



## Lincoln Town deal Programme Update September 2022

### 1.0 Introduction

This paper provides an update on the progress of projects within the Lincoln Town Deal Programme. A summary of each project, its current progress and a RAG rating is provided below.

### 2.0 General Progress

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 One project has withdrawn from the programme.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 Store of Stories, 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. Project Summary documents for each of these were submitted to government.

Formal sign off on the additional funds for Store of Stories, the Barbican Production and Maker Hub LCFC Community Skills & Education Hub and Lsip have now been received from government, which brings the Town Deal project total back up to 13.

At the time of writing, six projects 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 and most of the due diligence conditions met. The Service Level Agreement between the two Partners needs to be signed before the Grant Funding Agreement can be finalised. There have been some challenges in scoping and agreeing the roles and responsibilities of the partners and respective SLA, but as of the beginning of September the principle delivery approach has been resolved and delivery is expected to be in line with the Business case. The delay has had an impact on the implementation stage of the programme, but subject to minimum further delays slippage of the main delivery elements will be accommodated before the end of the Programme (2026).</p>	

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<b>L CFC Community Skills &amp; Education Hub</b>	
<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 plus additional £39K approved adjustment
<b>Expected Spend Period</b>	2022/23
<b>Key outcomes/outputs</b>	
Outcomes/benefits	Outputs
<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>

**Status**

Business Case has been approved and all pre contract conditions have been met. A Grant Funding Agreement has been issued and responded to by LCFC and is expected to be completed imminently. 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, it has meant that a new planning application is required. This is due to be submitted in September. 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. The additional funds approved for this project were to help facilitate phase 2 of the project. Approval of the planning application is expected by January.

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 January 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>	
<b>Outcomes/benefits</b>	<b>Outputs</b>
<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>
<b>Status</b>	
<p>All conditions have been met, Grant Funding Agreement is in place and the project is nearing completion. All external works are complete and the Air Handling Unit has been installed to the front of house. Lincoln College is continuing to deliver a number of small internal projects for example the Cosker Room and associated rooms are being upgraded for use by more students and businesses. The roofs are being repaired and the bar is having improvement works as the flow of the customers increases.</p> <p>All Town Deal funds have been drawn down however the full value of match funding still needs to be evidenced. The project is largely in the monitoring and evaluation stage now, providing evidence of outputs and outcomes achieved on a quarterly basis.</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>
<b>Status</b>	
<p>The business case has been approved and pre contract conditions met. The project is in its delivery phase and work on site started in April 2022 and is on programme to achieve a completion date of the end of September 2023.</p> <p>Drainage works in the new A3 unit are complete and steelwork is now on site and due to be complete in the A3 unit by the end of September. In the market hall - drainage, steelwork for the mezzanine and new glazing and roof is due to be complete by Christmas.</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>
<b>Status</b>	
<p>The business case has been approved, all due diligence conditions met, and a Grant Funding Agreement is in place. The project faced some challenges in terms of recruitment, but the University has now successfully recruited the Business Development Manager and Project Co-ordinator and the project is progressing well. The project was due to commence in April 2022, but the University were unable to proceed with recruitment until the Grant Funding Agreement and subsequently the recruitment challenges mean full delivery has been delayed somewhat. The project has therefore been reprofiled with all project activity 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 plus £100k approved adjustment
<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. The project is now fully funded.</p> <p>The Heads of Terms between the University and Lincolnshire Co-op have been agreed which is one of the project's conditions.</p> <p>The planning / listed building consent application is due to be submitted in September. This has been delayed somewhat due to ongoing discussions with the Conservation Officer about disabled access. The aim is to get the works contract in place in early 2023 with the Hub opening by the end of 2023.</p> <p>The University undertook interviews for the Barbican Director role in September and have successfully appointed their preferred candidate with a view to them commencing the role from January 2023. This will allow extensive engagement and marketing activity to take place prior to opening of the Hub.</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 plus £61K approved adjustment
<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, Listed Building Consent has been secured and all conditions have been met including the lease agreement between Acts Trust and City of Lincoln Council. The works to Beaumont Manor have been procured and a contractor appointed. The works are due to commence late September / early October with all works complete by Christmas 2022.</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 by the end 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 is approved, the project will be fully funded and able to proceed (subject to all Town's Fund conditions being met).</p> <p>Opening up and investigation works have commenced to mitigate further cost risks. Planning consent and Scheduled Monument Consent have 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 this has been agreed by both parties.</p> <p>A final purchase price for the Old Bakery has been agreed but purchase is not yet complete and Lincoln College Group are now identifying costs for works to ensure the building is compliant with all necessary legal requirements for use as a commercial and teaching facility. An updated cost plan is expected in October which is one of the pre-contract conditions for funding.</p> <p>Works to Sessions House are also in the process of being tendered.</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>
<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. 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> <p>Community consultation with local residents before the detailed design work is completed and a contractor is procured. This is due to take place late 2022 / early 2023 to ensure not to cause confusion with the consultation taking place regarding expansion of the Lincoln Residents' Parking Scheme in the Sincil Bank area.</p> <p>A delivery programme is due to be submitted by Lincolnshire County Council but it is anticipated that works could commence in Spring 2023 and be completed by late 2023 /early 2024</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. Feasibility works have commenced with 7 potential options currently identified. These are being assessed with a view to a short list of 2-3 options being selected in consultation with the Lincoln Transport Board. These 2-3 options will be subject to further feasibility works with a preferred option identified and feasibility study completed by December 2022. A business case for the preferred option will be produced by the end of March 2023.</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>
<b>Status</b>	
<p>The business case has been approved and feasibility work is progressing. Initial work has focused on reviewing the latest master planning work, stakeholder engagement and liaising with other landowners regarding land acquisition. More detailed feasibility work is due to commence Autumn 2022.</p>	

<b>LSIP HUB</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>
<p><b>Status</b></p> <ul style="list-style-type: none"> <li>- Business Case has been assured subject to conditions</li> <li>- Confirmation of Programme Adjustment and project approval received from DLUHC. Due to the delay in receiving the necessary approvals the Project programme will be subject to review but all is still expected to be completed within the Town Deal programme.</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	Cost 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	2.551	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>