



## Governance and Audit Committee 29 January 2020

### Enterprise Centre East Northants (ECEN) – Risk Review

The purpose of this report is to present for review the current risk register for the Enterprise Centre East Northants (ECEN) project.

#### Attachments:

Appendix 1: ECEN Brochure

Appendix 2: ECEN – Risk Register – January 2029 update

#### 1.0 Background

1.1 This report provides an update on risk register for the Enterprise Centre: East Northants (ECEN); an Enterprising East Northants priority project as set out in the Economic Development, Tourism and Regeneration Strategy; See Appendix 1 for current brochure.

1.2 The table below summarises progress against the key milestones:

Milestone	Target Date	Status
Concept agreed by Council (RIBA Stage 1)	Oct 2017	Done
PMQS Appointed (RIBA stages 1-3)	Nov 2017	Done
Council agrees funding for site acquisition and design fees	Jan 2018	Done
Undertake Demand Analysis to assess proposal	March 2018	Done
Site acquisition – final legal matters being sorted	Dec 2018	Done
Agree East Northants Council (ENC) funding package	July 2018	Done
Design team appointment – Inception meeting held 8 August	Aug 2018	Done
Procure PMQS RIBA stage 4-7	Oct 2018	Done
Funding bid to Local Growth Fund	Oct 2018	Done
Complete feasibility & design (RIBA Stage 3)	Oct 2018	Done
Submission of detailed planning application	Oct 2018	Done
Start procurement of Main Contractor (PQQ and ITT)	Oct 2018	Done
Detailed planning consent secured	Jan 2019	Done
Decision on Local Growth Fund - Successful	May 2019	Done

Technical design (RIBA Stage 4)	Dec 2019	Done
Agree final ENC funding package	Feb 2019	Done
Construction Contractor Award (following procurement)	Mar-May 19	Done
Discharge of planning conditions	Jan – March 2020	Underway
Construction Contract signed – Letter of Intent signed	Mar 2019	Done
Sign Local Growth Fund Agreement (Subject to approval)	5 June 2019	Done
Construction Contract signed – Main Contract	7 June 2019	Done
Works start on site (RIBA Stage 5)	June 10/ 24 2019	Done
Procurement of operator	Jan 2020	Underway
Fitting out, close out, and handover (RIBA Stage 6)	Jan 2020	Pending
Building in use (RIBA Stage 7)	Mar 2020	Pending
ECEN fully operational (90% full)	Aug 2022	Pending

1.3 Appendix 2 details the January 2020 update of the risk register that highlights that the risks rating for project is currently low.

## **2.0 Equality and Diversity Implications**

2.1 There are no equality and diversity implications arising from this report.

## **3.0 Privacy Impact Implications**

3.1 There are no privacy implications arising from this report.

## **4.0 Health Impact Assessments**

4.1 There are no health impacts arising from this report.

## **5.0 Legal Implications**

5.1 There are no legal implications arising from this report.

## **6.0 Risk Management**

6.1 This report focuses on risk for the ECEN and, as noted in section 1.3 above and in Appendix 2, there are currently no significant risks.

## **7.0 Resource and Financial Implications**

7.2 There are no resources or financial implications arising from this report.

## 8.0 Constitutional Implications

8.1 There are no constitutional implications arising from this report.

## 9.0 Implications for our Customers

9.1 There are no implications for our customers arising from this report.

## 10.0 Corporate Outcomes

10.1 The ECEN contributes to the following corporate outcomes:


- **Good Quality of Life – Prosperous** – Nurturing and supporting local residents to start and grow their own businesses that will help promote sustainable employment and prosperity
- **Good value for money** – Improving the rate of return on investment in the long term over the life of the project
- **Effective Partnership working** – Once operating, the ECEN will provide the basis for better connectivity between business support organisations and between business support organisations and local residents, organisations and businesses

## 11.0 Recommendation

11.1 The Committee is recommended to:

(1) Note the current risks relating to the ECEN project

. [*Reason – To provide oversight of the ECEN risks*]

<b>Legal</b>	Power: Health & Safety at Work etc Act 1974, Civil Contingencies Act				
	Other considerations:				
<b>Background Papers:</b>					
<b>Person Originating Report:</b> Name, Greg Macdonald, Head of Economic and Commercial Development ☎ 01832 742014 ✉ gmacdonald@east-northamptonshire.gov.uk					
<b>Date: 8 January 2020</b>					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	



## Providing a 21st century business offer...

The Enterprise Centre will be underpinned by three core elements:



## Embedding an enterprising culture...

To help nurture innovation, enterprise and entrepreneurship within the wider local community, the Enterprise Centre will provide:

- Virtual office support - this will include a mail box, reception and telephone service and access to on site facilities, support and networking opportunities.
- Outreach support through a number of community based enterprise hubs - these will extend the Enterprise Centre's offer in local neighbourhoods to support new business and encourage existing businesses to operate within local communities. This local focus will embed innovation, enterprise and entrepreneurship within the district's many diverse areas.
- A pipeline of businesses to take up existing and new business spaces
- A platform providing a range of business support activities

## Key metrics...

- ✓ Total lettable floorspace – 27,000 sq. ft.
- ✓ Total floorspace - 38,000 sq. ft.
- ✓ Number of units (flexible) (Note 1) - 50 to 90
- ✓ Number of businesses supported – 205 (In first 10 years)
- ✓ Number of jobs created – 785 (In first 10 years)
- ✓ Value to local economy (Note 2) - £54 million (In first 10 years)
- ✓ Land, design and build costs - circ £8 million

## Notes:

1. Number of units is flexible to meet individual and changing needs of businesses
2. Based on average local wages and does not take into account multiplier effect and saving on benefits

## Making it happen by 2021...

Key Milestones	2016	2017	2018	2019	2020	2021
Develop business case	[Bar]					
Site acquisition and assembly		[Bar]				
Commission design team			[Bar]			
Obtain planning			[Bar]			
Secure funding package		[Bar]				
Commission construction company			[Bar]			
Secure operator			[Bar]			
Build centre				[Bar]		
Marketing drive to secure tenants				[Bar]		
Open Centre					★	
Fully operational						★

A more detailed work programme is available on request.

## Driving job creation and economic prosperity...

The **Enterprise Centre** is a priority project that will drive the delivery of **Enterprising East Northants**, the council's Economic Development, Tourism and Regeneration Strategy for the district.

The **Enterprise Centre** will also support the delivery of the strategic economic priorities of both the **Government's Industrial Strategy** and the **South East Midlands Local Enterprise Partnership (SEMLEP) Strategic Economic Plan** and local industrial strategy.

The Enterprise Centre's ambitions are to:

- Supporting **205 businesses** and **create 785 jobs** in the first ten years which will inject at least **£54 million** into the economy
- Utilise **public sector assets** to support and drive business growth and **local economic development**
- Showcase a **flagship project** that has:
  - ✓ Fit for purpose accommodation
  - ✓ Bespoke business support
  - ✓ Effective knowledge networks
  - ✓ High quality building design
- Shape the provision of **new commercial space** across the wider area which will provide **flexible space** for tenants to ensure growth of businesses
- **Spotlight and channel funding and business support** into the local economy
- Providing a **soft landing space** for inward investors as a base for set up and taking forward initial investment plans in the area