

1. Project Updates

1.1 Since the Board meeting of 9th April, the following changes have been made to the project programme:

- The Health & Wellbeing Centre has been withdrawn from the programme at the request of the lead partner.
- Some of the activities which were proposed to be delivered at this venue will be supported in other venues, including the Drill Hall. In view of this and following detailed analysis of the building requirements for the Drill Hall, the Town Fund ask for the Drill Hall project has increased to £1m.
- There is a small saving to the proposed HEAT project
- Copies of the revised Project Confirmation Forms for both the Drill Hall and HEAT project are included separately. For all other projects, the status remains as reflected at the Board meeting on 9th April 2021.

1.2 The revised portfolio of 13 projects, plus programme management costs is presented below.

Project	Towns Fund £m	Co-Funding £m	Total Cost £m
Lincoln Connected	1.483	0.727	2.210
Lincoln Made Smarter	1.290	1.050	2.340
Wigford Way/St. Mary's Street	5.000	0.000	5.000
Sincil Bank Green Corridor	3.000	0.000	3.000
Lincoln City FC Stadium and Community Redevelopment Projects	0.800	1.960	2.760
Health & Wellbeing Centre (HWBC)			
Hospitality Events & Tourism Institute (HEAT)	1.120	1.300	2.420
Lincoln Central Market and Vibrant Public Realm	5.900	2.600	8.500
Tentercroft Street	0.340	0.000	0.340
Climate Commission Road to Net Zero			
Drill Hall Development	1.000	0.550	1.550
Barbican Production & Maker Hub	1.600	1.690	3.290
Store of Stories (Food Supermarket)	0.165	0.507	0.672
Greyfriars	0.540	1.164	1.704
The Hive	1.000	8.800	9.800
Programme Management	0.420	0.460	0.880
Total	23.66	20.81	44.47
Shortfall	-4.66		

2. Independent Project Appraisal

2.1 Following the recommendation from the Town Board at its meeting on 9th April, an independent review and assessment of all Town Fund projects has been commissioned and undertaken by Focus – consultants procured to support the Accountable Body and Lead Partners with the next stage of the Town Deal Programme.

2.2 The methodology followed for this process is set out in full in the consultant's report (circulated separately to Board members). It can be summarised as follows:

- Each project was appraised according to the following key criteria, with score of between 1 (weakest) – 4 (strongest) awarded in each case.

Impact	Deliverability
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Economic vibrancy	Cost
Carbon reduction	Funding package
Inclusive growth	Risk
Value for money	Project management

- Scoring was carried out independently by at least 2 people and ratified
- Any gaps in information were identified and information requested to enable a comprehensive assessment based on the most up to date information available from project leads

2.3 Projects were then ranked according to their overall score and a range of options were considered to arrive at a final selection of projects, with the aim to achieve a balanced and aspirational programme.

2.4 The projects are listed in rank order, according to overall score as follows:

		Economic vibrancy and recovery	Carbon Reduction	Inclusive Growth	Value for Money	Costs	Funding	Risk	Project Management	Total
Drill Hall	1.000	4	3	4	3	4	4	4	4	30
Lincoln City FC Stadium & Community Redevelopment Project	0.800	4	2	4	4	4	4	4	4	30
Central Market	5.900	4	3	3	3	4	4	3	4	28
Greyfriars	0.540	3	3	4	3	3	4	4	4	28
Tentercroft Street	0.340	3	3	3	3	4	4	3	4	27
Hospitality Events and Tourism Institute	1.120	3	3	4	3	4	3	2	4	26
Lincoln Made Smarter	1.290	3	3	2	3	4	2	3	4	24
Barbican Creative & Maker Hub	1.600	4	3	3	3	3	2	2	3	23
Lincoln Connected	1.483	4	2	2	3	3	3	3	3	23
The Hive	1.000	4	3	4	3	3	1	2	2	22
Wigford Way	5.000	3	3	3	2	2	2	2	4	21
Store of Stories	0.165	3	3	4	3	2	2	2	2	21
Sincil Bank	3.000	2	3	3	2	2	2	2	4	20
Total	23.239									

2.5 From these options, 2 recommended options have been proposed by the consultants for consideration by the Board as follows.

Option 1	Option 2
Barbican	Barbican
Central Market	Central Market
Drill Hall	Drill Hall
Greyfriars	Greyfriars
Hospitality Events and Tourism Institute	Hospitality Events and Tourism Institute
Lincoln City FC Stadium & Community Redevelopment Project	Lincoln City FC Stadium & Community Redevelopment Project
Lincoln Connected	Lincoln Connected
Lincoln Made Smarter	Lincoln Made Smarter
Tentercroft Street	Sincil Bank
Wigford Way	Store of Stories
	Tentercroft Street
	The Hive
Programme Management	Programme Management
£19.494	£18.569
Outside the programme	Outside the programme
The Hive	Wigford Way
Sincil Bank	
Store of Stories	

2.6 With Option 1, a further saving of £495,000 would be required to bring the portfolio in within budget. This could be deducted from Wigford Way, representing c 10% reduction, provided this does not compromise deliverability and subject to agreement with the lead partner.

2.7 With Option 2, there is a surplus of £430,000. This could be utilised for detailed design and modelling work required for Wigford Way, retaining this scheme within the programme up to feasibility stage.

3. Recommendation

3.1 Taking account of the findings of the independent project assessment report, the recommendation to the Board is to proceed with Option 2 on the basis that this will safeguard all but one of the remaining 13 projects at the requested level of funding. Further, Wigford Way can remain within the programme to feasibility and design stage to enable it to be progressed to a 'shovel ready' state to support the case for future funding.

3.2 The Council will continue to work in partnership with all stakeholders to try to secure further funding beyond this programme for the delivery of the Wigford Way project beyond feasibility stage, including through Levelling Up if it is considered appropriate for this fund.