



## **Lincoln Town deal Programme Update June 2022**

Of the 13 projects originally in the programme, 12 have submitted business cases, completed the due diligence process and been approved by the Investment Committee, subject to conditions. One project has withdrawn from the programme. Summary documents for all 12 approved projects have been submitted to government.

Following the withdrawal of the Hive project, expressions of interest were sought for existing or new projects which were aligned with the Lincoln Investment Plan, could produce a business case by the end of February 2022 and would add value to the programme.

Independent assessment was undertaken of the proposals and three projects invited to submit business cases. The Investment Sub Committee approved, subject to conditions, additional funds for the Barbican Production and Maker Hub and LCFC Community Skills & Education Hub as well as a new project – the Lincoln Science and Innovation Park Innovation Hub. Final sign on these approvals is awaited from government.

At the time of writing, six projects have satisfied all the pre-contract conditions of due diligence and six have remaining pre-contract conditions to meet before a Grant Funding Agreement can be issued.

<b>Lincoln Connected</b>	
<b>Project</b>	Lincoln Connected
<b>Lead</b>	Visit Lincoln
<b>Total Project Cost</b>	£1.887m
<b>Town Deal Funding</b>	£1.483m
<b>Expected Spend Period</b>	2021/22-2024/25
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Provision of infrastructure and resource to digitalise the high street and visitor economy, enabling visitors, residents and businesses to connect through a digital platform.</li> <li>▪ the provision of lighting, animations, art and cultural activities and installations over the next five years.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2 temporary FT jobs supported during project implementation*</li> <li>▪ 1 full-time equivalent (FTE) permanent jobs created through the projects*</li> <li>▪ 1 full-time equivalent (FTE) permanent jobs safeguarded through the projects*</li> <li>▪ 1 Open CMS Infrastructure</li> <li>▪ 500 Digitally Enhanced Businesses</li> <li>▪ 150000 Number of unique visitors to digital town centre</li> <li>▪ 1 Lighting Installations</li> <li>▪ 1 Lighting Feasibility Study</li> <li>▪ 12 Art Installations</li> <li>▪ 6 Digital Screens</li> </ul>
<p><b>Status</b></p> <p>The Business Case has been approved subject to conditions and there are some pre-contract conditions which still need to be met. The project is fully funded through the Town's Fund and therefore is not reliant on any co-funding. No planning consents are required therefore risk is considered fairly low, although inflation pressure and material supply are likely to be risks as with all construction projects.</p>	

## LCFC Community Skills & Education Hub

<b>Project</b>	LCFC Community Skills & Education Hub
<b>Lead</b>	Lincoln City Foundation
<b>Total Project Cost</b>	£2.76m
<b>Town Deal Funding</b>	£0.8m
<b>Expected Spend Period</b>	2022/23
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Provision of a new community Hub in an area of high deprivation</li> <li>▪ Supporting the community programmes of the Lincoln City Foundation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 64 temporary FT jobs supported during project implementation*</li> <li>▪ 30 of full-time equivalent (FTE) permanent jobs <b>created</b> through the projects*</li> <li>▪ 30 of full-time equivalent (FTE) permanent jobs safeguarded through the projects*</li> <li>▪ 1 new community/sports centres</li> <li>▪ 2100m2 Amount of capacity or improved training or education facilities</li> <li>▪ 1 Number of public amenities/facilities created</li> <li>▪ 1045 No. of learners/students/trainees gaining certificates, graduating, or completing courses at new or improved training or education facilities or attending new courses</li> <li>▪ 450 No. of learners/trainees/students enrolled at improved education and training facilities</li> <li>▪ 650 No of learners enrolled in new education and training courses</li> <li>▪ 250 No of closer collaborations with employers</li> </ul>
<p><b>Status</b></p> <p>Business Case has been approved and all pre contract conditions have been met. A Grant Funding Agreement has been issued to LCFC for signing. There have been some changes to the wider project at the Football Club and whilst this Community Skills and Education Hub will still be delivered as per the approved business case, a new planning application was required submitted in June. The planning application covers phase 1 of the project which is the Community Skills and Education Hub and phase 2 which will comprise of more community space and flexible office spaces.</p> <p>The club is currently in discussions to secure occupation by partner stakeholders and local businesses as tenants – on the basis the space is used for social impact. Additional funding of £39,000 was approved by the Investment Sub Committee to help facilitate this - ensuring that phase 1 can be delivered in a way that will facilitate the delivery of phase 2.</p>	

Whilst the planning application is being considered, discussion with utilities is taking place with a view to start civils work as soon as planning is approved. It is anticipated that work will commence in September / October 2022 and be completed within 12 months.

<b>Lincoln Drill ; Arts Centre</b>	
<b>Project</b>	Development of the Drill Hall Arts Centre
<b>Lead</b>	Lincoln College Group
<b>Total Project Cost</b>	£1.55m
<b>Town Deal Funding</b>	£1m
<b>Expected Spend Period</b>	2021/22- 2022/23
<b>Key outcomes/outputs</b>	
Outcomes/benefits	Outputs
<ul style="list-style-type: none"> <li>▪ provision of a comprehensive scheme of refurbishment for the building as a Space for performing arts, theatre and events and cafe</li> <li>▪ Extended current use of the building to include Skills training in Hospitality, Events; Arts and Tourism (HEAT), employer-led bespoke training for the visitor economy sector; a live-learning space for art students; Digital skills learning for adults; Use of the café by the NHS as part of their Mental Health Hub and Spoke Mode.,</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2 of temporary FT jobs supported during project implementation*</li> <li>▪ 21 of full-time equivalent (FTE) permanent jobs created through the projects*</li> <li>▪ 1300Sqm quality commercial space delivered to Town Centre</li> <li>▪ 1 No of improved cultural facilities</li> <li>▪ 100 Amount of capacity of new or improved training or education facilities</li> <li>▪ 3035 No or learners enrolled at a new education or training facility per annum</li> <li>▪ 860 No of closer collaborations with employers</li> <li>▪ 49881 No of Visitors (over the lifetime of the scheme)</li> </ul>
<p><b>Status</b></p> <p>All conditions have been met, Grant Funding Agreement is in place and the project is nearing completion. All Town Deal funds have been drawn down and project delivery will be completed in the next few weeks with the installation of an air handling unit. The Project will continue to monitor and report on progress with outcomes and outputs.</p>	

<b>Lincoln Central Market</b>	
<b>Project</b>	Lincoln Central Market
<b>Lead</b>	City of Lincoln Council
<b>Total Project Cost</b>	£8.5m
<b>Town Deal Funding</b>	£5.9m
<b>Expected Spend Period</b>	Lincoln Central Market
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Refurbishment of Lincoln Central Market a Grade II listed building</li> <li>▪ Delivery of a refreshed Market offer delivering a more food orientated offer.</li> <li>▪ New provision for casual dining, entertainment and leisure, along with branding, promotion and online trading options.</li> <li>▪ construction of a new two-storey extension to accommodate a new commercial unit</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1926 m2 New or refurbished commercial floorspace - Gross Internal floor Areas (Square Metres)</li> <li>▪ 1 Heritage Buildings renovated/restored</li> <li>▪ 4000M2 of public realm improved (square metres)</li> <li>▪ 30 New enterprises using High Quality space</li> <li>▪ 20% Increase in footfall</li> <li>▪ 1 Number of new non domestic buildings with green retrofits completed</li> </ul>
<p><b>Status</b></p> <p>Business case has been approved and pre contract conditions met. The project is in its delivery phase and work on site started in April. Stripping out works have taken place and works commenced on the demolition of the 'butcher's alley'. All works, including the public realm improvements in City Square are due to be completed by September 2023.</p> <p>New branding and signage work has been completed and marketing activity is ongoing with a number of potential tenants already expressing an interest.</p>	

<b>Lincoln Made Smarter</b>	
<b>Project</b>	Lincoln Made Smarter
<b>Lead</b>	University of Lincoln
<b>Total Project Cost</b>	£2.34m
<b>Town Deal Funding</b>	£1.29m
<b>Expected Spend Period</b>	2022/23-2024/25
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Provision of a support and a matched grant funding scheme to enable SME businesses to adopt digital technologies to build for the future and to become Industry 4 ready</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2 FTE equivalent jobs will be created directly - a Digital Business Development Manager post and a Project Co-ordinator.</li> <li>▪ 30 enterprises will receive grants</li> <li>▪ 30 enterprises will receive non-financial support</li> <li>▪ 20 jobs within the businesses supported</li> </ul>
<p><b>Status</b></p> <p>The business case has been approved, all due diligence conditions met, and a Grant Funding Agreement is in place. The project has faced some challenges in terms of recruitment, but a Project Co-ordinator has been appointed and due to commence by the end of June. The more senior post of Business Development Manager was readvertised week commencing 6<sup>th</sup> June. There has been some minor slippage to programme but all project activity completed is expected to be completed by the end of December 2025.</p>	

<b>The Barbican</b>	
<b>Project</b>	The Barbican Production & Maker Hub for Creative Industries
<b>Lead</b>	University of Lincoln
<b>Total Project Cost</b>	£3.342m
<b>Town Deal Funding</b>	£1.6m
<b>Expected Spend Period</b>	2022/23-2023/24
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Regeneration and reuse of a Grade II listed building which has been unoccupied since 2008</li> <li>▪ Provision of a creative business cluster hub</li> <li>▪ Provision of space for the establishment of start-up and fledgling businesses within the creative sector</li> <li>▪ a programme of support for individuals and emerging businesses within the cultural sector</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.6 full-time equivalent (FTE) permanent jobs created through the projects*</li> <li>▪ 20.5 New Jobs created every 3 years through the scheme (indirect)</li> <li>▪ 1 No of Heritage buildings renovated/restored</li> <li>▪ 1 No. of Cultural Facilities</li> <li>▪ 1 No of public amenities/facilities created</li> <li>▪ 600 M2 Amount of floor space repurposed</li> <li>▪ 20 No. of new enterprises receiving non financial support every 3 years</li> </ul>
<p><b>Status</b></p> <p>The Business Case has been approved subject to conditions and there are some pre-contract conditions which still need to be met. Since the last update, Lincolnshire Co-op have increased their contribution to the project to £1.1m which is all grant rather than loan funding. This, alongside the Heritage Action Zone funding means the project is fully funded. Opening up works are currently underway to better understand the condition of the building and help to reduce risks. This work will help to finalise the scope of works and update the cost plan which is one of the project's conditions and is due to be completed in the next few weeks. Listed Building Consent will also be applied for in the next few weeks with the aim of letting the works contract in September. It hoped the building will be open in Summer 2023.</p> <p>The Heads of Terms negotiations between the University and Lincolnshire Co-op are nearing completion which is also one of the project's conditions.</p> <p>The University of Lincoln has appointed a new Project Manager to be responsible for the project and the Co-op has also recruited a new post to be responsible for managing their capital projects which is providing additional resource to move the project forward. Regular technical project meetings between the University and Coop teams are now in place.</p> <p>-</p>	



<b>Store of Stories</b>	
<b>Project</b>	Store of Stories
<b>Lead</b>	Acts Trust
<b>Total Project Cost</b>	£0.269m
<b>Town Deal Funding</b>	£0.165m
<b>Expected Spend Period</b>	2021/22 – 2022/23
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Regeneration and repurposing of Beaumont Manor as a new membership based community grocery.</li> <li>▪ Provision of a pilot membership model to that of a traditional food bank.</li> <li>▪ Provide a programme of advice, support, training, volunteering and work placement opportunities to members</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1.5 of full-time equivalent (FTE) permanent jobs created through the projects*</li> <li>▪ 1 No of Heritage Buildings renovated/restored</li> <li>▪ 1 No of New community centres</li> <li>▪ 2400 Reduction in the number of children in food poverty</li> </ul>
<p><b>Status</b></p> <p>The Business Case has been approved subject to conditions and Listed Building Consent has been secured. All but one of the conditions has been met which is confirmation that a lease is in place between City of Lincoln Council and Acts Trust. A draft lease has now been provided by the Council and is being reviewed by the Trust’s solicitors. Once agreed, this will enable the Grant Funding Agreement to be issued. As with other capital projects in the programme, inflation pressure and material supply are considered project risks, but appropriate allowances and contingencies have been included and will be de-risked as the project moves to the procurement of a contractor.</p> <p>-</p>	

<b>Re-imagining Greyfriars</b>	
<b>Project</b>	Re-imagining Greyfriars
<b>Lead</b>	Heritage Lincolnshire
<b>Total Project Cost</b>	£2m
<b>Town Deal Funding</b>	£0.54m
<b>Expected Spend Period</b>	2021/22-2023/24
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Regeneration and repurposing of a Grade 1 listed Building (unused for 15 years) as visitor and educational facility</li> <li>▪ Provision of space for educational purposes for schools, universities and running courses and workshops.</li> <li>▪ Provision of temporary exhibition space,</li> </ul>	<ul style="list-style-type: none"> <li>▪ 50 temporary FT jobs supported during project implementation*</li> <li>▪ 2 full-time equivalent (FTE) permanent jobs created through the projects*</li> <li>▪ 1 No of Buildings taken off the heritage at risk register</li> <li>▪ 1 No of heritage buildings renovated/restored</li> <li>▪ 30 Local Learners Supported</li> <li>▪ 1 New education programme for public benefit to all ages</li> <li>▪ 18000 Visitors to site</li> </ul>
<p><b>Status</b></p> <p>The Business Case has been approved subject to conditions and there are some pre-contract conditions which still need to be met. The second-round application to the National Lottery Heritage Fund has been submitted with a decision expected in September. The project budget has increased to just over £2m, with a significantly element of this due to inflation. Additional funds have been requested from the National Lottery Heritage Fund and it is reported that once this is approved, the project will be fully funded and able to proceed.</p> <p>Opening up and investigation works have commenced to mitigate further cost risks and ancient Monument Consent has been secured.</p>	

<b>HEAT</b>	
<b>Project</b>	HEAT Institute
<b>Lead</b>	Lincoln College Group
<b>Total Project Cost</b>	£1.389m
<b>Town Deal Funding</b>	£1.12m
<b>Expected Spend Period</b>	2022/23
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ refurbishment and re-equipping of the kitchen training facilities at Sessions House,</li> <li>▪ provision of new catering and hospitality training facilities in a new operational setting</li> <li>▪ increased number and range of new apprenticeships and T-Levels in Hospitality and Tourism and Catering.</li> <li>▪ provision of further education opportunities for 16–18-year-old learners and working adults</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2 temporary FT jobs supported during project implementation*</li> <li>▪ 9 full-time equivalent (FTE) permanent jobs created through the projects*</li> <li>▪ 17 full-time equivalent (FTE) permanent jobs safeguarded through the projects*</li> <li>▪ 25% Amount of new capacity of new training facilities</li> <li>▪ 1583 No of learners enrolled at a new education or training facility</li> <li>▪ 800 No of employers engaging with training through a project</li> <li>▪ 500 No of Businesses assisted to improved performance</li> <li>▪ 44 No of Businesses created</li> </ul>
<b>Status</b>	
<p>The Business Case has been approved subject to conditions and there are some pre-contract conditions which still need to be met. One of the remaining conditions is the requirement of a legal charge on the Old Bakery building and City of Lincoln Council's Legal Department have been asked to prepare this.</p> <p>Heads of Terms have been agreed with the owners of the Old Bakery, but a sale cannot be completed until the Grant Funding Agreement is in place. This represents a risk to the project. Once the Grant Funding Agreement is in place, the project can proceed.</p> <p>Works are due to commence on Sessions House in October 2022 and completed by mid-November to be open for Christmas events.</p>	

<b>Sincil Bank Regeneration – Transport Improvements</b>	
<b>Project</b>	Sincil Bank Regeneration – Transport
<b>Lead</b>	Improvements
<b>Total Project Cost</b>	Lincolnshire County Council
<b>Town Deal Funding</b>	£2.998m
<b>Expected Spend Period</b>	22/23 23/24
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ provision of a Low Traffic Neighbourhood ('LTN')</li> <li>▪ Rebalance movement away from the private car towards more walking and cycling as sustainable travel,</li> <li>▪ Improved public realm quality</li> </ul>	<ul style="list-style-type: none"> <li>▪ Less than 7000 traffic flows (AADT) along Sincil Bank/Portland Street/Cross Street</li> <li>▪ Increased number of pedestrians and cyclists along Sincil Bank</li> <li>▪ 700 No of pedestrian trips (per day) along Sincil bank</li> <li>▪ 2500 No of cycling trips (per day) along Sincil Bank</li> </ul>
<p><b>Status</b></p> <p>The Business Case has been approved subject to conditions and there are some pre-contract conditions which still need to be met. The project is fully funded through the Town's Fund and therefore is not reliant on any co-funding. Design and Planning work is currently being scoped with stakeholder consultation expected Aug/Sept.</p>	

<b>Wigford Way</b>	
<b>Project</b>	Wigford Way
<b>Lead</b>	Lincolnshire County Council
<b>Total Project Cost</b>	£0.34m
<b>Town Deal Funding</b>	£0.34m
<b>Expected Spend Period</b>	2021/22-2022/23
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Assessment of seven identified modal options</li> <li>▪ To identify walking and cycling environment and public realm improvements along Wigford Way.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 Feasibility Report</li> </ul>
<p><b>Status</b></p> <p>The business case has been approved and conditions signed off. GFA has been issued. Feasibility works have commenced and are due to be completed by March 2023.</p> <p>-</p>	

<b>Tentercroft Street</b>	
<b>Project</b>	Tentercroft Street
<b>Lead</b>	City of Lincoln Council
<b>Total Project Cost</b>	£0.34m
<b>Town Deal Funding</b>	£0.34m
<b>Expected Spend Period</b>	2021/22-2022/23
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ Provision of site investigation to inform design</li> <li>▪ Provision of consultation and soft market testing to enable the design of a first phase development</li> <li>▪ Provision of concept masterplan</li> <li>▪ Provision of a marketing and disposal strategy</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 Technical survey and feasibility work leading to the production of a detailed masterplan and design proposal to RIBA stage 3</li> <li>▪ 1 Stakeholder engagement plan</li> <li>▪ 1 Full Business Case for the development and delivery phase</li> <li>▪ 1 Preparation of a planning application for phase 1 as a minimum</li> <li>▪ 1 Work to procure a development partner or alternative delivery solution</li> </ul>
<p><b>Status</b></p> <p>The business case has been approved and feasibility work is progressing. Initial work has focused on reviewing the latest masterplanning work, stakeholder engagement and liaising with other landowners regarding land acquisition. More detailed feasibility work is due to commence in late summer / early Autumn 2022.</p> <p>-</p>	

<b>LSIP HUB (yet to be approved)</b>	
<b>Project</b>	Lincoln Science and Innovation Park Hub
<b>Lead</b>	Lincoln Science and Innovation Park Limited
<b>Total Project Cost</b>	£1.0M
<b>Town Deal Funding</b>	£0.8M
<b>Expected Spend Period</b>	22/23-23/24
<b>Key outcomes/outputs</b>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<ul style="list-style-type: none"> <li>▪ A new 200 square metre (2,513 sq ft) publically accessible Hub facility within the Science Park</li> <li>▪ Provision of a food and beverage ('F&amp;B') facility (café)</li> <li>▪ Provision of Space accessible to the 'public' for outreach on the Science Park which will provide flexible meeting and event space that is currently lacking in the area</li> <li>▪ A micro-incubation area to target the workplace preferences of new generations now entering the workplace;</li> <li>▪ Redevelopment of contaminated brownfield land which has been underused for several decades.</li> </ul>	<ul style="list-style-type: none"> <li>▪ £1M spent directly on activity:</li> <li>▪ £200k co-funding spent directly on delivery:</li> <li>▪ 2 Number of FTE jobs created</li> <li>▪ 1 Number of new community/sports centres</li> <li>▪ 1 No site cleared</li> <li>▪ 20 entrepreneurs assisted to be enterprise ready:</li> </ul>
<b>Status</b> <ul style="list-style-type: none"> <li>- Business Case has been assured subject to conditions</li> <li>- Awaiting confirmation of Programme Adjustment to include from Government.</li> </ul>	

Lincoln Town Deal Business: Cost Ratio Analysis					
Project	BCR As submitted with Business case	BCR As recommended in DD report	Benefit: Cost Ratio Post condition approval	Revised DD	Baseline
Lincoln Made Smarter	1.85:1	1.68:1	1.54:1		20 jobs created generating a wage premium of £5,875 per new job created and an additional £33,000 of GVA per new job. The wage premium benefits are assumed to persist for three years. £1.96 of private sector investment for every £1 of public sector investment (grants)
Lincoln Connected	2:1:1	Conditioned for further assessment	2.11:1		10% increase in visitors (staying and day) against the baseline position each year (from 2022). Baseline is assumed to be 2019 visitor numbers. 40,000 people engaged with arts events as a result of the project. 25% of these will attend more than one event and therefore achieve wellbeing benefits through arts engagement
Lincoln City Community Skills & Education Hub	2.52:1	Conditioned for further assessment	2.08:1		5 people moving from unemployment to employment each year for five years after completion of the project. 196 new learners annually and 85% will achieve a qualification
HEAT	3.21:1	1.85	1.93:1		Additional learners:  Year 1: 241 Year 2: 380 Year 3: 435 Year 4: 527  All new, additional learners. 75% will receive a Level 2 or Level 3 qualification.



Lincoln Town Deal Business: Cost Ratio Analysis					
Project	BCR As submitted with Business case	BCR As recommended in DD report	Benefit: Cost Ratio Post condition approval	Cost Revised DD	Baseline
Sincil Bank Regeneration	2.55:1	2.55:1	2.55:1		30% uplift in walking and cycling trips
Lincoln Central Market	3.29:1	Conditioned for further assessment	1.56:1		20% increase in value of properties on Sincil Street, Waterside South Street and City Square 15,000 additional visitors per year of which 6,000 are new individual visits (excluding repeat visits) £60,000 per year of net additional value as a result of public realm
Drill Hall	4.6:1	Conditioned for further assessment	2.6:1		520 new learners in Year 1 780 new learners a year thereafter 60% of learners on accredited courses 85% of learners on accredited courses will achieve a qualification 11,250 visitors a year, of 30% (3,375) will attend more than once a year and therefore achieve wellbeing benefits through arts engagement
Barbican	2.19:1	Conditioned for further assessment	1.75:1		2000 members in year 1 3000 members in year 2 4500 members a year thereafter 20% of members regularly participating in programming and therefore achieve well-being benefits 20% increase in value of properties on St Mary's Street 117 jobs created over 20 years, generating an additional £23,000 of GVA per new job.

Lincoln Town Deal Business: Cost Ratio Analysis					
Project	BCR As submitted with Business case	BCR As recommended in DD report	Benefit: Cost Ratio Post condition approval	Cost Revised DD	Baseline
Store of Stories	7.57:1	Conditioned for further assessment	7.57:1		<p>200 (100 in the first full year of operation) individuals per year will avoid malnutrition</p> <p>200 (100 in the first full year of operation) individuals per year will benefit from increased fruit and vegetable consumption</p> <p>10 people per year will move from unemployment to employment</p> <p>60,960 KGs of CO2 savings each year as a result of preventing food wastage</p>
Greyfriars	4.8:1	Conditioned for further assessment	4.88:1		<p>17,000 new visitors per year of which 25% (4,250) are unique visits (excluding repeat visits)</p> <p>960 people participating in craft courses and evening classes each year of which 25% (240) are unique visits (excluding repeat visits)</p>
LSIP Innovation Hub	4.1:1	3.08:1	3.08:1		<p>168 new jobs over 20 years generating a wage premium of £5,875 per new job created and an additional £36,000 of GVA per new job.</p> <p>£133,416 of Land Value Uplift based on the actual price paid (assuming half the site is utilised) and then uplift is calculated using VOA land values, 2019 for 'Office – Edge of CBD' for the Greater Lincolnshire Area.</p>