



Growing Places Fund (GPF): Expression of Interest

Purpose of the Expression of Interest (Eoi)

The purpose of this Eoi is to provide the Cheshire & Warrington LEP with sufficient information to determine whether or not a project is one that, in principle, it wishes to consider for GPF. Projects that pass the Eoi stage have to undertake a rigorous Due Diligence appraisal. Final decisions are taken by the LEP Board following this Due Diligence after which applicants are informed of the outcome. Passing the Eoi stage in no way guarantees that your project will be supported.

Section A: Project Summary	
Project name	
Brief description of the project	Total site area, form of development e.g. office, industrial, warehousing, residential mixed use, sq m of development, unit sizes etc. Please attach plans showing site area and any masterplan / site layout of proposed scheme. (If you have a photograph of the site please attach it).
Location	Name and address of scheme/site (please attach location map with development site boundaries clearly marked)
Existing Land Use	
Amount of GPF requested	£

Section B: Applicant Details									
Project Applicant:	Including named contact, organisation and address (including registered office if applicable)								
Accountable body: (if different from accountable body above)	Including named contact, organisation and registered office address								
Contact Details	Telephone numbers: Email address:								
Type of Business: (tick as appropriate)	<table border="1"> <thead> <tr> <th>Public Body</th> <th>Private Sector Organisation</th> <th>Volunteer or Third Sector</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Public Body	Private Sector Organisation	Volunteer or Third Sector					
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Section C: Project Details	
Existing Site	Brief description of existing site including area and existing uses.
Potential number of jobs and/or houses created	<p>Scheme outputs in terms of net additional housing/employment floorspace and any other outputs. Please estimate the number of indirect and direct jobs to be created and state how this has been calculated.</p> <p>For guidance refer to http://www.homesandcommunities.co.uk/employment-densities-guide-2nd-ed</p>
Planning status	Does the project have planning consent? If so please attach a copy and any supporting obligations e.g. section 106 and section 278 obligations. Are there any reserved matters outstanding? If the project does not have detailed planning, what is the current planning status?
Project Costs	<p>Please identify total cost of project including any money already spend on land purchase and fees</p> <p>Where available, please provide a breakdown of costs to demonstrate they have been properly estimated (we are not particularly looking for a detailed cost schedule at this stage unless you already have one).</p>
Timescales.	Explain the anticipated project programme identifying any key milestones, from start on site to full completion and subsequent occupancy.
Procurement of the works	Explain how you propose to procure the works and a programme for securing your forecast 'start on site' date.
Constraints of the site and to delivery	Are there any issues/factors that may prevent the scheme from starting on site? Have any mitigation measures been implemented or planned to address these? (This section refers to non financial issues – finances are considered elsewhere)
Risk Assessment	What risks does the project have? Please attach a risk assessment if you have done one. (Note there is a specific section below that asks about the risks that may prevent repaying the loan)
Strategic objectives/benefits of bringing site forward:	<p>Please indicate the strategic objective/benefits of bringing the site forward. Please indicate how the scheme meets the criteria of the GPF.</p> <p>Priority will be given to schemes that deliver sustainable growth and support other wider local objectives. Please give details of the extent to which the investment would deliver any, of the following:</p> <ul style="list-style-type: none"> • Essential infrastructure that is in place earlier. • Measurable/identifiable additional sustainability. • The earlier realisation of some developer contributions.

Section D: Funding Details	
The need for public sector investment	<p>What is the anticipated value of the completed development? (Please attach valuation if you have one)</p> <p>What is the total cost of the development? (Please attach supporting evidence)</p> <p>If you have already spent money on the project, explain how much and on what.</p> <p>Explain what your proposed funding package is for the scheme i.e. that the scheme is otherwise viable and you are not seeking 'gap funding'</p> <p>Please provide evidence that all other funding is now in place to enable the project to proceed and/or the status of discussion around funding.</p> <p>Explain what other options have been considered to deliver the scheme and evidence of discussion with other possible sources of funding.</p> <p>NB: Payments from the fund are made quarterly in arrears and subject to evidence that the work has been completed and the associated costs defrayed. Alternate arrangements may be considered if supported by a business case. Projects invited to progress to Due Diligence will be required to complete a full cash flow using appraiser's template.</p>
s106, Community Infrastructure Levy (CIL)	Give specific details on any agreed s106, Community Infrastructure Levy (CIL) or other contributions agreed as part of the planning process.
The need for GPF	Why the project needs public sector investment, the amount requested and how an award from the Growing Places Fund will 'unlock' the project. What will happen if GPF is not secured?
Repayment of the Growing Funds Place Award	How do you propose to generate the resources to repay the fund? Please provide a forecast repayment schedule. Indicate if the scheme will 'payback' at fixed periods or after completion of units.
Security	GPF is a loan fund with commercial rates. What security is available against the loan?
Risks/reward	<p>This is very specifically about the risks that are there attached to the repayment of the loan and security offered. (not general project risks that should be in the risk section above)</p> <p>NB: All approved projects will have a longstop date at which point any amount outstanding on the loan must be repaid. Failure to do so will be dealt with through legal processes.</p>

Section E: Other	
State Aid Issues	<p>All loans will be financed at commercial rates to ensure the fund accords with European State Aid requirements. This will include factoring in the European Commission reference rate plus a margin calculated on the basis of an assessment of credit worthiness and collateralisation.</p> <p>Please confirm you have read and accept this statement.</p> <p>NB Guidance on State Aid can be found at https://www.gov.uk/state-aid</p>
Apprenticeship Opportunities	<p>C&W LEP is keen to promote apprenticeship opportunities. Please indicate how you have considered such opportunities as part of your application.</p>

Section F. Additional Information	
Other Information	<p>Please provide any further supporting information in support of your application. If there is none, state no further information.</p>

Freedom of Information

Please note that the Cheshire & Warrington Enterprise Partnership and Cheshire East Council are subject to the requirements of the Freedom of Information Act 2010 (**FOIA**) and may be required to disclose information contained in your application and/or subsequent correspondence and/or documentation entered into with you if a request for the disclosure of such information is made under the FOIA.