

Part 1 - Gateway

Allowance checks in England, Scotland and Wales only.	
<p>Please confirm which bid allowance you are using:</p> <p>a) Constituency allowance b) Transport allowance</p>	<p>Constituency allowance</p>

For bids using the transport allowance, is your bid at least 90% investment in the transport theme with the remaining investment related to the transport element of the bid? Y/N	N/A	
Bids from a single applicant, excluding large transport and large culture bids		
Please confirm that the bid does not exceed £20 million. Y/N	Y	
Package Bids		
Do you have more than three component projects? Y/N	N	
Joint Bids		
For a joint bid in England, Scotland, and/or Wales, please confirm the names of the other local authorities you are working jointly with and confirm which bid allowance they are using to support this bid.	N/A	
For a joint bid in Northern Ireland, please confirm the registered names of the other organisations you are working jointly with. Please confirm if any of your partners are from the non-public sector.	N/A	
All joint bids. Do you have the support of the other organisations you are working with and have a signed pro forma to this effect from each organisation? Y/N	N/A	

<p>For bids in England, Scotland, and/or Wales, please complete pro forma 2.</p> <p>For bids in Northern Ireland, please complete pro forma 3.</p>	N/A
<p>Joint bids with only one component project. Please confirm that your bid does not exceed the maximum threshold allowable for joint bids with only one component project.</p> <p>I am submitting:</p> <ul style="list-style-type: none"> - a joint bid that contains only one component project with one other applicant organisation and can confirm that the bid overall does not exceed £40 million grant value. Y/N - a joint bid that contains only one component project with two or more other applicant organisations and can confirm that the single component project within the bid (and therefore the bid overall) does not exceed £50 million grant value. Y/N 	N/A
<p>Joint bids with multiple component projects. Please confirm that your bid does not exceed the maximum threshold allowable for joint bids that contain multiple component projects.</p> <p>I am submitting:</p> <ul style="list-style-type: none"> - a joint bid that contains multiple component projects with one other applicant organisation and can confirm that the bid overall does not exceed £40 million grant value. Y/N - a joint bid that contains multiple component projects (maximum of 	N/A

three) with two or more other applicant organisations and can confirm that no	
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<p>single component project within the bid exceeds £50 million grant value. Y/N</p> <p>- a joint bid that contains multiple component projects (maximum of three) with two or more other applicant organisations and can confirm that the total for the overall bid does not exceed £60 million grant value. Y/N</p>	
Large transport bids (from a single applicant) >£20 million	
<p>Please confirm that the bid does not exceed £50 million.</p> <p>Y/N</p>	N/A
<p>Please confirm that at least 90% of the investment is in the transport theme. The remaining investment must be related to the transport element of the bid?</p> <p>Y/N</p>	N/A
Large cultural bids (from a single applicant) >£20 million	
<p>Please confirm that the bid does not exceed £50 million.</p> <p>Y/N</p>	N/A
<p>Please confirm that at least 90% of the investment is in the cultural theme with the remaining investment related to the cultural element of the bid.</p> <p>Y/N</p>	N/A
Transport bids from the Northern Ireland Executive (NIE)	
<p>For transport bids in Northern Ireland from the Northern Ireland Executive (NIE), do you have the support of the relevant local council(s)?</p> <p>Y/N</p> <p>Please complete pro forma 4.</p>	N/A

Any bid with a transport element		
<p>For bids in Northern Ireland with a transport element, which are not from the Northern Ireland Executive (NIE), do you have the support of both the NIE and the relevant local council(s)?</p> <p>Y/N</p> <p>Please complete pro forma 4.</p>	N/A	
<p>For bids in England, Scotland, and/or Wales, where you (the applicant) do not have statutory responsibility to deliver all of the transport elements of your bid, please confirm that you have the support of all the authorities with the relevant statutory responsibility before proceeding.</p> <p>Y/N</p> <p>Please note that this also a requirement for all bids using a transport allowance.</p> <p>Please complete pro forma 1.</p>	N/A	

1.1 Gateway Criteria for all bids. Please tick the box to confirm that some LUF grant funding will be defrayed in the 2022/23 financial year.

Eligible expenditure in 2022-23 could include capital development costs.

<p>1.2 Gateway Criteria for single and joint bids where the lead applicant and any partner organisations are higher education / university, private and/or third sector organisations in Northern Ireland bids only.</p> <p>Please confirm that you have attached audited financial statements covering the last three financial years (or audited annual accounts for registered charities).</p> <p>For the applicant (if applicable) Y/N For partner organisation(s) (if applicable) Y/N</p>	N/A
<p>1.2.1 Gateway Criteria for single and joint bids where the applicant and partner organisations are higher education / university, private and third sector organisations in Northern Ireland bids only.</p> <p>Please provide evidence demonstrating that your organisation (as the applicant) and/or your partner organisations (for joint bids) has experience of delivering two capital projects of similar size and scale in the last five years.</p> <p>For the applicant (if applicable)</p>	N/A

<p>For the partner organisation(s) (if applicable)</p> <p>Partner organisation evidence should be copied from pro forma 3.</p>	
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Applicant Details

<p>Legal name of lead applicant organisation:</p> <p>Bid Manager <i>Officer with day-to-day responsibility for delivering the proposed scheme and nominated contact for the bid.</i></p> <p>Name: Position: Contact telephone number: Email address: Postal address:</p> <p>Senior Responsible Officer contact details: Name: Position: Contact telephone number: Email address:</p> <p>Chief Finance Officer contact details: Name: Contact telephone number: Email address:</p> <p>Local Authority leader contact details: Name: Position: Contact telephone number: Email address:</p>	<p>Rotherham Metropolitan Borough Council</p> <p>Lorna Vertigan Strategic Regeneration Manager [REDACTED] [REDACTED]</p> <p>Riverside House Main Street Rotherham S60 1AE</p> <p>Simon Moss Assistant Director, Planning, Regeneration & Transport [REDACTED] [REDACTED]</p> <p>Judith Badger RMBC Chief Finance Officer [REDACTED] [REDACTED]</p> <p>Councillor Chris Read Leader of the Council [REDACTED] [REDACTED]</p>
<p>Please provide the name of any consultancy companies involved in the preparation of the bid:</p>	<p>Turner & Townsend (cost consultant and project management) AHR Architects Gateley Hamer (land acquisition and appraisal) Queensberry (market assessment) Counter Context Consultation TetraTech M&E design Development Economics (BCR calculations & Economic Appraisal)</p>

	Anthony Collins Solicitors (Subsidy Control Analysis)
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Where is your bid being delivered? England, Scotland, Wales or Northern Ireland.	England	
For Northern Ireland only , please confirm lead applicant type; Northern Ireland Executive Third Sector Public Sector Body Private Sector Local Council Higher Education/University Other (please state)	N/A	
For Northern Ireland only . If third sector, private sector, higher education/university or other please provide charity and/or company registration number.	N/A	
For all bids . If VAT is applicable to your organisation please provide VAT number:	N/A	

Part 2 - Subsidy control and State aid analysis

If the Levelling Up Fund is used to provide a subsidy, expenditure must be compliant with the UK's obligations on subsidy control. All bids that have the potential to be a subsidy must consider how they will deliver in line with subsidy control principles (or State aid for aid in scope for **Northern Ireland only**) as per [UK Government guidance](#).

All applicants must establish if the direct award of LUF funds could constitute a subsidy. It is vital that all applicants complete this section of the application form. **Where applicants do not adequately demonstrate that the LUF award is compliant under the UK Subsidy Control Regime or State aid rules then the project could be considered ineligible and the application may be rejected.**

2.1. All applicants must establish if the direct of award of LUF funds from UK Government to you (as the applicant) could constitute a subsidy.

Applicants must consider whether any of the planned activities meet each of the four key characteristics which indicate if it would be considered a subsidy.

If any of the four responses is a 'No' then the award is not considered to be a subsidy.

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If any of the four responses is a 'No' then the award is not considered to be a subsidy.

<p>2.1.1 Is the support provided by a ‘public authority’ and does the support constitute a financial (or in kind) contribution such as a grant, loan or guarantee?</p>	<p>Yes - “Wath Library Project”: As particularised at section 3.3, the Council is seeking a grant [REDACTED] to demolish an existing Council owned and under-utilised library and to construct a new three/four storey building incorporating a library, 2 (two) commercial units and a café. Works will also be undertaken to surrounding public realm.</p> <p>Yes - “Dinnington Project”: As particularised at section 3.3, the Council is seeking a grant [REDACTED] to effect the strategic land acquisition of a blighted town centre site and develop the same into a new purpose-built town square with an improved public realm.</p>
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2.1.2 Does the support measure confer an economic advantage on one or more economic actors?	[REDACTED]
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[illegible]

2.2 Please demonstrate how the direct award of LUF monies from UK Government to you (as the applicant) has been considered under each of the subsidy principles.

This will involve consideration of the how the subsidy can be provided in accordance with the following Subsidy Control principles listed in the Subsidy Control Bill:

If the proposed LUF activities do represent a subsidy and all principles have been met, the LUF application will be considered compliant.

Please separate your response where there are multiple awards of subsidy.

2.2.1 Subsidies should pursue a specific public policy objective to remedy an identified market failure or to address an equity rationale such as social difficulties or distributional concerns (“the objective”)

Dinnington Project only: The LUF originates from the Government’s commitment to level up the UK’s economy by investing in infrastructure that improves everyday life across the UK. On this basis the public policy objective behind the redevelopment works is clear. A market failure occurs when market forces alone do not produce an efficient outcome and there are a number of market failures the funding seeks to address. Namely, negative externalities (deterioration of the physical environment including a burnt out unit discouraging investment in the area and negatively affecting residential and commercial land values), public good (the provision of a new community space, especially in light of the cost of the redevelopment, is not something that would normally be delivered by the market) and positive externalities (the connected social, health and well-being benefits of the redevelopment are not priced by the market and are examples of positive externalities).

Please demonstrate how your bid meets this principle.	
<p>2.2.2 Subsidies should be proportionate and limited to what is necessary to achieve the objective</p> <p>Please demonstrate how your bid meets this principle.</p>	<p>Dinnington Project only: The Funding will only be used by the Council to effect the purchase and redevelopment of the site. We assume provisions limiting the use of the funding to the purchase and redevelopment of the site will be included in the grant agreement. By requesting the sums calculated in the property estimate report from Gateley Hamer and the cost plan from Turner & Townsend with respect to the cost of redeveloping the site, the Council has demonstrated that the funding should be proportionate and limited to achieve the objective. The Council has also put in measures to ensure contractors are engaged on market terms.</p>
<p>2.2.3 Subsidies should be designed to bring about a change of economic behaviour of the beneficiary that is conducive to achieving the objective and that would not be achieved in the absence of subsidies being provided.</p> <p>Please demonstrate how your bid meets this principle.</p>	<p>Dinnington Project only: The Council would not be able to progress the redevelopment (or at least not to the same scale or at the same speed) without the use of public subsidy. The illustrative guidance to the principles suggests that public authorities should “<i>look to consider what would happen in the absence of the subsidy, the “do nothing’ scenario</i>”. The absence of the public subsidy would result in the limited use of the site in its current form, and no future use of the derelict buildings</p>
<p>2.2.4 Subsidies should not normally compensate for the costs the beneficiary would have funded in the absence of any subsidy.</p> <p>Please demonstrate how your bid meets this principle.</p>	<p>Dinnington Project only: As above, the Council would not be able to progress the redevelopment (or at least not to the same scale or at the same speed) without the use of a public subsidy.</p>
<p>2.2.5 Subsidies should be an appropriate policy instrument to achieve a public policy objective and that objective cannot be achieved through other less distortive means.</p> <p>Please demonstrate how your bid meets this principle.</p>	<p>Dinnington Project only: Through the creation of the LUF, there is a clear argument that projects proposed through the LUF cannot be achieved without some form of public subsidy, making the proposed subsidy the appropriate policy instrument. Improving the public realm and environment for small traders is something the market would not usually provide for. In these circumstances it is difficult to see what alternative to funding would support the proposed re-development and given the objective to address an identified market failures and equity rationale, the Council considers the distortive effect of the Funding to be limited at most.</p>

<p>2.2.6 Subsidies should be designed to achieve their specific policy objective while minimising any negative effects on competition or investment within the United Kingdom.</p> <p>Please demonstrate how your bid meets this principle.</p>	<p>Dinnington Project only: Given the challenges associated with developing vacant and/or underutilised town centre land for the benefit of small traders and the wider community, the Council suggests the negative effects of the redevelopment are minimal. By either procuring the contractor through a competitive procurement, or by benchmarking their costs the Council has put in place measures to further minimise any negative effects on competition or investment within the UK. The proposed measure should result in improved public realm and space for small traders being developed on otherwise underutilised land making a significant positive contribution to tackling socio-economic issues.</p>
<p>2.2.7 Subsidies' positive contributions to achieving the objective should outweigh any negative effects, in particular the negative effects on trade or investment between the Parties.</p> <p>Please demonstrate how your bid meets this principle.</p>	<p>Dinnington Project only: Although not insignificant, the Council considers that the scale of the redevelopment is such that it will involve limited to no international trade nor attention from international competitors and is therefore proportionate against the LUF's objectives to invest in infrastructure that improves everyday life across the UK.</p> <p>As above, given the challenges associated with developing vacant and/or underutilised town centre land for the benefit of small traders and the wider community, the Council suggests the distortive effects of the redevelopment are minimal. By either procuring the contractor through a competitive procurement, or by benchmarking their costs the Council has put in place measures to further minimise any distortive impacts on the market. The proposed measure should result in improved public realm and space for small traders being developed on otherwise underutilised land making a significant positive contribution to tackling socio-economic issues.</p>

<p>2.3 All non-public sector applicants delivering in Northern Ireland. If the award of funds is or isn't considered to be a subsidy please set out in detail how you will deliver the funds compliantly under the subsidy regime.</p> <p>If you are proposing to allocate some of the grant funds to third parties, such as project partners working with you to deliver the project, (e.g. sub-granting) please identify how you will ensure disbursement of the grant is done so in accordance with the UK subsidy control regime.</p> <p>The department will need to assess how funds will be awarded and how risk is managed.</p>	NA
<p>2.3.1 All non-public sector applicants delivering in Northern Ireland.</p> <p>Confirm that you have obtained and uploaded independent legal advice that is aligned to your response in this section and verifies that the award of funds is considered to be UK subsidy control regime and/or State aid compliant. Y/N</p>	NA
<p>2.4 Public authorities only. Please confirm if you will be disbursing the funds as a potential subsidy to third parties.</p>	NO

<p>2.5 Public authorities only. Confirm that you have completed pro forma 5 statement of compliance signed by your Chief Finance Officer.</p> <p>Y/N</p>	<p>NA</p>
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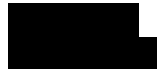

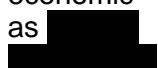
2.6. Public and private sector applicants for delivery in Northern Ireland only. Is the direct award of funds from UK Government to you (as the applicant) considered to be as State aid under the four EU State aid rule tests?	NA
2.6.1 Is the support granted by the state or through state resources?	
2.6.2 Does the support confer a selective advantage to an undertaking?	
2.6.3 Does the support distort or have the potential to distort competition?	
2.6.4 Does the support affect trade between EU member states?	
2.6.5 Do the planned activities meet all four key State aid tests? If all four tests are met then the award constitutes State aid and must comply with the State aid law.	
2.7 For private sector applicants , what is the size of the enterprise applying for funding? Refer to the official SME definition .	NA
2.8 Please list all the organisations (if known) which may benefit from the funding of the project and any economic benefit they may receive as a result of the funding.	<p>Wath Library Project: Contractors, Consultants and suppliers undertaking the works (To be engaged on market terms). Tenants of the commercial unit/café in the building (To rent on market terms).</p> <p>Dinnington Project: Property owners/sellers of the site</p>

	Contractors, Consultants and suppliers undertaking the works (To be engaged on market terms).
	Tenants of the commercial unit (To rent on market terms).
	Market owner

2.9 Applicants must consider whether the award meets all the tests for each beneficiary.

If beneficiaries are considered to be in receipt of State aid then you must consider how this is compliant under the State aid rules.

Applicants may wish to refer to the European Commission's "[Notion of State aid](#)" guidance.

Beneficiary name	Is the support granted by the state or through state resources?	Does the support confer a selective advantage to an undertaking?	Does the support distort or have the potential to distort competition ?	Does the support affect trade between member states?	Is the award considered State aid?
Contractors, Consultants and suppliers undertaking the works	Y	Y (note reference to economic is missing)	Y (minimal risk)	Y (minimal risk)	N - as no economic benefit as engaged on market terms
Wath: Tenants of the commercial unit/café in the building	Y	Y (note reference to economic is missing)	Y (minimal risk)	Y (minimal risk)	N - Not economic 
Property owners/sellers of the site	Y	Y (note reference to economic is missing)	Y (minimal risk)	Y (minimal risk)	N – Not economic 
Tenants of the commercial unit (To rent on market terms).	Y	Y (note reference to economic is missing)	Y (minimal risk)	Y (minimal risk)	N - Not economic as 
Market owner	Y	Y (note reference to economic is missing)	Y	Y	Council considers this to be a mere secondary effect, so compliant with the regime

<ul style="list-style-type: none"> • Where a project is funded under an exemption based on the General Block Exemption Regulations (651/2014), the Applicant is required to either • confirm that the project falls within the scope of Regulation 6(5) or • submit a separate document to demonstrate incentive effect in line with Regulation 6(2) containing the following information: <ul style="list-style-type: none"> • the applicant undertaking's name and size • a brief description of the project, including start and end dates • the location of the project • a full list of the project costs used to determine the allowable level of funding • the form of the aid • the amount of public money needed for the project. 	
<p>2.9.2 Do you confirm that the project falls within the scope of Regulation 6(5) under the General Block Exemption Regulations (651/2014)</p>	<p>NA The schemes proposed are not considered to be in receipt of State Aid as outlined in 2.9 above.</p>
<p>2.9.3 If no, confirm that you have attached document containing the required information.</p>	<p>If the direct award of funds from UK Government is considered to be State aid under the four EU State aid rule tests and is funded under an exemption based on the General Block Exemption Regulations (651/2014), and does not fall within the scope of Regulation 6(5), you will be required to attach a document to demonstrate incentive effect in line with Regulation 6(2).</p>

2.9.4 If you intend to use an exemption(s) under GBER to deliver the project, please confirm you have read the terms of the scheme and meet all the relevant terms.	NA
2.9.5 Identify the GBER provision, the title of the scheme and the amount of LUF award to be delivered under the provision. Describe how you meet all the relevant terms of the exemption.	
2.10 As the bidding organisation are you subject to an outstanding recovery order in respect of State Aid? If 'Yes', provide brief details.	N
2.11 Describe the system in place for collecting and recording the required information for State aid audits and returns.	
2.12 All non-public sector applicants delivering in Northern Ireland. Confirm that you have obtained and uploaded independent legal advice that is aligned to your response in this section and verifies that the award of funds considered to be State aid compliant.	NA

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Part 3 - Bid summary

In this section applicants should provide the core details of their bids; clarifying what, where, how and how much. If your bid is a package bid you should also complete Application Form [Annexes A – C](#).

To note, word counts are included for several questions throughout the application form, these are provided as a guide only. The level of detail you provide should be proportionate to the amount of funding that you are requesting.

3.1 Bid Name:	Principal Settlements for Growth	
3.2 Please provide a short description of your bid, including the visible infrastructure that will be delivered/upgraded and the benefits that will be felt in the area. (100 words maximum)	<p>This bid aims to transform two prominent sites within Rotherham’s principal settlements for growth Wath-Upon-Dearne and Dinnington. Both schemes focus on high quality place making to restore the cultural heart of the town centres, increase footfall, boost the local economies and restore a sense of pride amongst communities.</p> <p>A new civic, cultural and commercial hub in Wath will include a new library, sensory and exhibition spaces, and complementary commercial uses.</p> <p>The scheme at Dinnington will tackle blight on the high-street and create a new commercial square linking the parking areas, bus station and residential areas to the high street.</p>	
3.3 Please provide a more detailed overview of the bid proposal. Where bids have multiple components (package bids) you should clearly explain how the component projects are aligned with each other and represent a coherent set of interventions. (500 words)	<p>The Levelling Up Fund aims to tackle economic differences through smaller scale infrastructure projects, supporting, enhancing, and binding communities together.</p> <p>It is with these aims in mind that Rotherham Council has responded by using this opportunity to invest in the future of its ‘Principal Settlements for Growth’, the towns of Wath and Dinnington. Through these targeted regeneration interventions our LUF bid seeks to support and develop these two key satellite towns within the Borough, and crucially to tackle the deprivation and inequality they face by maximising the opportunity of local growth in the civic, commercial, and cultural sectors.</p> <p>In both cases the regeneration projects will level up through investment in high-quality place making. The Council’s sustainable approach will be centred on repurposing underused brownfield land and derelict buildings alongside investment in public realm and green space.</p>	

	<p>Delivered through a landmark mixed-use development in Wath, there will be fresh incentives to visit the town centre to shop, relax, learn and play in high quality, convenient and connected facilities. [REDACTED] of LUF grant will deliver demolition of an ageing and problematic library building and redevelopment of the site into a high-quality mixed use civic, cultural and commercial hub and support the sustainability of community assets. The contemporary commercial units, in a prime location on the market square, aim to attract new exciting enterprises to the town centre. And the creation of a new civic centre for learning, working and making will provide the 21st Century facilities that are needed to tackle inequality. Enhancement of the public realm will include play and leisure uses to promote physical activity as part of daily life. The regeneration will allow redesign of the site to improve connectivity and showcase what the town has to offer.</p> <p>The restoration of Dinnington as a destination will be launched through redevelopment of the convoluted site in the centre of the town into a new commercial square which will draw visitors in from all directions. [REDACTED] of the LUF grant will enable crucial strategic land assembly of the blighted site and redevelopment into a purpose-built town square with specialist retail and food and beverage spaces which will spill out to create a vibrant café culture destination. Furthermore the creation of a secure, contemporary market site capable of hosting year-round events will animate the street scene and preserve the traditional market town culture. Redesign of the site will allow for the prioritisation of clear, connected pedestrian routes to improve connectivity from the car parks, bus station and surrounding residential areas and enhance natural surveillance. Similar to Wath this scheme will open up the town centre and showcase the towns assets.</p> <p>The central thread throughout this bid is the ambition to restore the heart and the purpose of the town centres. By re-establishing the town centres as destinations for socialising, learning, and enterprise we will increase footfall to sustainable levels, and restore a sense of pride of place amongst the communities.</p>	
<p>3.4 Please provide a short description of the area where the investment will take place. If complex (i.e. containing multiple</p>	<p>Rotherham has a long-standing ambition to create thriving, proud communities which have equal opportunity to access services and benefit from a strong local economy. However, the borough consists of various ex-</p>	

	<p>industrial settlements, which suffer from poor health, low income, and opportunity as evidenced in Rotherham being identified as a Tier 1 town in the LUF criteria.</p> <p>The local towns of Wath and Dinnington are no exception and are impacted by pockets of extremely high deprivation.</p> <p>Wath upon Dearne is a small town in the north of the borough, within the lower Dearne Valley. It has a population of 9,791 and comprises of council estates, terraced housing, suburban areas and new developments, which make it typical of the Borough.</p> <p>The centre of Wath is ranked within the most deprived 10% of England.</p> <p>North of the town centre is the Manvers area which was once a major complex serving the coal industry but is now Rotherham's largest centre of new industry and employment.</p>
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locations/references) please include a map defining the area with references to any areas where the LUF investment will take place.

For transport projects include the route of the proposed scheme, the existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.

(500 words)

Wath has historically been a market town and a regular market directly adjacent to the redevelopment site continues today. Much of the town centre is a designated Conservation Area which has served to protect and enhance the many historic assets. The current library sits within the historic centre however, its monolithic style detracts from the area's otherwise traditional character and its three inactive elevations create an impenetrable presence on the town centre.

Since a superstore branch of Tesco was located directly north of the town centre, pedestrian flow has shifted and the library building has become a physical barrier between the high street and the north of the town. Furthermore, redevelopment of nearby former coal fields into out-of-town retail centres has steadily reduced journeys into the town centre and been detrimental to independent businesses.

Dinnington ward lies in the southeast of the borough, with a population of 13,262. The ward is varied with extensive rural areas as well as a growing industrial area, a deprived former mining town at its centre and modern suburban housing estates which are popular with commuters to Rotherham, Sheffield and Worksop. Deprivation in Dinnington is above the Borough average. Dinnington Central is within the most deprived 3% of communities in England, ranking at 928 out of 32,844 LSOAs.

Dinnington High Street, namely Laughton Road, runs north to south through the town with several notable historic buildings marking its former importance throughout the 20th Century industrial era.

The redevelopment site has a prominent position on the high street located between anchor stores Tesco and Aldi and directly adjacent to the bus station. It also borders the main car parks serving the town centre.

The site currently comprises burnt-out buildings fronting the high street, an ageing mid-century shopping parade, a poorly located outdoor market which attracts ASB, and a collection of dilapidated and underused buildings. The layout and condition of the site make it an unattractive and occasionally unsafe key route between the car parks, bus station, residential areas and the high street. It has therefore been identified as a key factor in poor perceptions of the area and reduced trips to the town centre particularly in the evenings.

<p>3.5 Please confirm where the investment is taking place (where the funding is being spent, not the applicant location or where the bid beneficiaries are located).</p> <p>If the bid is at a single location please confirm the postcode and grid reference for the location of the investment.</p> <p>If the bid covers multiple locations please provide a GIS file. If this is unavailable please list all the postcodes / coordinates that are relevant to the investment.</p> <p>For all bids, please confirm in which constituencies and local authorities the bid is located. Please confirm the % investment in each location.</p>	<p>Wath-Upon-Deane (S63 7RZ) is located within the Wentworth and Dearne constituency of which John Healey is the Labour Member of Parliament. Dinnington (S25 2AG) is located within the Rother Valley constituency boundary of which Alexander Stafford is the Conservative Member of Parliament. 45% of the total investment will be spent in Wath.</p> <p>Both sites are located within the Rotherham Metropolitan Borough Council area. Wath Ward lies in the north of the Borough, in the lower Dearne Valley and is served by two ward members. Dinnington Ward lies in the southeast of the Borough and is served by 3 ward members. 55% of the total investment will be spent in Dinnington.</p>
<p>3.6 Please confirm the total grant requested from LUF (£).</p>	<p>£19,990,111</p>
<p>3.7 Please specify the proportion of funding requested for each of the Fund's three investment themes:</p> <p>a) Regeneration and town centre (%)</p>	<ul style="list-style-type: none"> • Regeneration and town centre 75% • Cultural 25%

Cultural (%) Transport (%)	
3.8 Please tick one or more sub-categories that are relevant to your investment:	Commercial/civic Other – libraries and markets
3.9 Please provide details of any applications made to other funding	No other funding applications relate to these projects.

Part 4 Strategic Fit

• Member of Parliament Endorsement (England, Scotland and Wales ONLY)

<ul style="list-style-type: none"> Has an MP given formal priority support for this bid? Y/N Please confirm which MP has provided formal priority support: (name) Which constituency does this MP represent? <p>Please also complete pro forma 6.</p>	<p>Y</p> <p>Alexander Stafford MP Rother Valley</p>
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• Stakeholder Engagement and Support

Applicants are encouraged to engage with a wide range of local stakeholders and the local community to inform proposals in the bid and to secure buy in.

<p>4.2.1 Describe what engagement you have undertaken with local relevant stakeholders, including the community (the public, civic society, private sector and local businesses). How has this informed your bid and what support do you have from them?</p> <p>(500 words)</p>	<p>Rotherham Council's Thriving Neighbourhoods strategy (2018-2025) states our understanding that communities are best placed to understand local issues and find local solutions to local problems. It is with this in mind that we are committed to engaging and involving our communities in everything we do.</p> <p>In preparation of the bid, the Regeneration and Investment Service has worked collaboratively with Ward members (and Parish Councillors in Dinnington) to design schemes which respond to the concerns and ambitions of the communities they represent.</p> <p>The agreed ward priorities for Wath and Dinnington are:</p> <p>Wath</p> <ul style="list-style-type: none"> Address crime and ASB An attractive and welcoming environment Community facilities and green spaces Enhancement of Wath Town Centre <p>Dinnington</p> <ol style="list-style-type: none"> 4 Improve the local environment. 5 Support crime prevention strategies and target ASB hotspots 6 Back initiatives to improve the built environment and local economy. 7 Improvements to highway maintenance 8 Improve Wellbeing 9 Help community groups and organisations in the recovery from Covid-
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In preparation of the Round 1 Levelling Up bid for Wath and Dinnington targeted consultation was carried out with businesses and stakeholders in the towns. This highlighted that sense of community, variety of offer, local markets were the common strengths of the towns. ASB, crime and environmental dissatisfaction were the common weaknesses.

Prior to the Round 1 bid, in the Rother Valley constituency area extensive consultation was conducted by local MP Alexander Stafford. In summary, of the 446 Dinnington responses 424 identified the local High Street as the priority area for investment with improving the markets, shops, and environment and diversifying the offer as the top 4 priorities.

As part of the “Welcome Back” scheme to assess the impact of Covid19 on retail across the borough, between September 2021 and March 2022, Rotherham Council undertook face-to-face engagement with local businesses in Wath and Dinnington. 22 local businesses in Dinnington were engaged, and 8 in Wath. Across both localities the consensus (83%) was that low footfall following the pandemic remains a major concern. Over half of respondents raised specific concerns with street scene quality, ASB and crime. In particular the burnt out buildings on Dinnington high street were identified as a significant blight on the high street.

The Wath project relates to council owned land; internal stakeholders are in support of redeveloping the site to rationalise facilities and make more impactful use of council assets. Conservation Officers are in support of investing in a higher quality and more sympathetic building within Wath Conservation Area.

In Dinnington, initial consultation with South Yorkshire Police has been undertaken to support designing out of crime and ASB. SYP have provided a letter of support for the bid. In addition to this consultation with the Passenger Transport Executive is ongoing to agree improvements to the bus station that will contribute to creating a safer and more attractive environment.

As the scheme in Dinnington requires assembly of the various land interests on site, formal engagement with landowners and long-term leaseholders has been carried out. Letters of support are attached. The Council will continue to work positively with these crucial stakeholders to facilitate regeneration of the site.

The areas respective MPs have been consulted on the bid and have provided formal endorsement.

<p>4.2.2 Has your proposal faced any opposition? Please provide a brief summary, including any campaigns or particular groups in support or opposition, and if applicable, how will you work with them to resolve any issues.</p>	<p>Given the sensitivities around the acquisition of land in Dinnington and subsequent displacement of businesses, the wider public has not been consulted on scheme details at this stage. In order to ensure consistency of messaging, it was also deemed inappropriate to carry out public consultation in Wath at this time.</p> <p>Work will continue to sensitively and appropriately engage local people directly on the proposed schemes.</p> <p>No campaigns in opposition to the proposed bid or projects have been noted and it is not anticipated once full details of the plans are published.</p> <p>Rotherham Council is confident that direct action to provide safer, cleaner, more attractive, vibrant, and diverse town centres is the mandate for this bid, and that the projects will deliver this change.</p>
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4.2.3 Do you have statutory responsibility for the delivery of all aspects of the bid?

Yes

- **The Case for Investment**

Applicants should use this section to detail a compelling case for why the proposed investment supports the economic, community and cultural priorities of their local area.

Applicants should upload their completed Theory of Change model that supports this section at the time of submission.

For package bids, an explanation should be provided as to how the component projects are aligned with each other and represent a coherent set of interventions.

4.3.1 Please provide evidence of the local challenges / barriers to growth and context that the

The Rotherham Core Strategy 2014 identifies Wath and Dinnington as Principal Settlements for Growth leading to a significant opportunity for an influx of new housing and employment land.

Town	New Dwellings	Employment Land
Dinnington	1,300	38ha
Wath	1,300	16ha

Major employment sites at Manvers (Wath) and Dinnington have historically contributed to the rate of job growth in Rotherham being more than double the national rate. Employment opportunities in Wath are second highest in the borough, with 15% of all employment in the borough being located within the ward.

The local town centres have however been unable to thoroughly capitalise on this opportunity for economic growth.

Wath and Dinnington are ex-coal mining towns and suffer from a legacy of inequality and deprivation which can be evidenced across a wide range of indicators. Using the Indices of Multiple Deprivation (IMD 2019), both Wath and Dinnington are in the most deprived 10% of communities nationally. This is also true when considering specific inequalities such as: Employment; Education, Skills and Training; Health; and Income Deprivation affecting Children.

Education attainment at GCSE level is significantly below the national average, which reduces opportunity for high-skilled, high-paid careers. Progression into Level 4 and above qualifications is severely impacted, with just 15.5 and 14.2% of the population having higher level qualifications, compared to a national average of 27.4%.

There is clear demand for housing in both these areas, with housing growth since 2011 at 11% in Dinnington, and 13% in Wath. Furthermore, household growth has exceeded housing growth in Dinnington, which shows the pressure on the housing sector within this area. Average house prices in Wath and Dinnington are however at just 59% of the UK national average.

	<p>Physically the town centres suffer from a lack of investment, and increasingly fail to compete with out of town retail and leisure offers. In particular the blight on Dinnington high street demonstrates a lack of engagement from the private sector.</p> <p>The predominant issue on both sites is the convoluted layouts and inadequate connectivity that fail to draw people onto the high streets.</p> <p>Furthermore an influx of large national retail stores directly behind the high streets intercept footfall and further impede on local business growth. Over the last 3 years the town centre void rate has averaged 10% in Dinnington and 7% in Wath. In both Wath and Dinnington the presence of cafés and restaurants is very low reflecting that visitors tend to make short specific visits and that spend and dwell time is limited.</p> <p>Declining quality and choice in the town centres brings into question their very purpose and future.</p> <p>Negative perceptions are spiralling, particularly around the Dinnington site which sees its market succumb to inappropriate and anti-social behaviour, and local people report feeling unsafe moving through the enclosed and unattractive thoroughfares.</p> <p>Both projects will create purpose-built spaces to diversify and strengthen the town centre offer and attract new types of businesses aimed at commercial and leisure uses. This will support the local economy and strengthen competition against out of town offers. High quality place making and investment in local amenities will boost house values and drive a more competitive market. The projects therefore compliment and strengthen the wider principal settlements for growth strategy.</p>
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<p>4.3.2 Explain why Government investment is needed (what is the market failure).</p> <p>(600 words)</p>	<p>The local economies of Wath and Dinnington have been unable to truly benefit from the growth seen in these areas. To a certain extent the local economy and opportunity for local businesses has stagnated, seeing instead a shift to national retailers in the form of Aldi and Tesco.</p> <p>In recent years investment in new and improved out of town retail centres demonstrates that in line with housing and employment growth there is demand for high quality retail and leisure space in the areas. The town centres are however failing to attract such investment. Therefore, with this vital public funding we can create resilient and revitalised town centres able to compete with out-of-town infrastructure to reduce out commuting and encourage more spend within the local economy.</p> <p>The local community continues to demonstrate signs of inequality, and the presence of derelict and underused buildings in the town centres provides further evidence of the need for public sector intervention. Although the area benefits from a range of services, land values are low and the quality of the environment is poor. In Dinnington the burnt-out buildings dominating the high street are a beacon of underinvestment and dissatisfaction in the community and addressing this is key to signalling that the town centre is open for business. Wath library is a monolithic building which fails to respond to its surroundings and restricts the potential to enhance the commercial centre. By its nature as a public building improvement will not be forthcoming without public investment.</p> <p>Large scale public intervention is necessary to create the step change needed to level up the towns and subsequently attract private sector investors. The LUF is seen as the catalyst to make this first vital step to make the change.</p> <p>A scheme appraisal has been carried out for both sites. This demonstrates that the scheme proposed in Dinnington would not be viable to be delivered by the private sector, with a project deficit [REDACTED]</p> <p>[REDACTED] This demonstrates that without public sector intervention, derelict buildings will remain on the high street as there is not a commercially attractive route to develop this site. This would perpetuate the cycle of decline already seen in the area, leading to a complete failure of this important district centre.</p> <p>Similarly, the scheme appraisal for the project at Wath shows that without substantial public sector funding, the scheme would not be viable. The current library building is valued at [REDACTED] but over 90% of this value is a poor-quality building coming to the end of its meaningful life; the associated value of the land is just [REDACTED]</p> <p>Without grant funding, the Council would be unable to prioritise the scale of investment required in Wath.</p> <p>Average house prices in Wath and Dinnington are at just 59% of the UK national average. These areas are also underperforming locally with the average value across these two areas at £15,000 lower than</p>
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	<p>the average for the borough. At 4% higher over the previous year values are rising however at 5.8 percentage points lower than the UK average rise in the same period, it is evident that these areas are being held back (Rightmove, June 2022). To begin to address this gap it is considered that this investment in a diverse offering of local amenities will trigger a sequence of wider economic growth.</p> <p>This public sector led place making aligns with core Levelling Up objectives in its aim to invest in the areas that need it most by bridging the viability gap. Our proposed targeted activity will restore a sense of community, local pride and belonging in these places where to an extent it has been lost.</p>
<p>4.3.3 Please set out a clear explanation on what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and</p>	<p>This bid aims to transform two prominent sites within the Borough's principal settlements for growth Wath and Dinnington. The proposed interventions target areas of most concern to the community and where the funding will maximise regeneration impacts.</p> <p>In Wath redevelopment of the town's civic, cultural and commercial hub will serve as a catalyst for wider regeneration. The new library building will include modern collaborative working solutions and Makers spaces. It will help to address digital exclusion and education attainment disparity by providing space that is attractive to young people and supports independent learning. Exhibition space within the new building</p>

<p>barriers with evidence to support that explanation. As part of this, we would expect to understand the rationale for the location. For large transport bids £20M - £50M applicants should submit an Option Assessment Report (OAR). (750 words)</p>	<p>will create opportunities to showcase local talent and be home to Wath museum. New commercial units will be aimed at independent restaurants and bars. A new café primely located to spill out into the park will attract visitors and animate the site. The public realm will be enhanced to incorporate “Play on the Way” space to promote active travel and child development. Facilitating greater use of green open space will promote better health and wellbeing outcomes for local people.</p> <p>The new development will interact more effectively with the surrounding areas and create a much stronger presence on Biscay Way, attracting commuters and Tesco shoppers up onto the high street.</p> <p>Previous investment in the library building and public realm in this area has failed to address fundamental issues with the urban form. A remodelling option has been explored however the problematic concrete structure, substantial asbestos and severe level differences make it a costly option with limited impact. Options to relocate the library more centrally into the space have also been explored however this would create a gap in the high street that we are not confident the private sector could fill in the short to medium term. We are therefore confident on balance that our bid proposal is the correct approach.</p> <p>This bid to the Levelling Up Fund would facilitate assembly of the convoluted sites at Dinnington and transform the space into a legible and attractive commercial centre. This diversification of the town centre is crucial to addressing the shift towards online retail, out of town shopping centres and the dominance of large supermarkets. This new purpose-built town square with spaces that spill out into the public realm and that can operate into the evenings will direct the local economy towards a more sustainable model. In partnership with the operator the market will be relocated to increase its presence on the high street. Providing an attractive covered area will enable the market to expand into additional days and host more events and specialist food and drink fairs. Investing in this long-standing market tradition in Dinnington will restore a sense of pride in the town centre.</p>
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	<p>The clear consensus is that the regeneration of Dinnington high street must start with tackling serious blight. A total of 6 design options were developed in response to feedback from LUF Round 1. Early options explored community sports uses however this was not deemed to be the right direction for the commercial heart of the town. Options with reduced land acquisition were also explored however due to the convoluted layout none of the designs were able to create an unobstructed route through to the town centre or the kind of high street presence required to make commercial units viable. This 6th option for Dinnington is considered to be a suitably ambitious and holistic response to the funding opportunity.</p> <p>The proposed interventions are particularly timely when considering the impact of Covid-19 on local town centres. The schemes aim to capitalise on the rise in home working and align with the principles of the 20-minute neighbourhood.</p> <p>Scheme impacts will be evidenced through increased demand for commercial units in the town centres. The new civic library will increase the number of visitors above current library levels. Reports of ASB and perceptions of safety locally will signify an uplift in the areas as will the removal of blight and empty buildings on the high streets. Increased footfall and spend locally will be evidenced through additional market days and events and a growing evening economy. Wider benefits on existing businesses will be visible in aesthetic improvements and increased local employment. Land value uplifts and property values will manifest the long-term economic benefits that the schemes strive to achieve.</p> <p>In terms of evidencing and quantifying the aforementioned impacts, a spreadsheet model has been developed. Further details of this model are provided in the response to section 5.2b</p>
<p>4.3.4 Please explain how you will deliver the outputs and confirm how results are likely to flow from the interventions.</p> <p>This should be demonstrated through a well-evidenced <i>Theory of Change</i>. Further guidance on producing a Theory of Change can be found within HM Treasury's Magenta Book (page 24,</p>	<p>The package of projects aims to promote the status of the towns as Principal Settlements for Growth, improve perceptions of place, and boost confidence in private investment.</p> <p>In Dinnington the funding will facilitate land assembly and clearance of the site. [REDACTED]</p> <p>[REDACTED]</p> <p>Throughout the construction of 471m2 of new retail space, 287m2 of new hospitality space and 3404m2 of new public realm, disruption to local businesses and residents will be minimised to support the local economy in the interim. The design and finish will increase choice on the high street and be attractive to a wider and higher quality range of commercial enterprises. The council will retain these assets and target cafes, restaurants and bars through proactive marketing.</p> <p>950m2 of improved car parking and paths will improve accessibility, enhance the sense of arrival and overall visitor experience thus increasing footfall. By creating more attractive areas and designing out crime, incidences of anti-social behaviour which stem from a poor quality and underused environment will be reduced.</p>

<p>section 2.2.1) and DLUHC appraisal guidance. (500 words)</p>	<p>750m2 of outdoor market space will be relocated to a more sustainable position on the high street and enhanced with a canopy, shutters, surfacing, lighting and CCTV to preserve and enhance the historic market culture of the town. Increasing capacity for this enterprise to diversify their business, planning all year-round events on multiple days throughout the week, will generate a significant increase in footfall and grow the local economy.</p> <p>29 new trees will be planted within the new town square along with 445m2 of planting to uplift the environment and boost health and wellbeing outcomes in the urban area.</p> <p>The site in Wath is council owned therefore the project will begin at pace once the statutory library service is decanted locally and remaining provision stored. Consultation with neighbouring landowners, businesses and residents will be prioritised to minimise disruption throughout the demolition, site clearance and construction periods.</p> <p>The new 1760m2 Civic, Cultural and Commercial Hub will be constructed as a 2.5 storey building which responds to the site topography and creates a strong triple frontage addressing the high street, pocket park and Biscay Way. It will be equipped with a state-of-the-art library, collaboration spaces, 'Makers Space' and sensory garden which will boost visitor numbers over and above traditional library provision. 322m2 of green roof and planting will maximise the green credentials of the development and promote better health and wellbeing outcomes locally.</p> <p>Within the new building, three purpose built commercial units with space for outdoor seating will be retained as council assets and marketed at growing a vibrant café culture offer to support the shift towards a more sustainable high street model. Social enterprises will be engaged to promote diversity and affordability</p> <p>The Council will work with the local community to exhibit local art and artefacts within the new hub. This will deliver fresh incentives to visit the town and boost local pride. The Council will also lead investment in the wider civic and cultural future of the town centre.</p> <p>Improving 980m2 of public realm will create new opportunities for play and relaxation and promote walking into the town centre.</p>
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<p>4.3.5 For package bids you should clearly explain how the component projects are aligned with each other and represent a coherent set of interventions.</p> <p>(250 words)</p>	<p>The bid is formed of two projects which align under a strategy to invest in Rotherham's principal settlements for growth as identified in the Rotherham Local Plan. This opportunity for transformative regeneration in local town centres will tackle underinvestment and the impacts of Covid19, attracting people back onto their local high streets. The towns have a shared rural and coal-mining heritage and they have a shared purpose in providing some of the boroughs key business and employment centres and sites for housing growth.</p> <p>Both towns are home to popular markets which today offer a glimpse of the potential to restore the once bustling centres.</p> <p>In both cases the regeneration projects will provide new high quality focal points. Delivered through a landmark mixed-use development at Wath will be new incentives to visit the town centre to shop, relax, learn and play in high quality, convenient and connected facilities.</p> <p>Equally in Dinnington redevelopment of the convoluted site in the centre of the town will create a new town square which will draw visitors in from all directions and provide a much-needed sense of place.</p> <p>The central threads are the ambitions to increase footfall in the town centres, and to restoring a sense of pride of place.</p> <p>Furthermore reducing blight and tackling ASB hot spots in both towns will create the sense of safety and cohesion that is needed to help places thrive.</p> <p>Both sites adjoin the town bus interchanges therefore are strategically placed to emphasise a sense of arrival and enhance connectivity. This strategic package is therefore also central to reducing car journeys and creating cleaner, healthier and more sustainable places.</p>
<p>4.3.6 Applicants should also briefly set out how other public and private funding will be leveraged as part of the intervention.</p> <p>(500 words)</p>	<p>The Wath and Dinnington projects were initiated through the One Public Estate fund which contributed [REDACTED] toward the creation of masterplans for the two areas.</p> <p>Upon the arrival of the Levelling Up Fund Round 1 the Council allocated funding from the Combined Authority's 'Emergency Gainshare' pot which facilitated early design works and the compilation of the first bid to Government. The Levelling Up Enabling Fund has also been key in continuing this design work and creating a project which can proceed at pace in 22/23. It is anticipated project development will continue ahead of the LUF announcement.</p> <p>This pre-development funding is captured as match funding in the Costings & Planning Workbook.</p> <p>Unlike the first bid to LUF and in consideration of feedback from Government, this scheme has been reconfigured to no longer rely upon the provision of</p>

	<p>further public or private investment for delivery. Instead the outputs stated a deliverable solely under Levelling Up funding identified.</p> <p>Additional funding is therefore seen as complementary indirect match, which will be levered in as further development is brought forward by the private sector in the surrounding properties.</p>
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4.4. Alignment with the local and national context

In this section, applicants should clearly articulate their alignment with any relevant local and national strategies and objectives concerning investment, infrastructure and levelling up. Applicants should explicitly state how the bid will substantially support the delivery of local and national policy objectives.

<p>4.4.1 Explain how your bid aligns to and supports relevant local strategies (such as Local Plans, Local Economic Strategies, Local Cultural Strategies or Local Transport Plans) and local objectives for investment, improving infrastructure and levelling up.</p> <p>For Northern Ireland, Scotland and Wales bids: In addition, explain how your bid aligns to the strategic plans and objectives of devolved administrations.</p>	<p>On a national, regional and local level the bid accords with visions and strategies to deliver regeneration, growth and community development. While the focus has previously been toward larger areas of economic growth, cities and town centres, the Levelling Up agenda allows us to widen the Council's focus on local areas in need.</p> <p>On a regional level, the South Yorkshire Mayoral Combined Authority Strategic Economic Plan (2021 - 2041) has three overarching policy objectives of which two speak directly to our proposals:</p> <ol style="list-style-type: none"> Growth - Growing the economy and enhancing its strength and resilience. Inclusion - Ensuring that everyone has a fair opportunity to contribute to and benefit from economic growth, that people have a greater stake in their economy, and that work is more closely linked to wellbeing and a decent life <p>The Rotherham Economic Growth Plan (2015 – 25) states the vision for growth as making Rotherham a place where:</p> <ul style="list-style-type: none"> businesses will flourish and grow; the population is highly skilled and enterprising; the necessary infrastructure, including housing, is provided to support economic growth. <p>The vision is based on creating an economy in which business will prosper and local residents will have the enterprise and employment opportunities which reflect their ambitions and skills.</p> <p>The Rotherham Plan 2025 headline indicators include building stronger communities with more residents feeling safe in their community, and more people satisfied with their neighbourhood/local area as a place.</p> <p>THE COUNCIL plans for Thriving Neighbourhoods (2018 – 2025) supports the creation of vibrant safe and connected neighbourhoods.</p>
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	<p>Neighbourhoods that are safe and welcoming with good community spirit, where residents are happy, healthy, and love where they live, and use their skills and assets to contribute to the outcomes that matter to them.</p> <p>The Rotherham Local Plan Core Strategy was adopted in 2014 it designates the towns as Principal Settlements for Growth allocating the majority of housing and employment growth to these areas.</p> <p>The Council Plan 2022-25 has five key themes, which guide everything we do to improve the borough. These are:</p> <ul style="list-style-type: none"> - Every neighbourhood thriving - People are safe, healthy and live well - Every child able to fulfil their potential - Expanding economic opportunity - A cleaner, greener local environment. <p>The 2021/22 ward plans speak directly to the priorities for the towns in question;</p> <ul style="list-style-type: none"> • Wath: Explore opportunities to enhance Wath Town Centre • Dinnington: Back initiatives to improve the built environment and local economy. <p>The Dinnington Neighbourhood plan was adopted in 2021 and identifies the town centre as a key area for intervention. It sets the target for the town centre to be popular, vibrant and viable and has ambitions for the town centre to be the main shopping and leisure destination for residents of the Parish and the wider area.</p> <p>Rotherham will be the world's first Children's Capital of Culture in 2025. Both projects will provide new civic spaces in which to hold locally based events during this year long festival of art and culture, which at its heart aims to address multifaceted issues faced by children and young people in Rotherham.</p> <p>The Council's Library Strategy sets a mission to "build on the strong community spirit that exists throughout the borough, to create access to a wide range of services and to place libraries at the heart of community life".</p>
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(500 words)	
<p>4.4.2 Explain how the bid aligns to and supports the UK Government policy objectives.</p> <p>For Northern Ireland, Scotland and Wales: In addition, explain how your bid aligns to any specific policy objectives, legal and statutory commitments relevant to the devolved administrations.</p> <p>(500 words)</p>	<p>548/500</p> <p>In consideration of the Government's Levelling Up White Paper: The projects will contribute to Mission 1 in providing new employment and small business opportunities in the heart of the semi-rural communities of Wath and Dinnington. The spaces will provide dedicated spaces for local enterprise, learning and making which will support better pay and productivity.</p> <p>Although not directly in relation to schools, the Wath project aligns with Mission 5 in its investment in areas where education attainment is weakest. New dedicated children's facilities in the civic hub will provide high-quality library, sensory, learning, making and exhibition spaces. This will provide a bank of specialist facilities for local schools to utilise as well as for parents and children to access locally. Through this investment we will work towards levelling up learning opportunities, including for pupils with special educational needs and disabilities.</p> <p>Our bid aligns with Mission 7 in its aims to address the health and well-being inequality facing residents of Wath and Dinnington. A focus on clean, healthy place making with high quality green spaces will improve health and wellbeing in these communities. By improving connectivity and promoting active travel we are putting physical and mental health at the forefront of the schemes and striving to increase healthy life expectancies.</p> <p>Central to our bid is Mission 9 pride in place. We are aiming to create resilient and revitalised high streets in the post-covid world. The projects will boost local satisfaction with the town centres and promote engagement in local culture and community. This will be achieved through much needed investment in new and improved civic, cultural and commercial spaces.</p> <p>In our plans to tackle blight and physical barriers to growth in the heart of the town centres we are in alignment with Mission 11. By redesigning the urban forms in these key locations, we will create safe and inclusive commercial centres, that will claim back the town centres for all and support vibrant evening economies.</p> <p>In response to impacts of Climate Change, the Council declared a Climate Emergency on 30th October 2019. This sets a target for the Council to have net-zero carbon emissions by 2030, with the whole borough being net-zero by 2040.</p> <p>By ensuring the local town centres can support jobs, services and opportunities for local people the schemes contribute to Net Zero by enabling people to access facilities within a short walk or cycle of home rather than having to travel by car. The sites are situated within a 25-minute walk, or 8 minutes cycle ride of surrounding residential areas.</p> <p>The Built Environment contributes to approximately 30% of the UK's</p>

	<p>total carbon footprint. In response, the proposed town centre schemes will endeavour to achieve the UK Governments commitment to reduce CO2 emissions to 80% of 1990 levels, by 2050, through a programme of CO2 emission reductions. Our plans to utilise brownfield land and address ageing and inefficient buildings will contribute to this target.</p> <p>We will set out with the principle of designing to be Zero energy/carbon in construction with Zero embodied energy/carbon in operation. The schemes will also aim to be climate adaptable in the future. We will adopt the targets and approach within the RIBA 2030 Sustainable Outcomes Guide and follow the UK Green Building Council's 5-point strategy for achieving where possible net-zero carbon buildings. Both schemes will deliver the required bio-diversity net gain.</p>
<p>4.4.3 Where applicable explain how the bid complements / or aligns to and supports existing and / or planned investments in the same locality.</p>	<p>Rotherham Council has been clear about its priority aims of upgrading eyesore buildings and dated infrastructure, acquiring and regenerating brownfield sites, creating public spaces the community can be proud of and ultimately diversifying the town centre to create a sustainable future.</p> <p>In support of our ambitions the Council has recently secured £12.6m from the Future High Streets Fund, £31.6m from the Towns Fund and £40m from LUF Round 1. The projects delivered through these funds complement the LUF in the general levelling up of the Borough. This principle is now applied to the local town centres focussing firstly on the Principal Settlements for Growth. Shifting focus to local town centres the Council has committed £4m of its own capital to enhancing the future of its towns and villages.</p> <p>The Transforming Cities Fund includes projects to [REDACTED] project to provide a new cycle route linking Wath town centre to residential and employment areas at Manvers.</p> <p>The Council secured [REDACTED] towards masterplanning as part of the One Public Estate programme.</p> <p>The Council attributes part of its revenue and capital budgets to a Community Leadership Fund for use by Ward Members and for each</p>

	Ward as a whole. Across the three towns this totals some of revenue and of capital funding
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4.4.4 Please explain how the bid aligns to and supports the government's expectation that all local road projects will deliver or improve cycling and walking infrastructure and include bus priority measures (unless it can be shown that there is little or no

In Dinnington the scheme aims to improve pedestrian connectivity from the bus station and surrounding residential areas. This will promote walking by providing safer and clearer routes with places to rest on the way. This improvement in the public realm will also promote bus travel by enhancing accessibility and visibility of the bus station. Existing bus priority measures will be retained. The public realm investment and dedicated commercial servicing areas will transform the convoluted site and clarify the pedestrian, cyclist and vehicle hierarchy in this area in line with government guidance. Secure bicycle storage areas to be included in detailed design will further enhance the sustainable and active travel infrastructure in the area.

Similarly, the scheme at Wath adjoins the town centre bus interchange and the LUF investment will enhance this area creating a more attractive public realm and an improved pedestrian experience. Bus passengers will arrive at a hive of activity in a more open and overlooked environment. The new building will allow for crucial level changes that will improve pedestrian flow in this area and support accessibility across the site. A key aim of the redevelopment is to open up the town centre to the main road and Tesco behind and entice people out of their cars into more active modes of travel. This in turn will draw people up into town to utilise local businesses, services and facilities. Introducing "Play on the way" equipment to the public realm will support whole families to achieve more physical activity as part of everyday life. Secure bicycle storage areas will further enhance the sustainable and active travel infrastructure in the area.

<p>4.4.5 Please tick to confirm which of the following <u>Levelling Up White Paper Missions</u> (p.120-21) your project contributes to:</p> <ul style="list-style-type: none"> - Living Standards - Research and Development (R&D) - Transport Infrastructure - Digital Connectivity - Education - Skills - Health - Wellbeing - Pride in Place - Housing - Crime - Local Leadership <p>And write a short sentence to demonstrate how your bid contributes to the Mission(s).</p>	<p>The projects will contribute to Mission 1 in providing new employment and business opportunities, and dedicated spaces for learning and making which will support better pay and productivity.</p> <p>Although not directly in relation to schools, the Wath project aligns with Mission 5 in its investment in areas where education attainment is weakest. Specialist facilities will be created for local schools to utilise as well as for parents and children to access locally.</p> <p>Our bid aligns with Mission 7 as its focus on clean, healthy place making with high quality green spaces will improve health and wellbeing in these communities.</p> <p>Central to our bid is Mission 9 pride in place, we are aiming to create resilient and revitalised high streets in the post-covid world and boost local satisfaction.</p> <p>In support of Mission 11 we will redesign the urban forms in these key locations to create safe and inclusive environments, that will claim back the town centres for all and support vibrant evening economies.</p>
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Part 5 Economic Case

All costs and benefits must be compliant or in line with HMT's Green Book, DfT Transport Analysis Guidance and DLUHC Appraisal Guidance. Please also see Technical Note.

• Appropriateness of data sources and evidence

<p>5.1.1 Please provide up to date evidence to demonstrate the scale and</p>	<p>Inequality, in terms of deprivation, is clear to see across the two centres. 37% of households with children in Wath are classed as low-income and fall into the child poverty category; in Dinnington the figure stands at 31%. In Dinnington 50% of the LSOAs fall into the bottom three deciles, and in Wath two thirds of the LSOAs fall into the bottom three deciles. Every LSOA in Wath is in the bottom three deciles for employment and the bottom two for health. Dinnington also has three LSOAs with extremely similar results. 41% of crimes in the Dinnington ward are recorded in Dinnington centre.</p> <p>27% of people in Dinnington aged over 16 years have no qualifications, while 24% of Wath residents also have none. Wath sees positive early years development, but only 41% achieve GCSEs in English and Maths compared to the borough average of 51.9%. In terms of those achieving degree level qualifications or higher, the percentages stand at 14% and 15% for Wath and Dinnington respectively.</p> <p>In Dinnington 65 businesses and stakeholders identify appearance, condition, choice and experience as major town centre issues to address. A loyal</p>
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	<p>customer base reminded on every visit of the lack of investment and improvement opportunities.</p> <p>In Wath 40 businesses and stakeholders identify choice, access, parking core environment as issues. Identify the need for a place for events, markets, improve visibility of offer, better facilities for benefit of local and additional users.</p>
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5.1.2 Please demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues. Please demonstrate how any data, surveys and

A range of data sources have been used to contextualise the scale and significance of local problems, issues, and opportunities. None of the data given is any older than 2019, and all of these sources are reliable and unbiased with two of the main sources being external bodies. These include the following:

- Data on commercial property vacancy rates in the town centres has been identified through recent on the ground surveys undertaken by specialist consultancy The Retail Group on behalf of the Council with fieldwork undertaken in May 2021. Dinnington has 12 vacant premises and circa 23 'closed' on day of survey. Wath had 5 vacant and circa 30 'closed'. Closed includes vacant or not open due to Covid constraints.
- Evidence of problems and issues facing town centre business occupiers has also been generated by this same survey fieldwork. The surveys undertaken in both Wath and Dinnington achieved high rates of participation.

	Wath	Dinnington
Response Rate	65%	80%
Customer experience priority actions	Improved safety Public realm improvements - signage, seating, pavements	Cleaner / tidier Improved sense of arrival Improved security
Priority place improvements	More variety Additional markets Improved facilities for young people	Improve markets Improve cleaning and waste control Increased visibility of shops Improved facilities for young people
Growth aspirations	More choice More promotion Investment	Vibrant busy centre Clean Appealing Needs help and soon

- Data on unemployment and worklessness is obtainable from the ONS/NOMIS for the Rotherham MBC area as a whole. The preferred measure of unemployment is the internationally recognised ILO definition which is based on availability for work rather than eligibility for unemployment-related benefits.
- Data on local crime levels has been obtained from UKcrimestats.com and is updated on a monthly basis. This data source for crime incidents was recommended for use by DLUHC as part of the FHSF bid clarification exercise initiated in October 2020, and so is considered appropriate for use as providing supporting evidence for LUF applications. As per the FHSF programme, the approach used here is to count reported crime incidents over the most recent 12-month period for an area extending to 1 mile from a point within the town centre.

	<ul style="list-style-type: none"> • Evidence on market demand for commercial and residential market evidence in Wath and Dinnington is based on current and recent property market intelligence. This includes recent data on recent sales values, rental levels and yields for different property segments from the Co-Star and EGi data sources as well as logs of current property requirements for various market segments, including residential development, retail and leisure. <p>The IMD is a statistical database produced by DLUHC and as such is an unbiased document that does not seek to push any agenda. The council local ward profiles are created using data from various trusted databases such as ONS and NOMIS, as well as data provided by reliable sources such as HM Revenue and Customs, Public Health England, and the South Yorkshire Police.</p>
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<p>5.1.3 Please demonstrate that the data and evidence supplied is appropriate to the area of influence of the interventions.</p> <p>(250 words)</p>	<p>Some project outputs are specific to the buildings that are included within the proposed interventions in Wath and Dinnington. For example, the floorspace areas have been used to estimate the gross job totals used in the estimated financial value of jobs made more accessible to local unemployed or workless people. Similarly, the size of the public realm areas for estimation of Amenity Value have been extracted from the masterplan designs for the proposed scheme.</p> <p>However, in line with usual practice, there are several types of benefits where the area of intervention extends slightly outside this boundary. These are as follows:</p> <ul style="list-style-type: none"> • Crime reduction: in line with the guidance provided by DLUHC for the FHSF programme, the area of influence for reduced crime and Anti-social behaviour extends to 1 mile from the centre of the LUF intervention area in each of the two towns. <ul style="list-style-type: none"> ○ Data for crimes occurring in the relevant area over the 12-month period up to April 2022 was sourced from www.UKcrimestats.com. • Land Value Uplift in the wider area: the area of influence for LVU in the wider area – for both residential and commercial properties – includes a 500 metre buffer beyond the red line edge of the LUF intervention area. <ul style="list-style-type: none"> ○ Data on the number of residential properties within the relevant area was estimated using small area data obtained from the ONS. ○ Estimates of the number and value of commercial properties within the relevant area was estimated using data extracted from the Co-Star commercial property database.
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• **Effectiveness of proposal in addressing problems**

In this section applicants should clearly set out how the activity described in the bid will address the challenges identified.

<p>5.2.1 Please provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems. Quantifiable impacts should be forecasted using a suitable model. Theory of Change evidence should be identified and referenced.</p> <p>(750 words)</p>	<p>In both Wath and Dinnington the high level of vacancies in town centre retail units indicates that a broader range of uses needs to be introduced. This is particularly the case in Dinnington, where the number of vacant units is larger, and where there is also greater evidence of the abandonment of buildings (evidenced by prominent buildings that suffered arson attack some years ago and remain damaged and derelict).</p> <p>The proposals to improve environment, increase facilities and amenities will directly lead to increased and extended visits from local residents and more occasional visits from non-local residents. This will result in increased expenditure both in existing businesses and in new businesses attracted by the improved facilities and stock of premises. This will lead to additional employment at existing and new businesses. Providing further income and expenditure for the local area. 65% of Dinnington businesses reported that improved performance would result in increased staffing, and 73% in Wath.</p> <p>The assessment of the Council and its advisers is that the development of a stronger cultural, leisure and residential offer in the town centres will provide an important part of the solution to halt the spiral of decline that has been occurring over the past 4-5 years. An enhanced commercial and cultural offer will provide a boost to existing retail and service outlets as well as creating the opportunity for new businesses and ventures in the floorspace created.</p> <p>Reinforcing and expanding the number and quality of cultural and leisure attractions in the town centres would help to boost the number of visits to the town centre by increasing the appeal of the attraction to a wider range of residents and visitors.</p> <p>A further source of benefit is an expected reduction in levels of crime and anti-social behaviour in the town centres. The justification for the anticipated reduction is from improved design of public realm, removal of blight and opening up of hidden spaces</p> <p>In terms of quantifying impacts, a spreadsheet model has been developed that yields a wide range of quantifiable outputs, many of which are capable of monetisation for inclusion in the BCR calculation. Further details of this model are provided in the response to section 5.2b below.</p>
<p>5.2.2 Please describe the robustness of the analysis and evidence supplied such as the forecasting assumptions, methodology and model outputs. Key factors to be covered include the quality of the</p>	<p>The economic impact model has been constructed as a discounted cash flow of costs and benefits over a 30-year appraisal period (although in most cases the duration of quantified benefits is more restricted: e.g., amenity value, crime reduction benefits, and wider area land value uplift is only included for 10 years after completion of the project), with future costs discounted using a rate consistent with that recommended by the Green Book.</p> <p>Several types of costs and benefits included in the model have been sourced directly from appropriately qualified officers within the Council, with others obtained from experts commissioned by the local authority. For example:</p>

analysis, the quality of the evidence and the accuracy and functionality of the models used.

- Development costs have been identified and profiled by the design teams and cost consultants working on the projects,
- Existing use values and post-development values have also been identified by appropriately qualified consultants. The consultants have similarly produced estimates of site-specific land value uplift using a methodology compliant with the DLUHC Appraisal Guide.

A wider set of project-related benefits have been included in the model, in each case using methodologies consistent with established best practice and Government guidance.

- Gross and net floorspace areas from the building design have been used as the starting point to estimate gross and net employment creation potential using standard employment density and local additionality assumptions.
- The gross job numbers from the model have in turn been used to produce monetary estimates of '*jobs made more accessible*' following the proposed intervention, using the method recommended by DLUHC under the FHSF programme which included guidance on aspects such as displacement, attribution and duration of impacts.
- The model also quantifies benefits such as Wider Area LVU covering existing commercial and residential properties located in each of the district centre also using a method recommended by DLUHC as part of the FHSF programme. Data on the number and average value of commercial properties in the relevant area (i.e., the area within the red line boundary plus a buffer) has been identified using commercial property databases. Estimates of the number of existing residential properties has been estimated by the local authority using in-house data.
- The model also covers estimated benefits associated with expected reduced levels of crime and anti-social behaviour in the town centre. The approach is the same as recommended by DLUHC as part of the FHSF programme, coupled with up-to-date local crime data from the UKcrimestats.com data source. Assumption regarding displacement, attribution, value of benefits and duration of effects have all been sourced from DLUHC guidance provided during the FHSF bidding process.
- Enhanced amenity value from new public realm was quantified using the methodology recommended by the DLUHC Appraisal Guide. This process utilised information on the area of public realm developed in the project design by the consultant masterplanning teams working in Wath and Dinnington respectively.

The potential for a stimulus to accelerated residential property development in the wider local area on sites identified as being suitable for development in the local SHLAA additional was determined by consultants working on behalf of the Council.

- **Analysis of costs and benefits**

In this section applicants should describe and explain the costs and benefits in the relevant **Costings and Planning Workbook – Tables A – Economic Benefits and Table A - Economic Costs** They should provide an explanation of how benefits and costs are analysed and estimated, and how this approach is proportionate for the proposal being submitted.

All costs and benefits must be compliant or in line with HMT's Green Book (including supplementary guidance), DLUHC Appraisal Guidance, and if appropriate Transport Analysis Guidance.

Package bids need to demonstrate both the overall package costs and benefits, and the disaggregated costs and benefits for each component project. Supplementary tables for component projects should be completed in full.

<p>5.3.1 Please explain how the economic costs of the bid have been calculated, including the whole life costs.</p> <p>(500 words)</p>	<p>The expected financial costings included within the bid have been generated by cost consultants Turner & Townsend based on drawings and other technical information generated by the design teams for Wath and Dinnington working on behalf of the Council. The architects used for both projects is AHR, a nationally respected firms of architects and urban designers.</p> <p>Cost estimates for the proposed re-development excludes allowances for VAT, NHBC Insurance, Planning Fees and pre-contract Professional Fees. Costs have been developed in present day terms assuming a mid-point of construction of November 2024.</p> <p>The costings assume a single phase of construction, and are based on cost information obtained from BCIS, Spons and in-house benchmarks.</p> <p>The costings take into account expected levels of building cost inflation over the expected development period, based on current in-house construction price forecasts and indices developed by Turner & Townsend.</p> <p>The profiling of project costs in the Economic Case is fully consistent with those set out in the Financial Case: this profiling has been developed by the Council based on advice received from the design team, with inputs also from key local stakeholders.</p> <p>Future project costs have been converted to a present value using a discount rate of 3.5% per annum in accordance with the guidance found in the Green Book and DLUHC Appraisal Guide.</p> <p>Overall project costs identified by the Financial Case are expected to amount to around [REDACTED]. When optimism bias is added and discounting is applied, the Present Value of these overall costs is estimated to amount to [REDACTED].</p> <p>Optimism bias has also been factored into the assessment. Given that</p>
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	<p>Public amenity value. The benefit associated with amenity enhancements from improved public realm have been estimated by calculating the area expected to benefit from improved public realm in the two towns and converting this area to a financial value using a method consistent with the DLUHC Appraisal Guide. This amounts to a current value of approximately £28,000 per annum. This stream of benefits is assumed to occur over a 10-year period discounted at 3.5% p.a. The overall cumulative value is £0.218 million in real discounted terms.</p> <p>Crime and anti-social behaviour. Benefits associated with the potential for reduced levels of crime and ASB have been estimated in a manner consistent with DLUHC guidance. The method used includes standard assumptions for annual reduction (1%), displacement (75%) and the average cost of crime (based on the value identified by MHCL in the FHSF guidance, updated to 2021 prices). This methodology results in an annual reduction in crime worth around £107,000 per annum in current terms occurring over 10 years. The overall cumulative value is £0.828 million in real discounted terms.</p> <p>Jobs made more accessible. The value of jobs made more accessible has been calculated using a methodology fully consistent with DLUHC guidance issued for the FHSF. The starting point is the estimation of the potential for gross jobs associated with commercial floorspace to be provided by the proposed intervention, as well as those that would be created by bringing back into productive use currently vacant town centre floorspace. Gross job estimated have been calculated using floorspace densities provided by the Homes England <i>Employment Density</i> guide. The result of this estimation is a gross job count of 101 jobs in the two district centres. Of these, 10% are assumed to be taken by labour market entrants or re-entrants, whilst the welfare impact is assumed to be 40% (based on Webtag guidance). The annual value generated by the jobs is estimated using ONS average GVA per worker data (2018) updated to current prices using HMT GDP price deflators.</p> <p>This methodology results in an annual value of jobs made accessible worth £0.197 million per annum occurring over 10 years. The overall cumulative value is £1.528 million in real discounted terms.</p> <p>Other public revenues. The development is also expected to yield significant benefits in the form of additional sources of ongoing revenue, including Business Rate income generated from new commercial floorspace, plus additional Council tax revenues from new residential properties associated with accelerated development on SHLAA sites in the towns. The estimates of these future revenue streams is based on average values for Rateable Value for town centre commercial property as well as current Council Tax bands for the Borough. The overall cumulative value of this benefit is £17.724 million in real discounted terms.</p>
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- **Value for money**

In this section applicants should set out the Value for Money (VfM) of their bid, taking account of monetised and non-monetised impacts and risks and uncertainties.

Prior to completing this section the application should complete the relevant **Costings and Planning Workbook – Table A – VfM**

5.4.1 Please provide a summary of the overall Value for Money of the proposal. This should include reporting of Benefit Cost Ratios (BCR).

(500 words)

If a BCR has been estimated, please provide the BCR of the proposal below.

If you only have one BCR, please enter this against the 'initial' BCR.

'Initial' BCR (single bid)

'Adjusted' BCR (single bid)

The overall value for money of the proposed intervention has been calculated in a way that is fully consistent with DLUHC requirements for regeneration programmes. The formula used to calculate the BCR is as follows:

- (Present Value of expected Benefits minus Present Value of expected Private Sector Investment) divided by the Present Value of expected Public Sector Costs.

The estimation of the Present Value of expected Public Sector Costs includes an allowance for Optimism Bias taking into account both LUF investment and public sector co-funding.

The following table provides the summary results of the proposed LUF intervention and associated strategy for the two District Centres in combination.

[illegible]

	<p>which is often used by Government as guide in public investment decision-making for infrastructure and regeneration projects.</p> <p>On that basis, the proposed investment of LUF resources into the regeneration strategies for Wath and Dinnington can be expected to generate good value for money.</p>	
<p>5.4.2 Please describe the non-monetised impacts the bid will have and provide a summary of how these have been assessed, including the expected scale of these impacts. These will be factored into the overall Value for Money assessment of the bid.</p> <p>(500 words)</p>	<p>The proposed interventions have the potential to generate substantial new job opportunities for residents of Wath upon Dearne and Dinnington. Based on the floor areas identified by the masterplan, using standard methods of converting gross floorspace figures into estimates for net internal floorspace and normal employment densities consistent with the guidance provided by the latest version of the HCA/Homes England <i>Employment Density Guide</i>, it would be expected that when fully developed and occupied the developments have the potential to host 76 new jobs in Dinnington and 26 in Wath (i.e. a total of 101 gross new jobs).</p> <p>The construction phase of the regeneration strategy for the District Centres also has the potential to support construction phase employment both directly and indirectly (i.e., through supply chain activity and construction workforce local expenditure). The number of direct jobs expected to be required to deliver the construction phase of the scheme is expected to amount to around 65 person years of employment.</p> <p>The projects can be expected to generate positive socio-cultural benefits, including enhanced community cohesion, improvements to community character and self-image, and positive impacts on quality of life for residents of Dinnington and Wath.</p> <p>The projects can also be expected to generate positive distributional effects, such as improved access to retail, leisure, education, learning and leisure opportunities for specific groups, such as those on low incomes, the elderly, and those with reduced mobility.</p>	
<p>5.4.3 Please provide an assessment of the risks and uncertainties that could affect the overall Value for Money of the bid.</p> <p>(250 words)</p>	<p>The costings for the proposed interventions include appropriate allowances for contingency and project management resources to deliver efficient and effective management of the project during the final phase of the project.</p> <p>Full risk registers for the interventions proposed for Wath and Dinnington are included with this submission.</p> <p>In addition, in accordance with usual practice an adjustment to the BCR in the form of a 15% allowance for Optimism Bias with respect to public sector funding has also been made.</p>	

5.4.4 We would expect an Appraisal Summary Table, to be completed to enable a full range of impacts to be considered. This should be consistent with the relevant appraisal guidance for the bid.

For package bids, please provide an Appraisal Summary Table for each component project.

For Regeneration or Cultural bids, the Appraisal Summary table should be consistent with the DLUHC appraisal guidance. For Transport bids it should be consistent the [Transport Analysis Guide](#).

Any additional evidence to support your responses to this section should be referenced within your responses (5.1.1 – 5.4.3) and attached as a single annex.

See 5.4.1

Part 6 Deliverability

- **Financial**

Within this section applicants are required to provide clear and robust details of the financial aspects of the bid, including sources, secured status, and type of match funding, project costs, financial risks and mitigation measures, and how funding is structured – e.g. if you are intending to further disburse the LUF grant with bid partners.

Management and consultancy costs should be clearly shown within the project budget, and any work to be sub-contracted explained within the application form.

Prior to completing this section applicants should complete the relevant [Costings and Planning Workbook - Table B – Funding Profile and Table C – Cost Estimates](#)

<p>6.1.1 Please confirm the total value of your bid.</p>	<div></div>
<p>6.1.2 Please confirm the value of the capital grant you are requesting from LUF.</p>	<div></div>
<p>6.1.3 Please confirm the value of match funding secured.</p> <p>Where match funding is still to be secured please set out details below. If there any funding gaps please set out your plans for addressing these.</p> <p>(250 words)</p>	<div></div> <p>Additional funding is not required to make this project deliverable</p>
<p>6.1.4 If you are intending to make a land contribution (via the use of existing</p>	<p>N/A</p>

<p>owned land), please provide further details below and confirm who currently owns the land, details of any restrictions and the estimated monetary value.</p> <p>(250 words)</p>	
<p>6.1.5 Please confirm if your budget includes unrecoverable VAT costs and describe what these are, providing further details below.</p> <p>(250 words)</p>	<p>RMBC envisage all VAT being recoverable on this project, therefore all amounts are stated net of VAT.</p>
<p>6.1.6 Please describe what benchmarking or research activity you have undertaken to help you determine the costs you have proposed in your budget. Please advise on any assumptions.</p> <p>(750 words)</p>	<p>Construction Cost Benchmarking Tools:</p> <p>Turner & Townsend have provided Rotherham Metropolitan Borough Council with the construction cost estimates for this bid. Turner & Townsend are an established and well-respected cost management and quantity surveying practice with access to robust benchmarking. We have engaged Turner & Townsend's Sheffield office who are one of the leading cost consultancies in the region with up-to-date knowledge of the local construction market.</p> <p>Turner & Townsend have their own exclusive digital tools for benchmarking.</p> <p>Benchmarking Application: An elemental data set based on contractor tender returns received by Turner & Townsend across their business. This elemental data set allows an elemental comparison across like for like asset types. Where used in the cost estimate the rates have been adjusted for both the location of site and the current base date of the estimate. This has created a robust baseline for the construction cost estimate.</p> <p>Market Rates Application: The market rates application provides up-to-date market tested composite and unit rates for use in cost planning and cost estimating. Rates are extracted directly from tender returns to ensure consistency, accuracy, and reliability. This has enabled benchmarking at a composite rate level not only to create that robust baseline, but also where the design has developed, to map that baseline to the specific design solution.</p> <p>Turner & Townsend have also used benchmarking data from BCIS and SPONS to supplement their own, and local projects where there are</p>

similarities of scope.

Benchmarking, Market Research and Assumptions:

Benchmarking, market research and assumptions to the costed items within the construction estimates are as follows:

Demolitions: Turner & Townsend have consulted with a local demolition contractor to ensure demolition, access, disposal value and asbestos removal costs reflect the structures to be demolished.

New buildings: Turner & Townsend have applied three approaches when costing new buildings:

- Where design has not been suitably developed, Turner & Townsend have used their *Benchmarking Application* to provide a robust baseline allowance for each building type (retail, café, library benchmarks). Added allowances for the abnormal works for the site, such as the significant retaining walls assumed required due to the topography of the site at Wath-Upon-Dearne.
- Where design has been almost developed to RIBA Stage 2, Turner & Townsend, have been able to measure quantities and have priced these quantities using their *Market Rates Application*. This includes the envelope of the buildings and in relation to the library at Wath-upon-Dearne, the room internal layouts.
- Market research has been applied to certain installations. An example is the roller shutters to shop fronts where a specialist supplier was engaged due to the large sizes involved.

External works: Turner & Townsend used their *Market Rates Application* and applies measured rates to measured quantities. Provisional sums have been applied for those elements not measurable but determined via joint assumptions with the wider design team. Turner & Townsend have consulted with a specialist in relation to the bespoke canopy in the Dinnington Town Centre concept design.

Contractor's preliminaries: Turner & Townsend have made use of local and wider market intelligence to apply an estimate of Contractor's preliminaries to reflect the proposed construction programmes, including demolition phases, where timelines have been discussed with specialists. Once calculated overall allowances have been measured against data from Turner & Townsend's *Benchmarking Application* and this provides assurances the allowances are robust.

Contractor's overheads & profit: See our response to 6.1.7.

Project/design fees: Turner & Townsend have use locked in rates from Rotherham Metropolitan Borough Council's consultant framework. This framework runs through the life of the projects in this bid.

Contingency: See our response to 6.1.7.

	<p>Inflation: See our response to 6.1.7.</p> <p>As the scheme develops, cost plans will be developed at key design gateways to make sure that budgets are carefully managed and that decisions are made with cost in mind.</p> <p>During the construction phase Turner & Townsend will be retained to manage valuations, recommendations, and variations. Regular reporting will mean we maintain an accurate cost position for the duration of the project.</p> <p>Non-Construction Cost Benchmarking:</p> <p>In 2021 the Council undertook a procurement activity to appoint a multi-disciplinary team to lead the design, cost planning and other services for each of its regeneration led projects. This team will provide support as required to the LUF project delivery. Non-construction costs such as fees have been quoted on the basis of this procured contract.</p> <p>Acquisition costs have been provided on a Property Cost Estimate basis by the Council's appointed consultants Gateley Hamer.</p>
<p>6.1.7 Please provide information on margins and contingencies that have been allowed for and the rationale behind them.</p> <p>(500 words)</p>	<p>Margins</p> <p>Main contractor overheads and profit levels have been allowed in the Turner & Townsend cost estimates at 6% on top of the baseline construction cost.</p> <p>They have formed their view of the local market, backed up by the data from their <i>Benchmarking Application</i> for similar asset types, which range from 1-7%.</p> <p>It is likely the project will be tendered via an established framework. An example is the local YORBuild framework, where the average overheads and profit margin through this framework, relevant for the lot size, is on average 3-10%. If tendered via a framework the allowance will also have to include for the framework providers fee, so the allowance within the construction costs is felt robust but not too high.</p> <p>Construction Contingency</p> <p>Construction contingency is allowed as follows:</p> <ul style="list-style-type: none"> • A base 10% allowance on the combined construction and design fees total is allowed for design risk given the current design level. • A further 5% on construction risk is allowed, this reflecting the simple nature of the construction that is deemed from the scheme designs. • For Dinnington Town Centre, a further contingency (■■■■) for potential phasing requirements is allowed, to cover an additional contract duration and disturbance that has been discussed with the team.

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Typically, contingencies on projects at this stage in design development range between 10% and 20%.

Inflationary Allowances

Construction inflation is a major pressure on estimating projects currently. Material and sub-contract procurement timelines are elongated from labour shortages and delay, increased transportation, and energy cost rises. All exaggerated by the war in the Ukraine. Although COVID restrictions have eased, infection levels may still impact if cases increase in winter months. Selection of materials and reducing the different types of materials can help on cost escalations.

Turner & Townsend have their own ***Tender Price Indicator Calculator***. This inflation data set compares historical trends with up-to-date accepted tender levels and market intelligence from suppliers engaged with Turner & Townsend. The resulting tender price inflation indices is used to uplift from current pricing levels to the anticipated mid-point of construction.

Turner & Townsend have applied inflation to the construction estimate, as follows:

- Dinnington Town Centre - 11% to allow for a mid-point construction of 4th Quarter 2024 (end June BCIS TPI forecast for the same period is 9.4%).
- Wath-Upon-Deerne – 10.4% to allow for a mid-point construction of 3rd Quarter 2024 (end June BCIS TPI forecast for the same period is 8.3%).

This creates an estimate of inflation to reflect the proposed construction programmes creating some resilience against forecast cost increases over time.

Other Contingency:

Gateley Hamer have applied contingency to their Property Cost Estimate of 10%

6.1.8 Please set out below, what the main financial risks are and how they will be mitigated, including how cost overruns will be dealt with and shared between non-UK Government funding partners. (You should cross refer to the Risk Register).

(750 words)

Construction Financial Risk

Current market conditions: See question 6.1.7 relating to inflation in terms of the current risk sums within the construction estimate.

Delivery contractor: Main contractors are more cautious than in the past when pricing tenders, and this will reflect in terms of price level and fixity. Soft market testing has been undertaken and will be ongoing so attract the right tenderers for the construction works. Our soft market testing has included questions on, how far design is best progressed, what site survey work is key to complete, what level of commitment to the Local Authority Planning should be progressed, and what risk sits with who.

Design: The new buildings are relatively simple in shape and the rates used within this cost estimate reflect this assumed approach. Design should be aimed to keep detailing and materials simple to achieve the basic form, or risk overrunning allowances. The podium nature of the new library project in Wath-Upon-Deane will increase substructure costs. Assumed solutions have been costed. Assumptions will require validation by an Engineer.

Ground conditions: Whilst desktop information has been viewed, no physical ground investigations have been undertaken to date. Allowances have been made on foundations that will require validation. An Engineer should be engaged to help understand the ground risk and indicate the right foundation solution for the scheme and to minimise the number of Provisional Sums from any future contract.

Existing buildings: All buildings within the sites are allowed to be demolished. Demolition allowances have been based on discussions with a demolition specialist contractor. Information on existing structures was available for the existing building to be demolished at Wath-Upon-Deane, but no information was available for those at Dinnington. However, the buildings at Dinnington appear from the outside to be fairly simple single or two storey buildings.

Mechanical and electrical strategy: Heating and ventilation strategy, carbon output requirements and how far Rotherham Metropolitan Borough Council want to go towards meeting net zero with this scheme are key decisions to be made. The current instruction is to allow for achievement Local Authority Planning Consent without further enhancement.

Level of Fit Out of Retail: Gateley Hamer have advised retail should include a level of fit out to attract local business. Turner & Townsend have included averages from their benchmarks. This will require validation as design develops.

Market canopy (Dinnington):

External works: Extent of hard paving, trees and fixtures and fittings will drive up the cost. The large expanse of Public Realm in the Dinnington project is the main risk and the hard and soft landscape balance, type of paviour, quantity of external furniture and lighting and any public art, will all have bearing on the out turn, against the allowances included within the estimate.

Drainage: The cost plans have provided a benchmark allowance derived from similar schemes. Engineer's designs will have to be measured as design develops.

Existing services: Desk top information has derived allowances to date. Utilities are yet to be engaged. Estimated allowances will have to be refreshed as Utility quotations are received. Risk also may arise from programme delays caused by Statutory Utilities timelines and changing requirements.

Cost overruns will in the first instance be accommodated through value engineering decisions in relation to design, and secondly in relation to outputs. Significant cost over runs are not anticipated but would result in the development being phased or seeking alternative delivery methods such as developer input or eventual sale of assets to accommodate.

<p>6.1.9 If you are intending to award a share of your LUF grant to a partner via a contract or sub-grant, please advise below. NB: You must ensure any further disbursement of the grant is done so in accordance with subsidy controls and public procurement rules.</p> <p>(750 words)</p>	NA
<p>6.1.10 What legal / governance structure do you intend to put in place with any bid partners who have a financial interest in the project?</p> <p>(750 words)</p>	NA

- **Commercial**

Within this section, applicants should set out their commercial and procurement strategy for effectively awarding and managing any contracts for goods, works or services to be funded by the grant. The strategy should include all key procurement lifecycle activities, timescales and who will lead on procurement / contractor management.

<p>6.2.1 Please summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted.</p> <p>(1500 words)</p>	<p>Dinnington Summary</p> <p>The proposed project at Dinnington includes consolidation of a number of private land parcels in order to create a deliverable development plot. Land will be acquired by the Council who will then have control of land necessary to bring the development forward. The Council will in effect act as developer and appoint contractors to build out the site with the Council retaining control of the asset long term.</p> <p>The Council will take responsibility for delivery of the project including the leasing, occupation and ongoing running of the scheme.</p> <p>Alternative delivery methods have been assessed which included the appointment of a developer partner, and post completion sale or leasing to investment companies. The chosen route allows the scheme to be delivered as soon as funding is awarded as opposed to following procurement and negotiation with a developer partner. Retention of the product long term allows the Council greater control over the end product and the end users, giving room for flexibility over leasing arrangements and opportunities for start-up and innovative organisations and social enterprises to occupy the new commercial spaces amongst more established businesses.</p> <p>Wath Summary</p>
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Wath library is in local authority ownership and, once the project is complete, will principally operate under the same arrangements. There is no need for land acquisition. The new scheme does propose a number of commercial units at ground floor which the Council will manage in terms of leasing and occupation.

The Council will take responsibility for delivery of the project.

Professional Team

A team of technical consultants are appointed, through a tender to develop the design and lead the scheme through the planning and procurement process.

Having been appointed from the YorConsult framework in 2021 this contract provides a quick, compliant and tried and tested route to market for preconstruction activities. The Council will benefit from a consistent service as the team are working with the authority across several schemes already. The services to be provided include:

- Architectural design
- Engineering design
- Principal Designer/CDM advice
- Project management
- Cost management
- Development and commercial advice
- Public and stakeholder engagement
- Technical surveys

Construction Procurement

The Council will seek to enter a construction contract with a principal contractor who will take on responsibility for the final design and construction of the scheme. The contractor will be selected through a competitive tender process which assesses their suitability in terms of competence, quality and value for money. Soft market engagement to gauge market interest and the procurement route preferred by the contracting market has been undertaken across the authority's programme of works and will continue as the scheme develops post funding award.

It is worth noting that the project is at a relatively early stage and that the construction market is currently experiencing challenges in relation to inflation and uncertainty surrounding availability of materials. Contractors are also busy and able to influence tender routes and the level of risk transfer. The tender process will need to reflect this context and that strategy may need to alter as market conditions evolve. At this stage, the delivery plan assumes a two stage procurement process will be followed to strike the balance between market appetite, certainty and competitive tendering.

There are several contractors that have the experience and ability to deliver this project. It would be possible to access contractors via a framework such as YorBuild (which The Council use regularly) to procure the works. Use of a regional framework such as YorBuild would secure a regional contractor. Based on a consideration of the current framework contractors and the nature of this project, it would appear that the contractors on the YorBuild framework are sufficiently capable and would provide competitive bids.

	<p>If a framework is not determined to be the appropriate route a restricted procedure could be followed that would open the opportunity to the wider contractor market.</p> <p>Risk is being managed as part of the pre contract project management service. A risk workshop has been held and risks have been recorded on the risk register. The register includes consideration of each risks impact, what mitigation measures are available to employ and who's responsibility the risk is. As the project progresses risks will be monitored and where possible, reduced and eradicated.</p> <p>Procurement of the contractor will include a significant transfer of day-to-day design and programme risk from the Council to the contractor.</p> <p><i>The route will be confirmed following three activities:</i></p> <ul style="list-style-type: none"> • Further consultation with the Council's procurement service • Further market engagement which is to continue up until tender • Further capability review of Framework contractors <p><u>Evaluation criteria</u></p> <p>Evaluation will be on a split of price and quality criteria.</p> <p>Quality criteria will include the following categories:</p> <ul style="list-style-type: none"> • Programme • Proposed methodology • Proposed team • Approach to health and safety • Social value contributions
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	<p>The Council has an established Social Value Policy applicable to all contracts over £100,000. The social value commitment accounts for 20% of the overall score for tender bids. Social value is measured through a series of output measures which are built into each contract and monitored through project delivery.</p> <p>In all procurement activities the playbooks are embedded in standard approaches, FPPR and incorporated into Procurement Business Cases and operational working.</p> <p>Corporately the Council signed up to adopt the Co-operative Parties Charter on Modern Slavery and as such key considerations around this agenda are incorporated in all procurement activities.</p> <p>Resolution Planning is considered in the Procurement Business Case planning procedures when considering risk and reward in contract delivery to ensue effective contract terms are achieved.</p>
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<p>6.2.2 Who will lead on the procurement and contractor management on this bid and explain what expertise and skills do they have in managing procurements and contracts of this nature? If the procurement is being led by a third party and not the lead applicant, please provide details below.</p> <p>(500 words)</p>	<p>Overall responsibility for procurement will sit with the Council's procurement team. The team oversee all Council procurement process including capital works. The department has developed robust processes that comply with the authority's governance requirements and take projects through from strategy to contract award. They have access to, and in-depth knowledge of available frameworks which can provide efficient routes to market.</p> <p>Day-to-day management of the procurement process will be undertaken by the project and cost management teams on the project. Project and cost management services will either be provided by the authority's in house team, or via the Council's delivery partner framework as described in question 6.2.1. This team will input into the development of the procurement strategy and lead the production of tender documentation and manage the tender evaluation and assessment process. The Council's procurement team will oversee the process to validate compliance with internal and public contract regulations.</p>
<p>6.2.3 Are you intending to outsource or sub-contract any other work on this bid to third parties? For example, where you have identified a capability or capacity gaps.</p> <p>(750 words)</p>	<p>We are not intending to outsource any work over that identified in questions 6.2.1 above. As described, where professional services are required the Council will utilise the delivery partner framework which was procured in November 2021 to provide a quick, compliant route to market for professional services required where internal capacity gaps are identified.</p>
<p>6.2.4 How will you engage with key suppliers to effectively manage their contracts so that they deliver your desired outcomes. What measures will you put in place to</p>	<p>Professional Team Professional consultants have been procured. The framework sets out clear scope of services for core services and includes a number of KPIs which are managed to drive performance. AHR architects re the lead consultant and have identified a framework lead to act as a single point of contact of the authority responsible to assuring a quality service is delivered. Regular meetings are held between the framework lead and project sponsors to make sure the framework is being managed effectively.</p> <p>Principal Contractor The principal contractor will be procured in line with the strategy described in question 6.2.1. it is anticipated that both the Wath and Dinnington projects will be procured on a design and build basis which means that the Council will seek to enter a construction contract with a contractor who will take on the responsibility for the final design and construction of the scheme. The contractor will be selected through a competitive tender process which assesses their suitability in terms of competence, quality, and value for money. Quality delivery in particular, will be secured through the production of robust employer's requirements which will form the basis of the contract and a qualitative assessment at tender stage.</p>

	<p>As part of the tender process the financial standing of tendering contractors will be assessed by the Council's procurement team to mitigate the risk of insolvency during the construction period</p> <p>This procurement route will include a significant transfer of day-to-day design and programme risk from the Council to the contractor however it is important to note that the construction market is currently experiencing challenges in relation to inflation and uncertainty surrounding availability of materials. As contractors are busy they are able to influence tender routes and the level of risk transfer. The procurement process will clearly set out where risk is transferred and what remains with the Client to either manage or account for.</p> <p>During construction, the performance of the principal contractor will be closely managed by the professional team, focussing on health and safety, delivery to programme, quality of work and compliance with specification. The contract will be administered by a competent professional and procedures will be included in the contract for dealing with any issues that are raised with regards to performance. Regular reporting will be provided to the project sponsor so that issues are raised in a timely manner and senior input into rectification can be sought if required.</p>
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- **Management**

Prior to completing this section applicants should complete the relevant **Costings and Planning Workbook - Table D – Milestones Delivery**

<p>6.3.1 Please set out how you plan to deliver the bid (this should be a summary of your Delivery Plan). (1000 words)</p>	<p>Delivery Plan). (1000 words)</p> <p>We have produced master programme for both projects and completed the delivery plan. A summary of these delivery plan or both projects is set out below.</p> <p><u>Dinnington</u></p> <p>The critical activity on the Dinnington Project is land assembly. It is anticipated that the land required to deliver the scheme will be acquired by negotiation in [REDACTED] prior to entering into a contract with the contractor to develop the design and construct the project. Negotiations will be undertaken by the Council's appointed consultant Gateley Hamer. Initial conversations have been held with the individual landowners and letters of support accompany this bid.</p> <p>In anticipation of the bid announcement and whilst negotiations are ongoing the Council's project team will continue to develop the design to a RIBA Stage 3 level and secure planning permission for the scheme. Planning approval is anticipated in [REDACTED]. The design process will be managed by the council in conjunction with appointed consultant team Turner Townsend, AHR Architects and TetraTech providing M&E input.</p> <p>Cost checks will be undertaken by Turner Townsend as cost consultants, throughout this process to ensure the developing design remains within budget.</p> <p>Following a Two Stage procurement route, a contractor will be appointed</p>
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in [REDACTED] to further develop the design and provide a proposed construction price. It is anticipated that a construction contract will be awarded in [REDACTED] with construction completing in March 2025. The Council's procurement service will input into the tender process and ensure compliance.

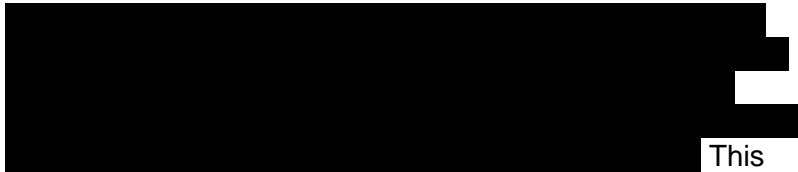
Wath

The proposed design programme is very similar to Dinnington with planning approval anticipated in [REDACTED]. The Council's libraries and FM services will form part of the design team consisting of the same consultant team as the Dinnington project.

Following a Two Stage procurement route, a contractor will be appointed in [REDACTED] to further develop the design and provide a proposed construction price. It is anticipated that a construction contract will be awarded in [REDACTED]. The Council's procurement service will input into the tender process and ensure compliance.

In order to commence construction the library will need to be decanted into temporary accommodation. This process is scheduled for [REDACTED] enabling demolition works to commence in [REDACTED]. Construction is planned to complete in [REDACTED]. It is important to note that as the scheme is developed the programmes will be reviewed. This will include testing of construction durations based on the developing design. Involvement of the libraries and FM services will be vital in ensuring a smooth transition to and from decant premises.

	<p>Communication and engagement will be essential throughout the project, during the design process and leading into the on site works. Engagement on the design evolution will take place with local community groups ahead of the funding announcement. The Council will work with its appointed consultants Counter Context to ensure the local communities are informed throughout the programme.</p> <p>Following the outcome of the bid application the Council will seek the powers necessary to negotiate and acquire the land at Dinnington. Having recently secured such powers in relation to the Council's two previously successful LUF bids and Town Deal projects this is a familiar process.</p> <p>Full project Business Cases will be developed post announcement in line with local assurance processes. As with previous LUF and Town Deal projects delegation is given to the Strategic Director for Regeneration and Environment and the Council's S151 officer to ensure project implementation is in line with FBC and Governance rules.</p>
<p>6.3.2 Please demonstrate that some bid activity can be delivered in 2022-23.</p> <p>(250 words)</p>	<p>It is anticipated that design activity up to RIBA stage 3 is undertaken in 2022-23 alongside acquisition negotiations. Design development will continue ahead of the bid announcement ensuring spend can be achieved in the first financial year.</p>
<p>6.3.3 Risk Management: Applicants are asked to set out a detailed risk assessment.</p> <p>(500 words)</p>	<p>A full risk register has been produced for each of the two package projects and is included with this submission. The Register captures the key project risks that fall withing the following categories:</p> <ul style="list-style-type: none"> • Construction • Design • Financial • Funding • Governance • Health & Safety • Legal • Other • Political • Resources • Stakeholders • Statutory • Commercial / Marketing <p>Within the register consideration of the safety, quality and cost impacts is given and actions to promote the mitigation of risks are identified and assigned to owners.</p> <p>The top five risks and proposed mitigations are listed below:</p>

	<ol style="list-style-type: none"> 1. There is a risk that projects are not completed by funding deadline which can be mitigated by proactive schedule management to drive progress and accurate reporting at all stages of projects to avoid surprises. This action will be led by our project manager. 2.  This action will be led by the authority. 3. There is a risk that that take-up of commercial units is not as anticipated/required. This can be mitigated through robust market testing, early engagement with potential operators, marketing activities. This action will be led by the authority. 4. There is a risk that extensive utilities works will be required, including disconnections from buildings that are to be demolished, new connections etc. which can be mitigated by reviewing results of utility survey; identifying likely connection / disconnection requirements; factoring lead times into the programme; and making contingency allowances until full information is known. This action will be led by our engineering team. 5. Heated construction market impacts on ability to deliver all of the project(s) within programme and/or budget which can be mitigated by Continued market engagement. regular cost management activities and the development of a procurement strategy that reflects the market. This action will be led by our cost and project managers.
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<p>6.3.4 Please provide details of your core project team and provide evidence of their track record and experience of delivering schemes of this nature.</p> <p>Please explain if you are intending to sub-contract any of this work or if a third party is managing the project and not the organisation applying.</p> <p>(750 words)</p>	<p>The Council have already appointed a multi-disciplinary team to assist with all matters in relation to the design and development of the Council's regeneration project. The team have been working on the Council's LUF, Town Deal and Future High St Fund projects as well as transport and housing service led projects. The team consists of:</p> <p>AHR Architects are appointed as lead consultant. With significant experience partnering with public sector clients and building design teams to suit various commission needs and with circa 300 staff across the company, AHR have the experience and resource to deliver this project through all the required stages.</p> <p>Turner & Townsend is a well-established real estate consultancy with an extensive track record of delivery across a range of sectors. The business has worked and is working with many local authorities on strategic regeneration and economic development programmes through all project phases from definition and concept through to construction and occupation.</p> <p>Turner & Townsend Project Management lead projects through the lifecycle of a project focussing on requirements management, scheduling, progress reporting change control, procurement and contract administration.</p> <p>Turner & Townsend Cost management hold extensive cost data and have good supply chain connections meaning they have an up to date market insight and can provide robust and evidence-based cost estimates and forecasts.</p> <p>Queensberry are appointed by local authorities as strategic partners, Development Managers and Leasing Managers. So far for this project Queensberry's role has been to provide market and leasing advice.</p> <p>Gateley Hamer is the UK's leading practice of Chartered Surveyors dedicated to compulsory purchase and land acquisition. They are in a unique position of being able to provide an end-to-end service of land referencing, valuation/surveying, and legal services should they be required, to support land assembly and compulsory purchase projects.</p> <p>Tetra Tech is an integrated multi-disciplinary Design and Engineering Business. With over 2,800 colleagues in the UK to deliver client-centred engineering services. Tetra Tech will provide Civil Engineering and Drainage, Structural Engineering, BREEAM and Sustainability and Mechanical & Electrical advisory services.</p> <p>Counter Context are a specialist communications, PR and public affairs company experienced in the delivery of considered communications solutions to help investors, developers and government.</p> <p>Oversight and management of the projects remains with the Council. As with other FHSF, LUF & Town Deal funded projects the Council's Regeneration Investment and Development Office (RIDO) lead the project management of these schemes. RIDO are an established</p>
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	<p>team having delivered Rotherham's regeneration programme for many years. A summary of relevant case studies is provided with this bid.</p> <p>A Programme Management Office exists within the RIDO team taking responsibility for management of risk, reporting and finance monitoring as well as management of project monitoring and evaluation pre, during and post project completion.</p>
<p>6.3.5 Please set out what governance procedures will be put in place to manage the grant and project.</p> <p>We will require 500 Chief Financial Officer confirmation that adequate assurance systems will be in place.</p> <p>For large transport bids, you should also reference your Integrated Assurance and Approval Plan, which should include details around planned health checks or gateway reviews.</p> <p>(750 words)</p>	<p>The Council's governance process focusses around the creation of locally assured project business cases. Business cases are in line with HM Treasury Green Book.</p> <p>The Council's Constitution and Finance Procedures and Policy Regulations (FPPR) governs the terms of bids for funding, expenditure plans and all necessary controls pertaining to the Levelling Up Fund programme.</p> <p>External audit provides an annual opinion that governance and assurance is satisfactory</p> <p>Internal and external reporting on progress with Levelling Up Fund projects is undertaken under arrangements for the Council Cabinet Budget monitoring framework as set out under the Council Constitution and FPPR</p> <p>Implementation of the project will be operated under an existing delegation to the Project SRO and Assistant Director for Planning Regeneration & Transport as follows; "bidding for external funding and grant aid, special financial packages for economic development/regeneration for both revenue and capital schemes, and their subsequent implementation"</p> <p>Further delegations will be required to facilitate the acquisition of property at Dinnington. Having recently secured similar approval for a first round LUF bid this process will be undertaken through Cabinet as soon as funding approval is granted.</p> <p>Oversight of project delivery will sit with the Regeneration Programme Board chaired by the SRO and for escalated matters the Strategic Regeneration Board chaired by the Cabinet Member for Jobs & the Local Economy and attended by the Strategic Director for Regeneration & Environment.</p> <p>An external Board will be established to provide challenge and project</p>

	scrutiny.
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6.3.6 If applicable, please explain how you will cover the operational costs for the day-to-day management of the new asset / facility once it is complete to ensure project benefits are realised. You should also consider any ongoing maintenance and servicing costs.

Please note that these costs are not covered by the LUF grant.

(750 words)

Wath library is currently and will continue to be managed by Rotherham Council Libraries Service. The service is fully engaged with the development of the project and will utilise its revenue budget to provide services. Any additional services provided from the building will be on a chargeable basis.

The additional commercial units at Wath and Dinnington will be managed under the Council's Corporate Landlord function. The units are anticipated to generate an income as demonstrated by the appraisal conducted by Gateley Hamer. A letting fee is included in the LUF bid to allow for marketing of the new units.

- **Monitoring and Evaluation**

Prior to completing this section please complete the relevant **Costings and Planning Workbook - Table E – Monitoring and Evaluation**

<p>6.4.1 Monitoring and Evaluation Plan: Please set out proportionate plans for monitoring and evaluation.</p> <p>(1000 words)</p>	<p>M&E of this LUF project will follow the same structure as that used for the Future High Street Fund, Towns Fund and other LUF funded projects. LUF projects will benefit from a continual process of M&E with detailed scrutiny and regular reporting to the Council's Regeneration Programme Board led by the newly established Programme Management Office.</p> <p>Evaluation will include examining the project's progress and continued capacity to meet demands against cost effectiveness and value for money, design, accessibility, energy efficiency and environmental improvements during delivery and after completion.</p> <p>In recognition of the volume of funding now attracted by Rotherham a programme evaluation framework is being established. This will:</p> <ul style="list-style-type: none"> • evaluate the success of the intervention in effecting lasting change to the town centre demography, business base, and residential, leisure and retail markets • assess the impacts on commercial and residential capital values, rents and yields • monitor user and occupier perceptions as well as general perception of the Rotherham town centre among the boroughs resident , and to monitor changes in these perceptions over time. <p>It is proposed that an interim evaluation undertaken at around the mid-point of the LUF investment programme. The focus of this evaluation would be to monitor progress on expenditure and emerging evidence of impact, including the synergy and added value delivered to the FHSF and Towns Fund interventions. There would be an emphasis on identifying any issues with delivery and performance to enable appropriate adjustment to programme and project management and delivery mechanisms (if these are necessary to advisable) to ensure maximum success of the second half of the delivery programme.</p> <p>A final evaluation would be undertaken at the end of the programme to enable estimates of overall impacts, recommendations for the consolidation, and to identify good practice and potential lessons for future regeneration strategy.</p> <p>KPIs and Data Monitoring</p> <p>Performance against financial targets (expenditure, co-investment) would be monitored by the Council through the governance and project oversight structures described above.</p> <p>Project output targets have been established at the bid design stage for each project included in the bid. Assuming a successful bid, the project output targets will be included in a project output monitoring framework and progress towards targets will form a key part of the supervision and oversight process.</p>
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	<p>Proposed KPIs include the following project level outputs:</p> <ul style="list-style-type: none"> • Number and sqm of new commercial units created or converted from redundant retail space. • Number of new residential dwellings constructed or converted from redundant commercial space. • Number of affordable dwellings. • Number and sqm of upgraded heritage buildings. • Ha of abandoned/dilapidated brownfield land prepared or enhanced for development. • Flood protection • Sqm of new public realm or events space provided or enhanced • New or enhanced footpaths/cycleways (metres) • Trends in recorded town centre footfall • Trends in the number and area of vacant commercial premises <p>The monitoring of the impact of LUF expenditure would focus on a hierarchy of phased targeted outcomes, including the following:</p> <ul style="list-style-type: none"> • Short term (1-2 years): Progress towards delivery of outputs; changes in the number of town centre users (monitored by pedestrian footfall data); the vacancy rate of commercial properties; and the estimated value of construction investment in commercial and residential properties in the local centres • Medium term (3-4 years): Continued progress and completion of project outputs; footfall data; vacancy rate data; value of construction investment in; the business population; number of dwellings in the LUF intervention areas; numbers of jobs located in town centre businesses; crime levels within a one-mile radius of the local centres • Longer term (5+ years): As well as continued monitoring of medium-term data, the focus of monitoring over the longer term would include trends in commercial and residential property values; other commercial property data (rents & yields) and public perceptions of the attractiveness of the local centres from survey data. <p>Monitoring data will be obtained from a variety of sources, including business and resident surveys, electronic footfall counting to understand footfall and destination points, car park data, annual on-site vacancies, and surveys of town centre occupiers.</p>
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Part 7 Declarations

7.1 Senior Responsible Owner Declaration

Please complete [pro forma 7](#) Senior Responsible Owner Declaration.

7.2 Chief Finance Officer Declaration

Please complete [pro forma 8](#) Chief Finance Officer Declaration.

7.3 Data Protection

Please note that the Department for Levelling Up, Housing and Communities (DLUHC) is a data controller for all Levelling Up Fund related personal data collected with the relevant forms submitted to DLUHC.

The Department, and its contractors, where relevant, may process the Personal Data that it collects from you as part of your application to the Levelling Up Fund, in accordance with its privacy policies. The Department will use the Personal Data provided to contact you, if needed, as part of the assessment, selection and/or monitoring process.

For the same purposes, the Department may need to share your Personal Data with other government departments (OGDs), their Arm's Length Bodies and contractors, where relevant, and departments in the Devolved Administrations, and by submitting this form you are agreeing to your Personal Data being used in this way.

Any information you provide will be kept securely and destroyed within 7 years of the application process completing.

You can find more information about how the Department deals with your data [here](#).

7.4 Publishing

When authorities submit a bid for funding to the UK Government, as part of the Government's commitment to greater openness in the public sector under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, if the bid is successful they must also publish a version excluding any commercially sensitive information on their own website within five working days of the announcement of the successful bids by UK Government. UK Government reserves the right to deem the bid as non-compliant if this is not adhered to.

Please tell us the website where this bid will be published:

[Levelling Up Fund – Rotherham Metropolitan Borough Council](#)

ANNEXES A – C: PROJECT SUMMARIES

These should be completed individually for each component within a **package bid**.

Please use Annexes A – C to provide detail on each component project of a package bid. A package bid can have up to 3 component projects.	
A1. Project Name:	Principal Settlements for Growth: Dinnington
A2. Please provide a short description of this project (100 words maximum)	<p>This bid aims to transform two prominent sites within Rotherham’s principal settlements for growth Wath-Upon-Dearne and Dinnington. Both schemes focus on high quality place making to restore the cultural heart of the town centres, increase footfall, boost the local economies and restore a sense of pride amongst communities.</p> <p>The scheme at Dinnington will tackle blight on the high-street and create a new commercial square linking the parking areas, bus station and residential areas to the high street.</p>
A3. Please provide a more detailed overview of the project and how this project aligns with the other projects in the package bid, representing a coherent set of interventions. (250 words)	<p>The Levelling Up Fund aims to tackle economic differences through smaller scale infrastructure projects, supporting, enhancing, and binding communities together.</p> <p>It is with these aims in mind that Rotherham Council has responded by using this opportunity to invest in the future of its ‘Principal Settlements for Growth’.</p> <p>The restoration of Dinnington as a destination will be launched through redevelopment of the convoluted site in the centre of the town into a new commercial square which will draw visitors in from all directions. ████████ of the LUF grant will enable crucial strategic land assembly of the blighted site and redevelopment into a purpose-built town square with specialist retail and food and beverage spaces which will spill out to create a vibrant café culture destination. Furthermore the creation of a secure, contemporary market site capable of hosting year-round events will animate the street scene and preserve the traditional market town culture. Redesign of the site will allow for the prioritisation of clear, connected pedestrian routes to improve connectivity from the car parks, bus station and surrounding residential areas and enhance natural surveillance.</p> <p>The central thread throughout this bid is the ambition to restore the heart and the purpose of the town centres. By re-establishing the town centres as destinations for socialising, learning, and enterprise we will increase footfall to sustainable levels, and restore a sense of pride of place amongst the communities.</p>

<p>A4. Please provide a short description of the area where the investment will take place. If complex (i.e., containing multiple locations/references) please include a map defining the area with references to any areas where the LUF investment will take place.</p> <p>For transport projects include the route of the proposed scheme, the existing transport infrastructure and other points of particular interest to the bid e.g., development sites, areas of existing employment, constraints etc. (250 words)</p>	<p>Dinnington Ward lies in the southeast of the Borough and is served by 3 ward members. 55% of the total investment will be spent in Dinnington.</p> <p>Dinnington High Street, namely Laughton Road, runs north to south through the town with several notable historic buildings marking its former importance throughout the 20th Century industrial era.</p> <p>The redevelopment site has a prominent position on the high street located between anchor stores Tesco and Aldi and directly adjacent to the bus station. It also borders the main car parks serving the town centre.</p> <p>The site currently comprises burnt-out buildings fronting the high street, an ageing mid-century shopping parade, a poorly located outdoor market which attracts ASB, and a collection of dilapidated and underused buildings. The layout and condition of the site make it an unattractive and occasionally unsafe key route between the car parks, bus station, residential areas and the high street. It has therefore been identified as a key factor in poor perceptions of the area and reduced trips to the town centre particularly in the evenings.</p>
<p>A5. Please confirm where the investment is taking place (where the funding is being spent not the applicant location or where the project beneficiaries are located).</p> <p>If the project is at a single location please confirm the postcode and grid reference for the location of the investment.</p> <p>If the project covers multiple locations please provide a GIS file. If this is unavailable please list all the postcodes/coordinates that are relevant to the investment.</p>	<p>Dinnington (S25 2AG) is located within the Rother Valley constituency boundary of which Alexander Stafford is the Conservative Member of Parliament.</p> <p>Dinnington Ward lies in the southeast of the Borough and is served by 3 ward members. 55% of the total investment will be spent in Dinnington.</p>
<p>A6. Please confirm the total grant requested from LUF (£)</p>	<div></div>

<p>A7. Please specify the proportion of funding requested for each of the Fund's three investment themes:</p> <ul style="list-style-type: none">- Regeneration and Town Centre %- Cultural %- Transport %	<p>Regeneration 100%</p>
<p>A8. Please confirm the value of match funding secured for the component project.</p> <p>Where funding is still to be secured please set out details below. If there are any funding gaps please set out your plans for addressing these.</p> <p>(250 words)</p>	<p>[REDACTED]</p>
<p>A9. Value for Money</p> <p>Please set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, applicants should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment.</p> <p>(500 words)</p>	<p>[REDACTED]</p>

Public amenity value estimated by calculating the area expected to benefit from improved public realm and converting this area to a financial value using a method consistent with the DLUHC Appraisal Guide. This amounts to a current value of approximately £24,000 per annum. This stream of benefits is assumed to occur over a 10-year period discounted at 3.5% p.a. The overall cumulative value is £0.184 million in real discounted terms.

Crime and anti-social behaviour estimated in a manner consistent with DLUHC guidance. The method used includes standard assumptions for annual reduction (1%), displacement (75%) and the average cost of crime (based on the value identified by MHCL in the FHSF guidance, updated to 2021 prices). This methodology results in an annual reduction in crime in Dinnington worth around £51,000 per annum in current terms occurring over 10 years. The overall cumulative value is £0.398 million in real discounted terms.

Jobs made more accessible calculated using a methodology fully consistent with DLUHC guidance issued for the FHSF. The starting point is the estimation of the potential for gross jobs associated with commercial floorspace to be provided by the proposed intervention, as well as those that would be created by bringing back into productive use currently vacant town centre floorspace. Gross job estimated have been calculated using floorspace densities provided by the Homes England *Employment Density* guide. The result of this estimation is a gross job count of 75 jobs in Dinnington. Of these, 10% are assumed to be taken by labour market entrants or re-entrants, whilst the welfare impact is assumed to be 40% (based on Webtag guidance). The annual value generated by the jobs is estimated using ONS average GVA per worker data (2018) updated to current prices using HMT GDP price deflators.

This methodology results in an annual value of jobs made accessible for Dinnington worth £0.146 million per annum occurring over 10 years. The overall cumulative value is £1.133 million in real discounted terms.

Other public revenues. The project in Dinnington is also expected to yield significant benefits in the form of additional sources of ongoing revenue, including Business Rate income generated from new commercial floorspace, plus additional Council tax revenues from new residential properties associated with accelerated development on SHLAA sites. The estimates of these future revenue streams is based on average values for Ratable Value for town centre commercial property as well as current Council Tax bands for the Borough. The overall cumulative value of this benefit is £9.490 million in real discounted terms

A10. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be provided at Question 5.5 in the main

Provided below

<p>application. If it is not possible to provide an overall BCR for your package bid, please explain why. (250 words)</p>					
<p>A11. Where available, please provide the initial and adjusted BCR for this project:</p> <table border="1" data-bbox="202 544 528 663"> <tr> <td data-bbox="202 544 383 584">Initial BCR</td> <td data-bbox="383 544 528 584"></td> </tr> <tr> <td data-bbox="202 584 383 663">Adjusted BCR</td> <td data-bbox="383 584 528 663"></td> </tr> </table>	Initial BCR		Adjusted BCR		<p>The Dinnington specific initial BCR is 2.08.</p> <p>There is no adjusted BCR for this project.</p>
Initial BCR					
Adjusted BCR					
<p>A12. Does your proposal deliver non- monetised benefits? Please set out what these are and a summary of how these have been assessed. (250 words)</p>	<p>The proposed interventions have the potential to generate substantial new job opportunities for residents of Dinnington. Based on the floor areas identified by the masterplan, using standard methods of converting gross floorspace figures into estimates for net internal floorspace and normal employment densities consistent with the guidance provided by the latest version of the HCA/Homes England <i>Employment Density Guide</i>, it would be expected that when fully developed and occupied the project has the potential to host 75 new jobs in Dinnington.</p> <p>The construction phase of the regeneration strategy for Dinnington also has the potential to support construction phase employment both directly and indirectly (i.e., through supply chain activity and construction workforce local expenditure). The number of direct jobs expected to be required to deliver the construction phase of the scheme in Dinnington is expected to amount to around 35 person years of employment.</p> <p>The project can be expected to generate positive socio-cultural benefits, including enhanced community cohesion, improvements to community character and self-image, and positive impacts on quality of life for residents of Dinnington.</p> <p>The project can also be expected to generate positive distributional effects, such as improved access to retail and leisure opportunities for specific groups, such as those on low incomes, the elderly, and those with reduced mobility.</p>				
<p>A13. Does this project include plans for some LUF grant expenditure in 2022- 23?</p>	<p>Yes</p>				
<p>A14. Could this project be delivered as a standalone project or does it require to be part of the overall bid?</p>	<p>Yes</p>				

A15. Deliverability: Please demonstrate that project activity can be delivered in 2022-23?	<p>A full programme is provided with this bid, this is further summarised the Planning & Costings Summary.</p> <p>The Council intend to continue designed development ahead of grant award. A multi-disciplinary team is in place to lead design development and ensure spend within the first year.</p> <p>Furthermore surveyors are appointed to negotiate with land owners and secure the purchase of private sector land as soon as grant is awarded.</p>
Statutory Powers and Consents	
A16. Please list separately each power / consents etc. obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	<p>The project SRO (Assistant Director for Planning, Regeneration & Transport) has, under the Council's sub-scheme of delegation the authority to 'bid for external funding and grant aid, special financial packages for economic development/regeneration for both revenue and capital schemes, and their subsequent implementation'. This delegation will be used to carry forward the project proposed for LUF.</p> <p>Monitoring of this implementation will be through the creation of project specific Business Cases in consultation with S151, Cabinet Member and Strategic Director for Regeneration & Environment</p>
A17. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	Immediately following grant award the Council will seek the powers necessary to acquire all property within the Dinnington project boundary.

Please use Annexes A – C to provide detail on each component project of a package bid. A package bid can have up to 3 component projects.	
B1. Project Name:	Principal Settlements for Growth: Wath Upon Dearne
B2. Please provide a short description of this project (100 words maximum)	<p>Wath is one of Principal Settlements for Growth in the Rotherham Borough as defined by the Core Strategy 2014. It is therefore one of the main areas for both residential and employment growth and as such the Council wish to concentrate Levelling Up investment in ensuring the community and local businesses benefit from this economic growth.</p> <p>Investment will bring a new library and community hub to the centre of the town alongside new commercial and public realm enabling the re-orientation of the core of the town to pull local residents and workers into the town centre.</p>

<p>B3. Please provide a more detailed overview of the project and how this project aligns with the other projects in the package bid, representing a coherent set of interventions. (250 words)</p>	<p>The Levelling Up Fund aims to tackle economic differences through smaller scale infrastructure projects, supporting, enhancing, and binding communities together.</p> <p>It is with these aims in mind that Rotherham Council has responded by using this opportunity to invest in the future of its 'Principal Settlements for Growth'.</p> <p>Delivered through a landmark mixed-use development in Wath, there will be fresh incentives to visit the town centre to shop, relax, learn and play in high quality, convenient and connected facilities. ████████ of LUF grant will deliver demolition of an ageing and problematic library building and redevelopment of the site into a high-quality mixed use civic, cultural and commercial hub and support the sustainability of community assets. The contemporary commercial units, in a prime location on the market square, aim to attract new exciting enterprises to the town centre. And the creation of a new civic centre for learning, working and making will provide the 21st Century facilities that are needed to tackle inequality. Enhancement of the public realm will include play and leisure uses to promote physical activity as part of daily life. The regeneration will allow redesign of the site to improve connectivity and showcase what the town has to offer.</p> <p>The central thread throughout this bid is the ambition to restore the heart and the purpose of the town centres. By re-establishing the town centres as destinations for socialising, learning, and enterprise we will increase footfall to sustainable levels, and restore a sense of pride of place amongst the communities.</p>
<p>B4. Please provide a short description of the area where the investment will take place. If complex (i.e., containing multiple locations/references) please include a map defining the area with references to any areas where the LUF investment will take place.</p> <p>For transport projects include the route of the proposed scheme, the existing transport infrastructure and other points of particular interest to the bid e.g., development sites, areas of existing employment, constraints etc. (250 words)</p>	<p>Wath upon Dearne is a small town in the north of the borough, within the lower Dearne Valley. It has a population of 9,791 and comprises of council estates, terraced housing, suburban areas and new developments, which make it typical of the Borough.</p> <p>The centre of Wath is ranked within the most deprived 10% of England.</p> <p>North of the town centre is the Manvers area which was once a major complex serving the coal industry but is now Rotherham's largest centre of new industry and employment. Wath has historically been a market town and a regular market directly adjacent to the redevelopment site continues today. Much of the town centre is a designated Conservation Area which has served to protect and enhance the many historic assets. The current library sits within the historic centre however, its monolithic style detracts from the area's otherwise traditional character and its three inactive elevations create an impenetrable presence on the town centre.</p> <p>Since a superstore branch of Tesco was located directly north of the town centre, pedestrian flow has shifted and the library building has become a physical barrier between the high street</p>

	<p>and the north of the town. Furthermore, redevelopment of nearby former coal fields into out-of-town retail centres has steadily reduced journeys into the town centre and been detrimental to independent businesses.</p>
<p>B5. Please confirm where the investment is taking place (where the funding is being spent not the applicant location or where the project beneficiaries are located).</p> <p>If the project is at a single location please confirm the postcode and grid reference for the location of the investment.</p> <p>If the project covers multiple locations please provide a GIS file. If this is unavailable please list all the postcodes/coordinates that are relevant to the investment.</p>	<p>Wath-Upon-Deane (S63 7RZ) is located within the Wentworth and Dearne constituency of which John Healey is the Labour Member of Parliament.</p> <p>Both sites are located within the Rotherham Metropolitan Borough Council area. Wath Ward lies in the north of the Borough, in the lower Dearne Valley and is served by two ward members.</p> <p>45% of the total investment will be spent in Wath.</p>

<p>For all projects, please confirm in which constituencies and local authorities the project is located. Please confirm the % investment in each location.</p>	
<p>B6. Please confirm the total grant requested from LUF (£)</p>	<div></div>
<p>B7. Please specify the proportion of funding requested for each of the Fund's three investment themes:</p> <ul style="list-style-type: none"> - Regeneration and Town Centre % - Cultural % - Transport % 	<p>Regeneration and Town Centre 50% Cultural 50%</p>
<p>B8. Please confirm the value of match funding secured for the component project.</p> <p>Where funding is still to be secured please set out details below. If there are any funding gaps please set out your plans for addressing these. (250 words)</p>	<div></div> <p>MCA Gainshare One Public Estate LUF enabling</p>

B9. Value for Money

Please set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, applicants should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment.
(500 words)

[REDACTED]

Public amenity value estimated by calculating the area expected to benefit from improved public realm and converting this area to a financial value using a method consistent with the DLUHC Appraisal Guide. For Wath-upon-Deerne This amounts to a current value of approximately £4,000 per annum. This stream of benefits is assumed to occur over a 10-year period discounted at 3.5% p.a. The overall cumulative value is £0.034 million in real discounted terms.

Crime and anti-social behaviour estimated in a manner consistent with DLUHC guidance. The method used includes standard assumptions for annual reduction (1%), displacement (75%) and the average cost of crime (based on the value identified by MHCL in the FHSF guidance, updated to 2021 prices). This methodology results in an annual reduction in crime in Wath-upon-Deerne worth around £55,000 per annum in current terms occurring over 10 years. The overall cumulative value is £0.430 million in real discounted terms.

Jobs made more accessible calculated using a methodology fully consistent with DLUHC guidance issued for the FHSF. The starting point is the estimation of the potential for gross jobs

	<p>associated with commercial floorspace to be provided by the proposed intervention. Gross job estimated have been calculated using floorspace densities provided by the Homes England <i>Employment Density</i> guide. The result of this estimation is a gross job count of 26 jobs in Wath-upon-Deane. Of these, 10% are assumed to be taken by labour market entrants or re-entrants, whilst the welfare impact is assumed to be 40% (based on Webtag guidance). The annual value generated by the jobs is estimated using ONS average GVA per worker data (2018) updated to current prices using HMT GDP price deflators.</p> <p>This methodology results in an annual value of jobs made accessible for Wath-upon-Deane worth £0.051 million per annum occurring over 10 years. The overall cumulative value is £0.395 million in real discounted terms.</p> <p>Other public revenues. The project in Wath-upon-Deane is also expected to yield significant benefits in the form of additional sources of ongoing revenue, including Business Rate income generated from new commercial floorspace, plus additional Council tax revenues from new residential properties associated with accelerated development on SHLAA sites in the town. The estimates of these future revenue streams is based on average values for Rateable Value for town centre commercial property as well as current Council Tax bands for the Borough. The overall cumulative value of this benefit is £8.233 million in real discounted terms</p>
B10. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be provided at Question 5.5 in the main	Provided below

<p>application. If it is not possible to provide an overall BCR for your package bid, please explain why. (250 words)</p>					
<p>B11. Where available, please provide the initial and adjusted BCR for this project:</p> <table border="1" data-bbox="202 551 528 669"> <tr> <td data-bbox="202 551 383 595">Initial BCR</td><td data-bbox="383 551 528 595"></td></tr> <tr> <td data-bbox="202 595 383 669">Adjusted BCR</td><td data-bbox="383 595 528 669"></td></tr> </table>	Initial BCR		Adjusted BCR		<p>The Wath-upon-Deerne specific initial BCR is 2.62.</p> <p>There is no adjusted BCR for this project.</p>
Initial BCR					
Adjusted BCR					
<p>B12. Does your proposal deliver non- monetised benefits? Please set out what these are and a summary of how these have been assessed. (250 words)</p>	<p>The proposed interventions have the potential to generate substantial new job opportunities for residents of Wath-upon-Deerne. Based on the floor areas identified by the masterplan, using standard methods of converting gross floorspace figures into estimates for net internal floorspace and normal employment densities consistent with the guidance provided by the latest version of the HCA/Homes England <i>Employment Density Guide</i>, it would be expected that when fully developed and occupied the developments have the potential to host 26 new jobs in Wath-upon-Deerne.</p> <p>The construction phase of the regeneration strategy for the Wath-upon-Deerne also has the potential to support construction phase employment both directly and indirectly (i.e., through supply chain activity and construction workforce local expenditure). The number of direct jobs expected to be required to deliver the construction phase of the scheme in Wath-upon-Deerne is expected to amount to around 30 person years of employment.</p> <p>The project can be expected to generate positive socio-cultural benefits, including enhanced community cohesion, improvements to community character and self-image, and positive impacts on quality of life for residents of Wath-upon-Deerne.</p> <p>The project can also be expected to generate positive distributional effects, such as improved access to education, learning and digital information access opportunities for specific groups, such as those on low incomes, the elderly, young people, and those with reduced mobility.</p>				
<p>B13. Does this project include plans for some LUF grant expenditure in 2022- 23?</p>	<p>Yes</p>				
<p>B14. Could this project be delivered as a standalone project or does it require to be part of the overall bid?</p>	<p>Yes</p>				

<p>B15. Deliverability: Please demonstrate that project activity can be delivered in 2022-23?</p>	<p>A full programme is provided with this bid, this is further summarised the Planning & Costings Summary.</p> <p>The Council intend to continue designed development ahead of grant award. A multi-disciplinary team is in place to lead design development and ensure spend within the first year. This project is entirely in the control of the Council and therefore can proceed at pace.</p>
<p>Statutory Powers and Consents</p>	
<p>B16. Please list separately each power / consents etc. obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.</p>	<p>The project SRO (Assistant Director for Planning, Regeneration & Transport) has, under the Council's sub-scheme of delegation the authority to 'bid for external funding and grant aid, special financial packages for economic development/regeneration for both revenue and capital schemes, and their subsequent implementation'. This delegation will be used to carry forward the project proposed for LUF.</p> <p>Monitoring of this implementation will be through the creation of project specific Business Cases in consultation with S151, Cabinet Member and Strategic Director for Regeneration & Environment</p>
<p>B17. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.</p>	<p>Further approval through the Planning process will be sought according to the timeline outlined in the master programme attached to this bid.</p>

Attachment Checklist

Where possible, please zip attachments under the headings provided to reduce the number of attachments being uploaded. Applicants will not be able to submit more than 25 annexes in total. Zipped files will however be accepted. We cannot accept embedded links or file sharing, and information submitted in this way will not be considered.

1: Workbook

Have you completed the [Costings and Planning Workbook](#)? Y/N

Y

For package projects please complete the [Costings and Planning Workbook for package bids](#)

2: Northern Ireland: Gateway for non-public sector applicants

For NI non-public sector applicants:

Have you attached audited financial statements covering the last three financial years (or audited annual accounts for registered charities)? Y/N

NA

For joint bids with non-public sector partners, financial statements/accounts will be required from partners and applicants (if applicable).

For NI non-public sector applicants:

Have you provided evidence of experience of delivering two capital projects of similar size and scale in the last five years?

NA

For joint bids with non-public sector partners, evidence will be required from partners and applicants (if applicable).

3: Evidence of Support – Transport Bids

For applicants using their transport allowance: Have you attached [pro forma 1](#) from the relevant authority with statutory responsibility for transport? Y/N

NA

For large transport bids (£20M - £50M): Have you attached [pro forma 1](#) from the relevant authority with statutory responsibility for transport? Y/N

NA

For NI applicants submitting transport projects: Have you attached [pro forma 4](#) from the Northern Ireland

Executive and relevant local council with responsibility for transport? Y/N	NA
4. Evidence of Support - Joint Bids	
For Joint Bids in England, Scotland, and/or Wales: Have you attached pro forma 2 evidencing support of participating local authorities organisations? Y/N	NA
For Joint Bids in Northern Ireland: Have you attached pro forma 3 evidencing support of participating organisations? Y/N	NA
5: Evidence of MP formal priority support	
For bids in England, Scotland, and/or Wales only: Have you attached pro forma 6 : MP formal priority support for this bid? Y/N	Y
6: State Aid/Subsidy	
For all non-public sector applicants delivering in Northern Ireland: Have you attached independent legal advice that is aligned to your response in this section and verifies that the award of funds considered to be UK subsidy control regime compliant? Y/N	NA
For public and private sector applicants for delivery in Northern Ireland only: if the direct award of funds from UK Government is considered to be state aid under the four EU state aid rule tests and is funded under an exemption based on the <u>General Block Exemption Regulations (651/2014)</u> , and does not falls within the scope of Regulation 6(5). Have you attached a document to demonstrate incentive effect in line with Regulation 6(2)? Y/N	NA
For non-public sector applicants for delivery in Northern Ireland only: Have you attached independent legal advice that is aligned to your response in this section and verifies that the award of funds considered to be State aid compliant? Y/N	NA
For all public authorities in England, Scotland and Wales only, disbursing funds as a potential subsidy to third parties.	NA

Have you attached pro forma 5: statement of compliance relating to subsidy signed by your Chief Finance Officer? Y/N	
7: GIS Files	
Have you attached a GIS file (this is recommended for projects that cover multiple locations)? Y/N	Y Dinnington Location Plan Wath Location Plan
8: Maps and Drawings	
Have you attached a map defining the area with references to any areas where the LUF investment will take place? Y/N	Y (Borough Wide Map
Have you attached any drawings/plans to support your bid? Y/N	Dinnington Existing Dinnington Proposal Wath Existing Wath Proposal Photographic Assessments
9: Strategic Fit	
Have you attached evidence of stakeholder engagement (letters of support, for example)? Y/N	Y South Yorkshire Estates John Healey MP Alexander Stafford MP [REDACTED] Dinnington St Johns Council Dinnington Colliery Band
Have you provided an Option Assessment Report (OAR)? Y/N	NA
Have you attached a Theory of Change? Y/N	Y
10: Economic Case for Investment	
Have you attached an explanatory note explaining how the Benefits-Cost Ratio (BCR) has been calculated? Y/N	The BCR calculation methodology is in line with DLUHC guidance as explained in the main body of the bid document. It has been compiled by specialist consultants Development Economics.
For transport bids: Have you attached an Appraisal Summary Table? Y/N	NA

<p>Have you provided additional documents to support the Economic Case (section 5)? Y/N</p> <p>For transport bids, applicants should provide specific appraisal output spreadsheets where relevant, including Active Mode Appraisal Toolkit, Local Highways Maintenance Appraisal toolkit, Small Scheme Appraisal toolkit or transport user benefit appraisal (TUBA) outputs.</p>	NA
11: Deliverability	
<p>Have you appended copies of confirmed match funding? Y/N</p>	Match funding referred to in this bid has been expended already

<p>The UK Government may accept the provision of land from third parties as part of the local contribution towards scheme costs.</p> <p>Have you attached evidence in the form of a letter from an independent valuer to verify the true market value of the land? Y/N</p>	NA
Have you attached a Delivery Plan Y/N	Y Dinnington Indicative Programme Wath Indicative Programme
Have you attached evidence relating to statutory consents/land ownership and/or acquisition? Y/N	N The Council will seek consent to acquire from Cabinet once funding is approved.
Have you attached an Integrated Assurance and Approval Plan? Y/N	NA
Have you attached a copy of your Risk Register? Y/N	Y Programme Wide Risk Register
For cultural bids, have you attached a document to set out how you will sustainably manage your asset/facility in the long term? Y/N	NA The cultural element of this bid is the addition of a library at Wath. This facility is currently managed by the Council's library service and will continue to be managed in this way.
12: SRO and CFO Bid Declarations	
Have you attached <u>pro forma 7</u> : SRO declaration? Y/N	Y
Have you attached <u>pro forma 8</u> : CFO declaration? Y/N	If N, your bid will not be assessed
13: Business Case	
Have you attached an outline or full business case? Y/N	N FBC's in line with the Council's Governance will be produced post funding award