

Appendix 1E

Project Confirmation Table
Project Name: Lincoln Science and Innovation Park Hub
Date: 25th November 2021
Towns Fund ask (£ million)
£800k
Match funding total, breakdown and status (secured/applied for/not yet applied for)
£200k from own funds
Expected outputs and outcomes
<p>Lincoln Science and Innovation Park was opened in 2014 and is currently split across seven buildings with a further seven planned for the next 5-8 years. The first phase of the park has been completed and has demonstrated (a) viability, having established a community of fast growing technology businesses alongside academic research, and (b) economic development impact, having created significant job growth amongst that community.</p> <p>A large part of this success has been due to the amplifying effect of clustering; having a spatially agglomerated group of companies, entrepreneurs, skilled individuals, technical equipment, infrastructure, students and investors delivers significantly more economic benefit than if those things were more diversely spread. Nevertheless, there remain significant barriers to maximising that impact, particularly when trying to get the occupants of different buildings and different categories of tenants (e.g. getting academics to mix with entrepreneurs and vice-versa) to mix. The Science Park currently does not have a stand-alone facility that is large enough or distinct enough to allow these groups to mix on ‘common ground’. Furthermore, it lacks large enough facilities to host social and semi-social gatherings whether for existing tenants, the wider innovation community or other groups that it may want to influence (e.g. school pupils/college students).</p> <p>A hub facility would address this; it would provide a building that could host café facilities and cater to the rest of the site. It would be a flexible space that could be reorientated to provide space for social events, talks and networking. Additionally, it would address the emerging ‘Gen Z’ challenge. Identified as a priority by other Science Parks, this recognises that the emerging generation of young adults tend to innovate differently – often rather than traditional incubation space they value very short term collaboration space (the cafe as ‘third space’ agile workspace), often provided by commercial cafés but sporadically due to the lack of high-quality infrastructure (they also require quite high tolerance from the owner!). The LSIP hub would provide dedicated third-space booth facilities ideally set up for a day or two of fail-fast, fail cheap iterative innovation development.</p> <p>Development of this hub would provide much needed amenity facilities to the Science Park. It would allow significantly improved day-to-day networking amongst its constituent groups but would also allow for a big expansion of its events programme and outreach activities, which have been identified as a strategic priority over the next 5-years. It would also allow us to trial wholly new working environments for innovation, which we believe could feed not only LSIP but also other University and City Council incubators as well as private facilities like Mosaic.</p> <p>In terms of Level 2 Outputs, the project would deliver: Urban Regeneration: New Community/sports centres (1) Urban Regeneration: Rehabilitated Land (est. 400m²)</p>

Clearly, the hub will also provide less formal but none-the-less valuable opportunities for enterprise enhancement, collaborations between employers and education and other innovation related outcomes.

Plan for addressing key conditions

Fast tracked project (yes or no)

Capital/revenue split

100% capital

Nominal Financial Profile (£ million)

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
0.0000	0.00	1.000	0.000	0.00000	0.00000

Signature of Town Deal Board Chair and accountable body's Chief Executive Officer or S151 Officer

Additional Questions – To Inform Selection Process (not required for government submission)

Please confirm that you will be able to develop a full business case for this project within 12 months

Yes

Please confirm that your organisation has capacity to deliver this project within the Town Deal Programme timeframe, setting out in brief your delivery arrangements

Lincoln Science and Innovation Park (LSIP) is a joint venture partnership between the Lincolnshire Co-op and the University of Lincoln. Both of these large organisations are significant investors in the City of Lincoln and provide support for LSIP to deliver projects larger than it's relatively small size suggests.

Since 2013, LSIP has invested £23m in capital projects on Beevor Street and has a further £4.8m due to complete by Spring 2022 with another £3.5m in the pipeline. These projects are managed

Key Risks – please set out the key risks to delivery and mitigation measures in place

LSIP is redeveloping a brown-field site, therefore, there are always issues with contamination and uncertain ground conditions when developing. However, having constructed three buildings and undertaken extensive surveys across the rest of the estate, the means of managing this risk is well understood and is factored into the project costs.

Planning would be a risk, however, the LSIP Masterplan is adopted as City of Lincoln Council policy, it is identified as a Strategic Employment site in the local plan and any development would be in the context of outline planning and full planning permissions already granted.

Successful operational delivery of the hub remains a risk, however, this has been significantly mitigated by the successful delivery of LSIP to date, the expansion of the University on the site (via the Bridge lab) and commercial

Priority Rank – Where you have multiple projects, please indicate a priority ranking for this scheme

Single Project

Can any additional match funding or alternative funding be sourced to support your project and to reduce the Town Fund ask? If yes, please explain.

Science Park hub schemes are typically difficult to fund because, unlike commercial property developments, they have a very limited capacity to generate revenue. This is particularly the case when the hub is being developed at a relatively early stage in the development of the wider

science park before the resident population is large enough to sustain regular income generation through catering/room hire etc. LSIP has grown from a resident population of c. 150 in 2013 to c. 650 today with an expectation of it being closer to 750 by the end of 2022 (although some of this is seasonal due to the relatively large University presence on site). Typically, hub facilities require a stable population of over a 1,000 to be break even.
For this reason, it is not really viable to raise commercial finance for this project.

Name of Lead Organisation
Lincoln Science and Innovation Park
Name & Position of Project Sponsor
Thomas Blount, Director
Name of Chief Finance Officer or other person authorised to sign for and on behalf of the Lead Organisation
Thomas Blount
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