

# West Northamptonshire Council

Levelling Up Fund Project Shortlisting

13 May 2022

# 1. Introduction

- 1.1 Avison Young have been commissioned by West Northamptonshire Council to support with project prioritisation and selection from an existing long list for prospective applications to the Levelling Up Fund (LUF).
- 1.2 Project long listing to shortlisting has been determined by assessing projects on the basis of strategic alignment, economic contribution, potential value for money (based on existing evidence and benchmark data), and deliverability. These criteria have been captured in an Assessment Framework which all projects have been evaluated against.

## Assessment Framework

- 1.3 The Assessment Framework is set out overleaf. It comprises two “sifts” to identify shortlisted projects from the long list.
  - **Sift 1** – Identifies what are essentially the gateway criteria of the fund. If the project does not satisfy all of these criteria, it should not progress to Sift 2 for potential inclusion in the LUF bid.
  - **Sift 2** – Identifies important criteria for the LUF bid and a system to RAG rate projects according to the information provided.
- 1.4 Thirty-nine projects have been identified by West Northamptonshire for potential inclusion in the LUF submission. The results of the sifting exercise are set out in this report.

**FIGURE 1 SIFT 1**

ALL INVESTMENTS

**Sift 1**

Projects will progress to Sift 2 if all of the criteria are satisfied

Criteria		
Criteria 1	Project theme within scope of LUF	<p><b>Transport investment:</b> Public transport, active travel, bridge repairs, bus priority, local road improvements and major structural maintenance. Interventions that reduce carbon emissions, improve air quality, cut congestion, support economic growth, and improve the safety, security and overall experience.</p> <p><b>Regeneration &amp; town centre investment:</b> Upgrade eyesore buildings and dated infrastructure; acquire and regenerate brownfield sites to deliver residential or commercial space; invest in secure community infrastructure and crime reduction; and bring public services and safe, accessible community spaces into town and city centres.</p> <p><b>Cultural investment:</b> Maintaining, regenerating, repurposing existing cultural, creative, heritage and sporting assets, or creating new assets including theatres, museums, galleries, production facilities, libraries, visitor attractions (and associated green spaces), sports and athletics facilities, heritage buildings and sites, and assets that support the visitor economy.</p>
Criteria 2	Funding ask within LUF limits	Up to £20m for regeneration and town centre investment and cultural investment* Up to £50m for transport investments
Criteria 3	Project spending profile within required window	Spending begins in 22/23 FY and finishes spending by 31 March 2025
Criteria 4	Capital only ask	The LUF will only provide capital funding. Revenue funding must be met by other funding sources
<p><b>Yes to all?</b> Project proceeds to Sift 2</p>		
<p><b>No to any?</b> Project is excluded from shortlist</p>		

\* The Round 2 Prospectus highlights that DLUHC will fund up to two large bids for up to £50 million under the Fund's culture and heritage investment theme. These bids must be for flagship projects and be in line with the Fund's focus on highly visible interventions that boost local pride in place. These must be for at least 90% culture.

FIGURE 2 SIFT 2

INVESTMENTS UP TO £20 MILLION		Sift 2 Projects will be RAG rated according to the information provided			
Criteria	Green	Amber	Red	Potential for Single or Joint Bid	
Strategic Case	Business Case already developed for scheme	Yes (FBC prepared)	High level business case prepared (e.g. SOC, OBC)	None	
	Scheme definition	Scheme is clearly defined	Limited scheme description provided	No scheme description provided	
	Alignment to wider strategic ambition	Alignment to national, regional and local priorities is clear	Strategic alignment to national, regional and local priorities is limited	No alignment to national, regional and local priorities	
	Market failure/rationale for intervention	Market failure is identified/ a market failure argument can be made	Scope for market failure argument exists	Little scope for clear market failure argument	
	Scheme designs prepared	RIBA 2 and above	Not prepared but could be completed within the LUF bid timescales	Designs would not be forthcoming in the LUF bid timescales	
	Stakeholder engagement	Stakeholder engagement has been undertaken and is evidenced	Stakeholder engagement identified in limited detail or scheduled	No stakeholder engagement has been undertaken nor is planned	
Economic Case	MP Support	Written confirmation or strong prospect of being secured in LUF bid timescales	Degree of MP support unknown	Expectation that MPs will not support the bid	
	Scheme outputs identified	Quantified outputs provided	Outputs qualitatively discussed	No outputs identified	
	For transport schemes, impact modelling	Underpinning assessment by Transport Consultants	Not prepared but could be within the LUF bid timescales	Details would not be forthcoming in the LUF bid timescales	
	Project costs provided	Yes and are up to one year old. Provided by independent cost consultant	Yes but are outdated	No	
Deliverability	With LUF, project is fully funded	Yes	Funding gap exists but clear approach to address	Funding mix is unclear/not provided	
	Market analysis/demand assessment	Clear analysis of demand and market conditions provided by project lead or external consultant	Not prepared but plan to address/commission within the LUF bid timescales	Not prepared and no capacity to commission before bid deadline	
	Development Appraisal (for land and property investment)	Yes	Not prepared but plan to address/commission within the LUF bid timescales	Not prepared and no capacity to commission before bid deadline	
	Match funding	Match funding has been committed/project can form part of a bid with match funding	Match funding identified but not secured	No match funding and no prospect of being part of a bid with match	
	Risk	Scheme risks are clearly identified and risk management strategy is in place	Scheme risks have not been clearly identified but the project lead has an established approach	No risks have been identified and the approach to risk management and mitigation not clear	
	Third party dependencies	No third party dependencies	Yes but clear strategy for managing risk	Yes and no progress made to date	
	Planning consent	Full consent expected by bid deadline	Outline consent expected by bid deadline or clear timetable for delivery	No progress has been made on planning and no discussions with the LPA	

## 2. Sift 1

### Summary Results

- 2.1 Each of the projects identified by West Northamptonshire Council has been assessed against the Levelling Up Fund criteria:
- Project theme within scope of LUF – transport, regeneration and town centre, cultural.
  - Funding ask within LUF limits – below £20m for a standard bid.
  - Project spending profile within required window – some LUF spending in 2022/23 and all LUF spent by March 2025.
  - Capital only ask – the Levelling Up Fund is capital only.
- 2.2 Based on the analysis, the following projects are recommended to proceed to Sift 2:
- Moulton Health and Wellbeing Centre
  - Moulton College – Animal Welfare Centre and Associated Facilities
  - Weston Favell Health and Wellbeing Hub
  - Maggie’s Northampton Centre
  - Northampton Growth Management Scheme (NGMS)<sup>1</sup>
  - Market Walk Shopping Centre<sup>2</sup>
  - Delapre Abbey Stables Project
  - Northampton University Multifunctional Sports Facility
- 2.3 A summary table of results is displayed overleaf and project specific assessment is detailed in this section.

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<sup>1</sup> NGMS scheme is well developed, and business case is being developed with Homes England as part of their funding pot. Expectation that a business case for this project will be submitted to Homes England.

<sup>2</sup> Market Walk Shopping Centre is being developed through the Towns Fund.



No.	Project	Project theme within scope of LUF?	Funding ask within LUF limits?	Project spending profile within required window?	Capital only ask?
1.	Moulton Health and Wellbeing Centre				
2.	Moulton College – Animal Welfare Centre and Associated Facilities				
3.	Drayton Walk – Kingsthorpe Estate				
4.	Weston Favell Health and Wellbeing Hub				
5.	Maggie’s Northampton Centre				
6.	West Local Policing area HQ				
7.	Main Town Centre Police Station Refurbishment				
8.	Joint Operational Training facility				
9.	WH Emergency Services Control Room co-location				
10.	Towcester - Rationalisation of existing nearby fire and police stations				
11.	Daventry - Rationalisation of existing nearby fire and police stations				
12.	Greyfriars				
13.	Greyfriars Coach and Bus Interchange				
14.	Market Walk <sup>3</sup>				
15.	St James Mill Link Road				
16.	NGMS <sup>4</sup>				
17.	Farthinghoe Bypass				
18.	Northern Orbital				
19.	Delapre Abbey				
20.	Northampton University Multifunctional Sports Facility				
21.	Ecton Brook Affordable Housing Scheme				
22.	Northampton Digital Arena proposal				

23.	Daventry - Market Square redevelopment				
24.	Daventry - High Street public realm improvements				
25.	Daventry - Cinema public realm improvements				
26.	Daventry - Brook Street / Tavern Lane / Sheaf Street Intersection				
27.	Daventry - Bowen Square				
28.	Daventry - Parking improvements and bus station relocation				
29.	Daventry -pedestrianisation of New Street				
30.	Daventry - Redevelopment of West Court Car Park				
31.	Daventry - Enhancements to New Street Recreation Ground				
32.	Daventry - Enhancements to Sheaf Street				
33.	Daventry - Sheaf Street Space				
34.	Daventry - Foundry Walk Archway				
35.	Daventry - North West Arc Development				
36.	Daventry - Eastern Way				
37.	Daventry - Country Park Entrance Link				
38.	A43 Dualling - Northampton to Kettering improvements <sup>5</sup>				
39.	Brackmills Rail Corridor				

<sup>3</sup> A scheme has been proposed for Market Walk by a third party, this proposal is currently looking at being progressed as part of the Towns Fund.

<sup>4</sup> NGMS scheme is well developed, and business case is being developed with Homes England as part of their funding pot. Expectation that a business case for this project will be submitted to Homes England.

<sup>5</sup> The A43 Dualling is subject of a bid to be Major Roads Network Fund so has not been progressed under the LUF.



## Moulton Health & Wellbeing Centre

2.4 **Project description** - Creation of a new primary care health and wellbeing centre (formerly Moulton Surgery). Expanded centre will be approximately three times larger than the existing facility and accommodate future needs of the community.

2.5 **Information received:** Architect drawings and NHS England Outline Business Case.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Creation of a new primary care health and wellbeing centre falls within the cultural theme.
2	Funding ask within LUF limits	Yes	£1.2m funding required.
3	Project spending profile within required window	Yes	LUF investment can be spent in FY 2022/23 and by 2025
4	Capital only	Yes	Preferred Option suggests capitalising any revenue requirements.

2.6 Project aligns well with the LUF requirements but discounted on the basis that there is no clarity of LUF spending in 2022/23.

## Moulton College - Development of Animal Welfare Centre and associated facilities

2.7 **Project description** - This project is the construction of a specialist rural animal welfare building to replace existing facilities which are currently unable to provide adequate and inclusive learning environments for theoretical and practical skills development. This will enable the college to offer clear progression pathways through a range of qualifications from apprenticeships & FE to HE, through from Level 1 to Level 6 and into work.

2.8 **Information received:** Further Education Capital Transformation Fund Business Case Stage 2, Stage 2 cost plan, detailed design report with briefing and development, site selection, accommodation schedules, architectural outline specification, additional detail around deliverability in workbook.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Project permissible within investment themes but link is weaker.
2	Funding ask within LUF limits	Yes	£7.7m funding required.
3	Project spending profile within required window	Yes	There would be spending in tax years 2022/23 – 2024/25. Confident of achieving spend to March 2025.
4	Capital only	Yes	All the funding is capital in nature

2.9 Information provided suggests project fulfils critical LUF criteria.

## Drayton Walk - Kingsthorpe Estate (Affordable Housing Scheme)

2.10 **Description** - Redevelopment of Drayton Walk Estate to provide residents with improved housing facilities. Facilities will be affordable, comfortable, energy efficient, well maintained, situated within an enhanced public realm. Site includes 477 dwellings (317 sheltered housing units).

2.11 **Information received:** Stakeholder brochure, confidential masterplan diagram, community profile, police report and walkabout report.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Advice from DLUHC to focus investment on the 3 LUF themes – not housing.
2	Funding ask within LUF limits	Yes	Early stage of development but within the £20m envelope.
3	Project spending profile within required window	Yes	LUF monies could be spent before March 2025.
4	Capital only	Yes	LUF ask is capital only.

2.12 Project discounted due to weak alignment with the LUF investment themes. Out of town residential schemes are not identified as a theme in the guidance.

## Weston Favell Health & Wellbeing Hub

2.13 **Description** - Development of a health & wellbeing hub with the following facilities: Leisure centre, Library, Child & Adult services, Football pitches and associated car parking. It will also include the development of 50 - 100 dwellings.

2.14 **Information received:** Hawkins Brown feasibility study inc. site analysis, health and wellbeing hub context, design development, housing options and appendix, financial model.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Creation of infrastructure to support health and wellbeing within Cultural theme and new housing delivered fits Regeneration theme.
2	Funding ask within LUF limits	Yes	LUF spend can be profiled early
3	Project spending profile within required window	Yes	LUF spend can be profiled early
4	Capital only	Yes	There will be significant operating expenditure. Need to confirm if part of LUF ask.

2.15 Information provided suggests project fulfils critical LUF criteria.

## Maggie's Northampton Centre

- 2.16 **Description** - Construction of a new centre at Northampton General Hospital dedicated to providing support to those diagnosed with cancer, their family, friends and carers. This development will take place next to the existing cancer centre at Northampton General Hospital.
- 2.17 **Information received:** Proposal summary including evidence of need, outcome and impact, NHS alignment, building, construction timing and finance, added value, presentation with site diagrams and impact report with testimonials.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Improvements to health and wellbeing linked to cultural theme
2	Funding ask within LUF limits	Yes	£2m funding required
3	Project spending profile within required window	Yes	Once funding is secured, building work can start in Summer 2022
4	Capital only	Yes	LUF ask is capital only. Revenue match funding will be met by Maggie's

- 2.18 Information provided suggests project fulfils critical LUF criteria.

## West Local Policing area HQ

- 2.19 **Description:** Limited description provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.
- 2.20 **Information received:** Limited information provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Unclear from information provided how this links to investment themes.
2	Funding ask within LUF limits	N/A	No specific financial ask developed as project at early stage of development
3	Project spending profile within required window	N/A	No financial ask developed as project at early stage of development
4	Capital only	N/A	No financial ask developed as project at early stage of development

- 2.21 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Main Town Centre Police Station – Refurbishment

2.22 **Description:** Refurbishment of main town centre police station at Northampton. To relocate public enquiry desk from Weston Favell Police Station. (C square & Robert Street buildings).

2.23 **Information received:** Limited information provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Unclear from information provided how this links to investment themes.
2	Funding ask within LUF limits	N/A	No specific financial ask developed as project at early stage of development
3	Project spending profile within required window	N/A	No financial ask developed as project at early stage of development
4	Capital only	N/A	No financial ask developed as project at early stage of development

2.24 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Joint Operational Training facility

2.25 **Description:** Limited description provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

2.26 **Information received:** Limited information provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Unclear from information provided how this links to investment themes.
2	Funding ask within LUF limits	N/A	No specific financial ask developed as project at early stage of development
3	Project spending profile within required window	N/A	No financial ask developed as project at early stage of development
4	Capital only	N/A	No financial ask developed as project at early stage of development

2.27 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## WH Emergency Services Control Room co-location

2.28 **Description:** Limited description provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

2.29 **Information received:** Limited information provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Unclear from information provided how this links to investment themes.
2	Funding ask within LUF limits	N/A	No specific financial ask developed as project at early stage of development
3	Project spending profile within required window	N/A	No financial ask developed as project at early stage of development
4	Capital only	N/A	No financial ask developed as project at early stage of development

2.30 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Towcester - Rationalisation of existing nearby fire and police stations

2.31 **Description:** Limited description provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

2.32 **Information received:** Limited information provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Unclear from information provided how this links to investment themes.
2	Funding ask within LUF limits	N/A	No specific financial ask developed as project at early stage of development
3	Project spending profile within required window	N/A	No financial ask developed as project at early stage of development
4	Capital only	N/A	No financial ask developed as project at early stage of development

2.33 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Rationalisation of existing nearby fire and police stations

2.34 **Description:** Limited description provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

2.35 **Information received:** Limited information provided by Northamptonshire Police, projects are at conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Unclear from information provided how this links to investment themes.
2	Funding ask within LUF limits	N/A	No specific financial ask developed as project at early stage of development
3	Project spending profile within required window	N/A	No financial ask developed as project at early stage of development
4	Capital only	N/A	No financial ask developed as project at early stage of development

2.36 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Greyfriars

2.37 **Description:** Revitalisation of the Greyfriars site.

2.38 **Information received:** Report by Montague Evans considering potential uses inc. site overview, property market review, constraints and analysis, delivery proposals and a separate report outlining proposals for a bus and coach facility on the site.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Falls within the Regeneration and Town Centre investment theme.
2	Funding ask within LUF limits	Yes	LUF funding ask expected to be within the £20m ask
3	Project spending profile within required window	No	LUF unlikely to be spent in required timescales
4	Capital only	Yes	Ask would be capital only.

2.39 Scheme aligns closely with the ambitions of the Levelling Up Fund and is underpinned by extensive documentation. However, supporting documents suggests preferred way forward yet to be determined/proposals are at too early a stage of development to be included in the July 2022 bid.

## Coach and Bus Interchange

2.40 **Description:** Revitalisation of the Greyfriars site for use as a coach and bus interchange.

2.41 **Information received:** Document outlining proposals for a bus and coach facility on the site.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Falls within the Regeneration and Town Centre investment theme/ or Transport theme.
2	Funding ask within LUF limits	Yes	LUF funding ask expected to be within the £20m ask
3	Project spending profile within required window	No	LUF unlikely to be spent in required timescales
4	Capital only	Yes	Ask would be capital only.

2.42 Scheme aligns closely with the ambitions of the Levelling Up Fund but is at too early a stage of development to be included in the July 2022 bid.

## Market Walk

2.43 **Description** – Investment in the permanently closed Market Walk shopping centre.

2.44 **Information received** High level site diagrams only.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Falls within the Regeneration and Town Centre investment theme/ or Transport theme.
2	Funding ask within LUF limits	Yes	Ask would be within the LUF envelope.
3	Project spending profile within required window	Yes	Business Case is being progressed through the Towns Fund.
4	Capital only	Yes	Ask is capital only.

2.45 The project is currently being developed through the Towns Fund as a third party has proposed a scheme for the site.

## St James Mill Link Road

- 2.46 **Description** - The St James Mill Road project will provide a new link road connecting St James Mill Road through to Towcester Road at the B&Q roundabout. This infrastructure will support the continued attraction and expansion of businesses and the associated increase in traffic flow around the Enterprise Zone.
- 2.47 **Information provided** includes WSP Transport Assessment including development modelling, network changes, scheme overview etc., Northampton Borough Council Outline Business Case with business strategy and 5 cases.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Falls within the Transport investment theme
2	Funding ask within LUF limits	Yes	From available project information, total scheme cost is £4.2m
3	Project spending profile within required window	No	Current financial profile to be clarified
4	Capital only	Yes	Financial ask is capital only

- 2.48 Project has significant underpinning evidence base and feasibility testing but current financial details are not developed enough to be included in a LUF bid.

## NGMS (Northampton Growth Management System)

- 2.49 **Description:** Junction improvements are required on the A45 in the Northampton area to facilitate growth. The need for these improvements has been identified by Highways England and is referred to in the adopted West Northamptonshire Joint Core Strategy (JCS).
- 2.50 **Information received:** Assessment form for Homes England covering 5 cases, site diagrams and an MoU.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Fits within transport scheme
2	Funding ask within LUF limits	Yes	Cost is £9.3m
3	Project spending profile within required window	Yes	Spend profiled over a 3 year window, would need to be updated.
4	Capital only	Yes	Capital only ask.

- 2.51 This project is a fundable proposition that is likely to be taken forward by Homes England given the close engagement on the scheme to date.



## Farthinghoe Bypass

2.52 **Description:** The scheme focuses on the development of a new offline bypass which would require the provision of two new junctions to connect the bypass to the existing road network, approximately 1km west and 1km east of Farthinghoe. The current road will remain in place for local access.

2.53 **Information received:** WSP Economic Appraisal

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Aligns with Transport Investment
2	Funding ask within LUF limits	No	The total project cost is between £18-22m and the wider funding package has not been agreed.
3	Project spending profile within required window	No	Unlikely that LUF could be spent in the required timescales.
4	Capital only	Yes	LUF would be capital only

2.54 Project aligns with the ambition of the LUF but is at too early a stage of development to be included in the July 2022 submission.

## Northern Orbital

2.55 **Description:** The Northampton Northern Orbital Route will continue the northern ring road for Northampton from the end of the Northampton North West Relief Road at the A5199 Welford Road through to the A43 Kettering Road, with a spur to Moulton Park.

2.56 **Information received:** Council report to cabinet, consultation documents, technical appraisal report.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Project will fit within LUF themes
2	Funding ask within LUF limits	No	The scheme is at a very early stage of development. Though there is a clear need for the scheme, no funding has been committed to deliver it and a preferred route has not been decided upon.
3	Project spending profile within required window	No	Scheme is at early stage of delivery and spend unlikely to happen in time
4	Capital only	Yes	Project expected to be capital only

2.58 Project aligns with the ambition of the LUF but is at too early a stage of development to be included in the July 2022 submission.

## Delapré Abbey

2.59 **Description:** Repurposing of the 19<sup>th</sup> century stable blocks on the Delapré Abbey site to create a wellbeing hub for Northampton and the surrounding areas. It will link the natural environment, heritage and culture of Delapré Abbey to improve the wellbeing of the community.

2.60 **Information received:** Viability appraisal, options appraisal, business case including appendices, Quantity Surveyor costing report.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Project falls within theme of Culture.
2	Funding ask within LUF limits	Yes	Seeking £1m
3	Project spending profile within required window	Yes	Yes
4	Capital only	Yes	Revenue requirements will be met by other funding sources

2.61 Information provided suggests project fulfils critical LUF criteria.

## Northampton University Multifunctional Sports Facility

2.62 **Description:** Project would deliver a multifunctional sports facility with sports hall, accompanying laboratories, swimming pool, gymnasium, and social facility which would serve a variety of purposes supporting the academic, Student Union, wider community and Activity Quarter initiative (to establish the Waterside Campus as a hub of activity) in Northampton.

2.63 **Information received:** Outline business case and consideration of options, scheme diagrams, comparator examples

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Project falls within theme of Culture.
2	Funding ask within LUF limits	Yes	Cost estimates are outdated but suggest between £10-15m
3	Project spending profile within required window	Yes	Grant funding can be spent by March 2025 and enabling works can commence in 2022/23
4	Capital only	Yes	

2.64 Information provided suggests project fulfils critical LUF criteria.

## Ecton Brook Affordable Housing Scheme

2.65 **Description:** Limited description provided by NPH. Project is at a conceptual stage. The Council will work with partners over the next year to develop projects and align them with future funding opportunities.

2.66 **Information received:** Feasibility Appraisal Board report.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	No	Housing is not a key theme within the LUF.
2	Funding ask within LUF limits	Yes	LUF ask could be within the envelope.
3	Project spending profile within required window	No	No financial forecast for spend by 2025.
4	Capital only	Yes	Ask would be capital only.

2.67 Project discounted due to weak alignment with the LUF investment themes. Out of town residential schemes are not identified as a theme in the guidance.

## Northampton Digital Arena proposal

2.68 **Description:** No project description has been provided.

2.69 **Information received:** Outline business case and consideration of options, scheme diagrams, comparator examples

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Cultural theme.
2	Funding ask within LUF limits	No	Limited information available at this time.
3	Project spending profile within required window	No	Limited information available at this time.
4	Capital only	No	Ask would be capital only.

2.70 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Market Square redevelopment

2.71 **Description:** Redevelopment of existing Market Square public realm to promote pedestrian access, improved market facilities & events, remove road network, bike infrastructure and associated interpretation.

2.72 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.73 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - High Street public realm improvements

2.74 **Description:** Public realm improvements providing enhanced environment of existing shopping & market facilities, improved street furniture, pedestrian prioritisation, improved lighting, secure & covered active travel equipment, car parking away from high street and high-quality planting.

2.75 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.76 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Cinema public realm improvements

2.77 **Description:** Public realm improvements promoting better access from high street to the new cinema. It will continue include new lighting strategy, introduce new planting, cladding & greening to large bank elevations, improve surface treatment for carriageway and continue perimeter block with active frontage

2.78 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.79 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Brook Street / Tavern Lane / Sheaf Street Intersection

2.80 **Description:** Creation of a new gateway to the high street by creating a Piazza at the intersection of Sheaf Street, Tavern Lane and Brook Street, providing a safe and enhanced pedestrian environment.

2.81 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.82 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Bowen Square

2.83 **Description:** Creation of a new gateway to the high street by creating a Piazza at the intersection of Sheaf Street, Tavern Lane and Brook Street, providing a safe and enhanced pedestrian environment.

2.84 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.85 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Parking improvements and bus station relocation

2.86 **Description:** Intervention to reduce car parking in Bowen square by exploring options to relocate bus station to either a) create a linear on street formation on new street, or b) create a drop off and pick up loop within the Tesco car park.

2.87 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with transport/town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.88 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Pedestrianisation of New Street

2.89 **Description:** To change the character and hierarchy of New Street from a car dominant space to a pedestrian and cycle friendly environment by making New Street one-way, reducing road widths and adding new cycle paths.

2.90 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with transport/town centre investment themes.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.91 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Redevelopment of West Court Car Park

2.92 **Description:** Reduce car usage and visibility by providing a continuous frontage along New Street to Market Square. Proposal to engage with site owners to understand whether there is potential to develop the site, prepare a development brief for mixed-use 3-storey development on site and adapt the former Retro Bar for community uses.

2.93 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.94 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Enhancements to New Street Recreation Ground

2.95 **Description:** Reduce car usage and visibility by providing a continuous frontage along New Street to Market Square. Proposal to engage with site owners to understand whether there is potential to develop the site, prepare a development brief for mixed-use 3-storey development on site and adapt the former Retro Bar for community uses.

2.96 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.97 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Enhancements to Sheaf Street

2.98 **Description:** Enhancements to Sheaf Street, including new lighting, consolidation of existing street furniture, new seating, new planting, paving improvements.

2.99 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment theme.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.100 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.



## Daventry - Sheaf Street Space

2.101 **Description:** Creation of an inviting and attractive event space to enable small scale performances, music's events, other events and interactive outdoor uses by removing the pagoda (allowing for a key view), introduce a combination stage and platform seating area, introduce opportunities for local art installations and introduce low-level lighting

2.102 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre/culture investment themes.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	No	No information available

2.103 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Foundry Walk Archway

2.104 **Description:** To improve this key pedestrian route in the town centre by making it more attractive and functional, by removing the foundry walk roof structure and opening up area to natural light and by incorporating new interesting lighting and art installations.

2.105 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre/culture investment themes.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.106 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Northwest Arc Development

2.107 **Description:** Development at Northwest Arc to provide new arts / community facility, create a safe route for school students and the community, create a large pedestrian / cycle crossing point to enhance link up to North Street, change road geometry to reduce vehicle speeds, create a new gateway, possible location for tennis courts.

2.108 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre investment/culture themes.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.109 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Eastern Way

2.110 **Description:** Creation of a green boulevard. Proposals include the creation of new artwork on roundabout to act as a gateway, altering the road layout to reduce vehicle speeds and look to create a landscaped central reservation to signal to drivers that they are entering town centre, creating a large pedestrian / cycle crossing point and potential to facilitate new secondary school.

2.111 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre/transport investment themes.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.112 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## Daventry - Country Park Entrance Link

2.113 **Description:** To design crossing points and a route that supports safe walking and cycling routes and includes green infrastructure interventions. Remove vehicular traffic over a significant section, whilst allowing coach drop offs for schools to the leisure centre. Create a high quality landscaped public realm space with pedestrian and cycle priority to provide a safe linking route to and from the car parks, Eastern Way and the Country Park.

2.114 **Information received:** Project summary provided in Daventry Vision 2035.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Limited information available but description suggests alignment with town centre/transport investment themes.
2	Funding ask within LUF limits	No	No information available
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project would be capital only.

2.115 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund.

## A43 Dualling - Northampton to Kettering improvements

2.116 **Description:** To deliver improvements and upgrade the A43 Corridor between the junction with the A45 and A14. It will build upon the completed Phases 1a, 1b and 2 to deliver on-line dualling of the existing single carriageway and the enlargement of the existing Holcot Lane roundabout junction.

2.117 **Information received:** Project summary provided in project long list prepared by West Northamptonshire Council.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Project aligns with the transport investment theme.
2	Funding ask within LUF limits	Yes	Project is above the £20m value for a normal application. It could be considered as a large transport bid between £20-50m.
3	Project spending profile within required window	Yes	LUF funding can be spent by 2025.
4	Capital only	Yes	Project would be capital only.

The project is subject of a bid to the Major Roads Network Fund so has not been progressed under the LUF.

## Brackmills Rail Corridor

2.118 **Description:** The proposed scheme consists of approximately 4 km of foot/cycleway to be built on the site of the dismantled Bedford to Northampton railway line, connecting Northampton in the west to the village of Great Houghton in the east.

2.119 **Information received:** Project summary provided in project long list prepared by West Northamptonshire Council.

Criteria		Yes/No	Notes
1	Project theme within scope of LUF	Yes	Project aligns with the transport investment theme.
2	Funding ask within LUF limits	Yes	Ask could be within the LUF limit.
3	Project spending profile within required window	No	No information available
4	Capital only	Yes	Project ask of the LUF is capital only

2.120 Lack of available project information means it is difficult to establish alignment with Levelling Up Fund, particularly around the financial ask.

2.121 For projects which have not made the shortlist for the Levelling Up Fund, the projects will be recorded by the Council on the pipeline projects register. This will allow the Council to retain the project level information and knowledge for when future funding opportunities are announced. The Council will continue to work with the partners who submitted projects to ensure the projects are further developed for when future funding pots arise.

### 3. Sift 2

3.1 The following projects will be assessed as part of Sift 2.

- Moulton Health and Wellbeing Centre
- Moulton College – Animal Welfare Centre and Associated Facilities
- Weston Favell Health and Wellbeing Hub
- Maggie’s Northampton Centre
- Delapré Abbey
- Northampton University Multifunctional Sports Facility

#### **Moulton Health and Wellbeing Centre**

3.2 **Project Description** - Creation of a new primary care health and wellbeing centre (formerly Moulton Surgery). Expanded centre will be approximately three times larger than the existing facility and accommodate future needs of the community. New centre will be created on a site which has planning permission for deliver 85 residential units and a primary care facility.

3.3 **Project Cost** – c£5,000,000

3.4 **LUF Ask** - £2,000,000

3.5 **Summary of Assessment** –

- The scheme is well defined with clear parameters to achieving a detailed planning approval. We recognise that the ongoing preparation for a planning submission means that designs may still be subject to change, however the supporting documentation provide clearly demonstrates a clear rationale for development that has been assessed against the local and national policies.
- From the perspective of scoring the economic benefits of the scheme, the outputs link to increasing capacity in primary care and improving health and wellbeing. These are not typical for a local regeneration scheme and are less closely aligned to the DLUHC appraisal guidance. Delivery of the new centre will support the development of c 85 residential units by making the site acceptable in planning terms. There is the potential to claim housing units in the economic appraisal which will support the economic benefits, however a fair amount of work will be required to present the scheme in a way which is DLUHC compliant.
- In terms of market assessment and analysis of risk, the scheme scores well, this is apparent through the need to increase capacity of the current premises and how the preferred development partner has outlined risks associated with the project. However, the scheme suffers in terms of deliverability due to the outdated costs, lack of development appraisal and the need to clarify match funding and LUF ask. We have asked for further clarification on these key components for deliverability of the scheme as delivering updated results could improve the overall scoring of the scheme.

Section	Criteria	Rating	Notes
Strategic Case	Business Case already developed for scheme		Strategic business case has been developed for the scheme which sets out the proposed case for intervention.
	Scheme definition		The scheme is well defined with short- and medium-term growth ambitions.
	Alignment to wider strategic ambition		The narrative of the scheme refers to national policy, but the business case would benefit from considering the alignment to local priorities and from a LUF perspective. This will need developing through the application timescales.
	Market failure/rationale for intervention		There is a clear rationale for development within the business case with an understanding to the current market conditions.
	Scheme designs prepared		We have been provided with a detailed design pack with site plans, elevations, landscaping and block plans. Our understanding is a planning application with detailed plans is currently being prepared for submission in June 22.
	Stakeholder engagement		Engagement has taken place with the Local Planning Authority but wider engagement and testing not identified.
	MP Support		We have not had sight of any letter of support from members but recognise the site is in advanced conversations with planning and therefore we are assured MP support can be gained within the LUF timescales.
Economic Case	Scheme outputs identified		<p>Scheme outputs closely aligned to increasing capacity in primary care to accommodate housing growth. Expectation of 15,000 additional patients and healthcare space improvement and creation identified in the intervention framework – likely around 930 sqm GIA. New centre will be created on a site which has planning permission for deliver 85 residential units as well as the primary care facility – potential to claim housing units in economic appraisal.</p> <p>Considerable work needs to be done to assess the benefits in a way which is compliant with the LUF guidance.</p>
Deliverability	Project costs		Project costs have been provided for the project, but these date back to 2016 so will need to be updated. Current costs estimated to be around £5-6m
	With LUF, project is fully funded		With LUF, the project is expected to be fully funded.
	Market analysis/demand assessment		Market analysis has identified growth in Northampton North and surrounding area which will need to be accommodated. Current premises is at maximum capacity and so new premises will provide additional services and extra capacity. In the next decade there could be an increase of up to 15,000 patients.
	Development Appraisal (for land and property investments)		No development appraisal has been provided but could be prepared before bid deadline.

	Match funding		Project will be match funded from S106 and partner contributions. Combined total of match funding expected to be at least £1.5m
	Risk		GPI (the preferred development partner) has highlighted risks associated with the project and underlines risk management best practice to manage the risks.
	Third party dependencies		GPI – preferred development partner – Monitoring surveyor will be appointed. Planning application not being granted
	Planning consent		Our understanding is that a planning application is currently being prepared and is due to be submitted in June 22. The project lead has not confirmed this.
Potential for single/joint bid			Likely to have potential to form joint bid.

## Moulton College – Animal Welfare Centre and Associated Facilities

3.6 **Project description** - This project is the construction of a specialist rural animal welfare building to replace existing facilities which are currently unable to provide adequate and inclusive learning environments for theoretical and practical skills development. This will enable the college to offer clear progression pathways through a range of qualifications from apprenticeships & FE to HE, through from Level 1 to Level 6 and into work.

3.7 **Project Cost** – £8,000,000

3.8 **LUF Ask** - £8,000,000

3.9 **Summary of Assessment** –

- A strategic case has been developed for this scheme however lacks detail regarding where the market failure exists and furthermore how the scheme will address this failure. The scheme has scored well where explicit information has been provided. We recognise the scheme will develop if taken through to a LUF submission and has the potential to score higher if consideration is given to the steps the Council will take to review and assess market failure.
- The scheme seeks to expand the number of learners across a range of NVQ levels. This uplift in attainment levels can be quantified, though further investigation will be required to understand the additionality of the proposal.
- In terms of deliverability, the scheme clearly sets out a market assessment through outlining the ultimate need to increase the capacity of the existing campus. Furthermore, the project if fully funded with LUF. On the other hand, the scheme is limited in achieving a higher score due to the outdated costing plan, lack of detailed risk analysis/strategy with no prospect of any match funding being committed as part of a bid. These will need to be investigated and clarified further in order for the scheme to achieve a higher deliverability score.

Section	Criteria	Rating	Notes
Strategic Case	Business Case already developed for scheme		Strategic business case has been developed to support the Further Education Capital Transformation Fund (Stage 2) submission in September 2021.
	Scheme definition		Scheme is well defined with clear medium- and long-term objectives.
	Alignment to wider strategic ambition		Clear alignment to wider national and local strategic objectives.
	Market failure/rationale for intervention		Case for intervention is defined through the analysis of the local objectives yet there is a lack of detail around market failure, specifically a 'do nothing' approach.
	Scheme designs prepared		Planning application has been prepared and therefore detailed designs, CGI images and construction drawings have been provided.
	Stakeholder engagement		Engagement undertaken as part of the planning process, but wider testing not identified.
	MP Support		The scheme has been subject to scrutiny with members in advance of the planning submission coupled with a clear project and governance board. We therefore have assurance that a letter of support will be made available within the LUF bid timescales.
Economic Case	Scheme outputs identified		<ul style="list-style-type: none"> <li>- New skills floorspace delivered (2,298 sqm).</li> <li>- 1,000 additional learners created across a number of NVQ levels for Animal Science and Construction.</li> <li>- More widely about offering clear progression pathways through a range of qualifications from apprenticeships &amp; FE to HE, through from Level 1 to Level 6 and into work.</li> <li>- Economic appraisal could rely on economic benefit of additional qualifications attained – but learning outputs not central to investment themes of the LUF.</li> </ul>
Deliverability	Project costs		A cost plan has been provided which outlines relevant costs for the proposed scheme but the applicant notes that these are outdated and will need updating.
	With LUF, project is fully funded		The applicant is seeking the full project cost from the LUF - £8,000,000 has been requested. (This would include irrecoverable VAT and increase in costs due to inflation). No match funding has been provided.
	Market analysis/demand assessment		<p>A market demand assessment has been conducted.</p> <ul style="list-style-type: none"> <li>- Current campus is at full capacity and existing buildings could not cope with growth in additional learners.</li> <li>- The developed buildings would cater for the increase in demand from veterinary support, STEM technologies to welfare roles.</li> <li>- Other schemes have received LEP funding due to the importance government places on this area of industry is Defra's inclusion of 'animal health and</li> </ul>



			welfare' as one of five priorities within its Farming and Forestry Improvement Service.
	Development Appraisal (for land and property investments)		We have received a total budget cost for the proposed site but is outdated.
	Match funding		No match funding has been identified.
	Risk		A planning risk register has been provided but a wider risk register will need to be prepared.
	Third party dependencies		From the information we have been provided and investigations, no third-party dependencies have been identified.
	Planning consent		Planning application has been prepared for submission in June 2022.
Potential for single/joint bid			Scheme could form part of a package bid

## Weston Favell – Health and Wellbeing Hub

3.10 **Project Description** - Development of a health & wellbeing hub with the following facilities: Leisure centre, Library, Child & Adult services, Football pitches and associated car parking. It will also include the development of 50 - 100 dwellings.

3.11 **Project Cost** – £41,010,894

3.12 **LUF Ask** – £17,000,000

3.13 **Summary of Assessment** –

- No business case has been provided for this scheme but the rationale and definition of the scheme has been considered within the planning submission. We have scored the strategic case highly therefore on this basis as we recognise the information that is available sets out a roadmap to producing a business case within the LUF timescales.
- The Economic Case for this proposal will comprise the additional leisure space delivered and will unlock the development of up to 100 dwellings on site. Both of these outputs provide economic benefits that can be monetised – through improvements to health and wellbeing and direct land value uplift.
- Certain aspects of the scheme score well against the deliverability criteria however there are factors that limit the scheme in achieving a high score. The councils pledge, if approved, to commit match funding of £24m is a risk in the scheme due to it being a large contribution in the total funding package, whilst the funding has also not been secured. For a scheme of this nature, we would expect to see clear risk analysis and a risk mitigation strategy in place. We also note that no planning application has been explicitly referenced but a clear programme for the scheme has been provided.

Section	Criteria	Rating	Notes
Strategic Case	Business Case already developed for scheme	Yellow	No business case has been prepared for this development, but it is noted that the rationale for the scheme is identified within the planning submission documents.
	Scheme definition	Green	Scheme is well defined with supporting evidence from national and local policy
	Alignment to wider strategic ambition	Green	Clear alignment to national studies (i.e., Sports England) and local need.
	Market failure/rationale for intervention	Green	The strategic context has been well developed to set out the current market constraints and rationale.
	Scheme designs prepared	Green	High level masterplan designs and constraints and opportunities plan have been designed.
	Stakeholder engagement	Green	In preparation for the Feasibility Study in May 2021, a consultation exercise was undertaken with a number of key stakeholders and their comments captured into the scheme designs.
	MP Support	Green	We have noted key members were party to the stakeholder consultation and have supported the preparation of the planning documents therefore we are confident a letter of MP support can be gained in time for the LUF bid.
Economic Case	Scheme outputs identified	Green	Delivery of the housing units is dependent on the delivery of the wellbeing hub. Estimates of the number current and projected number of users for facilities would be helpful. Housing land value uplift and improvements to health and wellbeing could be scored as part of the economic appraisal. However, on the basis of a £40m public sector ask, at least £80m benefits would need to be demonstrated to justify value for money.
Deliverability	Project costs	Green	Updated project costs have been provided.
	With LUF, project is fully funded	Yellow	The intention is for the project to be fully funded by a combination of Levelling Up Fund investment and West Northamptonshire Council match funding. At the time of writing, the WNC contribution has not been secured.
	Market analysis/demand assessment	Green	A detailed breakdown and market assessment has been conducted in the Health and Wellbeing Hub – Feasibility Study.
	Development Appraisal (for land and property investments)	Green	Development appraisal has been provided.
	Match funding	Yellow	WNC will be asked to fund the remaining gap in the funding package. Based on a LUF ask of £17m, this would be approximately £24m. WNC would need to make an unambiguous and binding commitment to provide the match funding and be responsible for cost overruns.
	Risk	Yellow	In the OBC there has been an initial risk allocation for the project. We would expect to see further analysis of the risks

			of the project in greater detail e.g. a risk register for the project. We acknowledge that the project has an established approach. The council's match funding is a significant amount and there is a risk that the council will not provide the unambiguous commitment required. Without this, there would be substantial gap in the funding package.
	Third party dependencies		Four existing residential houses on site, three homes owned by WNC but one other is privately owned.
	Planning consent		Clear programme has been provided setting out the timescales from inception through to the preparation of an OBC. Submission of a planning application has not been explicitly referenced.
Potential for single/joint bid			Potential for joint bid is limited given the capital funding ask.

## Maggie's Northampton Centre

3.14 **Project description** - Construction of a new centre at Northampton General Hospital dedicated to providing support to those diagnosed with cancer, their family, friends and carers. This development will take place next to the existing cancer centre at Northampton General Hospital.

3.15 **Project Cost** - £4,308,696

3.16 **LUF Ask** - £2,000,000

### 3.17 **Summary of Assessment**

- Our assessment of the strategic case recognises the scheme is in the initial stages of scoping and as such lacks detail around the context, background and rationale for intervention. We have therefore scored the scheme moderately, but with a clear programme that sets out when further information and assessment will be available, the scheme has the opportunity to score highly.
- We can prepare a LUF application involving this project but the links through the investment themes are weaker. From an economic case perspective, the links to the DLUHC funded programme are harder to demonstrate. The health and wellbeing theme sitting under culture investment is more about the regenerative aspects of providing leisure facilities and active travel, rather than addressing clinical health need.
- As well as the delivery of healthcare floorspace, the scheme will secure an increase in visits for people diagnosed with cancer and their friends and family. This is not a typical benefit stream to measure from an economic development perspective and is less closely aligned to the DLUHC guidance. The scheme will generate new jobs and volunteering opportunities which can be scored; however, the additionality of these outputs will need to be investigated further.
- The scheme broadly scores well in terms of deliverability. Match funding has been secured alongside planning consent and a high-level development appraisal has been provided alongside analysis of the market demand/conditions.
- However, we do not know when the costs estimates were prepared and there is a risk these are outdated. This risk is captured in the scheme score. An update of costs would provide clarity and certainty which would elevate the scoring in terms of deliverability for this scheme. A risk register has been provided which outlines the risks and the risk management strategy.

Section	Criteria	Rating	Notes
Strategic Case	Business Case already developed for scheme	Yellow	High level strategic OBC/ proposal has been prepared but lacks detail on the rationale for intervention.
	Scheme definition	Green	The council has provided a supplementary note that defines the scheme and funding ask.
	Alignment to wider strategic ambition	Yellow	Reference is made to national and local strategies but limited detail identifying how the scheme contributes to these strategies. This will need to be developed with the project lead during the bid timescales.
	Market failure/rationale for intervention	Yellow	Scope for market failure exists but further detail is required.
	Scheme designs prepared	Green	Initial design sketches have been prepared to support the proposals.
	Stakeholder engagement	Green	Engagement has been undertaken with NHS trusts and support groups who have endorsed the project.
	MP Support	Green	We believe the strategic nature of this project coupled with the existing proposal and costs provides some comfort that MP support can be sought.
Economic Case	Scheme outputs identified	Green	<p>Delivery of healthcare space, anticipate 15,000 visits annually. Creation of 10 jobs and volunteering opportunities, positive impact on physical and mental health of residents.</p> <p>Economic case can quantify new jobs delivery and volunteering opportunities. Additional work will be needed to quantify the social value aspects of the proposal.</p>
Deliverability	Project costs	Green	A Stage 3 project cost plan (dated December 2021) has been prepared and Maggie's is in the process of developing a Stage 4 cost plan within the bid timescales.
	With LUF, project is fully funded	Green	The project seeks funding of £2,000,000 for the capital element of the building. Maggie's will provide ongoing revenue costs of delivering programme into perpetuity (£500k pa).
	Market analysis/demand assessment	Green	Analysis by Northampton General Hospital has identified that local support to people with cancer is limited and the need for further support was demonstrated by the Northampton Cancer Experience survey which showed a gap in needed care for people in the area. Maggie's Northampton expects the centre to welcome 15,000 visitors annually.
	Development Appraisal (for land and property investments)	Green	A high-level appraisal has been completed.
	Match funding	Green	Maggie's Fundraising team have raised £2.3m in match funding.

	Risk		We have reviewed the Delivery Phase Risk Register which will be monitored by an alliance between NHS Trust and Maggie's Property Team. Key risks are outlined and a management strategy is in place.
	Third party dependencies		No third-party dependencies have been determined from the information provided
	Planning consent		Planning consent was granted in 2019. (N/2019/0861)
Potential for single/joint bid			Project likely to form a package bid.

## Delapré Abbey

3.18 **Description** - Repurposing of the 19<sup>th</sup> century stable blocks on the Delapré Abbey site to create a wellbeing hub for Northampton and the surrounding areas. It will link the natural environment, heritage and culture of Delapré Abbey to improve the wellbeing of the community.

3.19 **Project Cost** - £4,874,000

3.20 **LUF Ask** - £1,000,000

3.21 **Summary of Assessment** -

- Our assessment of the scheme is that it scores well against the strategic case criteria. The scheme is well defined and provides a detailed context to the history of the site, challenges and opportunities that is well narrated throughout the documents provided. We have been provided a strategic business plan and we note a masterplan is currently being prepared and therefore has the confidence to be delivered within the LUF timescales.
- The proposal will deliver improvements across the Delapré Abbey site, securing a range of outputs that align with the LUF intervention framework. Key outputs that can be monetised include 136,000 additional visitors p.a., changing floorspace and employment creation.
- We have analysed the scheme in terms of deliverability, and it scores well against the criteria. The scheme provides up to date costs supported by clear market analysis. Further risk analysis has been conducted through a risk register with the scheme currently undergoing a wider preparation of a masterplan and design code. The scheme has some match funding in place. For this scheme to achieve a greater score in terms of deliverability, all match funding would need to be identified and secured.

Section	Criteria	Rating	Notes
Strategic Case	Business Case already developed for scheme		A Strategic Business Plan and outline option appraisal has been provided which sets out the context of the scheme.
	Scheme definition		Scheme is well defined and background to the ask is defined.
	Alignment to wider strategic ambition		Detailed analysis of national, regional and local policies and strategies has been undertaken with clear alignment to the proposed project.
	Market failure/rationale for intervention		An options appraisal report has been provided which sets out a detailed context to the scheme including the socio-economic profiling, literature review, the existing market failure and opportunities for growth.
	Scheme designs prepared		We understand a masterplan is being prepared and initial sketches have been made available. The masterplan is due to be finalised in August 2022 with clear milestones set out to achieve this date.
	Stakeholder engagement		Stakeholder engagement has been undertaken for the preparation of the business plan with further engagement identified to develop the masterplan.
	MP Support		We believe the strategic nature of this project coupled with the existing proposal and costs provides some comfort that MP support can be secured.
Economic Case	Scheme outputs identified		Wide ranging outputs generated across all fund investment themes – cycleways, car parking, restored heritage buildings, provision of healthcare space, quantified commercial space delivered. Key outputs that can be monetised include 136,000 additional visitors p.a., changing floorspace and employment creation.
Deliverability	Project costs		Cost estimates were commissioned and produced by Gleeds Cost Management Ltd in Q4 2021 with further allowances made for inflation uplifts between the base date and estimated mid-point of construction. The total project cost including development and delivery phases is £4,874,000.
	With LUF, project is fully funded		A funding strategy can be provided to evidence the funding breakdown. A range of funding sources are being sought and the Delapré Abbey Trust have funding reserves that can be drawn on to support project delivery.
	Market analysis/demand assessment		A comparator assessment has been undertaken within the Options Appraisal to identify comparable sites which may impact the proposed scheme. Two other comparable facilities were identified.
	Development Appraisal (for land and property investments)		A high-level residual assessment has been conducted which allowed for cost of refurbishment, associated fees and profit on cost before arriving at a value. A total grant request was identified.
	Match funding		A funding strategy can be provided to evidence the funding breakdown. A range of funding sources are being sought

			and the Delapré Abbey Trust have funding reserves that can be drawn on to support project delivery.
	Risk		An assessment of risk was undertaken for the proposal in the form of a risk register. The project was identified a low-medium risk with a mitigation strategy in place.
	Third party dependencies		No third party dependencies were identified.
	Planning consent		The preparation of a masterplan and design code is currently underway. Applicant can provide a delivery plan.
Potential for single/joint bid			Could be part of a joint spatial bid or a wider heritage bid, but commentary at start of this section is worth noting.

## Northampton University Multifunctional Sports Facility

3.22 **Description** - Project would deliver a multifunctional sports facility with sports hall, accompanying laboratories, swimming pool, gymnasium, and social facility which would serve a variety of purposes supporting the academic, Student Union, wider community and Activity Quarter initiative (to establish the Waterside Campus as a hub of activity) in Northampton.

**Project Cost** – c£15 million

3.23 **LUF Ask** - c£11 million

3.24 **Summary of Assessment** –

- The scheme scores well against the strategic case criteria that recognises the clear deliverables of the proposal. Albeit reference is made to the challenges and opportunities, further details on these would be welcomed to clearly highlight why and how market failure exists.
- The Economic Case for this proposal will comprise delivery of leisure floorspace and increasing learner numbers on sport and exercise programmes. The economic appraisal could quantify the economic benefit of additional qualifications attained at the university.
- The deliverability scoring highlights that some aspects of the scheme are unclear at this stage. There is a clear analysis of market demand for the project with analysis of other comparable sports centres. We also note the masterplan is currently being prepared with a clear programme in place, although no planning application has been submitted. To improve the deliverability score of the scheme, we would recommend revisiting the cost plan to provide updated costs which would determine the development appraisal, funding gap and relevant LUF ask. We are aware the university is looking to contribute match funding but unsure if this will be secured, this would enhance the deliverability score of the scheme.

Section	Criteria	Rating	Notes
Strategic Case	Business Case already developed for scheme		Savills have produced an OBC in April 2022. It is understood the OBC is currently in draft format.
	Scheme definition		The scheme is well defined within the context of the OBC.
	Alignment to wider strategic ambition		Limited detail has been provided on how the scheme aligns with strategic objectives. This will need to be developed within the bid timescales.
	Market failure/rationale for intervention		Albeit the challenges and opportunities have been highlighted, the detail on the strategic context is limited and it is unclear where the market failure exists. This argument will need to be developed over the bid timescales.
	Scheme designs prepared		An illustrative masterplan has been prepared and provided.
	Stakeholder engagement		Reference has been made to stakeholder consultation throughout the OBC and wider consultation is highlighted within the programme.
	MP Support		It is noted that key councillors and members were party to the stakeholder consultation.
Economic Case	Scheme outputs identified		<p>Scheme outputs will include</p> <ul style="list-style-type: none"> <li>- Educational space increased and improved</li> <li>- Sports centre space created</li> <li>- Hospitality space created</li> <li>- New public Wi-Fi Hotspots</li> <li>- Cycle storage increased</li> <li>- Cycling infrastructure (showers, changing rooms etc) improved</li> <li>- Education, placement and volunteering opportunities supported</li> </ul> <p>Expect students on sport and exercise programmes to increase from 1,160 to 1,797 in 2024-25. Economic appraisal could rely on economic benefit of additional qualifications attained.</p>
Deliverability	Project costs		No cost plan has been provided as originally the scheme was grouped with the Waterside development (7 years old). Project costs will need to be revisited. The business case indicates that the total cost would be in the region of £10 - £15m.
	With LUF, project is fully funded		Funding gap is unknown and unclear on latest costs of project. New costs that could be acquired would highlight the funding gap, therefore the project could be fully funded.
	Market analysis/demand assessment		OBC outlines clear market analysis and demand. We have recently been provided with rough indicational analysis for the future projected student attendance at sport and exercise programmes. Analysis of other sports facilities have been provided.



	Development Appraisal (for land and property investments)		No development appraisal has been provided.
	Match funding		The university will look to contribute approximately £4m. Unclear if this contribution has been secured.
	Risk		No risk register or mitigation strategy has been included within the OBC or information we have received.
	Third party dependencies		From the information we have received and reviewed, there do not appear to be any third-party dependencies.
	Planning consent		A masterplan is currently being prepared with an application to be submitted within the next 12 months.
Potential for single/joint bid			Limited scope for inclusion in a package bid given likely project cost.

