

# Part 1: Project Summary Document

Towns should complete this for each project.

Summary Document table																												
<b>1. Project name: The Shrub Hill Regeneration project</b>																												
<b>2. Heads of Terms project conditions</b>																												
<ul style="list-style-type: none"> <li>- Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable.</li> <li>- Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document.</li> </ul>																												
<b>1. Provide a more detailed delivery plan that covers risks, interdependencies and mitigation measures; detailed delivery milestones and timelines.</b>																												
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At this stage the Shrub Hill Regeneration project is currently not dependent on any other scheme or programme being delivered in Worcester. The key constraints of the project include:																												
<ul style="list-style-type: none"> <li>● <b>Canal Bridge and public realm along Cromwell Street and Shrub Hill Road</b> – Works will need to be delivered on time to ensure that disruption to road users, commuters and local communities is kept to a minimum.</li> </ul>																												

- **Utilities status checks** – Capacity of drainage/utilities to support future development in area unknown.
- **Development of a locally listed building** – Isaac Maddox House is a locally listed building in Worcester. Although Listed Building consent will not be required for any alterations, proposals will need to be sensitive to the building’s architectural value

**2. Provide confirmation of match funding arrangements.**

The preferred option for this project has a total cost of £17,285,000 which Worcester City Council are asking the Towns Fund to contribute £10,000,000 which equals 58% of the total costs. Worcestershire County Council have contributed £5,500,000 towards the purchase of the land and buildings on the Lower Yard; £985,000 has been received from the Brownfield Land Release Fund for the demolition of redundant buildings; and £800,000 has been contributed by the Getting Building Fund via Worcestershire LEP for project development. Each of the non-Towns Fund match funding contributions have been expended or committed in advance of the approval of this business case, and as such, are treated as sunk cost.

Type	Source	Total amount
Public Sector	Towns Fund	£10,000,000
Public Sector	Worcestershire County Council	£5,500,000
Public Sector	Getting Building Fund	£800,000
Public Sector	Brownfield Land Release Fund	£985,000
<b>Total</b>		<b>£17,285,000</b>

Source: Mott MacDonald

**3. Quantification of outputs and outcomes is needed in order to proceed with this project.**

Quantification of outputs and outcomes has been included within the business case

**3. Business case appraisal**

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

- business case type
- any internal or external assurances

A HM Treasury Green Book compliant 5 case business case has been produced for the Shrub Hill Regeneration project.

The business case has been developed by external consultants Mott MacDonald in conjunction with Worcestershire County Council and Worcester City Council.

**4. MHCLG capital (CDEL) 5% payment**

N/A

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

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

A value for money (VfM) assessment has been produced for the Preferred Option. This has been produced for both the overall project and the Towns Fund investment and this is outlined in full within the business case.

The results of the VfM assessment for the overall project:

BCR of 1.7 and NPSV of £7.6 million

Value for money analysis	Project BCR
<b>Benefits for the BCR</b>	
LVU – Residential	£1,802,459

<i>LVU – Commercial</i>	£674,751
<i>VURT – Residential</i>	£7,302,362
<i>VURT – Commercial</i>	£2,936,558
<i>Labour Supply - Welfare Impact</i>	£6,090,930
<b>Total benefits for the BCR</b>	<b>£18,790,337</b>
<b>Economic Costs</b>	
Towns Fund Capital Exp.*	£10,461,872
Towns Fund Revenue Exp.*	£656,619
<b>Total cost (Towns Fund + Co-funding)</b>	<b>£11,118,491</b>
<b>Net Present Value (NPV)</b>	<b>£7,671,846</b>
<b>BCR calculation formula</b>	<b>1.7</b>

## 6. Deliverability

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

Y

## 7. Delivery plan

Including details of:

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

### Timescales and key milestones

The key milestones associated with the project are shown below. These figures are high level and provisional at this stage. These dates are subject to revision once the business case assurance process has concluded and negotiations with contractors have commenced.

<b>Task / Milestone</b>	<b>Timescale</b>
Stakeholder consultation	Continuous
Submission of business case	June 2022
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### Partnerships

Key roles and responsibilities for the project are outlined in the table below

## Key roles and responsibilities

Organisation / group	Role	Responsibility
Worcestershire County Council	Overall Project Manager for the Capital works	<p>Worcestershire County Council will lead Supported by Worcester City Council, this role will coordinate all projects on behalf of the accountable body. Responsibilities will include:</p> <ul style="list-style-type: none"> <li>Ensuring that the project can achieve the benefits defined in the project briefs.</li> <li>Responsible for project setup and delivery, and will have overall responsibility for the project to ensure that the project meets its objectives</li> <li>Responsible for securing resources</li> <li>Responsible for managing the drawdown of professional fees and monitoring the performance of external consultants against their appointment criteria for the delivery of the Isaac Maddox House and the bus depot project.</li> </ul>
Delivery Teams (individual to Issac Maddox House and Public realm)	Project Delivery	<ul style="list-style-type: none"> <li>Led by the Work Package sub-Project Managers – Worcestershire County Council will lead Issacs Maddox House and Lower Yard public realm, whereas the City Council will lead the Cromwell Street public realm and accessibility element.</li> <li>Enabling effective delivery of work related to the project development (for example of surveys, design) during the development focused life cycle stages of the project. As project moves to delivery, responsible for effective Project delivery and transition of new assets into the Operational landscape.</li> <li>Management of trades and supply chain, and the communication of information to stakeholders.</li> <li>Delivery of the project in accordance with the Project Brief / Employers Requirement / Schedule of Works, within budget and to programme.</li> <li>Delivery of a completed set of as-built information and attend post-completion</li> </ul>

## Interdependencies

At this stage the Shrub Hill Regeneration project is currently not dependent on any other scheme or programme being delivered in Worcester

## Risks and Mitigation measures

The table below sets out the top risks for development of the Shrub Hill Regeneration project detailed within the risk assessment.

Risk	Impact	Mitigation
<b>Covid</b>		
The programme, cost and design	Programmes delay and unknown cost impact. Covid has already impacted upon ability to undertake building surveys.	<ul style="list-style-type: none"> <li>Essential to monitor Government and society regulations and market impact on safety, health, welfare and materials and maintain continual dialogue with all parties to reduce impact.</li> <li>Covid clauses will be included within any Contracts</li> </ul>
Critical path supply chain being adversely affected	Programme delay and unknown cost impact.	<ul style="list-style-type: none"> <li>Monitoring of the critical path supply chain and expert sub-contractors as part of design and procurement process. Mitigated in part by Covid specific clauses included within the Contracts.</li> <li>Further due diligence and advanced procurement strategy.</li> </ul>
<b>Funding</b>		
Funding is not secured to the level or timescale expected	Programmes delay due to variables in agreed project budget and element costs.	<ul style="list-style-type: none"> <li>A defined timescale and cost information to achieve approval for the next stage.</li> </ul>
Unable to secure funding for Phase 1 Shrub hill station	Less likely to secure train connectivity developments	<ul style="list-style-type: none"> <li>Subject of a Levelling Up Fund application</li> </ul>
Isaac Maddox House funding not sufficient to deliver preferred scheme	Unable to deliver Towns Fund outputs	<ul style="list-style-type: none"> <li>Contingency to be built into costings or scope reduced accordingly.</li> </ul>

Rising Construction costs exceed Preliminary costings used to secure funding	Insufficient funding to progress Programme	<ul style="list-style-type: none"> <li>Contingency to be built into costings or scope reduced accordingly.</li> </ul>
<b>Statutory Approval Planning</b>		
Planning Conditions are not discharged in a timely manner	Delays will impact on occupation.	<ul style="list-style-type: none"> <li>Continual discussions and close liaison with to speed up approvals process. Initial discussions have taken place and pre-commencement decisions discussed.</li> </ul>
Policy SWDP44 of South West development Policy highlights limited capacity at Worcester Bromage Road sewerage works (the assumed sewerage network for the Quarter)	Significant infrastructure works required to facilitate the development	<ul style="list-style-type: none"> <li>Consultation with STW at early stage to understand capacity vs development plans</li> </ul>
<b>Completion</b>		
Delay of surrounding delivery due to external factors	That handover is delayed.	<ul style="list-style-type: none"> <li>The project board monitors the progress at each monthly review.</li> </ul>

**8. Town Deal Board Chair name & signature**

**Name of the Town Deal Board:**

  
  

**Chair's name and signature:**

  
  
  

**Date:**

**9. By signing, I agree that:**

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

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

**Name of the lead Local Authority:**

  

**Job title:**

  

**Name and signature:**

  
  
  

**Date:**