Copeland Borough Council, as Accountable Body, of any compliance issues for which the Accountable Body would need to satisfy themselves that appropriate processes were in place to manage these issues to allow a grant funding agreement to be issued. • Providing advice to the Accountable Body surrounding eligibility of costs and outputs <p>Geldards Law Firm were commissioned to provide an independent subsidy control opinion.</p>
67. MHCLG capital (CDEL) 5% payment
<p>Main activities, if applicable:</p> <p>In the early stages of the project, key activities will be in the preparation of surveys and plans. At each of the 7 key intervention areas, plans will need to be drawn up and tender documents completed to enable us to carry out various surveys such as topographical, land ownership and statutory undertakers. There may also be additional traffic surveys required. This information is crucial at an early stage to ensure the subsequent designs and plans work.</p>
68. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value) A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

The Benefit Cost Ratio provides a value for money assessment of costs per one unit of benefit achieved based on net present values of costs and benefits.

		Preferred option (2021 values)
A	Present value of net economic impact	£16,984,269
	Towns Fund funding	£6,509,176
	Co-funding *	£18,968
B	Total public sector funding	£6,528,144
C	Private sector funding	£0
D	Total Economic Costs	£6,528,144
(A-C) / B	Benefit Cost Ratio	2.60

The preferred option delivers a BCR of **2.60:1** which according to HM Treasury guidance is 'High value for money'

For some benefits of the project either there are no valuation methods readily available or it is not possible to identify the expected uplift due to the intervention. These benefits have not been monetised within the economic case. They include:

- **Cyclist and pedestrian specific accident changes** resulting from the scheme are not included in the appraisal. Any accident changes which are appraised are those attributable to the reduction in vehicle mileage following mode shift to walking and cycling in the AMAT and due to the changes on the B5295 in COBALT.
- **Health impacts specifically for children** are not included in the appraisal as there is very little research which considers this. Health impacts are considered for adults and form a large proportion of the benefits derived, which is typical for active travel schemes. It is likely that children enjoy many of the same benefits from walking and cycling as adults, but it would not be proportionate within this project to carry out research to allow them to be monetised. It is not proportionate to seek to appraise potential health benefits for this group in greater detail for this project.
- **Decarbonisation of the private car** fleet will, in time, lead to a reduction in GHG emissions, and therefore a reduction in the benefits derived from mode shift from the private car to active modes. However, given the long lifecycle of private cars it is unlikely that any significant GHG reductions will be seen before 2030. Data underpinning AMAT and other transport appraisal currently under-prices the benefits of mode shift in reducing GHG emissions (as it is based on the 80% reduction target rather than achieving carbon net zero, where the last 20% will be the most difficult and expensive to achieve and transport emissions remain static, even as all other sectors of the economy are seeing GHG emissions falling).

The non-monetised impacts stated above will help demonstrate the scheme will be providing a BCR of greater than 2 and showing "high" value for money.

The project will deliver the following outputs:

- 3.8km new and upgraded walking and cycling paths
- 3 major junction improvements
- 55 construction jobs
- 1600 m² of public realm at Wath Brow and the Town Square

This will lead to the following outcomes:

- Enhanced townscape and place making to improve perceptions of place, increase investor confidence and encourage footfall and economic activity, including £2.2m (2021 prices) of journey ambience benefits.
- Improved intra-urban connections, better navigability and experience of the town centre.
- Increased modal shift away from private vehicle to walking or cycling.
- Economic Benefit of £17.0 million
- Health benefits arising as a result of improved pedestrian priority and wayfinding £2.9m of health benefits (2021 prices).
- Wider Land Value benefits of £4.6m from increased prices of household and commercial properties

69. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes. Project closure and closeout is expected by November 2025 which is within the Town Deal timeframe.

70. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Key Milestones

Milestone Description	Date
Stage 2: FBC Submission to Copeland Borough Council	4 th March 2022
Stage 2: Statutory Undertaker/ Topographic Survey Returns	August 2022
Stage 3: Preliminary Designs & Review of BCRs	February 2023
Stage 4: D&B Contract Award	June 2023
Stage 4: Detailed Design Complete	March 2024
Stage 5: Construction	November 2024
Stage 6: Project Closeout and Completion	November 2025

Key Partnerships

CCC as the highway authority are responsible for the delivery of the project. As some of the proposals affect land outside of the control of CCC, and outside the adopted highway boundary, it is also anticipated that partnerships with the following organisations will be required for project delivery:

- Sustrans
- Copeland Borough Council

Interdependencies

The Key interdependencies relate to the delivery of the other schemes within the Town Investment Plan and ensuring the delivery of the interventions compliments and supports connectivity to this activity. Key interdependencies are:

- Ensuring works are programmed and coordinated effectively to allow a critical path of activity to be delivered and works not then being delivered twice.
- Healthy Town - Cycle Link to Birks Road- ensuring no duplication of the active travel link on the land adjacent to the Activity Centre
- Revitalised Town – ensuring works are programmed in a coordinated manner and that a consistency of materials is utilised in delivery
- Enterprising Town - ensuring works are programmed in a coordinated manner and that the junction improvements support an increase in activity on the site

Risks

Key risks identified for the are project:

- Land ownership constraints impacting Leconfield, Heather Bank and C2C Links.
- There is a risk the construction programme increases beyond that included in the estimate, caused by unforeseen circumstances, resulting in delays on site and additional prelim costs.
- Local Government Reform process impacts on scheme delivery – mitigated through robust project plan, governance structure and Grant Funding Agreement with the Accountable Body to be adopted by Cumberland Council from April 2023.
- Maintaining access for businesses during implementation.
- Displaced on street parking on Ennerdale Road/ B5295 may cause some local concerns.
- Lack of available road space on permitting system to allow works to be on site. Possible clashes with other permits in vicinity of Cleator moor, and any diversion routes.
- There is a risk of delay to appointing a design and build Contractor in the winter of 22/23 due to lack of appetite or too much alternative work in the market.

Each risk has been accompanied with a risk mitigation strategy

71. Town Deal Board Chair name & signature

Name of the Town Deal Board: Cleator Moor Town Deal Board

Chair's name and signature: Bob Metcalfe

Date:

72. By signing, I agree that:

- 36. The business case, in a proportionate manner, is Green Book compliant.
- 37. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
- 38. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
- 39. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
- 40. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Copeland Borough Council

Job title: Chief Finance Officer/Section 151

Name and signature: Steven Brown

Date:

Part 2: Town Investment Plan (TIP) conditions

Towns are **only** required to submit this with the **first batch** of Summary Document if any TIP conditions are listed in the Heads of Terms. All TIP conditions must be met **before funding can be released.**

TIP conditions table	
5. TIP improvement condition	Set out TIP improvement conditions as agreed in Heads of Terms
6. Evidence	Provide evidence of how conditions have been addressed
7. Name of the Town Deal Board Chair & signature	Name of the Town Deal Board: Chair's name and signature: Date:
8. Lead Local Authority's name & signature of the Chief Executive Officer or S151 Officer.	Name of the lead Local Authority: Job title: Name and signature: Date:

Annex: submission checklist

Use this as guidance when submitting the Summary Documents.

Items	Checked	Qty
first submission		
6. Programme-level update	<input type="checkbox"/>	
7. Part 1: Project Summary Document	<input type="checkbox"/>	
8. Part 2: Town Investment Plan (TIP) conditions	<input type="checkbox"/>	
9. Final Monitoring & Evaluation (M&E) plan	<input type="checkbox"/>	
10. Any other documents	<input type="checkbox"/>	
all other submissions		
5. Programme-level update	<input type="checkbox"/>	
6. Part 1: Project Summary Document table	<input type="checkbox"/>	
7. Final M&E plan	<input type="checkbox"/>	
8. Any other documents	<input type="checkbox"/>	



Appendix C: Programme Financial Profile (at current grant funding offer at £19.75M)

Summary:

Project	RDEL/CDEL	20/21(£)	21/22 (£)	22/23 (£)	23/24 (£)	24/25 (£)	25/26 (£)	Total (£)
Enterprising Town	RDEL							-
	CDEL			2,247,494	4,802,506			7,050,000
	Total	-	-	2,247,494	4,802,506	-	-	7,050,000
Revitalised Town	RDEL							-
	CDEL			259,701	1,936,482	2,128,839	104,978	4,430,000
	Total	-	-	259,701	1,936,482	2,128,839	104,978	4,430,000
Campus Town	RDEL							-
	CDEL			-	-	-	-	-
	Total	-	-	-	-	-	-	-
Healthy Town	RDEL							-
	CDEL			288,529	2,198,974	262,497		2,750,000
	Total	-	-	288,529	2,198,974	262,497	-	2,750,000
Connected Town	RDEL							-
	CDEL		30,000	180,000	300,000	2,500,000	2,510,000	5,520,000
	Total	-	30,000	180,000	300,000	2,500,000	2,510,000	5,520,000
	RDEL total	-	-	-	-	-	-	-
	CDEL total	-	30,000	2,975,724	9,237,962	4,891,336	2,614,978	19,750,000
	Total	-	30,000	2,975,724	9,237,962	4,891,336	2,614,978	19,750,000



Appendix C: Programme Financial Profile (with Towns Fund reallocation at £22.5M)

Summary:

Project	RDEL/CDEL	20/21(£)	21/22 (£)	22/23 (£)	23/24 (£)	24/25 (£)	25/26 (£)	Total (£)
Enterprising Town	RDEL							-
	CDEL			2,247,494	4,802,506	650,000		7,700,000
	Total	-	-	2,247,494	4,802,506	650,000	-	7,700,000
Revitalised Town	RDEL							-
	CDEL			259,701	1,936,482	2,128,839	514,978	4,840,000
	Total	-	-	259,701	1,936,482	2,128,839	514,978	4,840,000
Campus Town	RDEL							-
	CDEL			-	-	-	-	-
	Total	-	-	-	-	-	-	-
Healthy Town	RDEL							-
	CDEL			288,529	2,198,974	1,442,497		3,930,000
	Total	-	-	288,529	2,198,974	1,442,497	-	3,930,000
Connected Town	RDEL							-
	CDEL		30,000	180,000	300,000	2,500,000	3,020,000	6,030,000
	Total	-	30,000	180,000	300,000	2,500,000	3,020,000	6,030,000
	RDEL total	-	-	-	-	-	-	-
	CDEL total	-	30,000	2,975,724	9,237,962	6,721,336	3,534,978	22,500,000
	Total	-	30,000	2,975,724	9,237,962	6,721,336	3,534,978	22,500,000



Appendix D: Programme Monitoring and Evaluation Plan

Accelerated Funding:

Project	Indicators	Achieved
Jacktrees Play Area	£ spent directly on project delivery (either local authority or implementation partners)*	£113,237
	Amount of existing parks/green space/ outdoor improved	3,781m2
Cleator Moor Activities Centre – 3G pitch	£ spent directly on project delivery (either local authority or implementation partners)*	£357,818
	£ co-funding spent on project delivery (private and public)*	£29,251
	Number of improved sports facilities	1
Walking & Cycling links	£ spent directly on project delivery (either local authority or implementation partners)*	£28,945
	Total length of new cycleways/pedestrian paths	0.16km

Enterprising Town:

Mandatory indicators	Proposed indicators against outputs
£ spent directly on project delivery (either local authority or implementation partners)*	Refurbished commercial floorspace
£ co-funding spent on project delivery (private and public)*	Increased floorspace for skills development, employability and shared workspace
£ co-funding committed (private and public)*	
# of temporary FT jobs supported during project implementation*	
# of full-time equivalent (FTE) permanent jobs created through the projects*	

Revitalised Town:

Mandatory indicators	Proposed indicators against outputs
£ spent directly on project delivery (either local authority or implementation partners)*	# heritage buildings renovated
£ co-funding spent on project delivery (private and public)*	Amount of public realm improved
£ co-funding committed (private and public)*	Amount of refurbished commercial floorspace
	Amount of refurbished community floorspace

Healthy Town:

Mandatory indicators	Proposed indicators against outputs
£ spent directly on project delivery (either local authority or implementation partners)*	Improved community / sports centre
£ co-funding spent on project delivery (private and public)*	Increased visits to sports centre
£ co-funding committed (private and public)*	Learners assisted (TBC)
# of temporary FT jobs supported during project implementation*	

Connected Town:

Mandatory indicators	Proposed indicators against outputs
£ spent directly on project delivery (either local authority or implementation partners)*	Upgraded road infrastructure - Junction Improvements
£ co-funding spent on project delivery (private and public)*	New and upgraded walking and cycling paths
£ co-funding committed (private and public)*	Amount of public realm improved
# of temporary FT jobs supported during project implementation*	