

## Levelling Up Fund Application Form

This form is for bidding entities, applying for funding from the Levelling Up Fund (LUF) across the UK. Prior to completing the application form, applicants should read the [LUF Technical Note](#).

The Levelling Up Fund Prospectus is available [here](#).

The level of detail you provide in the Application Form should be in proportion to the amount of funding that you are requesting. For example, bids for more than £10m should provide considerably more information than bids for less than £10m.

Specifically, for larger transport projects requesting between £20m and £50m, bidding entities may submit the Application Form or if available an Outline Business Case (OBC) or Full Business Case (FBC). Further detail on requirements for larger transport projects is provided in the [Technical Note](#).

One application form should be completed per bid.

### **Applicant & Bid Information**

**Local authority name / Applicant name(s)\*:** Antrim and Newtownabbey Borough Council (ANBC)

**Bid Manager Name and position:** Majella McAlister - Director of Economic Development and Planning

**Contact telephone number:** 028 90 340000

**Email address:** majella.mcalister@antrimandnewtownabbey.gov.uk

**Postal address:** Mossley Mill, Newtownabbey, BT36 5QA

**Nominated Local Authority Single Point of Contact:** Colin McCabrey - Head of Economic Development E: colin.mccabrey@antrimandnewtownabbey.gov.uk , M: 07920477528

**Senior Responsible Officer contact details:** Majella McAlister - Director of Economic Development and Planning

**Chief Finance Officer contact details:** Jacqui Dixon, Chief Executive, E: jacqui.dixon@antrimandnewtownabbey.gov.uk, T: 028 90 340000

**Country:**

- England
- Scotland
- Wales
- Northern Ireland

Please provide the name of any consultancy companies involved in the preparation of the bid:

LMK Advisory Ltd.

RMI Architects

PLACE

AECOM

OKT Property Consultants

Nexus Planning

For bids from **Northern Ireland applicants** please confirm type of organisation

- |  |   |
|--|---|
| <input type="checkbox"/> Northern Ireland Executive  | <input type="checkbox"/> Third Sector   |
| <input type="checkbox"/> Public Sector Body          | <input type="checkbox"/> Private Sector |
| <input checked="" type="checkbox"/> District Council | <b>Other (please state)</b>             |

## PART 1 GATEWAY CRITERIA

Failure to meet the criteria below will result in an application not being taken forward in this funding round

<p><b>1a Gateway Criteria for <u>all</u> bids</b></p> <p>Please tick the box to confirm that your bid includes plans for some LUF expenditure in 2021-22</p> <p><i>Please ensure that you evidenced this in the financial case / profile.</i></p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p><b>1b Gateway Criteria for private and third sector organisations in Northern Ireland bids only</b></p> <p>(i) Please confirm that you have attached last two years of audited accounts.</p>	<p>N/A</p>
<p>(ii) <b>Northern Ireland bids only</b> Please provide evidence of the delivery team having experience of delivering two capital projects of similar size and scale in the last five years. (Limit 250 words)</p>	

**Project 1:** Creation of the Allen Park and Crumlin Community Centre - During 2017 the Council's Capital Delivery and Leisure Teams completed the development of Allen Park and Crumlin Community Centre at a cost of £9.8m. Forming an integral part of ANBC's strategy to increase physical activity in the Borough the project involved the refurbishment of the existing minor hall and clubhouse, provision of new community and sports halls with associated changing and toilet facilities, single and double 3G synthetic pitches, refurbishment of play area and site works including car parking and landscaping.

**Project 2: The Gateway Centre** - During 2020 the Council's Economic Development and Capital Delivery Team's completed the development of the Gateway Centre building on Antrim's Lough Shore at a cost of £2.8m. Forming an integral part of ANBC's strategy to boost footfall and levels of tourism in the area, the project involved the creation of a two-storey, multi-use/occupancy building (including a ground floor exhibition/conference room, rooms for an activity space franchise, shower and toilet facilities for the general public and a first floor restaurant) and all associated fit out and site works including the provision of car parking and landscaping.

The above examples, illustrate the Council's capacity and capability of delivering major capital schemes, with works akin to those identified in the proposed Antrim scheme, focused on supporting the economic and physical regeneration and revitalisation of a town centre.

## PART 2 EQUALITY AND DIVERSITY ANALYSIS

2a Please describe how equalities impacts of your proposal have been considered, the relevant affected groups based on protected characteristics, and any measures you propose to implement in response to these impacts. (500 words)

As a NI public authority, ANBC is fully committed to maintaining its compliance with its:

- Statutory responsibilities relating to the need to promote equality of opportunity and regard to the desirability of promoting good relations across the range of categories identified within Section 75 of the Northern Ireland Act 1998; and
- Duties to have due regard to the need to promote positive attitudes towards disabled people and to encourage participation by disabled people in public life as articulated in Section 49A and Section 49B of the Disability Discrimination Act 1995.

ANBC has completed an Equality Impact Screening (June 2021) to screen the equality impacts of the proposed Antrim Integrated Economic and Physical Regeneration scheme. The Screening concluded that the proposed project is not likely to have an adverse impact with regards to Section 75 groups and instead is likely to have a positive (or neutral) impact in promoting equality of opportunity and good relations across the groups by:

- Creating a high-quality, shared, open and safe ‘town centre’ environment in which to live and work which is of particular importance in a NI context to ensure that groups are provided with equality of opportunity;
- Making provisions to maximise accessibility and enabling persons with a disability to participate fully in public life through better connectivity, access to facilities and improved management of public spaces. The proposed workspace will be DDA compliant and include toilets/changing facilities and provide adequate parking for those with disabilities. The central location of the proposed scheme in Antrim town will facilitate access to existing public transport links enabling persons with a disability to enjoy greater levels of participation in public life; and
- Creating employment and skills-development opportunities to encourage the active engagement of all groups in public life. This will include incorporating outreach programme support to encourage levels of entrepreneurship amongst citizens, with a focus on positive action schemes for females, the economically inactive and disaffected youth from both sides of the political divide to encourage entrepreneurship.

It is therefore the view of the Council that the proposed scheme does not require a full Equality Impact Assessment.

In addition to this, the Council has undertaken significant consultation with Section 75 and Rural Needs groups as part its wider local development plan-making process. This included independently facilitated workshops in each of the Borough’s District Electoral Areas including Antrim and the distribution of a public consultation questionnaire. The feedback did not identify significant Section 75 concerns other

than the need for positive action measures relating to providing access to facilities and services, employment opportunities and address the decline in local town centres. Positive action was particularly highlighted for those with disabilities, youth and females. As noted, the proposed scheme would implement positive actions to addressing the needs of these specific groups.

Per Section 6.4 the Council commits to implementing a Monitoring Framework to monitoring Section 75 impacts throughout the life of the project.

When authorities submit a bid for funding to the UKG, 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, they must also publish a version excluding any commercially sensitive information on their own website within five working days of the announcement of successful bids by UKG. UKG reserves the right to deem the bid as non-compliant if this is not adhered to.

Please specify the weblink where this bid will be published:  
[www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)

### PART 3 BID SUMMARY

3a Please specify the type of bid you are submitting	<p>Single Bid (one project)</p> <p><input checked="" type="checkbox"/> Package Bid (up to 3 multiple complimentary projects)</p>
--	--

3b Please provide an overview of the bid proposal. Where bids have multiple components (package bids) you should clearly explain how the component elements are aligned with each other and represent a coherent set of interventions (Limit 500 words).

The Antrim Integrated Economic and Physical Regeneration scheme aims to drive long-term economic growth by supporting the regeneration and revitalisation of the economic and physical town centre environment. The scheme seeks to re-establish Antrim as a vibrant location for people to visit, live and work and a key destination for inward investment. The scheme contains the following interlinked components:

- **Development of office/workspace at 55-59 High Street, Antrim** - This element of the project proposes to create 16,000 sq foot of office/workspace in a prime town centre location which has been vacant since the mid 1990s when Wellworths ceased trading and was subsequently subdivided into 3 floors. The current owners the Karl Group acquired the property in 2006 and submitted a planning application to convert the space into office accommodation. Following the permission they commenced a strip out of the first floor, replaced the roof and fitted new windows, leaving the large 16,000 sq ft footprint ripe for fitout. Despite numerous attempts

to bring the scheme forward the owner has been unable to secure a suitable end user. When complete, the scheme will provide a suburban flexible business workspace hub (Grade A/B) identified as an important alternative to city locations in a post COVID-19 pandemic environment. The Council's carpark at Lough Road to the rear of the property will form part of this offer for those working in and visiting the building.

The project will meet the work accommodation needs of businesses along the breadth of the entrepreneurial pipeline, providing the necessary wrap-around business development support to facilitate their growth. The project will also deliver youth interventions with an economic, jobs and skills focus to re-engage youth and indirectly help address antisocial behaviour in the locality.

- **Riverfront Regeneration Scheme** – The second element will operate in tandem with the office/workspace by opening up the rear of the building to create a Riverfront Regeneration opportunity. Antrim has a valuable asset in its beautiful river however all of the properties currently front on to High Street with limited usage of the asset. This element will provide direct access from the existing boardwalk which runs along the rear of the property and allow people to connect directly onto the main High Street. As a consequence of this element, the private sector owner will create a secure bike shelter and other amenities on the lower ground floor to facilitate those walking and cycling to work.
- **Boardwalk Extension** – This element is focussed on enhancing the town's accessibility and connectivity by extending the existing boardwalk by 166.75 metres to provide a direct access to the town centre and beyond, particularly maximising the opportunity presented through the historic Antrim Castle Gardens which attract ½ million visitors per year and are accessible via the boardwalk. Additionally, the extension will link into a longer cycling and pedestrian route as well as providing access to the river, creating a unique blue/green infrastructure offer.

The interlinking elements are presented in the Technical Documentation.

3c Please set out the value of capital grant being requested from UK Government (UKG) (£). This should align with the financial case:		£1,232,889
3d Please specify the proportion of funding requested for each of the Fund's three investment themes	Regeneration and town centre	100%
	Cultural	%
	Transport	%

## PART 4 STRATEGIC FIT

### 4.1 Member of Parliament Endorsement (GB Only)

See technical note section 5 for Role of MP in bidding and Table 1 for further guidance.

4.1a Have any MPs formally endorsed this bid? If so confirm name and constituency. Please ensure you have attached the MP's endorsement letter.

N/A

### 4.2 Stakeholder Engagement and Support

See technical note Table 1 for further guidance.

4.2a Describe what engagement you have undertaken with local stakeholders and the community (communities, civic society, private sector and local businesses) to inform your bid and what support you have from them. (Limit 500 words)

The Council has utilised a range of structures and engagement processes to formulate this bid as summarised below;

- Project Management Groups consisting of public, private and community based organisations;
- Project Advisory Groups with larger representation across support agencies such as Enterprise Northern, Department for Economy officials

A mixed-mode consultation and engagement process was utilised to garner feedback which included:

<ul style="list-style-type: none"> <li>• Face-to-face and telephone consultations</li> <li>• Focus groups</li> <li>• Distribution of online questionnaires</li> <li>• Public Consultation/Engagement events</li> <li>• Street surveys/interviews</li> </ul>	<ul style="list-style-type: none"> <li>• Deliberative mapping groups</li> <li>• Wider community engagement events</li> <li>• Garnering feedback through the Council's established Citizen / Community panels</li> </ul>
---	---

Across this activity 92.7% of initial respondents strongly agreed / agreed with the regeneration issues identified for the town. The definition of the project has also benefited from significant private commercial input. Seven of the main commercial agencies in the province were consulted to assess the availability of start-up and early stage move-on space within the Council area. They were Osborne King, Savills, GVA

A summary of stakeholders consulted in the development of the project are summarised below:

- Council Elected Members (including those from the Antrum DEA) and their respective political parties (DUP, UUP, SDLP, Alliance, including MPs from the relevant constituency areas);
- NI Government Departments and their NDPBs (including the Department of Finance, Department for the Economy and Invest NI). The Department for Communities is a significant supporter of the scheme. They recognise the value of the Boardwalk Extension as a means to unlocking the recreational, health and wellbeing benefit of neighbouring land which currently falls under their ownership;
- Across ANBC's Department's and Council Committees (to ensure the strategic and operational 'fit' of the project);
- Local economic development organisations including Social Enterprise NI, Antrim Town Centre Development Company, Enterprise NI and Local Enterprise Agencies (LEDCOM, Mallusk, Antrim), FSB, Business in the Community;
- Equality Commission

The feedback derived through the consultation engagement process underpins all aspects of the proposed project and associated bid on the basis that it has:

- Identified the issues and needs being faced at a local level;
- Confirmed the potential for the proposed project to address these needs;
- Informed the nature and scale of provision; and
- Informed the location and essential linkages for the proposed project.

Salient points noted:

- Engagement with stakeholders has and continues to be undertaken through direct channels and through more open forums utilising the Council's website and social media accounts (Twitter, Facebook, Instagram etc.);
- The development of the project and stakeholder engagement was undertaken both pre and during the ongoing COVID-19 pandemic. Virtual/electronic engagement (e.g., through Zoom, Microsoft Teams) has been utilised throughout the pandemic;
- The breadth of consultation techniques and mediums used to undertake the engagement process has facilitated the engagement of many groups that have historically been more problematic to reach (e.g., young people, the elderly, those from ethnic minorities); and
- Conscious of the need to have independent engagement through the project development and engagement phase, the Council appointed a range of external consultants to facilitate the stakeholder engagement process (see the applicant and bid information for details of these).

4.2b Are any aspects of your proposal controversial or not supported by the whole community? Please provide a brief summary, including any campaigns or particular groups in support or opposition? (Limit 250 words)

The proposed project contributes significantly to the aims and objectives of the Borough's Community Plan and hence is fully supported by local organisational stakeholders. ANBC aims to achieve a balanced investment portfolio across the Borough, and this contributed to ensuring that projects such as this scheme have full



political commitment. The potential for the workspace community outreach activities to play a strong role in social regeneration has helped galvanize this support. The project will enhance the employability skills of local marginalised groups, thus further contributing to the socio-economic fabric of the town and wider Borough, which has been welcomed by local community groups.

Local Enterprise Agencies, particularly Antrim Enterprise Agency have fully endorsed the project having identified the need for higher quality, more accessible and flexible workspace stock in the area to meet the new emerging needs of businesses, reverse the area's economic decline and address business challenges that have emerged during the ongoing COVID-19 pandemic.

Minor concerns were raised by a small number of local residents that the extension of the boardwalk would run close to the back of their properties and may create overlooking and anti-social behaviour. The design team responded to these concerns and as noted from the visuals in the Technical Documentation the boardwalk will not actually be on the land at the back of these properties but rather on stilts adjacent. Concerns were also raised regarding the potential for flooding however this was addressing through the planning process and no issues were raised by the statutory consultees.

4.2c Where the bidding local authority does not have the statutory responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
For Northern Ireland transport bids, have you appended a letter of support from the relevant district council	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

**4.3 The Case for Investment**  
**See technical note Table 1 for further guidance.**

4.3a Please provide evidence of the local challenges/barriers to growth and context that the bid is seeking to respond to. (Limit 500 words)

Antrim is the largest of the borough's towns with a population of approx. 23,375 (9,584 households). It is located within the hinterland of the Belfast Metropolitan Area (BMA) and is seen as one of the vital hubs to the Northern Ireland culture and economy. It is sited along two major transport corridors: the BMA - Derry/Londonderry corridor, through which 65,000 cars pass each day, and the Northern Corridor and provides direct access to Belfast International Airport.

Unfortunately, over the last 15-20 years Antrim has suffered greatly from a decline in traditional retail, the development of an out of town retail hub and a lack of connectivity to its major attractions. In particular businesses cite the creation of The Junction on

the outskirts of the town as a major detractor from their trade and that there has been a significant decrease in footfall evidenced by the level of vacancies (19%) and lack of investment.

Added to this, the main arterial route the Dublin Road, servicing Belfast International Airport, runs through the town cutting it off from its greatest tourism asset the Antrim Castle Gardens, one of the finest examples of the classic French style gardens in Europe as show on the visual at in Technical Documentation. The Gardens attract 500,000 visitors annually but due to the poor connectivity with the town centre, traders do not benefit from this potential customer base. The Dublin Road is overlooked by a number of buildings including the domineering Police Station which occupies a prominent site and does not assist to sell the town as an investment location and the Castle Mall shopping Centre which presents it's back to the road and lacks appeal for those passing.

The quality of the public realm is generally good following a recent investment by Dfc and the Council, despite which there is still a major challenge to attract foot fall into the town. The vacant first floor on High Street emerged first in the mid 1900s following the closure of Wellworths. Karl Group acquired the property in 2006 and submitted a planning application to convert the space into office accommodation. Following the permission they commenced a strip out of the first floor, replaced the roof and fitted new windows, leaving the large 16,000 sq ft footprint which to date they have been unable to secure a suitable tenant for.

This vacancy challenge is further compounded by the lack of capacity within Antrim Enterprise Agency who report a waiting list of tenants for offices and co-working space. The Karl Group also contacted the main commercial property agents in the province; Frazer Kidd, Cushman & Wakefield, OKT and Colliers. In summary, none of the respondents were aware of any equivalent space in the Council area outside of a traditional enterprise agency light industrial environment. The two local dominant enterprise agencies have an average occupancy of 95%.

On the demand-side, research indicates that there is strong latent and emerging demand for flexible, co-working space in the area. The research suggests that the ongoing pandemic is likely to result in significant changes in working practices including the need for:

- 'Mix-mode' flexible working;
- Workplace mobility programs emphasizing remote-working which is anticipated to result in a shift of workspace back out from city/major town centres, the rise of satellite offices and the 'hub and spoke' workplace model; and
- More agile/flexible accommodation in terms of the diversity of the accommodation portfolio, time-usage and leasing arrangements.

The scheme offers a potential long-term solution to addressing persistent socio-economic issues. For example, the Council area and Antrim, falls well below average in most business metrics, with low levels of entrepreneurship, innovation, business birth, business survival and business growth, which will continue to inhibit the Council area from 'levelling up' to neighbouring council areas. There is serious deprivation in crime & disorder, education, skills & training and health deprivation and disability; while there is above-average deprivation in employment and living environment

respectively. High levels of crime, and low levels of skills are likely to dissuade private investment, increasing the likelihood that a cycle of socio-economic deprivation will continue without intervention.

4.3b Explain why Government investment is needed (what is the market failure)? (Limit 250 words)

Feedback provided during the project development process indicates that the need for intervention is predicated due to several recognised market failures including:

- **Public-good nature of the proposed scheme** – The focus of failures is on economic efficiency considerations, reflecting that public realm and physical regeneration can be defined as a public good – it does not generate benefits for a single business or user, instead generating benefits for all. The ability and likelihood of any developer to fund works is therefore limited as they will not see a direct return on their investment and benefits will also be experienced by competitors on adjacent sites and premises.
- **Commercial Viability** - Office/workspace development is not currently a commercially viable proposition for the private sector due to the low rental levels, high capitalisation yields, and increased construction costs required to provide Grade A/B specification workspace;
- **Availability of Development Finance and Developer Financial Ability and Appetite for Risk** - Whilst the banks may state that they are prepared to consider funding developments the feedback suggests that, in practice, this funding is unlikely to be forthcoming or highly conditional making the scheme prohibitive; and
- **Information Asymmetry** – Feedback identified the lack of information/advice with regards to available funding opportunities. Agents and developers stated that whilst they liaised with local economic development stakeholders and conducted property viewings with qualifying businesses, they had limited information about the nature and level of demand emanating from qualifying businesses.

Many of the above issues have been exacerbated by the ongoing COVID-19 pandemic.

4.3c 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 barriers with evidence to support that explanation. As part of this, we would expect to understand the rationale for the location. (Limit 500 words)

The scheme proposes to undertake three interlinked improvements to the physical infrastructure of Antrim to revitalise and regenerate the area.

The proposed development of office/workspace will see the creation of c.16,000 sq. ft of Grade A/B lettable space on the High Street to address the latent and emerging demand and supply issues that exist. Given the emerging post-Covid workspace needs, the scheme would be focused on providing a flexible offering in terms of the diversity of the accommodation portfolio, time-usage and leasing/licensing arrangements. In addition to providing the physical space to stimulate levels of entrepreneurship, the proposed layout and programming has been designed to stimulate levels of collaboration and innovation thus addressing the area's poor performance against a range of business-performance metrics. The space, programming and community outreach activities will also enhance levels of skills and

employability, particularly amongst marginalised groups, supporting the Council to address the high levels of deprivation in areas such as employment, skills, crime/anti-social behaviour.

In addition the extension of Boardwalk and the Riverfront Regeneration scheme will enhance the aesthetic appeal of the area, increase footfall and investment and establish greater connectivity across the site.

Combined, the scheme will enhance both the appearance and functionality of the town's physical infrastructure, which will contribute to attracting visitors, build civic pride, utilised a disused shell unit and address anti-social behaviour in its vicinity, reduce vacancy rates and encourage a more diverse visitor-orientated offering which will encourage visitors to extend their stay and increase levels of expenditure to the benefit of the long-term sustainability of the town.

The Antrim Town Centre Masterplan & Delivery Strategy 2010 set the initial vision, objectives and guiding design for future projects. It identified vacancy, poorly presented river frontage and bad connections to the town as a detraction from its commercial success. Activating the riverside to encourage restaurants and café's and improving links to the commercial core were recommended.

A further report entitled Small and Medium Antrim was subsequently commissioned in 2015 and built upon the masterplan providing detailed proposals for the town. These focussed on; riverfront renewal, living (24-hour economy & housing), built heritage, connections & wayfinding and a radical proposal to redesign of Castle Mall centre & Central Carpark. The projects also feature in the draft Masterplan for the Town Centre 2021 however lack of investment has prevented progress.to date. A copy is provided in the Technical Documentation.

The location has also been selected given the:

- Socio-economic issues facing the Antrim area;
- Geographical importance of Antrim as a regional hub town and a through route to Belfast International Airport
- The importance of recovery efforts, post pandemic for the High Street and the real opportunities that exist in Antrim to meet the need for Office/Workpsace
- Unique historic offer presented by Antrim town and the opportunity to now maximise this through the new customer base generated through the extensive new housing developments
- Blue Green Infrastructure potential to address Carbon Zero goals

4.3d For Transport Bids: Have you provided an Option Assessment Report (OAR)

N/A

4.3e Please explain how you will deliver the outputs and confirm how results are likely to flow from the interventions. This should be demonstrated through a well-evidenced *Theory of Change*. Further guidance on producing a Theory of Change can be found within [HM Treasury's Magenta Book](#) (page 24, section 2.2.1) and [MHCLG's appraisal guidance](#). (Limit 500 words)

A detailed Theory of Change for the proposed project is included in the Technical Documentation of the Technical Documentation.

The project's Theory of Change is intrinsically linked to the underpinning 'logic' for the proposed scheme in terms of establishing SMART Inputs, Activities, Outputs, Outcomes and Impact.

In-line with ensuring the proposed project was needs-driven at a local level, the development of the Theory of Change commenced with establishing the project's Vision/strategic impact informed by the prevailing needs analysis and significant stakeholder consultation. The ultimate Impact of the Project is to create:

*“A Physically and Economically Revitalised and Regenerated Antrim town where people want to visit, live and work and a key destination for inward investment; a town which enhances the quality of life and life chances of those who engage with it.”*

Working backwards to identify the necessary pre-conditions to achieve the identified Impact, a series of outcomes have been identified through the project development phase. In-line with best practice in project development these outcomes have been disaggregated by:

- **Longer-Term Outcomes** identified as including reduced levels of deprivation, increased economic, physical and mental well-being of residents and local traders, increased community inclusion, cohesion and enhanced social capital and increased environmental sustainability;
- **Intermediate/Medium-Term Outcomes** identified as including reduced town vacancies, lower levels of crime/anti-social behaviour, improved mix/quality of visitor-orientated offering, increased investment, increased rental returns, enhanced capital values, enhanced levels of entrepreneurship, employment, innovation and enhanced skills and employability; and
- **Immediate/Short-Term Outcomes** identified as including enhanced visitor welcome/experience, increased civic pride, increased visitors, footfall and visit duration, increased utilisation of historically under-used town areas and increased expenditure.

By way of achieving these outcomes, a range of outputs were identified including (inter alia):

- Increased availability of quality workspace and wrap-around support;
- Enhanced physical environment and aesthetic appeal of the local area;
- Enhanced vehicular access, reduced congestion and improved traffic flows;
- Improved and safer access/environment for pedestrians; and
- Enhanced pedestrian movements around the town centre.

As detailed in the Technical Documentation, these outputs are intrinsically interlinked and mutually reinforcing.

Key activities needed to deliver these outputs were identified as being:

- The various physical infrastructure works that make up the proposed project (discussed previously);
- Ongoing local community and business engagement;
- Soft Market Testing to identify and appoint a Third-Party Managing Agent of the workspace;
- Procurement and management of appointed external project delivery team;
- Marketing the workspace to attract end-users;
- Delivery of wrap-around services to tenants of the workspace; and
- Community outreach activities.

The project development process has identified the anticipated inputs/resources in terms of funding required to deliver the above activities (discussed elsewhere in this application) as well as the technical expertise and time input that will be required from a variety of stakeholders including ANBC (as Project Sponsor), the appointed external project delivery team (responsible for completing the infrastructure works), the Third-Party Management Agent, local economic development agencies (in terms of marketing the workspace and providing wrap-around support), local community groups and business occupants of the workspace (in terms of facilitating the community outreach work).

#### 4.4 Alignment with the local and national context

See technical note Table 1 for further guidance.

4.4a Explain how your bid aligns to and supports relevant local strategies (such as Local Plans, local economic strategies or Local Transport Plans) and local objectives for investment, improving infrastructure and levelling up. (Limit 500 words)

As detailed in the Technical Documentation, the project offers the potential to make a significant contribution to the strategic imperatives articulated at both a regional-NI level and more localised ANBC level. In terms of the local level, through the realisation of the outputs and outcomes identified in the Theory of Change by implementing the proposed scheme, the project offers the potential to contribute to:

- The realisation of the Council’s current established Vision (as articulated in its Corporate Plan “Our Borough, Your Vision 2015-2030”) of establishing “*a prosperous place - inspired by our people - driven by ambition.*” More specifically, the project will contribute to the underpinning themes of:
  - **‘Place’** in terms of encouraging people to take pride in their surroundings, establish a place where people feel safe and ultimately create vibrant and welcoming town;
  - **‘People’** in terms of providing access to high quality Council services and facilities that empower the local community; and
  - **‘Prosperity’** in terms of supporting entrepreneurship, providing a strong competitive business advantage, providing world class infrastructure which attracts inward investment and supports productivity, exports and business growth and stimulates business activity to sustain existing jobs and create new employment opportunities.

- Supporting the Council to realise its strategic economic development goal to “create new jobs, investment and improve the wealth of individuals and the community” (as articulated in the Council’s Economic Development Strategy (2018-23). The proposed project offers the potential to contribute to a number of specific objectives including:

- **Stimulating Entrepreneurship** - Improve the Council’s Entrepreneurship levels to NI levels or better;
- **Enhancing skills and employability** - Improving the proportion of the working age population with no formal qualifications to at least the NI average; and
- **Local Wealth Building** - Supporting an increase in employment of 5,000 jobs above current levels by 2030, enhancing level of economic activity

- Facilitating the Council to establish a “resilient, socially responsible community where citizens enjoy a high quality of life” as identified in the Council’s “Love Living Here” Community Plan. Through the identified Theory of Change, the project offers the potential to contribute to a number of key Community Plan Outcomes including creating a community where citizens:

- Live in connected, safe, clean and vibrant places as illustrated by reductions in the percentage of vacant non-residential units and increased town centre footfall;
- Benefit from economic prosperity which will include the local economy thriving, with local businesses starting up, growing, expanding and generating employment. Enterprise and innovation are encouraged and the area has a skilled population and infrastructure which is attractive to investors and employers. Barriers to accessing employment are reduced or removed enabling all of our citizens to have equitable access to the opportunities available in the Borough;
- Achieve their full potential through encouraging a culture of lifelong learning in our communities and provide a range of ways - both formal and informal - to engage in learning.

4.4b Explain how the bid aligns to and supports the UK Government policy objectives, legal and statutory commitments, such as delivering Net Zero carbon emissions and improving air quality. Bids for transport projects in particular should clearly explain their carbon benefits. (Limit 250 words)

In-line with the UK Governments’ “Build Back Better: Our Plan for Growth” policy paper, the project would address the physical, economic and social issues that are facing Antrim, putting it on a more level-footing with other UK towns and enabling it to more readily contribute to the wider economic growth of ANBC, NI and ultimately “creating an environment that enables the UK to succeed.”

The workspace will address local infrastructure/space needs by “creating a great place to start and grow a business”, thereby stimulating entrepreneurship, innovation/collaboration, skills development and employability, ensuring marginalised groups are not ‘left behind’. Antrim will be re-established as a more connected and engaged community/town, improving everyday life for the local community, ensuring

everyone can succeed regardless of where they live. Thus, the proposed project is wholly aligned to the UK Government's aim of 'levelling up' struggling towns.

The project would contribute to other strategic imperatives including transitioning to net-zero emissions, improving air quality and supporting green innovation and growing a sustainable and environmentally responsible greener economy.

Specifically:

- The boardwalk aspect of the project would develop blue/green infrastructure encouraging greater engagement in Active Travel;
- The workspace would use environmentally sustainable eco-friendly building materials in its construction, renewable energy resources and make provisions for environmentally-friendly travel options through the provision of a dedicated bike shelter and on-site recycling; and
- The workspace site is adjacent to the bus route in the town centre therefore public transport should be maximised

4.4c Where applicable explain how the bid complements / or aligns to and supports other investments from different funding streams. (Limit 250 words)

The proposed project complements a number of other investments from different funding streams including:

- Belfast Region City Deal –a core operational consideration in developing the Borough's Economic Strategy was the development of a City Deal for the Belfast Region, of which ANBC is part. The City Deal seeks to overcome some of the challenges outlined previously and to work with neighbouring councils to address common sub regional challenges.
- The central pillars include: Innovation and Digital, Infrastructure, Tourism and Employability and Skills
- The City Deal includes proposals in relation to Innovation and Digital advancement, and the proposed project should therefore take cognisance of the 'SMART' agenda and latest/emerging technologies.

Urban Regeneration Community Development (URCD) Policy Framework – Working with DfC the lead Department the scheme proposed wholly aligns with their plans for the town. In particular, the development of vacant properties and sites which have blighted the town including Ulster Bar Corner where it is planned that a development brief will be issued focussed on housing and leisure space.

Council & DfC with private sector – Proposed Redevelopment of Castle Mall shopping centre and Central Carpark (Council owned) to transform the area by bringing the Antrim Castle Gardens into the town. Elements include; new urban park and plaza area to promote access between the gardens and the town, remodelling of the centre to face outwards, demolition of 50% of the centre and replacing with new affordable housing.



4.4d 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 need to do so). Cycling elements of proposals should follow the Government's cycling design guidance which sets out the standards required. (Limit 250 words)

The proposed boardwalk extension of 166.75 metres will provide a safe and attractive 'off road' route for pedestrians and cyclists to access the town, Castle Gardens and other attractions. It will promote connectivity and encourage people to complete their journeys through a mix of public transport and walking and cycling. The Council as part of Recovery efforts, post pandemic is introducing a bike scheme into the town whereby people can pick up and drop off at certain points. Cycling shelters will also be provided to enhance cyclist convenience and safety and encourage greater levels of active transport.

Whilst not an integral part of the proposed project, a review of public transport linkages in the town is underway with senior officials in the Department for Infrastructure, in particular to address the lack of direct access from the Dublin Road into the town. Given the location of the new office/workspace on High Street it will be essential to encourage tenants and staff to use public transport.

The owner of the building has also agreed to provide secure cycle facilities on the lower ground floor for the convenience of tenants and staff.

## PART 5 VALUE FOR MONEY

### 5.1 Appropriateness of data sources and evidence

See technical note Annex B and Table 1 for further guidance.

All costs and benefits must be compliant or in line with [HMT's Green Book](#), [DfT Transport Analysis Guidance](#) and [MHCLG Appraisal Guidance](#).

5.1a Please use up to date evidence to demonstrate the scale and significance of local problems and issues. (Limit 250 words)

The Technical Documentation provides a detailed analysis of the socio-economic issues facing Antrim and ANBC. Examples include:

- ANBC performs poorly in most business metrics. For example, the Council has:
  - 23.7 business births per 10,000 population in 2019, which is 40% of the UK rate and the lowest of all NI Councils;
  - An average of 4.3% Total Entrepreneurial Activity, the second-lowest in NI;
- ANBC grew at an annual rate of 1.6% between 1998 and 2019, well below the UK's average growth (1.9%).

- In 2019 GVA fell by 1.5%. Given the anticipated large contraction in 2020, indicates 2-years of negative growth leaving ANBC and Antrim significantly below its own pre-COVID baseline, and accordingly that of NI and the UK.
- ANBC grew at an annual rate of 1.6% between 1998 and 2019, well below the UK's average (1.9%);
- Whilst c.22,500 sq. ft. of workspace is available within a 4 mile-radius of Antrim, letting agents have indicated that c.92% of this stock is of very low quality (<Grade C), provides little/no opportunity for collaborative working, and does not meet the needs of modern businesses (accordingly the average vacancy period is >12 months).
- Antrim is ranked in the top 40 percentile for deprivation, 9th for the most deprived wards out of 40 in ANBC and is in the top 21 percentile for education, skills/training deprivation.

5.1b Bids should 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 evidence is robust, up to date and unbiased. (Limit 500 words)

To ensure an independent approach was taken to support the development of the OBC and subsequent bid, ANBC appointed independent consultants to facilitate all primary and secondary research activities to identify the nature and scale of local problems/issues.

In terms of primary research, the appointed Research Teams undertook significant engagement with stakeholders with a vested interest in the project to establish the current and emerging needs. Salient points to note include:

- The substantive local-level engagement has served to mitigate the risk of non-response bias effects and increase levels of statistical confidence/reliability;
- The mix-mode approach to the primary research has ensured that an appropriate balance was struck between gaining the necessary quantitative and qualitative data to inform the analysis;
- The engagement was used to contextualise and verify the findings emerging from the secondary research, to ensure that the need for intervention remained valid (particularly around the stated market failures, vacancy levels, availability of workspace stock etc.). Reflecting the up-to-date nature of the need's analysis, all primary research was undertaken between October 2020 and January 2021.
- All primary research tools were developed in line with national and local guidance and focused on identifying the current and emerging needs of the town and wider Borough and testing the reasonableness of the Project's initially established Theory of Change (which was continually updated to reflect the feedback received);
- The Council commissioned independent research in 2019 to inform the creation of its Local Development Plan 2030. Focusing on the quality of the Council's Retail and Leisure provision, this work involved completing a Antrim town 'Health Check' which included estimating hourly footfall at a number of locations across

the town, street and household telephone surveys with residents and visitors to establish views on the town including improvements to its physical infrastructure.

In terms of secondary research, per the Technical Documentation, the Council's Research Teams have drawn on the most up to date (typically 2021 but no earlier than 2019 for lag indicators such as GVA) available data to examine the socio-economic context at both an ANBC and more localised Antrim area, benchmarking these against comparator locations (e.g., other local Councils, NI and the UK) to demonstrate the specific need for 'levelling up' support. As detailed by the identified sources of information all data underpinning this analysis has been drawn from publicly available sources from UK Government sources (e.g., ONS, HMRC, GEM, NISRA etc.) and academia (e.g., Ulster University Economic Policy Centre).

Data has been analysed in line with the UK Government's guidance (as outlined in 'The Review of quality assurance of government analytical models' and the 'Aqua Book': Guidance on Producing Quality Analysis for Government") applying the 'Analysis with RIGOUR' principle to all data analysis. Statistical software has been utilised to analyse quantitative data, employing robust statistical analysis to assess uncertainties (including HMT optimism bias calculators, sensitivity analysis, switching tests, Monte Carlo simulation analysis in line with HMT/Greenbook guidance and applying project team assurance measures to verify, validate and quality assure the analysis undertaken.

5.1c Please demonstrate that data and evidence chosen is appropriate to the area of influence of the interventions. (Limit 250 words)

Given LUF's focus on 'levelling up' struggling towns, the Council has taken a micro to macro analytical approach in the selection of data and evidence to inform the bid. That is to say, per the Technical Documentation and elsewhere in this application, the primary and secondary research has focused on establishing the specific needs of the Antrim town (including its Super Output Areas (where information is available)) and benchmarking these within the ANBC area, at a regional NI level and importantly at a UK level to identify relative weaknesses in the town's socio-economic performance and wider needs, as well as the potential for the proposed project to address these. By placing Antrim in a comparative context to these other areas illustrates the need for levelling up at the localised level.

Accordingly, in the first instance, the data and evidence base selected has established localised needs through the analysis of data pertaining to the Antrim town area and through engagement with local residents, businesses, economic development agencies/organisations, visitors to the town and other Antrim-specific stakeholders (per Section 4.2).

However, mindful of the need to contextualise the project in a wider ANB and NI perspective, the Council has sought to assess the wider strategic and operational fit of the proposed project, identifying potential impacts on other Council areas and neighbouring Councils (e.g., in terms of displacement). For example, in assessing the need for additional workspace, cognisance has been taken of the existence of alternative provision/supply in a reasonable travel-time distance to Antrim.

## 5.2 Effectiveness of proposal in addressing problems

5.2a Please provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems. Quantifiable impacts should usually be forecasted using a suitable model. (Limit 500 words)



The scheme's outreach activities will also serve to improve the skills and employability of members of the community including those in marginalised groups. The office space has been specifically designed to providing a flexible offering in terms of the diversity of the accommodation portfolio, time-usage and leasing/licensing arrangements which has been identified following the pandemic. As noted later, it has been forecasted that the workspace will remain at least 80% occupied over the thirty-year period and will support the incubation of businesses who will graduate from the workspace into the wider private sector, making room for new pre-start and start-up businesses to get the necessary support they require.

The development of the workspace, alongside the wider public realm scheme, façade and connectivity works will serve to address the historic disjointed development in the town, enhancing its aesthetic appeal, locational connectivity and reverse the declining footfall in the town that has occurred over the last decade.

The nature and scale of monetised and non-monetised impacts arising from the project (in the areas identified above) is summarised in the succeeding subsections of the application and the appendices included in the Technical Documentation.

5.2b Please describe the robustness of the forecast assumptions, methodology and model outputs. Key factors to be covered include the quality of the analysis or model (in terms of its accuracy and functionality) (Limit 500 words)

A bespoke forecasting model has been independently established to forecast the anticipated costs and benefits associated with the project. Recognising the potential implications of cost overruns for the Council, the Council has ensured that build in suitable contingencies/margins (e.g., through OB) to establish the projected costs (see Section 5.3) which have also been informed by robust empirical evidence and benchmarking analysis.

Where possible to do so, economic benefit projections have been monetised for subsequent inclusion in the initial and adjusted BCR. In all cases, prudent assumptions have underpinned the forecasting of costs and benefits. Salient points to note include:

- Forecast assumptions have been controlled for the recommended Social Time Preference Rate of 3.5% over the 30 years in line with Green Book guidance, accounting for optimism and the time value of money;
- In line with Green Book and DCLG guidance, gross and net additional benefits have been calculated (with the latter being used in the BCR) taking account of deadweight, leakage, displacement, substitution and multiplier effects. The project has been independently assessed as representing a high level of additionality, as indicated by the **calculated level of additionality of 83%** (see the Technical Documentation for the approach taken and assumptions applied to assess additionality).
- Sensitivity analysis and switching test analysis has also been applied to take account of over overly optimistic assumptions on the benefits side in the base case model;
- Per Section 5.4a prudent assumptions have been applied to forecast the additional footfall and associated expenditure in Antrim, with cognisance taken of:
  - Different levels of expenditure made by workers at the new workspace vis-à-vis wider visitors to the town; and
  - Different levels of footfall and expenditure that are likely to arise in different areas of the town given their respective visitor offering (e.g. in Church Street Castle Mall).

Current footfall estimates and expenditure (to establish a baseline) has been based on independent research undertaken;

- Projected levels of occupancy in the workspace (which estimates a ramping up over a five-year period to 80% and maintain this level for the remaining 25 years) and workspace rental charges (estimated to be £18 per sq. ft. inclusive pf rates and service charge) has been informed by empirical evidence from LEAs, Invest NI and wider benchmarking analysis;
- Wage premia assumptions are based on forecasts from Oxford Economics and prudent controls have been applied included in the model for those leaving employment or moving jobs.

An independently facilitated workshop was undertaken to assess the nature and scale of non-monetised benefits that would be derived from the project. Multi-criteria analysis was subsequently independently applied as part of the OBC process.

Combined these assumptions and calculations have served to develop a robust forecasting model which has underpinned the assessment of all future costs and benefits.

### 5.3 Economic costs of proposal

5.3a Please explain the economic costs of the bid. Costs should be consistent with the costs in the financial case, but adjusted for the economic case. This should include but not be limited to providing evidence of costs having been adjusted to an appropriate base year and that inflation has been included or taken into account. In addition, please provide detail that cost risks and uncertainty have been considered and adequately quantified. Optimism bias must also be included in the cost estimates in the economic case. (Limit 500 words)

Per the table below and Technical Documentation, the total cost of delivering the project would be c. £8.1m. It is noted that a further c. £[REDACTED] in-kind funding is being provided the Council in lieu of the first year's lease cost.

Nature of cost	Cost over the project life
<b>Project Element 1</b>	
Boardwalk Extension	[REDACTED]
Professional and Statutory fees	[REDACTED]
<b>Sub-total</b>	[REDACTED]
<b>Project Element 2</b>	
Works to offices' entrance façade and core	[REDACTED]
Boardwalk Access	[REDACTED]
Professional and Statutory fees	[REDACTED]
<b>Sub-total</b>	[REDACTED]
<b>Project Element 3</b>	
Office fit out (16,000 sq ft)	[REDACTED]
Professional and Statutory fees	[REDACTED]
Life Cycle Costs	[REDACTED]
Net revenue costs	[REDACTED]
<b>Sub-total</b>	[REDACTED]
<b>Total</b>	[REDACTED]

Salient points to note include:

- Costs are inclusive of all Capital (CapEx), Net Operating (Opex), lifecycle costs, professional and statutory fees and the cost of finance;
- In line with whole life costing, the costs have been considered over 32 years (3 years project implementation period, with the final year overlapping with a 30-year operating period);
- Adjustments have been made to costs to take account of Optimism Bias (OB) using the Mott MacDonald model. For accuracy, individual OB calculations have been made for each element of the proposed works taking cognisance of the work types (buildings and/or civil engineering works). Allowances for the recent surge in construction costs have been considered in the context of the OB model (specifically in terms of the 'Poor Project Intelligence' and 'Inadequacy of the Business Case' OB model categories (see Section 6.1f and the technical documentation for the calculations of OB);
- Capital works and lifecycle costs have been based on designs undertaken by a Chartered Architect (RIBA) and costed by a Chartered Quantity Surveyor (RICS)
- Construction costs have been uplifted using the BCIS Construction/Tender Price Indices;

- It has been assumed that the workspace element of the project will open in April 2023. All projected OPEX and lifecycle costs have been uplifted by 2% per annum (in-line with the UK Government target) from current prices to identify the costs in Year 1 of operation, with the same level of inflation applied annually thereafter;
- The nature, scale and timing of operational costs and lifecycle costs associated with the office/workspace have been informed by the RICS Life Cycle Evaluator and Building Running costs tools, the OPEX associated with other similar Council assets (e.g., Mossley Mill) and benchmarking evidence from other shared office/workspace (e.g., the Innovation Factory);
- It is assumed that the third-party provider (e.g. a local social enterprise) provider will allocate a Centre Manager who will be responsible for overseeing the day-to-day management of the facility, liaising with other stakeholders (e.g. LEAs, Invest NI, ANBC) to ensure that appropriate wrap-around support is provided to tenants;
- ANBC contribution to operating costs under element 1 (the workspace) reflects the difference between operating costs and the facility's projected income. As noted in Section 4.3b, a key market failure underpinning the need for intervention relates to the fact that the proposed workspace would not be commercially viable (due to the low rental levels and high capitalisation yields), hence it has been assumed that ongoing subvention will be required from the Council;
- ANBC will be responsible for covering all cost overruns.

#### 5.4 Analysis of monetised costs and benefits

5.4a Please describe how the economic benefits have been estimated. These must be categorised according to different impact. Depending on the nature of intervention, there could be land value uplift, air quality benefits, reduce journey times, support economic growth, support employment, or reduce carbon emissions. (Limit 750 words)

To inform the assessment of Value for Money, a range of monetised and non-monetised economic benefits have been considered (with the monetised benefits subsequently included in the BCR).

From a monetary perspective, these estimates are included in the Technical Documentation and summarised in Section 5.5 and include:

- **Land Uplift Value** - Per the Technical Documentation, a commercial letting agent has independently assessed the Gross Development Value (GDV) of the proposed workspace based on the capitalisation of the Estimated Rental Value (ERV) once the works are fully completed. The GDV has been calculated at [REDACTED];
- **Office Income** - Based on the project occupancy levels and forecasted prevailing market rates for different types of flexible workspace it has been estimated that the workspace will generate c. [REDACTED] over its 30-year operating period;
- **Increased expenditure associated with additional footfall** – Additional footfall is expected to be generated from the regeneration project in Antrim, both in the form of new employees working in the area, in addition to the extension to the boardwalk scheme which will enhance the accessibility of the town to

pedestrians. Conservatively it has been estimated that the employees situated in the workspace contribute an additional £35.7 million over the lifetime of the project.

Further footfall is expected in the shape of increased visits to the town centre in addition to those already visiting the town and new office workers. This spend is expected to be greater and attract more individuals. At an assumed £20 per spend, attracting 17,513 people in the drivetime population per annum<sup>1</sup>, a further £10.5 million, resulting in total footfall income of c.£46.2m, before accounting for discounting and additionality.

Calculating turnover to employment ratios using workforce jobs and GVA / turnover data from the Annual Business Inquiry, it is estimated that 108 further jobs will be created as a product of this increased footfall.

- **Supply chain expenditure** - Construction costs in the development of the wider project will have a positive societal contribution in the form of supply chain expenditure on materials from the construction industry. The majority of these payments are likely to be to NI SMEs, resulting in £892k in turnover from supply chain expenditure, occurring before the beginning of the project; and
- **Wage Premia** – Jobs are expected to be created in information and communications, professional services, manufacturing, admin & support, construction & retail sectors. The majority will be created in the higher paying, higher qualified info & comms and professional services sectors, aligned to the office-based nature of the project. This results in total discounted wage premia of c.£3.1 million over the lifetime of the project. It is assumed that 25% of jobs created in positions with lower qualification requirements will be filled by those previously unemployed or inactive. This should contribute to reducing the number of people on the claimant count in Antrim.

In line with guidance, the monetised economic benefits have been assessed at both the gross and net additional level with prudent consideration given to the nature of benefits included within the subsequent initial and adjusted BCR (see Section 5.5).

Whilst there are inherent difficulties in monetising the economic benefits made by regeneration projects, the value of these benefits should not be underestimated in the VFM calculation. Per the identified Theory of Change, these non-monetised benefits will include (inter alia) increasing entrepreneurship and business creation levels, addressing deprivation, contributing to skills development and the attraction of inward investment (NB. whilst this is a monetary benefit, in practice, it is highly difficult to forecast). Multi-criteria analysis has been utilised to calculate the project's potential contribution to the realisation of these non-monetary benefits.

5.4b Please complete Tab A and B on the **appended excel spreadsheet** to demonstrate your:

Tab A - Discounted total costs by funding source (£m) - Completed

<sup>1</sup> Allows for residuals not entering the Town, and those coming in from wider drivetime distances.



Tab B – Discounted benefits by category (£m) - Completed

## 5.5 Value for money of proposal

5.5a Please provide a summary of the overall Value for Money of the proposal. This should include reporting of Benefit Cost Ratios. If a Benefit Cost Ratio (BCR) has been estimated there should be a clear explanation of how this is estimated ie a methodology note. Benefit Cost Ratios should be calculated in a way that is consistent with [HMT's Green Book](#). For non-transport bids, it should be consistent with [MHCLG's appraisal guidance](#). For bids requesting funding for transport projects this should be consistent with [DfT Transport Analysis Guidance](#). (Limit 500 words)

The Council appreciates that the assessment of value for money requires a thorough consideration of the nature and scale of the benefits that will be derived from the proposed project in-light of the scale of investment made (including any financial contribution from the Levelling Up Fund).

In line with Green Book and DCLG Appraisal guidance the monetised costs and benefits have been considered through the calculation of the project's Net Present Public Value (NPPV) using an appropriate discounted model and a Benefit Cost Ratio (BCR). As required in guidance, both an 'Initial' BCR (taking account of the LVU and office income) has been calculated, as well as an 'Adjusted' BCR (taking account of wider distributional impacts such as increased expenditure from additional footfall, supply chain expenditure and wage premia). The results of the monetised analysis are summarised on the table below.

Cost /Benefit Metric		Initial NPPV & BCR	Adjusted NPPV & BCR
Undiscounted Costs	Capital Costs (CapEx)	████████	████████
	Operating Costs (OpEx)	████████	████████
	<b>Total</b>	████████	████████
Undiscounted Benefits	LVU	████████	████████
	Office Income	████████	████████
	Increased turnover from additional footfall	████████	████████
	Supply Chain expenditure	████████	████████
	Wage Premia	████████	████████
	<b>Total</b>	████████	████████
Summary	Gross NPPV	████████	████████
	<b>NPPV - Additionality inc.</b>	████████	████████
	<b>BCR</b>	████	████

As might be expected given the scale of costs and limited monetised benefits included, the project would deliver an 'Initial' NPPC (of c. ██████) and a BCR of █████. However, when the significant wider distributional monetised benefits that are anticipated are included (per the Adjusted BCR model), **the project would provide a considerable additional NPPV (of c.£████) and a BCR of █████ illustrating its**

**potential to provide high VFM from a monetary perspective** (as defined by a BCR of 2 or higher).

However, as noted, any conclusion on the potential VFM that will be provided by the project must also take into account the non-monetised benefits. Per Section 5.5b, the multi-criteria analysis indicates that the project offers the potential to provide significant non-monetised benefit. When combined with the calculated NPPV or BCR, the Council is of the view that the proposed project offers the potential to provide significant VFM, ensuring the levelling up of Antrim with other towns, ensuring its longer-term sustainability.

5.5b Please describe what other non-monetised impacts the bid will have, and provide a summary of how these have been assessed. (Limit 250 words)

To assess non-monetised benefits, independent multi-criteria analysis and sensitivity/‘switching test’ analysis has been utilised.

Given the ‘Theory of Change’, the Council established all the potential non-monetary impacts selecting five criteria and assigning weightings reflecting their relative importance. The project’s contribution to each criterion was independently assessed, resulting in a weighted non-monetary score being allocated (see below and the Technical Documentation).

Criterion	Weight	Score	Weighted Score
Increasing entrepreneurship and business creation	25%	█	█
Addressing deprivation	25%	█	█
Skills Development	20%	█	█
Enhancement of the local environment and building of civic pride	15%	█	█
Attraction of inward investment	15%	█	█
<b>Total</b>		█	█

With an average score of █ out of █ or a weighted score of █ out of █, the project has been assessed as contributing significant non-monetised benefit to the Antrim/ANBC area. Whilst not included in the MCA, the project would provide a range of other non-monetised benefits including:

- Reduced town vacancies;
- Improved mix/quality of visitor-orientated offering;
- Increased rental returns, enhanced capital values and higher density letting;
- Increased economic, physical and mental well-being of residents (inc marginalised groups) and local traders;
- Increased community inclusion, cohesion and enhanced social capital;
- Increased environmental sustainability;
- Enhanced safety for pedestrians and cyclists;
- Improved traffic flow and reduced congestion; and
- Increased accessibility around the town centre for pedestrians.

5.5c Please provide a summary assessment of risks and uncertainties that could affect the overall Value for Money of the bid. (Limit 250 words)

An assessment of risks and uncertainties is summarised in 6.1g and on the enclosed risk register. The primary VFM risks are:

- **Client Risks:** Including the ability of the scheme to secure the necessary shortfall of funding from the Levelling Up Fund of c. £3.9m. Any shortage in funding would lead to a reduction in the scale of the project and / or delay implementation until alternative funding is identified.
- **Funding and Market Conditions Risk:** There is a risk that an uplift in construction costs have a material impact on the cost of implementing the project. This has been mitigated through prudent OB assumptions.
- **Workspace Risks:** That occupancy & use is below the levels projected requiring additional levels of subvention from the Council. This has been mitigated by prudent occupancy. Comprehensive market testing has been undertaken and has demonstrated a high demand for the workspace. There is also the risk that ongoing revenue costs are higher than anticipated requiring additional subvention. However, the revenue costs have been established with prudent assumptions. There is the risk that the workspace does not meet the needs of potential tenants. This has been mitigated through soft market testing and localised research with estate agents. This risk is further mitigated by creating a flexible interior fit-out which can be restructured with minimal financial impact to better meet the evolving and changing needs of tenants. This reflects the need to have the ability to adopt to meet the uncertain needs of tenants post Covid-19. The capacity of the management agent to deliver the quality of service expected within the business workspace will be tested through due diligence being applied prior to entering into a SLA and the strict conditions contained within it.

5.5d For transport bids, we would expect the [Appraisal Summary Table](#), to be completed to enable a full range of transport impacts to be considered. Other material supporting the assessment of the scheme described in this section should be appended to your bid.

N/A

## PART 6 DELIVERABILITY

### 6.1 Financial

See technical note Table 1 for further guidance.

6.1a Please summarise below your financial ask of the LUF, and what if any local and third party contributions have been secured (please note that a minimum local (public or private sector) contribution of 10% of the bid costs is encouraged). Please also note that a contribution will be expected from private sector stakeholders, such as developers, if they stand to benefit from a specific bid (Limit 250 words)

**ANBC is requesting c.£1.23m from the LUF** toward the total costs (of £8.1m) of implementing the proposed Antrim Integrated Economic and Physical Regeneration scheme over the life of the proposed project. **The funding represents c. 15% of the overall project costs.**

Project Element	Nature of cost	Cost over the project life	Funder			
			DfC	ANBC	Private Sector	LUF
1	Boardwalk Extension					
	Professional and Statutory fees					
	<b>Sub-total</b>					
2	Works to offices' entrance façade and core					
	Boardwalk Access					
	Professional and Statutory fees					
3	<b>Sub-total</b>					
	Office fit out (16,000 sq ft)					
	Professional and Statutory fees					
	Life cycle costs					
	Contribution to Office / Workspace operating costs					
	<b>Sub-total</b>					
	<b>Total</b>					
	<b>% of total</b>					

Given the strategic importance of the proposed project to the ANBC area, the Council is committing c. £6.1m to the proposed scheme, equivalent to 75% of total costs, with the remainder being provided by DfC (£612k or 8%) and the private sector (£166k or 2% of total costs) plus c. £[redacted] in-kind support in lieu of the first year's lease costs.

6.1b Please also complete Tabs C and D in the **appended excel spreadsheet**, setting out details of the costs and spend profile at the project and bid level in the format requested within the excel sheet. The funding detail should be as accurate as possible as it will form the basis for funding agreements. Please note that we would expect all funding provided from the Fund to be spent by 31 March 2024, and, exceptionally, into 2024-25 for larger schemes.

**Tabs C and D have been completed. See attachment.**

6.1c Please confirm if the bid will be part funded through other third-party funding (public or private sector). If so, please include evidence (i.e. letters, contractual commitments) to show how any third-party contributions are being secured, the level of commitment and when they

Yes

No

will become available. The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Where relevant, bidders should provide evidence in the form of an attached letter from an independent valuer to verify the true market value of the land.

6.1d Please explain what if any funding gaps there are, or what further work needs to be done to secure third party funding contributions. (Limit 250 words)

As detailed in Section 6.1a, with the exception of LUF monies, the remaining funding has been committed to the proposed project (i.e., there are no other gaps).

6.1e Please list any other funding applications you have made for this scheme or variants thereof and the outcome of these applications, including any reasons for rejection. (Limit 250 words)

Funding of c. £612k has been profiled by the DfC towards the project. The funding commitment is included as part of a five-year capital investment profile agreed between the Council and the Department on an annual basis. The investment is profiled from the Department's Urban Regeneration Fund which contributes towards improving places by supporting various local schemes throughout NI in collaboration with Local Authorities. The private sector has provided written confirmation that it will provide (£166k or 2% of total costs) plus c. £[redacted] in-kind support in lieu of the first year's lease costs.

No further funding has been applied for or rejected relating to this project.

6.1f Please provide information on margins and contingencies that have been allowed for and the rationale behind them. (Limit 250 words)

Margins/contingencies to the capital expenditure and lifecycle costs have been calculated using the Optimism Bias model. Individual OB calculations have been made for each element of the proposed works taking cognisance of the work types (buildings and/or civil engineering works). As noted, allowances for the recent uplift in construction costs have been considered in the context of the OB model with a prudent approach applied to the mitigation level applied under each category. Specific OB levels applied include:

<b>Categorisation for OB calculations</b>	<b>% OB applied</b>
Standard Buildings Work (OB) - Element 1 (Board Walk access only), Element 2 and Element 3	12%
Standard Civil Engineering Works (OB) - Element 1 (Board Walk Extension)	18%

All projected OPEX and lifecycle costs have been uplifted by 2% per annum (in-line with the UK Government target) from current prices and annually thereafter.

The prevailing Public Works Loan Board interest rate has been applied to all costs being loan financed over the project's life.

Sensitivity analysis was undertaken through the OBC process, with consideration given to the financial implications of unanticipated rises in revenue costs (OPEX) and reduced benefits (reduced workspace income) to assess the ongoing financial commitments to the Council. Despite the application of heavy negative assumptions (e.g., 20% increase in operating costs) the levels of contribution remain within the Council's tolerance levels and there is a commitment to provide any necessary subvention given the strategic importance of the project.

6.1g 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-UKG funding partners. (you should cross refer to the Risk Register). (Limit 500 words)

Key risks include:

- Having gained the necessary internal approvals for the Council to contribute the identified financial contribution and in-principal commitment to derive financial support from the Department for Communities (of c. £612k) and the private sector (£166k), the main financial risk to the delivery of the proposed project is the ability to secure Levelling Up Funding (of [REDACTED]) towards the costs of the proposed office workspace and town accessibility/connectivity works. In the event that the requested financial assistance is not forthcoming, the Council would have to reduce the scale of proposed works and/or delay the implementation of the project until additional funding sources could be identified. Both scenarios would materially impact on the scale and/or timing of the anticipated physical and economic regeneration benefits and undermine the integrated nature of the overall scheme in supporting [REDACTED] to 'level-up' with other towns. Whilst the proposed Council's significant financial contribution reflects its full commitment to the project, the Council faces unprecedented pressures on its existing and future capital budgets, particularly in-light of the financial impact made by the ongoing pandemic. Consequently, the Council would not be able to deliver the scheme to the same scale and/or within the same timescale without LUF support.
- In line with the attached risk register, another financial risk is that levels of income derived from the proposed office/workspace are below the levels projected (e.g., due to lower than anticipated levels of demand) requiring additional levels of subvention from the Council. However, as noted the Council has been prudent in its occupancy projections, benchmarking its proposals against other facilities and assessing their reasonableness with local commercial agents and local economic development agencies. [REDACTED]  
[REDACTED]  
[REDACTED] The appointed Third-party Managing Agent (e.g., a Social Enterprise) will be required to provide an annual marketing plan identifying the steps that it will take to achieve and maintain occupancy levels. This will include working with the Council, other local economic development agencies (e.g, Invest NI, the LEAs, SENI) to garner support in marketing the facility.
- There is a risk that the recent significant uplift in construction costs have a material impact on the cost of implementing the project. However, as noted, this has been mitigated by the application of prudent levels of OB to the costs identified by the Chartered Surveyor. Similarly, there is a risk that ongoing revenue costs are higher than anticipated requiring additional subvention. As noted, revenue costs have been established with prudent assumptions, based on relevant benchmarks, RCIS guidance and existing SLA's with third party Managing Agents. As noted, sensitivity analysis has also been undertaken.

Per the Chief Finance Officer Declaration, any cost overruns and ongoing subvention will be borne by ANBC who will, depending on their scale and ongoing wider financial commitments, utilise existing financial reserves and/or loan finance to cover the costs.

## 6.2 Commercial

See technical note Section 4 and Table 1 for further guidance.

6.2a 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. The procurement route should also be set out with an explanation as to why it is appropriate for a bid of the scale and nature submitted.

Please note - all procurements must be made in accordance with all relevant legal requirements. Applicants must describe their approach to ensuring full compliance in order to discharge their legal duties. (Limit 500 words)

**Commercial structure** - ANBC is one of the eleven Councils formed in 2015 following Local Government Reform. The Council employs approximately 600 FTE and serves a population of 140k residents across an area of 274 square miles. The annual gross revenue budget of the Council is approximately £ 72m and this is funded through a mix of domestic and business rates as well as income generated from services and facilities and any external funding secured. The Council must comply with Code of Practice on Local Authority Accounting in the United Kingdom and the DFC Accounts Direction and manages a district fund reserve of £6m approximately which is considered good practice.

The Council has committed to contributing up to ██████████ towards the total cost of delivering the overall project and will finance this through Reserves & Borrowing.

Concerning the approach adopted for the proposed scheme, the Council will own the new Office/Workspace and will be responsible for the ongoing maintenance of the building and associated curtilage. An SMA will be established with one of the Local Enterprise Agencies which operate as social enterprises to manage the facility, recruit the tenants and oversee their arrangements as well as supporting the wider outreach programmes of support. This model is reflected in the financial projections provided. ██████████  
██████████  
██████████

### Risk allocation

The Council has a Risk Management Strategy (attached) which sets out the risk management framework supporting the consistent and robust identification and management of opportunities and risks within desired levels across the Council.

Risks are managed at a Corporate level through the Corporate Leadership Team as well as at Service level by Heads of Service.

Risk management is a key element of the Council's Governance Framework, which provides assurance that the Council is doing the right things in the right way. Risk registers are routinely monitored by the Corporate Leadership Team and the Council's Audit Committee, providing assurance that risks to the Council achieving its objectives are appropriately managed.

## Procurement Strategy

The procurement strategy for this project is in line with the Council's agreed procurement procedure for a project of this type and scale (see Appendix XVIII of the Technical Documentation). This approach complies with the Northern Ireland Public Procurement Policy – PPN06/19 November 2019.

Given the nature and timing of delivery, the scheme has a number of component parts that will be separately procured and delivered over the life of the project as detailed below. It is envisaged that each scheme will be procured via the traditional route i.e. procurement of a separate design team and procurement of a separate works contractor as opposed to a design and build procurement route:

All elements of the scheme will be specified by the Council and publicly advertised as per Council procurement procedures as set out in Section 7 of the Councils Financial Regulations (see Appendix XVIII).

## 6.3 Management

See technical note Section 4 and Table 1 for further guidance

Delivery Plan: Places are asked to submit a delivery plan which demonstrates:

- Clear milestones, key dependencies and interfaces, resource requirements, task durations and contingency.
- An understanding of the roles and responsibilities, skills, capability, or capacity needed.
- Arrangements for managing any delivery partners and the plan for benefits realisation.
- Engagement of developers/ occupiers (where needed)
- The strategy for managing stakeholders and considering their interests and influences.
- Confirmation of any powers or consents needed, and statutory approvals eg Planning permission and details of information of ownership or agreements of land/ assets needed to deliver the bid with evidence
- Please also list any powers/consents etc needed/ obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them.

6.3a Please summarise the delivery plan, with reference to the above (Limit 500 words)

The established delivery plan has been developed taking cognisance of all UK Government Guidance (e.g., identified by the Infrastructure and Projects Authority (IPA)) including (inter alia) the Government Functional Project Delivery Standard, Guide to Effective Benefits Management in Major Projects, The Role of the Senior Responsible Owner and Project principles for success.

Salient Points to note in relation to the established Delivery Plan:

- The delivery plan is to support the overall planning, control and implementation of the [REDACTED]  
[REDACTED] The delivery plan will be used as the baseline reference for managing the project. The objectives of the delivery plan are to define the processes and systems to be implemented to ensure the effective delivery of the project within predictable costs and outcomes.



- The delivery plan covers the project objectives, organisational structure, roles/responsibility, project constraints, statutory consents, programme, risk and communication/board meetings.
- The project will be delivered in compliance with the Government “Achieving Excellence in Construction” initiative.
- Regarding the organisational structure, the design team and works contractor will be appointed in line with Northern Ireland Public Procurement Policy.
- A risk register is included within the delivery plan identifying the relevant client, funding, planning, design, construction and health/safety risks.
- The programme for each element of the project within the delivery plan identifies the sequence and inter-relationships between project activities and identifies the key milestone targets to meet the programme completion dates.
- Project board meetings will be held monthly to make decisions on priority actions, review delivery and expenditure and ensure all risks are managed and the project objectives are met within the programme dates.
- The attached Delivery Plan summarises the Council’s proposed Service Level Agreement Management Model for the business centre, the business, socio-economic and community benefit activity that underpins it and the structures planned for the effective communications across all stakeholder groups for the effective achievement of the schemes.

6.3b Has a delivery plan been appended to your bid?	<input checked="" type="checkbox"/> Yes See Appendix XIV <input type="checkbox"/> No
---	---

6.3c Can you demonstrate ability to begin delivery on the ground in 2021-22?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--

<p>6.3e Risk Management: Places are asked to set out a detailed risk assessment which sets out (word limit 500 words not including the risk register):</p> <ul style="list-style-type: none"> <li>• the barriers and level of risk to the delivery of your bid</li> <li>• appropriate and effective arrangements for managing and mitigating these risk</li> <li>• a clear understanding of roles/responsibilities for risk</li> </ul>
--

The enclosed risk register detailed in the Technical Document provides a summary of the key risks potentially impacting on the project. The risks will be mitigated and managed by the Investment Decision Maker (IDM), Senior Responsible Owner (SRO) and the Project Sponsor (PS). All risks are solely owned by Antrim and Newtownabbey Borough Council with the exception of the Workspace Risks which will be defined via a Service Level Agreement between the Council and the Management Agent for the business workspace. The matters pertaining to

the risks will be formally discussed and actions agreed at frequent Project Board Meetings. Action logs will be maintained and minutes of the meeting formally recorded.

During project delivery the Project Board will comprise of key stakeholders established for each of the three project elements [REDACTED]

[REDACTED] Post capital completion of the office workspace the operational and financial performance of the centre will be closely monitored via a Strategic Management Committee and an Operational Management Committee.

**Client Risks** (Medium to High) relate to the inability to deliver the project by the completion date and the resultant loss of income and reputational risk. Increased project costs, inability to secure the necessary LUF Funding and a lack of consultation including liaison with traders and statutory approvals. Operational challenges impacting on these risks will routinely be assessed against the programme. The form between the contractor(s) and the Council will clearly detail the processes for the escalation and resolution of issues. An internal multi-disciplinary Team of Officers will own and implement the project communication plan centred on key milestones from within the programme of works.

**Funding and Planning risks** (Medium to High) relate to the potential for programme delays and changing market conditions impacting on costs. This has been mitigated through prudent OB assumptions and a programme informed by professional technical input.

**Design and Construction Risks** (Medium to High) relate to a range of variables relating to design, utility, ground condition and supply chains and competent design and construction to mitigate against environmental risks.

**Health and Safety / Section 75 Risks** (Medium to High) relate to DDA compliance and public safety during construction.

Each of the above two risks will be mitigated by appointing contractors with the adequate quality accreditations and experience and stringent controls regarding their reporting and site inspections / verifications of the works and programme.

**Workspace specific risks** (Low to Medium) relate to the capacity of the management agent, the type of accommodation meeting demand, levels of demand and increased traffic congestion. The Council has applied prudent occupancy forecasts. Comprehensive market testing has been undertaken and has demonstrated a high demand for the workspace. Through soft market testing the Council has an understanding of the needs of potential tenants and have pre-empted their needs through the design stage. This risk is further mitigated by creating a flexible interior fit-out which can be restructured with minimal financial impact to better meet the evolving and changing needs of tenants. This reflects the need to have the ability to adopt to meet the uncertain needs of tenants post Covid-19. The capacity of the management agent to deliver the quality of service expected within the business workspace will be tested through due diligence being applied prior to entering into a SLA and the strict conditions contained within it.

6.3f Has a risk register been appended to your bid?	<input checked="" type="checkbox"/> Yes See Appendix XV <input type="checkbox"/> No
---	--

6.3g Please evidence your track record and past experience of delivering schemes of a similar scale and type (Limit 250 words)

ANBC has a track record of experience in delivering major Capital schemes from inception to completion. Over the last 10 years, 200 projects have been delivered at a total value of £42.5m.

In addition to the two specific examples highlighted in the Part 1 Gateway Criteria, other specific high-value capital regeneration schemes delivered in the last 7 years have included:

- The development of office/workspace at the Antrim Civic Centre which included developing c.4000m<sup>2</sup> of office space, high specification fit-out and associated landscaping and car parking. The total cost of the scheme was £7.5m.
- The Antrim Castle Gardens scheme involved the restoration of listed building and general new building and associated high specification landscaping. The total cost of the scheme was £7.2m.
- The Allen Park/Crumlin Community Centre scheme included a new build, refurbishment works for the provision of community and sports hall, single/double synthetic pitches and ancillary landscaping and car parking. The total cost of the scheme was £9.8m

The schemes were delivered through a range of contract strategies and form of contract. Experience has been gained in traditional and design/build approaches. A track record has been achieved in the Government promoted NEC form of contract for both consultant and contractor appointments.

The above examples, illustrate the Council's capacity and capability of delivering major capital schemes, with works akin to those identified in the proposed Glengormley scheme, focused on supporting the economic and physical regeneration and revitalisation of a town centre.

6.3h Assurance: We will require Chief Financial Officer confirmation that adequate assurance systems are in place.

For larger transport projects (between £20m - £50m) please provide evidence of an integrated assurance and approval plan. This should include details around planned health checks or gateway reviews. (Limit 250 words)

Formed under the Local Government Act, ANBC and has a Constitution which sets out how the Council operates, how decisions are made and the procedures which are followed to ensure that these are efficient, transparent and accountable to local people.

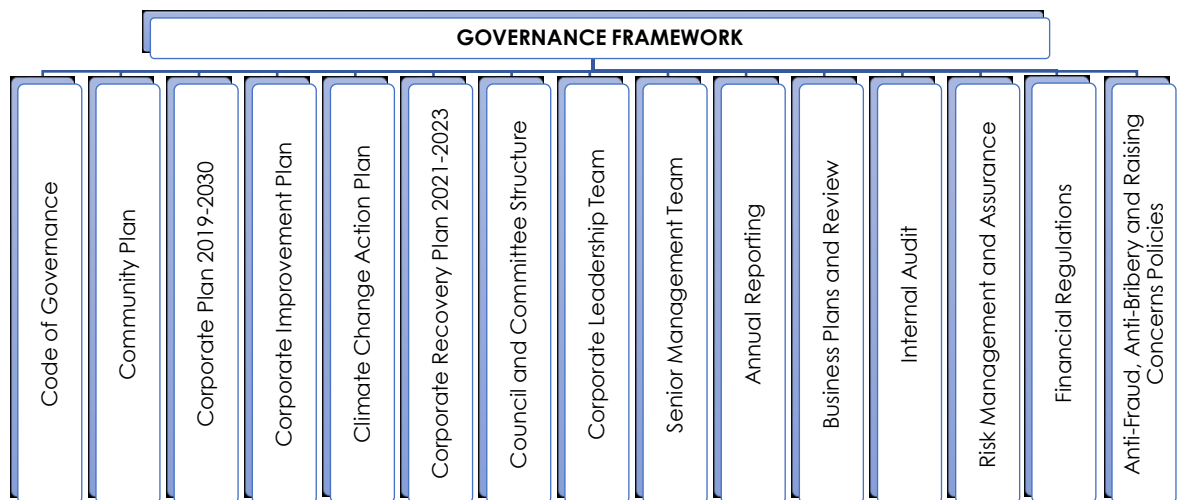
The Constitution is made up of the following documents:

- Code of Conduct for Councillors
- Code of Conduct for Officers
- Local Government Employee and Council Working Relationship Protocol
- Standing Orders (which is made up of the Protocol for the Operation of the Planning Committee)
- Scheme of Delegation
- Financial Regulations
- Budget and Policy Framework Procedure Rules
- Contracts Procedure Rules

The Council's Governance Framework comprises the systems, processes, culture and values, by which the Council is directed and controlled. The framework outlines the activities through which it accounts to, engages with and leads its communities. It enables the Council to monitor

the achievement of its strategic objectives and to consider whether those objectives have led to the delivery of appropriate, cost-effective services.

The system of internal control is a significant part of that framework and is designed to manage risk to a reasonable level in accordance with the Council’s Risk Management Strategy. This is underpinned by compliance with the Governance Framework, governing legislative and regulatory requirements, commitment from the Corporate Leadership Team, the Corporate Plan, the Corporate Recovery Plan, the Climate Change Action Plan, Financial Procedures, oversight functions including an Audit Committee, regular and timely management information, administrative procedures, raising of concerns procedures, management supervision, delegation and accountability and a commitment to staff development and performance management.



The Audit Committee is a key component of the Council’s Governance Framework. It provides an independent and high-level focus on the audit, scrutiny, assurance and reporting arrangements that underpin good governance and financial standards. This Committee is integral to overseeing independent and objective assurance and monitoring improvements in internal control and governance. External review of Governance, Proper Arrangements and the Financial Statements are provided annually by the Northern Ireland Audit Office.

## 6.4 Monitoring and Evaluation

*See technical note Section 4 and Table 1 for further guidance.*

6.4a Monitoring and Evaluation Plan: Please set out proportionate plans for M&E which should include (1000 word limit):

- Bid level M&E objectives and research questions
- Outline of bid level M&E approach
- Overview of key metrics for M&E (covering inputs, outputs, outcomes and impacts), informed by bid objectives and Theory of Change. Please complete Tabs E and F on the **appended excel spreadsheet**
- Resourcing and governance arrangements for bid level M&E

Taking cognisance of the identified 'Theory of Change' the Council worked in conjunction with an independent economist to establish all the potential inputs / Resources, Outputs, Outcomes and Impacts (Refer to Section 2 'Theory of Change' within the Technical Document).

The bid level monitoring and evaluation objectives and research questions relate to:

- **Increasing entrepreneurship and business creation levels.** This is because ANBC and ██████ lag behind every other council area in NI for entrepreneurship and business births. This will be based upon businesses supported in the new workspace and referrals to the mainstream NI Business Start-Up Programme.
- **Addressing local deprivation.** Antrim ranks as the 196th most deprived ward in NI.
- **Skills development.** This project will introduce 25 additional level 4+ jobs to ██████ and 20 level 3 jobs. As a consequence of its outreach activities in the entrepreneurship, community and social enterprise spheres the impacts on helping to reduce economic inactivity and improve educational under-attainment rates will be monitored.
- **Enhanced civic pride and an enhanced visitor experience** as a consequence of improved connectivity and the re-development of a vacant floor for office space will be assessed through attitudinal and perception surveys.
- **Attraction of inward and domestic investment** which will help redress the flow of foreign capital in professional services into Belfast and allow Antrim & Newtownabbey to level up rates of inward investment will be monitored and evaluated.
- **Improved performance of the town centre** including increased footfall, increased expenditure, reduced vacancies, an improved mix / quality of visitor orientated offering and lower levels of crime and antisocial behaviour will be measured and collated primarily through survey work.

The bid level M&E approach is to utilise stakeholder, user and shopper / visitor surveys to gauge attitudinal change. National statistics such as deprivation rates and indicator statistics held by statutory partners such as free school meals will be used to fully evaluate the extent of the economic and social returns of the project over time. Planning data will be used to measure the potential attraction of inward investment over time.

The specific elements will concentrate on the following M&E approaches:

- Element 1 Office Workspace:
  - Annual tenant surveys
  - The annual schedule of committed events and programmes
  - Event and programme feedback forms
  - Data collated from tenant entry diagnostics
  - Occupancy and usage numbers including the scale of licence agreements and workspace memberships
  - Local supply chain analysis (defined as ANBC first and NI second)
  - Financial and operational performance reporting through the Strategic and Operational Management Team Meetings
  - Increase in referrals to the NI Business Start-up Programme
- Element 2 Riverfront Regeneration
  - Local capital supply chain analysis

- Shopping, trader, vacancy and business surveys
- Vacancy Counts
- Footfall counts

- Element 3 Extension of the Boarwalk

- Local capital supply chain analysis
- Shopping, trader, vacancy and business surveys
- Footfall counts

Tabs E and F on the appended excel spreadsheet provide detailed metrics for key elements as summarised below:

- **Inputs / Resources:** This will monitor the funding secured, the time resource input by Council staff teams and time input by stakeholders including the third-party operator. It will be monitored and evaluated on the basis of funding contracts, meeting schedules and annual schedules of events, networking and collaborative programme activities. This will typically be monitored and evaluated quarterly.
- **Outputs:** This will monitor the buy local / buy social impacts of the project across the capital supply chain and the centre manager's revenue operations. It will also monitor the number and scale of licence agreements and workspace memberships in the office accommodation. This will be assessed based on capital contract contractor reports and third-party operator of the workspace reports. This element will also evaluate the enhanced physical environment and car-parking through site inspection and physical measurement of the enhanced surfaces and spaces.
- **Outcomes:** This will measure attitudinal change which will gauge civic pride, improved performance across trade, footfall and vacancy indicators and a highstreet health check which will review the shopping mix / offer on the highstreet. Many of these KPI's will be predicated on a 2021 baseline survey which will be reviewed Annually. A reduction in antisocial behaviour will be evaluated using policing data (annually) and the monitoring of investment will be monitored via planning data (quarterly).
- **Impacts:** There are four key elements to the monitoring and evaluation of impacts. They are increased entrepreneurship, a reduction in local deprivation, skills development and an improved regional perception of [REDACTED]. This data will be obtained by measuring business start-up rates against the Council's statutory target of 80, measuring business growth based on data returned by tenants in the new workspace and national statistics. This data will be monitored and evaluated annually and over a longer term.

The Monitoring and Evaluation will be undertaken by:

- The Council: The Investment Decision Maker (IDM) and the Senior Responsible Officer (SRO) will routinely receive a performance dashboard and RAG status for each of the metrics detailed in table F.
- The Management Agent: The Management Agent will be contractually obliged to meet their performance reporting activity and presentation of the reports in accordance with Table F and in accordance with the Service Level Agreement.

- Independent consultancy input: For consistency and on some occasions for impartial independence a third party consultant undertake some of the research, particularly the survey elements.

Antrim and Newtownabbey Borough Council will also commission an independent evaluation at the end of the capital works and a post project evaluation aligned with the theory of change milestones.

The meanwhile use element of the scheme will be animated directly by Council and measurement of engagements, outreach events and activities will be the core indicator for M&E associated with that project component.

The resourcing and governance arrangements for the management of performance across these areas include:

- Internal multi-disciplinary team internal Council meetings (contractual management)
- Routine dashboard reporting to the Investment Decision Maker and Senior Responsible Officer
- Project Board Meetings (Capital)
- Strategic Management Team Meetings (Workplace)
- Operational Management Teams (Workplace)

## PART 7 DECLARATIONS

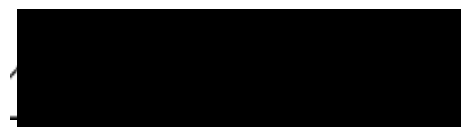
### 7.1 Senior Responsible Owner Declaration

As Senior Responsible Owner for the Antrim Integrated Economic and Physical Regeneration scheme I hereby submit this request for approval to UKG on behalf of Antrim and Newtownabbey Borough Council and confirm that I have the necessary authority to do so.

I confirm that Antrim and Newtownabbey Borough Council will have all the necessary statutory powers and other relevant consents in place to ensure the planned timescales in the application can be realised.

Name: Majella McAlister - Director of Economic Development

Signed:



## 7.2 Chief Finance Officer Declaration

As Chief Finance Officer for Antrim and Newtownabbey Borough Council declare that the scheme cost estimates quoted in this bid are accurate to the best of my knowledge and that Antrim and Newtownabbey Borough Council

- has allocated sufficient budget to deliver this scheme on the basis of its proposed funding contribution
- accepts responsibility for meeting any costs over and above the UKG contribution requested, including potential cost overruns and the underwriting of any funding contributions expected from third parties
- accepts responsibility for meeting any ongoing revenue requirements in relation to the scheme
- accepts that no further increase in UKG funding will be considered beyond the maximum contribution requested and that no UKG funding will be provided after 2024-25
- confirm that the authority commits to ensure successful bids will deliver value for money or best value.
- confirms that the authority has the necessary governance / assurance arrangements in place and that all legal and other statutory obligations and consents will be adhered to.

Name: Jacqui Dixon - Chief Executive Officer and Chief Finance Officer

Signed:



## 7.3 Data Protection

Please note that the The Ministry of Housing, Communities and Local Government (MHCLG) is a data controller for all Levelling Up Fund related personal data collected with the relevant forms submitted to MHCLG, and the control and processing of Personal Data.

The Department, and its contractors where relevant, may process the Personal Data that it collects from you, and use the information provided as part of the application to the Department for funding from the Levelling Up Fund, as well as in accordance with its privacy policies. For the purposes of assessing your bid the Department may need to share your Personal Data with other Government departments 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](#).**



**Annex A - Project One Summary** – Yes supplied

**Annex B - Project Two description and funding profile** - Yes supplied

**Annex C – Project Three- Description and funding profile** - Yes supplied

**Annex D - Check List Great Britain Local Authorities** – N/A (not a GB Local Authority)

**Annex E Checklist for Northern Ireland Bidding Entities** – See overleaf

## Annex E Checklist for Northern Ireland Bidding Entities

Questions	Y/N	Comments
<b>Part 1 Gateway Criteria</b>		
You have attached two years of audited accounts	N	N/A - Per Section 1b of the Gateway Criteria, ANBC is a district Council and not private sector or third sector organisation.
You have provided evidence of the delivery team having experience of delivering two capital projects of similar size and in the last five years	Y	See Part 1 'Gateway Criteria' and Section 6.3g of the Management Section.
<b>Part 4.2 Stakeholder Engagement and Support</b>		
For transport bids, have you appended a letter of support from the relevant district council	N	N/A – this is not a transport bid
<b>Part 6.1 Financial</b>		
Have you appended copies of confirmed match funding	Y	Letters confirming match funding are included in the Technical document
The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land.	Y	Independent valuation for the lease of the first floor is appended.
<b>Part 6.3 Management</b>		
Has a delivery plan been appended to your bid?	Y	See Supporting Technical Documentation
Has a letter relating to land acquisition been appended?	N/A	First floor is being leased for office/workspace. Lease is under development with legal team.
Have you attached a copy of your Risk Register?	Y	See Supporting Technical Documentation
<b>Annex A-C - Project description Summary (only required for package bid)</b>		
Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	Y	Locational maps have been included in the Supporting Technical Documentation.