

Apply to the levelling up fund round 2

Submission details

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|----------------------|--------------------------------------|
| Submission reference | LUF20007 |
| Created time | Wed, 10 Aug 2022 08:31 |
| Signed-in user | 49e2363e-d4d5-4b24-9df6-486958dfa5ed |

What is the legal name of the lead applicant organisation?

Blackpool Borough Council

Where is your bid being delivered?

England

Select your local authority

Blackpool

Enter the name of your bid

Multiversity

Does your bid contain any projects previously submitted in round 1?

No

Bid manager contact details

| | |
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Enterthenameofanyconsultancycompaniesinvolvedinthepreparationofthebid

Genecon
Arcadis
CBRE
HawkinsBrown
Amion

EnterthetotalgrantrequestedfromtheLevellingUpFund

£40000000

Investmentthemes

| | |
|---------------------------|------|
| Regenerationandtowncentre | 100% |
| Cultural | 0% |
| Transport | 0% |

Whichbidallowanceareyouusing?

Howmanycomponentprojectsarethereinyourbid?

1

Areyousubmittingajointbid?

Yes

Otherlocalauthoritiesyouarebiddingjointlywith

Localauthority1

Localauthorityselection Wyre

Whichbidallowanceisthis localauthorityusingto supportthebid? Constituency

Confirmthatyouhavethesupportoftheotherlocalauthoritiesyouareworking withandhaveassignedproformatohiseffectfromeachof them

Ticktoconfirm

Fileupload1

Uploadproforma2 ProForma2SupportforJointBids-Multiversity-WyreCouncil.docx

Howmanyotherorganisationsareyousubmittingyourbidwith?

1

Grantvaluedeclaration

Iamsubmittingajointbid thatcontainsonlyone componentprojectwithone otherapplicantorganisation andcanconfirmthatthebid overalldoesnotexceed£40 milliongrantvalue Ticktoconfirm

Gatewaycriteria:costings,planninganddefrayment

IconfirmthatsomeLUFgrant fundingwillbedefrayedin Ticktoconfirm

Providebidname

Multiversity

Provideashortdescriptionofyourbid

BlackpoolCouncilandWyreCouncilareseeking£40mofLUFRound2 investment to deliver the Multiversity, a new £65m, 11,505m² flagship, carbon-neutral in operation, education campus in Blackpool's Talbot Gateway Central Business District (CBD). The project will enable Blackpool and the Fylde College to replace their ageing and unsuitable out-of-town centre facilities with world-class state-of-the-art facilities in the heart of Blackpool town centre. This will be adjacent to the major new town regeneration projects, including the forthcoming DWPC Civil Service Hub, and the transport interchange at Blackpool North station greatly increasing accessibility not only from across the Fylde Coast but to the wider North West region.

Blackpool's Multiversity Campus will act as a beacon to promote higher-level skills, engage employers in curriculum co-design and change perceptions of the town. The Multiversity will increase the College's capacity to offer more than 70 individual courses expanding the College's HEI offer and potential student cohort.

This site will provide a cutting-edge response to local, regional, and national priorities, raising the College's profile regionally. New courses will be developed with Lancaster University, targeting high-level skills growth, including a focus on automation, mobility, artificial intelligence, data, population ageing and sustainability. The Multiversity will become an established part of Lancashire's higher education landscape, encouraging new learners to engage in upskilling and bringing new technical and professional learning opportunities to the town, leading to higher productivity and greater prosperity for residents.

Siting the Multiversity in this location will create a new institutional asset in an iconic building that will help promote Blackpool's renaissance, and will dramatically increase town centre footfall and vibrancy year-round.

Asite plan, massing and floor plans for the Multiversity are available in Annex 1: Multiversity Design Pack.

Provide a more detailed overview of your bid proposal

Blackpool Council is seeking £40m of LUF Round 2 investment (with the full support of neighbouring Wyre Council) to deliver this £65m scheme. The Multiversity is a key element of the regeneration plans for Blackpool town centre. The location will result in the creation of a vibrant interaction between learners, employers (including local businesses) and a renewed and developing town centre. This will encourage a year-round vibrant economy including night-time, with interactivity between established and developing businesses as the student cohort generates secondary spend benefits as a result of events and activities on the Multiversity Campus. The scale of the transformation is also expected to stimulate private sector investment in the surrounding housing stock. The project will address market failures in terms of both public goods and positive externalities.

The Multiversity will increase the amount and quality of teaching space available to Blackpool & Fylde College which in turn will enable them to

increase student enrolments. The College has co-created and will continue to refine a new higher education curriculum with local employers and Lancaster University for the 2026/27 academic year, focusing courses on subjects including, but not exclusively, automation, mobility, AI, data, population ageing and sustainability.

The new curriculum and increased student capacity will enable learners to up-skill or re-skill and provide post-18 progression routes, drastically enhancing skill training and education provision. (Please see Appendix A Table 3.1 Summary of Curriculum Proposal for the Multiversity for a breakdown of student numbers by subject area. All Tables and Figures referenced are available in Appendix A: Overarching Tables and Figures Reference Document.)

The new build will increase capacity from 2,300 students to 2,872 learners per annum, 572 more than currently provided at the existing campus, boosting Blackpool's skills and education attainment levels, driving productivity and resident wage increases, and developing a supply of labour capable of supporting the growth of existing businesses and attracting new ones.

A full breakdown of the curriculum and student numbers that will be delivered by the Multiversity is also available in Annex 2 - Multiversity Business Plan.

Blackpool Council is in the process of assembling the required 1 ha site at George Street which is currently occupied by 50 poor-quality houses and 17 commercial units. Where necessary the Council will relocate residents and businesses as part of the land assembly activities (and utilise its CPO powers if necessary) before preparing the site for development through demolitions and infrastructure works. These works are being funded by the £9m Towns Fund allocation formally secured in March 2022.

As well as supporting high-level skills growth, relocating the College to the Multiversity site will bring significant benefits to the town centre, College, students and residents, including:

- γ Significantly increasing year-round town centre footfall as a result of the students, employees and guest working at or visiting the Multiversity. Increased spending will create new jobs and improve the resilience of the town centre to consumer shifts to online shopping and assist with COVID-19 recovery.

- γ Enhancing the urban environment, by demolishing the poor-quality housing and commercial buildings currently on the site and replacing them with the new landmark modern, high-quality and carbon-neutral in operation Multiversity, which sets new standards for development. This complements the Talbot Gateway Central Business District which includes a new 144 bed 4 star Holiday Inn (opening in 2023) and the new DWPC Civil Service Hub (a 20,300 m² build which commenced mid-2022).

- γ Improved regional accessibility to the College for residents as a result of the site's proximity (c. 5 mins) to Blackpool North train station. The station links directly to Poulton-Le-Fylde, Kirkham, Preston and the wider region via rail services. The station is also served by the tramway which connects the College to the north to Cleveleys and Fleetwood and to the South towards St Annes.

- γ Improved investor confidence in the town centre as a result of the increased footfall and enhanced built environment.

The development of the Multiversity will be led by Blackpool Council, who will then lease it to Blackpool & Fylde College on a FR lease agreement from April 2026, giving the College c. 4 months to move from the existing Park Road campus to the Multiversity in preparation for the 2026/27 academic year. The existing out-of-town Park Road Campus has ageing and unsuitable facilities and cannot be used for the Multiversity due to viability issues and capacity constraints. The existing campus will be sold to a developer who will bring forward a new residential development on the site.

Blackpool South MP Scott Benton supports the scheme as a priority, alongside Paul Maynard, MP for Blackpool North and Cleveleys. Cleveleys is located in

the Wyre local authority area, hence the joint bid submission. See Annex 4 - Paul Maynard MP Pro Forma 6.

The floor spaces schedule and RIBA Stage 1 designs for the Multi-University are presented in Annex 1 - Multi-University Design Pack.

Provide a short description of the area where the investment will take place

A plan showing the Multi-University site in relation to other key town centre developments can be found at Annex 3: Levelling Up Fund Scheme Proposals & Related Investments.

The Multi-University site is located in Blackpool town centre, the principal retail, public administrative, cultural and service centre not only for the Blackpool residents but for 300,000 residents of the wider Fylde Coast and benefiting the 18 million annual tourist visits to the town.

Appendix A Figure 3.2: Town Centre Masterplan and Appendix A Figure 3.3: Blackpool Levelling Up Fund Scheme Proposals and Related Investments sets out the Multi-University site in relation to the rest of the town centre and other related investments.

The Multi-University Campus will be developed on a 1 ha site in the northeast of the town centre located between George Street, Cookson Street, Milbourn Street and Grosvenor Street in Blackpool town centre, just a 4-minute walk from Blackpool North Station. The site is currently occupied by 50 poor-quality houses and 17 commercial units which Blackpool Council is in process of assembling with the £9m Towns Fund secured in March 2022. The existing layout of the Multi-University site is available in Appendix A Figure 3.4: Multi-University Site - Existing Site Plan.

The site is served by full-fibre broadband as a result of a project funded by DCMS (£3.1m) which was completed by Blackpool Council in 2021.

The project forms a key element of the Council's ambitious town centre regeneration strategy, Town Investment Plan and Town Prospectus, all of which aim to address Blackpool's long-standing, economic, social, skills and education challenges and regenerate the town centre.

Specifically, the Multi-University project forms a critical element (Phase 4) of the Talbot Gateway Central Business District Masterplan (see Appendix A Figure 3.5: Talbot Gateway Central Business District Masterplan). Phase 4, following on from Phases 1-3 of the Talbot Gateway Central Business District Masterplan which consist of:

γ Phase 1 (£185.4m) √ Located directly north of the Multi-University site, Phase 1 was delivered by Blackpool Council in partnership with Muse Developments and consisted of two elements:

The development of Bickerstaffe House, a c. 11,600m² Council-owned office building which is now occupied by over 800 Council staff and 200 private-sector employees; and

The development of a new c. 5,500m² Sainsbury's.

Both Phase 1 elements were completed in 2014. See Appendix A 3.6: Talbot Gateway Central Business District Phase 1, for images of the completed Bickerstaffe House and Sainsbury's.

γ Phase 2 (£34.6m) √ Located to the north of the Multi-University site, behind the Phase 1 developments, Phase 2 is redeveloping the former Wilkos site which was cleared in September 2020 after Wilko closed its store in March 2020 to enable the development of:

A new tramway interchange with retail space and underpass connecting the new interchange with Blackpool North Station

A new five-storey, 4*, 144-room Holiday Inn Hotel with Marco Pierre White restaurant and 127-space surface level car park.

Phase 2 is due to be completed in early 2023. The new tramway hub will serve the £23.4m tramway extension to Blackpool North Station from Dickson/Talbot Road which connects the Station with the Promenade. See Appendix A 3.7: Talbot Gateway Central Business District Phase 2 for CGI images of Phase 2.

Phase 3 (c. £100m) is located to the west of the Multi-University site on Cookson Street, Blackpool Council and the Department of Work and Pensions (DWP) are developing a new 8-storey, 20,300m² Civil Service office building that will house c. 3,000 DWP employees. The new offices will open in autumn 2024.

See Appendix A 3.8: Talbot Gateway Central Business District Phase 3 for CGI images of Phase 3.

The Multi-University project is also one of two other projects that form part of the plan to regenerate the Central Business District and adjacent Creative Quarter of the town centre:

The Edge Incubation Office Space in the Stanley Buildings, a £6.3m project, funded by Towns Fund and the Council on Cookson Street, just south of the Multi-University Campus, will deliver 37 high-quality serviced offices and c. 265m² of co-working space for start-ups and small businesses. The project is due for completion in September 2023.

Proposed new multi-storey car park is also west of the Multi-University site behind Cookson Street, and circa £25m funded by the Council which will deliver approx. 700 car parking spaces over 6 storeys that will be completed in 2025.

Optional Map Upload

Annex 3- Levelling Up Fund Scheme Proposals & Related Investments.pdf

Does your bid include any transport projects?

No

Provide location information

Location 1

Enter location postcode

FY13HD

Enter location grid reference

SD3116036450

Percentage of bid invested at the location

100%

Optional GIS file upload for the location

Select the constituencies covered in the bid

Constituency 1

Constituency name

Blackpool South

Estimate the percentage of the bid invested in this

50%

constituency

Constituency2

Constituencyname BlackpoolNorthandCleveleys

Estimatethepercentageof
thebidinvestedinthis
constituency 50%

Selectthelocalauthoritiescoveredinthebid

LocalAuthority1

Localauthorityname Blackpool

Estimatethepercentageof
thebidinvestedinthislocal
authority 100%

LocalAuthority2

Localauthorityname Wyre

Estimatethepercentageof
thebidinvestedinthislocal
authority 0%

Sub-categoriesthatarerelevanttoyourinvestment

Selectoneormore
regenerationsub-categories
thatarerelevanttoyour
investment OtherRegeneration

Describeotherregeneration
sub-category Education

Providedetailsofanyapplicationsmadetootherfundingschemesforthissame bidthatarecurrentlypendinganoutcome

TheassemblyandpreparationofthesitefortheMultiversityisapriorityproject within Blackpool Council's Town Investment Plan. Through the Towns Fund Stage2BusinessCasedevelopment,theprojectsecured£9minMarch2022 enablingBlackpoolCounciltopurchaseandpreparethesiteforthe Multiversitydevelopment.CBRE,onbehalfoftheCouncil,hasprepareda LandAssemblyStrategy&PropertyCostEstimatereportwhichestimatesthe costsandanticipatedtimescalesforassemblingandpreparingthesiteforthe Multiversity.

Theprojectwillnotbethesubjectofanyfurtherfundingbids,withc.£25m matchfundingsecuredontheconditiontheapplicationfor£40mLUFis successful.

The total development cost for the Multiversity is estimated at £65m. This will be met by:

γ£40m-LUF Round2 investment (Blackpool and Wyre support)

γ £9m of site assembly costs already approved as part of the Blackpool Town Deal

γ £16m of Blackpool Council loan (to be prudentially borrowed from the Council and repaid by the College via a lease the terms of which are in the process of being agreed) and the College have also committed to make a £5m cash contribution to the Project which will offset the size of the loan and we are currently clarifying the most tax efficient method of achieving this.

If LUF funding is secured the total funding available to deliver the project will be the c.£65m required to deliver the Multiversity project.

Provide VAT number if applicable to your organisation

GB155820857

Bidders are invited to outline how their bid will promote good community relations, help reduce disparities amongst different groups, or strengthen integration across the local community

The Multiversity scheme is not a direct community support scheme, but will be of great benefit to both the local residential community and the local business community.

The primary purpose of the Multiversity is to broaden opportunities to access further and higher education programmes that develop skills specifically aimed at improving prospects for employment. In Blackpool, where skills levels are very low in comparison to other parts of the region, and indeed the country (28.8% of Blackpool residents hold an NVQ4+ qualification, compared to 43.5% in Great Britain), improving access to this kind of skills development will support the local resident base in reducing the gap between Blackpool and the rest of the country in terms of skill level attainment, employment numbers and earnings levels. It will also support local businesses in terms of access to a skilled workforce, and will look to reduce the productivity gap between Blackpool and the rest of the country.

The construction and operation of the facility will also offer a range of employment opportunities. Initially, there will be employment opportunities brought about through ground works and construction contracts. As Blackpool Council will be the procuring body for these works, procurement documentation will be produced with the support of the Council's Social Value Co-ordinator and Equalities and Diversity Manager, with a view to ensuring benefit to the local community through guaranteed development opportunities and other broader community benefits schemes. Further employment opportunities will be brought about over the lifespan of the facility, through teaching, property services and other associated areas.

With regard to the operation of the Multiversity once complete, Blackpool and the Fylde College, who will be the occupying provider at the facility, have an extensive track record of accommodating students from varying backgrounds and with additional needs. They have pre-existing capabilities to support those with autism, physical disabilities, sensory loss, Specific Learning Difficulty and those with Education, Health and Care Plans. They also offer specific support to Looked After Children and Care Leavers.

The Multiversity will replace a significant area of poor quality residential stock within the heart of Blackpool. This significant improvement to the urban fabric will add to the adjacent developments of Talbot Gateway Phases 1, 2 and 3 in providing significant uplift, creating pride in place amongst local residents, and improving the initial perception of Blackpool for those visitors who arrive via railway into Blackpool North station.

Is the support provided by a 'public authority' and does the support constitute a financial (or in kind) contribution such as a grant, loan or guarantee?

Yes

Does the support measure confer an economic advantage on one or more economic actors?

No

Provide further information supporting your answer The project will provide public education which, based upon persuasive State aid aid decisions, falls outside the scope of being considered a measure which confers an economic advantage on an enterprise. Please also see DWF's advice set out at Annex 5.

Is the support measure specific insofar as it benefits, as a matter of law or fact, certain economic actors over others in relation to the production of certain goods or services?

Yes

Provide further information supporting your answer The benefit is to the College but this is not important on the basis the previous criterion is not met.

Does the support measure have the potential to cause a distortion in or harm to competition, trade or investment?

No

Provide further information supporting your answer This is deemed to be no, as it ceases to be an important question since the College as beneficiary is not an enterprise.

Will you be disbursing the funds as a potential subsidy to third parties?

No

Has an MP given formal priority support for this bid?

Yes

Full name of MP Scott Benton MP

MP's constituency Blackpool South

Upload pro forma 6 Bid Support - S Benton MP.jpg

Describe what engagement you have undertaken with local relevant stakeholders. How has this informed your bid and what support do you have from them?

Please note: This section above only allowed for the inclusion and uploading of one Pro Forma 6. As this is a joint bid, please note we have uploaded a further Pro Forma 6 for Paul Maynard MP (Blackpool North and Cleveleys).

Significant stakeholder engagement and consultation to inform the development of the Multiversity project was undertaken during the development of the Town Investment Plan which selected the Multiversity as a priority project for the district. All the Stakeholder Engagement for the Town Investment Plan was undertaken online (due to COVID-19 restrictions) via an online platform called Commonplace and was split into two phases:

Stage 1: February 2020 – March 2020:

This exercise engaged 6,500 individuals, receiving 2,162 contributions from 1,127 respondents. The engagement focussed on gathering the thematic views on these seven Town Deal projects (including the Multiversity) agreed with Government. This consultation exercise informed initial project development.

Stage 2: February 2021 – March 2021:

This exercise engaged 2,587 individuals and received 399 responses to questions. The exercise aimed to gather more specific feedback on the Town Investment Plan's projects based on the initial project development completed between March 2020 and February 2021. This consultation exercise has and will continue to inform ongoing project development including detailed designs and the business plan.

Over both stakeholder engagement exercises, 97 responses were received on the Multiversity. When respondents were asked how they felt about the project, 86% of the 97 felt positive/very positive about the Multiversity project. Key themes emerging from the positive responses are summarised below:

Around 20 respondents were very positive about the ability of the project to boost the economy and create opportunities locally:

• bringing hundreds of students into the town centre, supporting local businesses and boosting the economy

Alongside this, 8 respondents were very positive about the project's perceived ability to attract new investment:

• this would be a transformation project that would serve to support the regeneration of the town and the upskilling of the local workforce

Respondents were also asked to suggest what they would improve about the Multiversity project. Very few comments were received which suggested substantial changes to the project, with 41 respondents suggesting no changes.

When analysing suggested improvements only two themes emerged:
• Flexible and a range of learning courses (6 comments); and
• The need for quality student accommodation to support the Multiversity Campus (5 comments)

These suggestions have and will continue to inform the project development and the wider town centre regeneration strategy.

Blackpool & Fylde College will undertake further consultation with local businesses and students to refine the College's new curriculum and Multiversity designs ahead of their occupation of the Multiversity and the start of the 2026/27 academic year. This consultation will be used to ensure:

1. All students have a high-quality experience when studying at the Multiversity,
2. All students can access well-paid jobs in Blackpool post-graduation; and
3. Blackpool's education institutions are equipping students with the skills required to support Blackpool's businesses grow.

Blackpool Council is continuing to proactively undertake stakeholder

engagement to inform the project designs whilst also undertaking all required stakeholder and wider public consultation when seeking planning permission for the project. An example of this was an engagement week that took place (6th - 11th December 2021) where Council staff, Infusion team members of staff, fieldworkers, and staff from the Community Safety team set up a pop-up shop in Blackpool Houndhill Shopping Centre, to engage with individuals about all the Town Deal projects including Multiversity.

Across the week over 3,000 interactions took place, from short conversations to undertaking face-to-face questionnaires. Around 1,500 leaflets were distributed containing information on the Town Deal projects and a link to «Have Your Say» via a short online survey. The shop unit was furnished with visual displays to encourage and start-up conversations from members of the public. A wide variety of topics were discussed during the engagement week, with respondents able to find out more about which Town Deal projects had been chosen including further detail about the progress of construction. During the week there was an increase in engagement from younger people, those who identify as LGBT+, and ethnic minorities.

A key point reported back was the sheer number of people in support of the Multiversity.

Letters of support from MPs Scott Benton, Blackpool South and Paul Maynard, Blackpool North and Cleveleys are available in Annex 6 Multiversity MP Letters of Support and Wyre Council, Fylde Council, Neil O'Brien, Blackpool Council and Blackpool & the Fylde College, Lancashire LEP, Town Deal Board, Lancashire Authorities, Blackpool Business Improvements Districts, Business In The Community, Blackpool Business Leadership Group and Blackpool Transport are available in Annex 7 Multiversity Letters of Support.

Has your proposal faced any opposition?

So far there has been widespread and substantial support for the proposal and only limited negative reaction). The stakeholder engagement undertaken by the Council for the Multiversity project throughout the development of the Town Investment Plan, and Blackpool & Fylde College's consultation with students revealed very limited opposition to the project. Of the 97 people that responded to questions on the Multiversity project via the Commonplace website only 4% felt negative/very negative about the project.

There are aspects of the proposal that are sensitive to some stakeholder groups and we continue to carefully manage our engagements so we communicate constructively, listen and act/respond constructively to concerns and other feedback. Our collaborative, co-production approach with stakeholders is helping us manage sensitivities effectively.

The key stakeholders and our management strategy for those stakeholders are outlined below:

- Multiversity site property owners/residents-Blackpool Council is negotiating to acquire properties by agreement and will continue to be sympathetic to the property owners/residents currently occupying the Multiversity site and will only use its CPO powers as a last resort. The Council's Housing Team will proactively provide support to vulnerable residents, and any other residents requiring support to help them find suitable alternative accommodation.

- Blackpool Council Development Management Team (Planning)-Throughout the RIBA Stage 2 - 3 and RIBA Stage 4, the design team will continue to engage with the Council's planning team to ensure designs are compliant with planning regulations.

- Current and prospective students-Blackpool & Fylde College will continue to engage with students regarding overall experience, teaching, curriculum and resources to ensure the Multiversity project meets the needs.

Do you have a statutory responsibility for the delivery of all aspects of the bid?

Yes

Provide evidence of the local challenges/barriers to growth and context that the bid is seeking to respond to

Blackpool is an important strategic employment hub within the North West region. The district is home to 64,000 jobs which have a regionally competitive median annual salary (higher than Lancashire) and a higher job density than both Lancashire and England and a competitive average. Furthermore, Blackpool has experienced significant job growth (+6,000) since 2015 which accounts for 75% of Lancashire's total job growth (+8,000).

Despite this recent economic growth, deprivation levels remain high in Blackpool (60% of LSOAs rank in 20% most deprived in England) and Blackpool's town centre continues to decline as a result of consumer shifts to online shopping and COVID-19 restrictions. The core rationale for the Multi-University Campus project is based on its ability to contribute to addressing these two overarching issues in Blackpool. Specifically, the Multi-University project has been developed to contribute to addressing two key challenges:

1. Blackpool's skills, resident wage and productivity deficits;
2. The physical and economic decline of Blackpool's town centre

Challenge 1: Blackpool's skills, resident wage and productivity deficits

Blackpool has a low level of highly skilled residents relative to Lancashire and England, with the largest skill level deficits being NVQ4+ level. As such, a large proportion of residents are often not equipped with the skills set often required to access management and higher-skill sector jobs. Appendix A Table 4.1: % of residents with NVQs (16-64) provides a full breakdown of Blackpool's skills deficits relative to Lancashire LEP and England.

As a result, many residents have been unable to benefit from the recent job growth (+6,000 jobs 2015-2020) and median annual workplace wage rise (+£7,005 2015-2021) in Blackpool, both of which are driven primarily by the creation of new jobs in high-skill sectors such as health (+4,000 jobs), professional, scientific and technical (+500 jobs) and manufacturing (+500 jobs). A £5,634 difference (see table below) between median resident and workforce gross annual wages paired with only a small decrease in unemployment (-1.6%/-1,200 residents) evidences that residents are recurrently unable to access the majority of this recent job growth. Furthermore, Blackpool's low levels of highly skilled workers limit productivity growth which is needed to address the district's significant productivity deficits relative to Lancashire and England. For a full breakdown of Blackpool's productivity and resident wage deficits see Appendix A Table 4.2: Productivity and Wages.

Increasing the proportion of residents with NVQ4+ level qualifications is, therefore, a priority for the Council, especially as future job growth will continue to be driven by the health, professional, scientific and technical and manufacturing sectors as a result of Blackpool's health deficits and the release of employment land at Blackpool Airport Enterprise Zone.

Challenge 2: Town Centre Decline

The contraction of high street retailing across the UK has increased vacancy rates in Blackpool town centre to 23.1% in February 2022 (145 vacant units), significantly higher than the 14.1% England average (BRC and Local Data Company). A map of the town centre's vacant properties is available in Appendix A Figure 4.3: Blackpool Town Centre Vacant Units.

2022 analysis by Centre for Cities emphasises the relative position of Blackpool town centre, identifying it as one of the weakest town centres in

terms of vacancy rates in the UK (for the 52 city centres where recent data is available (see Appendix A Figure 4.4: Centre for Cities Vacancy Rates, post-June 2021).

The increase in vacancy rates and reduced footfall (2.7m fall from 2015 to 2019, a 15% drop, three times the UK average) have reduced the viability of Blackpool town centre for investors and businesses, leading to the decay of commercial and residential buildings and an increasing length development opportunities and vacant commercial units remain on the market. The town centre hit rock bottom during the 2020-2022 COVID-19 lockdown restrictions, with vacancy rates reaching c.27% in May 2022. Since then vacancy rates have reduced to 23.1%, suggesting the town centre is heading in the right direction, however, the decrease in vacancy rates has begun to slow, reducing only 1% between August 2021 and February 2022 (see Appendix A Figure 4.5: Blackpool Vacancy Rate Profile).

Whilst the Council has made considerable progress diversifying uses and improving the town centre's built environment over recent years, continued investment is needed to recover from the effects of COVID-19 lockdown restrictions. In particular, investment is required to further diversify uses, upgrade the environment and modernise commercial premises to meet modern-day requirements.

This emphasises the importance of securing landmark projects such as the Multiversity to increase town centre footfall to encourage the investment that is needed.

Explain why Government investment is needed (what is the market failure)

Public sector intervention in the economy can be justified when there will be a positive expected impact on economic efficiency (through addressing market failures), or on stated government policy objectives (for example social objectives), or some combination of the two. Improvements in economic efficiency relate to the allocation of scarce resources (e.g., land in the town centre) to enhance utility and secure the highest possible net social welfare.

The Multiversity proposal will address several market failures in Blackpool, these include:

Public goods √ these are goods or services provided free for the benefit of society by the public sector because they would be under-provided if left to market forces (e.g., infrastructure; public open space). Education and learning are public goods as both individuals and society benefit from the contributions that emerge from the development of knowledge and skills. The Multiversity will enable the expansion of higher education provision, a public good which is currently underprovided for in Blackpool.

Distributional failure √ this can occur when the market has failed to provide opportunities equitably across all social groups and geographical areas. The background context set out above highlights the relatively low level of educational attainment in Blackpool, which leads to high rates of youth unemployment and inactivity, and fewer people progressing into further and higher education. The Multiversity will open up opportunities for higher education to more Blackpool residents, helping to address distributional failures.

Positive externalities √ education and learning have positive externalities i.e., they bring significant benefits to society which are not considered in the private sector decision-making process, as described above under public goods. There is a justification for public intervention to increase the supply of education and learning, in order to optimise these benefits for society.

Negative externalities √ the Multiversity will address negative externalities associated with the poor quality of the town centre environment, including poor quality housing, which impacts levels of private sector investment in the town. Bringing higher levels of footfall and greater vitality will improve the town's

Explain what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers

The Multiversity project will deliver a new £65m, 11,505m² flagship, carbon-neutral Multiversity in Blackpool's town centre's Talbot Gateway Central Business District (CBD), enabling Blackpool and Fylde College to replace their ageing and unsuitable out-of-town centre facilities with new state-of-the-art facilities as University Centre Blackpool, within the heart of Blackpool town centre, adjacent to the major new town redevelopment projects and the new transport interchange at Blackpool North station greatly increasing accessibility.

Three objectives are driving the Multiversity project, to help address:

1. Blackpool's skills, resident wage and productivity deficits;
2. The physical and economic decline of Blackpool's town centre; and
3. Reduce the Blackpool & Fylde College's carbon emissions

Objective 1: Help address Blackpool's skills, resident wage and productivity deficits

The Multiversity will increase the amount and quality of teaching space available to Blackpool & Fylde College which will enable them to:

1. Enrol an additional 2,767 students between 2026/27 and 2035/36 and
2. Co-develop a new curriculum with businesses and Lancaster University that ensure that on graduation, students can access high-skill, high-wage jobs in Blackpool's high-growth, higher-value sectors, in particular, the Health and Professional, Scientific & Technical sectors

Over the first 10 years (2026/27 and 2035/36) the Multiversity will enable Blackpool & Fylde College to enrol a total of 24,137 students (2,767 of which will be additional) on NVQ Level 4+ courses focused on meeting the skill requirements of local businesses. AMION estimates that 90% of enrolments will complete these courses, meaning 2,490 additional students will attain an NVQ Level 4 qualification or higher between 2026/27 and 2035/36 as a result of the Multiversity. This will increase the proportion of 16-64 residents qualified to NVQ Level 4 or higher, contributing significantly to reducing Blackpool's 6.2% (c.5,000 16-64 residents) deficit relative to Lancashire (2021).

The new curriculum will also support the continued growth of Blackpool's Health and Professional, Scientific & Technical by increasing the capacity of the following curriculum areas:

Society, Health and Children (131 additional enrolments between 2026/27 and 2035/36);

Engineering and Science (206 additional enrolments between 2026/27 and 2035/36); and

Computing (1,756 additional enrolments between 2026/27 and 2035/36).

A full breakdown of the proposed curriculum for the Multiversity is available in Annex 2: Multiversity Business Plan.

The new curriculum will enrol both mature students (over 21) looking to up-skill, and secondary school students wanting to progress into higher education ensuring all residents will have the opportunity to benefit from the Multiversity.

Increasing the College's capacity to enrol additional mature students and students progressing from secondary school into higher education will create

opportunities for Blackpool's existing workforce (mature students) to upskill and increase the annual supply of NVQ Level 4+ qualified students graduating from Blackpool & Fylde College and entering the job market. This will increase the proportion of working-age residents able to access managerial roles and the new jobs been created in high-skill sectors such as health, professional scientific and technical and manufacturing. This will in turn contribute to addressing Blackpool's median annual resident wage and productivity deficits and improve self-containment.

To ensure Blackpool's economy fully benefits from the College's new curriculum graduates from the Multi-University need to be retained (work and live) in Blackpool. To ensure this is the case, the College will continue to refine the new curriculum with local employers to develop pathways for students into employment with local businesses.

Objective 2: Help address the physical and economic decline of Blackpool's town centre

The relocation of the College to these selected town centre sites was a key driver in prioritising the project for both Town Deal and LUF funding. The project will demolish 50 poor-quality houses and remove 17 low-value retail units which contribute to the town centre's deteriorating built environment and replace these with the new modern, carbon-neutral Multi-University which will set the standard for new developments. The removal of 17 retail units will also help to address the over-supply of retail units in the periphery of the town centre, reducing town centre vacancy rates and enabling retail to consolidate in the town centre core.

The Multi-University will also diversify uses in the town centre away from retail, giving residents new reasons to visit the town centre which will, in turn, increase footfall and spending. The Multi-University project will be particularly effective at increasing town centre footfall with the College expected to enrol between 2,300 and 2,872 students per annum between 2026/27 and 2035/36. The additional footfall will make the town centre a desirable location for businesses, reducing vacancy rates. It will also improve the viability of the town centre for developers and investors which will enable the private sector to bring forward development opportunities and better maintain their properties. The increase in footfall will occur year-round, and will support ongoing efforts across Blackpool to reduce seasonality. The Multi-University project will therefore contribute significantly to revitalising the town centre, making Blackpool a better place to live, work and visit.

Objective 3: Achieve a reduction of Blackpool & Fylde College's carbon emissions

The Council and Blackpool & Fylde College acknowledge their responsibilities as public sector and education institutions to pioneer environmentally friendly practices and technologies as outlined in the Council's Climate Emergency Action Plan. In the Action Plan the Council commits to reducing the carbon impact of new developments, and has informed the design and development of the Multi-University.

The Multi-University will be carbon-neutral in design and uses sustainable materials and methods of construction. This will enable the College to significantly reduce its carbon emissions and be an exemplar for other educational institutions to follow when delivering new large education spaces.

Relocating the College from the out-of-town, Park Road campus to a site within a 4-minute walk from Blackpool North Station which provides access to Poulton-Le-Fylde, Kirkham, Preston, Cleveleys, Fleetwood, St Ann's and the wider region will enable and encourage more staff and students to use sustainable modes of travel, reducing their carbon emissions.

How will you deliver the outputs and confirm interventions?

how results are likely to flow from the

The Multiversity Campus project's Theory of Change is summarised in Appendix A Table 4.6: Multiversity Theory of Change and Annex 8 Multiversity Theory of Change

Theory of change upload (optional)

Annex 8 - Multiversity Theory of Change.docx

Set out how other public and private funding will be leveraged as part of the intervention

The £65m Multiversity Campus project will be funded as follows:

LUF £40m

Town Deal £9m

Blackpool Council £16m

A description of how the funding will be leveraged is outlined below:

γ LUF (£40m) - This funding is dependent on DLUH approving this application for £40m;

γ Town Deal (£9m) - Town Deal funding was secured after the Blackpool TIP was approved by DLUH in October 2020 and the Multiversity Campus site acquisition and preparation Town Deal business case was approved in March 2022. This funding is secure - Heads of Terms for Town Deal funding can be found in Annex 9 - Multiversity Co-Funding Letter and Town Deal HOT (note this refers to a Town Deal sum of £10m, but this was subsequently approved at £9m);

γ Blackpool Council (£16m) - Blackpool Council loan (to be prudentially borrowed from the Council and repaid by the College via a leasehold terms of which are in the process of being agreed). nb the College have also committed to make a £5m cash contribution to the Project which will offset the size of the loan and we are currently clarifying the most tax efficient method of achieving this.

Explain how your bid aligns to and supports relevant local strategies and local objectives for investment, improving infrastructure and levelling up

The relevant local and regional strategies and policies and how the Multiversity Campus project directly supports these are tabulated in detail outlined in Appendix A Table 4.7: Multiversity Local Strategy Alignment.

For further information on Blackpool's £1bn localised regeneration programme, please see Annex 18: Blackpool's Growth and Prosperity Programme.

Explain how the bid aligns to and supports the UK Government policy objectives

The relevant national strategies and policies and how the Multiversity Campus project directly supports these are tabulated in Appendix A Table 4.8: Multiversity National Strategy Alignment.

Alignment and support for existing investments

Where applicable explain how the bid complements or aligns to and supports existing and/or planned investments in the same locality

This section below outlines how the bid complements or supports existing and planned investment by the following themes:

1. Town Centre regeneration
2. Employment
3. Skills and education

1) Town Centre Regeneration

Completed and committed projects

γ Winter Gardens Conference and Exhibition Centre - Growth Deal (£15m) and Coastal Community Fund (£1.9m) have both supported the development of a new £26m Conference and Exhibition Centre, a brand new purpose-built events venue. The Conference and Exhibition Centre is the first major building development at the Winter Gardens complex since 1939 and has capacity for 1,630 delegates. This increases the capacity of the Winter Gardens complex to 7,000 which is made up of 10 other small (5-350), medium (350-1,000) and large (1,000-7,000) venues. The relocation of Blackpool & Fylde College to the town centre Multiversity site will make the new Conference and Exhibition Centre the preferred venue for large College events that cannot be held in the Multiversity.

γ Tramway Extension - Growth Deal funding has been used to support a new £23.4m tramway extension (opening 2022) which connects Blackpool North Station with the Promenade. Blackpool North Station is a 5-minute walk away and the closest transport hub to the Multiversity site, making it the access point to the Multiversity for many students and staff. The Tramway extension will enable students and staff to access the Promenade and wider town centre during breaks and after work/studying. This will increase the use of the tramway supporting its financial viability and ensure the footfall and spending generated by the Multiversity benefits the whole town centre, not just the area immediately surrounding the Multiversity.

γ Quality Corridors - Growth Deal also contributed £7m into a Quality Corridors scheme which supported public realm improvements and private sector property facade improvement in the streets adjoining the Multiversity Campus. The removal of the poor-quality housing and retail units and the development of the flagship Multiversity will continue to improve the town centre's built environment and increase footfall for businesses whose facades have been improved maximising the impact of the Quality Corridors scheme.

γ Showtown Museum - A £15m Growth Deal CCF, Heritage Lottery, Northern Cultural Regeneration Fund and Council-funded project to deliver the Showtime Museum of entertainment in the town centre. The museum, which is due to open in late 2022 will enhance the town centre's cultural offer, diversify uses and generate additional footfall in the town centre. The new tramway extension for Blackpool North Station to the museum's Promenade location is likely to draw footfall and spend brought to the town centre by the Multiversity to the museum, increasing visitor numbers.

γ Houndshill Shopping Centre Extension - This £21m project (£5m Getting Building Fund) will deliver a new cinema with a restaurant and retail complex, consolidating and upgrading the town centre's leisure and retail offer. The Multiversity will generate significant amounts of additional town centre footfall and spend which will enhance the appeal of Blackpool town centre and Houndshill Shopping Centre to businesses. This increased footfall will help support the new 9-screen cinema and restaurant and the relocated Wilkos created by the Houndshill Shopping Centre Extension. Due for completion in early 2023

γ Abingdon Street Market improvements - £3.6m of the Getting Building Fund is enabling the enhancement of the Abingdon Street Market, which will provide a much-needed, visual improvement through the refurbishment and reconfiguration of the Abingdon Street Market due to open in 2022. The Market is a 5-minute walk from the Multiversity Campus and therefore will be supported by the additional footfall generated by the Campus.

γ The Edge - Incubation Office Space in the Stanley Buildings, a £6.3m project, funded by Towns Fund and the Council on Cookson Street, just the south of

the Multiversity Campus, will deliver 37 high-quality serviced offices and c.265m² of co-working space for start-ups and small businesses. The project is due for completion in September 2023. The Multiversity Campus project will continue to upgrade the CBD and Creative Quarters built environment, complementing the Edge project.

γ New Civil Service Office Buildings √ a new £100m (funded by the Council and the Department of Work and Pensions (DWP)), 8-storey, 20,300m² office building that will house c.3000 DWP employees, located to the west of the Multiversity Campus behind Cookson Street. The New Civil Service Office Buildings and Multiversity project form Phase 3 and Phase 4 of the Talbot Gateway Central Business District Masterplan. The projects are inherently linked and key to the redevelopment of the CBD.

γ New multi-storey car park √ The Council with Muse Developments are developing a new £25m, 700-space, multi-storey car park to the west of the Multiversity, behind Cookson Street. The car park which is due to be completed in 2025, will ensure sufficient car parking is available for students, staff and visitors of the Multiversity

γ Heritage Action Zone - The £600k Blackpool High Street HAZ is based around Church Street in the heart of Blackpool Town Centre. The area consists of impressive Victorian public and commercial buildings and a wealth of incredibly diverse nationally and regionally significant heritage assets. The Multiversity will complement investments preserving and enhancing the town's historic environment, clearing poor-quality housing and retail units and replacing it with a flagship new development that upgrades the town centre's built environment.

γ High Streets Task Force - Whilst not specifically providing funding, the HSTF team has supported town centre redevelopment and provided direct input into the new Town Centre Strategy and Action plan due for launch in May 22. This strategy specifically highlights the Multiversity's potential to contribute to the revival of the town centre.

γ DCMS Full Fibre √ Blackpool Council completed a £3m DCMS-funded project connecting the town centre to a Local Full Fibre Network. This Local Full Fibre Network has equipped the town centre with the infrastructure required to make it a viable location for the College. Without this project, the Multiversity project would not have come forward.

γ Blackpool Central √ C.£8m of the Towns Fund is to be used to relocate the Courts to enable the completion of the £300m private sector-led development of Blackpool Central, a new 'world-class leisure destination' in the town centre. The Multiversity will both benefit from and support the project by improving the overall town centre offer and attracting businesses to the new development as a result of the additional footfall it will bring to the town centre.

γ Blackpool Youth Hub (The Platform) √ Also located in the town centre, the Blackpool Youth Hub funded by c.£0.7m of Towns Fund and £500k Community Renewal Fund (plus £0.45m Shared Prosperity Fund targeted) will support young people between the ages of 16-24 who are not in education, employment or training (NEET) develop career path plans, access training, or find a way back into work. The College will work with the Youth Hub to ensure they are aware of all the training, courses and funding the College provides for NEET individuals.

2) Employment

Completed and committed projects

γ Blackpool Airport Enterprise Zone √ Blackpool Airport was awarded enterprise status in 2016, up to 2041. The Enterprise Zone is a 144-hectare site that includes Blackpool Airport, Blackpool Retail Park, Blackpool Business Park and surrounding land up to the border of Common Edge Road. The Enterprise Zone's aim is to create up to 3,000 jobs and stimulate long-term sustainable economic growth by attracting up to £300m in investment which will unlock new development sites (up to 260,000sqm) and develop new roads, utilities housing and schools.

Recently, £7.5m of Towns Fund monies was secured to unlock 10.5ha of previously inaccessible employment land through the construction of a new access road. The land will be developed by the private sector creating employment spaces that will attract new businesses and create jobs. The upskilling of residents and an annual increase of skilled labour supplied by the College will support residents into employment at the EZ and enhance the attractiveness of Blackpool to businesses, creating jobs.

3) Skills and education

Completed and committed projects

✓ Lancashire Energy HQ (see Insert Reference Figure 4.9: Lancashire Energy HQ) - A state-of-the-art energy and engineering training centre opened in September 2017 supporting the growth of STEM businesses. The £12m Lancashire Energy HQ provides higher and degree apprenticeships, and commercial study programmes, with training from expert tutors on state-of-the-art, industry-standard facilities. The Multi-University project will further support Blackpool & Fylde College to enhance the quality of their teaching and increase their capacity, supporting ambition to support high-level skills growth.

Confirm which Levelling Up White Paper Missions your project contributes to

Select Levelling Up White Paper Missions (p.120-21)

Living Standards
 Research and Development (R&D)
 Education
 Skills
 Pride in Place
 Housing

Write a short sentence to demonstrate how your bid contributes to the Mission(s)

Living standards ✓ The Multi-University will equip existing residents and students with the skills required to access higher-wage jobs now and in the future, enhancing residents' ability to access quality housing and accumulate wealth, improving living standards.

Research and Development (R&D) ✓ The Multi-University will support the transfer of funds and support functions for R&D in local businesses and individuals.

Skills ✓ The delivery of NVQ3+ courses from the Multi-University directly supports the aim to increase the number of people achieving higher-level skills by 2030.

Health ✓ Equipping residents and students with the skills required to access higher-wage jobs will allow individuals to accumulate wealth that can be used to improve both mental and physical health, either through investment in health care or activities that support a healthy, active and social lifestyle.

Wellbeing ✓ In line with the above, equipping residents and students with the skills required to access higher-wage jobs will allow individuals to accumulate wealth that can be used to improve both mental and physical health, either through investment in health care or activities that support a healthy, active and social lifestyle.

Pride in Place ✓ The Multi-University will improve the built environment of the town, creating a landmark building, enhancing the reputation of the College and improving skills provision, all of which will serve to increase residents' satisfaction with the town resulting in improved pride in place.

Housing ✓ The sale of the College's previous site to a developer for use as a residential development will increase the housing supply locally.

Provide up to date evidence to demonstrate the scale and significance of local problems and issues

Blackpool is an area with social and economic growth opportunities that the

Levelling Up Fund can unlock. The combination of positive business growth, +9.2% (2.4% higher than Lancashire LEP), jobs growth, 10.3% (9.1% above Lancashire and 7.5% above England) and a significant increase in workplace earnings, +33% (£7,005) between 2015 and 2020 position the area well. The district has a lot of potential, particularly in the health sector which grew by c.4,000 jobs.

However, official statistics also evidence the stark challenges in Blackpool, highlighting the underperforming economy, acute deprivation and a need to upskill residents. Appendix A Table 5.1: Summary of the Key Social and Economic Indicators highlights the deficits relative to the Lancashire LEP and national figures.

A key deficit noted in Blackpool that this project is primarily concerned with addressing is the lack of high-level qualifications and occupations. The proportion of the population with NVQ Level 4 or above qualification sits at 28.8% (6.2% less than Lancashire LEP and 14.3% less than England). At the opposite end, Blackpool also has a higher proportion of residents with other/ no qualifications compared to the wider regions.

Another major deficit, that this project is primarily concerned with addressing is median resident earnings which are £5,625 and £8,657 lower than Lancashire LEP and England respectively. This is a stark contrast to median workplace earnings which are £241 higher than the LEP area and £3,013 lower than England. Whilst workplace earnings still fall significantly behind England, which remains a challenge for Blackpool, the major concern is the £5,634 deficit between median resident and workplace earnings. This suggests that residents do not have the skills required to access the higher-wage jobs available in the district, meaning Blackpool imports labour from outside the district to fill these high-wage jobs. Enabling residents to access higher-wage jobs locally is, therefore, a priority as this will not only raise resident earnings but also reduce the time and distance they have to travel to work, increasing disposable income and reducing stresses on the local transport network.

Additionally, GVA per workforce job in 2018 was £3,403 and £11,104 less than Lancashire LEP and England respectively, showing a significant productivity deficit.

Moreover, the Indices of Deprivation show high levels of deprivation in the district, with 59% of LSA Os in Blackpool in the bottom 20% for relative deprivation. Health, Living Environment and Employment sub-domains highlight the areas in need of critical support.

Blackpool town centre had vacancy rates of 23.1% in February 2022 (145 vacant units), which is significantly higher than the 14.1% England average (BRC and Local Data Company). 2022 analysis by Centre for Cities emphasises the relative position of Blackpool town centre, identifying it as one of the weakest town centres in terms of vacancy rates in the UK.

The increase in vacancy rates and reduced footfall (2.7m 2015-2019, a 15% drop, three times the UK average) have reduced the viability of Blackpool town centre for investors and businesses, leading to the decay of commercial and residential buildings and an increasing length development opportunities and vacant commercial units remain on the market. The town centre hit rock bottom during the 2020-2022 COVID-19 lockdown restrictions, with vacancy rates reaching c.27% in May 2021. Since then vacancy rates have reduced to 23.1%, suggesting the town centre is heading in the right direction, however, the decrease in vacancy rates has begun to slow, reducing only 1% between August 2021 and February 2022.

Overall, the analysis shows insufficient provision in and participation of skills, education and training, particularly at NVQ Level 4+ level in Blackpool which is preventing residents from accessing high-paid jobs locally. The Multiversity will increase aspirations and attainment levels in Blackpool's sector strengths, including health, supporting entry into the labour market for the current and future working populations. The Multiversity will also support Blackpool to attract and retain businesses, supporting ambitions to reduce business density deficits by offering opportunities for businesses to collaborate on R&D, whilst also creating a highly-skilled local labour supply.

Demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues

All evidence used to inform the projects and the overall bid has been collected and analysed using a standard calculation toolkit developed by the appointed consultants at GENECON. The inputs have been collected from Office for National Statistics (ONS) and NOMIS.

Specifically, the following surveys and data have been used:

- γ Earnings √ ONS Annual Survey of Hours and Earnings (Workplace and Resident-based analysis, data for 2021)
- γ Jobs and Business Density-ONS Business Register and Employment Survey, ONS UK Business Counts (units) and ONS Mid-Year Population Estimates, data for 2020
- γ Economic Activity, Employment and Unemployment Rates and Resident Qualifications √ ONS Annual Population Survey, data for Year End December 2021
- γ Claimants √ ONS Claimant Counts (April 2022)
- γ Population (Parliamentary Constituency) √ ONS Parliamentary Constituency Population Estimates (Experimental Statistics) (Mid-2020)
- γ Council Tax: Stock of Properties 2021 √ Valuation Office Agency (VOA) 2021
- γ English Indices of Deprivation - Ministry of Housing Communities & Local Government (September 2019)
- γ GVA Productivity Estimates All Geographies and GVA per FTE √ ONS 2015 √ 2018

All the data and information gathered is the latest available where possible, majority of datasets report on 2020-2021 findings, however claimant count data reports on the most recent month at the time of analysis.

Shortfall metrics have been calculated as the proportion of the relevant Local Authority population base, for example, the percentage point difference in economic activity rates is multiplied by the proportion of those aged 16-64, to work out the shortfall or surplus in relation to national and Lancashire LEP averages.

The wider town centre and town-wide challenges described are based on well-understood long-standing legacy challenges facing Blackpool.

Demonstrate that the data and evidence supplied is appropriate to the area of influence of the interventions

Comparator data has been used to demonstrate and highlight the economic and social shortfalls of Blackpool Local Authority compared to the Lancashire LEP and England averages, these geographies have been chosen to identify how Blackpool performs in relation to neighbouring towns of a similar economic climate. The benchmarks will inform the bid and how the projects align with the identified challenges and opportunities.

The geography chosen represents where the projects will be developed and will have the most impact, the project located within the Blackpool Local Authority Area. Where it has been useful to drill down to smaller areas, Middle Super Output Area (MSOA) and Lower Super Output Areas (LSOAs) have been used.

In terms of supporting economic appraisal modelling, alongside 'direct' impacts assessed on the LUF intervention sites, a series of wider 'indirect' and 'spillover' zones have been defined, depending on the impact assessed.

For 'spillover' impacts on wider property markets, these are defined as the town centre for commercial values and across the town for residential values, reflecting the in-combination wider place-shaping effects of the LUF package.

Provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems

The project forms the 4th Phase of the Talbot Gateway Central Business District Masterplan, following on from the development of the previous phases (new Sainsbury's and Council office building (Phase 1), new tramway interchange and hotel (Phase 2), new Civil Service Office Building (Phase 3). The project will be a flagship development in the town centre and for Blackpool & Fylde College, supporting the revitalisation of the town centre; and boosting the perception and reputation of the College.

As outlined in section 5.1 Blackpool has experienced positive business, jobs and workplace-based wage growth. However, resident earnings have not grown in recent times and are therefore significantly lower than workplace earnings resulting in Blackpool importing the skills it needs. There is a need to address the persistent gap in intermediate and higher level skills attainment, enabling more residents to access jobs locally and earn higher wages. This will increase the spending power in the town's economy, supporting ambitions to revitalise the town centre.

Blackpool is in a position where it can build on recent momentum and planned future developments including commercial space at the Blackpool Airport Enterprise Zone and Lancashire Energy HQ which will create high-wage job opportunities, which has the potential to raise residents' quality of life and contribute to addressing Blackpool's long-standing deprivation issues.

Ensuring the town can address its skills deficits is the key challenge that has to be addressed if levelling up objectives for the town and wider Fylde Coast are to be achieved. If these can be met the broader objectives for town centre vibrancy and regeneration will follow.

The key challenge the Multiversity project will address and how the project will address them are outlined in Appendix A Table 5.2: Multiversity Project Effectiveness.

Through addressing the challenges, the Multiversity project will play a critical step in improving the economic well-being of Blackpool as a whole. The delivery of the works will not only support the revitalisation of the town centre but also support improved outcomes within the labour market, reduce deprivation and in turn improve the quality of life for residents.

Reflecting on the overall theory of change for the proposed LUF2 investment, Appendix A Table 5.3: Economic Benefits Theory of Change sets out the quantifiable economic benefits the investment is expected to unlock.

Describe the robustness of the analysis and evidence supplied such as the forecasting assumptions, methodology and model outputs

Amion's impact model estimates national-scale gross and net economic impacts, following national guidance. All forecasts are evidenced and up-to-date.

Those impacts assessed and evidence to demonstrate robustness are set out in Appendix A Table 5.4: National-scale Impacts (Monetised).

Explain how the economic costs of the bid have been calculated, including the whole life costs

Capital Costs

The overall financial cost of the Multiversity proposal is estimated at £64.98m

(gross).

The capital funding package has been agreed upon between the partners as:

- LUF2 investment: £40m
- Blackpool Council: c. £16m (prudential borrowing to be repaid via an FRI lease from Blackpool and Fylde College); and
- Blackpool Town Deal: £9m site acquisition and utilities.

Converting Financial Costs to Economic Costs

The nominal financial costs included in the Financial Case (Deliverability Section of the LUF Application Form) have been converted to economic costs in line with the Green Book approach by converting estimates of future costs to constant (2022/23) prices by removing general inflation based on Office for Budget Responsibility (OBR, 2022) forecasts.

The constant price costs have been adjusted to present value costs by applying the Treasury's Social Time Preference discount rate of 3.5% per annum. Capital expenditure from the LUF programme will run until March 2025, with match funding completing the project by April 2026, in line with the published guidance.

Optimism Bias

The economic capital and revenue costs of the intervention include an allowance for Optimism Bias of 16.2%. This has been estimated using an Optimism Bias Mitigation Model based on the Supplementary Green Book Guidance produced by Mott MacDonald. The mitigation made to the project is summarised in Appendix A Table 5.5: Optimism Bias Mitigation

Public Sector Revenue Costs

The estimated public sector economic costs of the Multiversity project in nominal prices, undiscounted and real economic prices with Optimism Bias are set out in Appendix A Table 5.6: Public Sector Economic Costs. This includes LUF and Blackpool Council match funding and is based on cost appraisals and financial modelling undertaken for the project. It also includes income to the public sector as a result of the lease payments by the Blackpool and Fylde College (B&FC) of [redacted] per annum over the [redacted] appraisal period. There would be no spending in the counterfactual (or 'no LUF') case, so the marginal cost is the same as the net cost.

The capital costs above exclude the public sector revenue costs associated with the delivery of the curriculum at the Multiversity. These costs include tuition fees loaned to students, maintenance loans to students, and teaching funding to the institutions. All of these are funded by the government and therefore have been incorporated into the cost profile as follows:

Tuition fees: c. £71m (Nominal prices, undiscounted)

The expected fees to be paid by students, typically through student loans, have been informed by the College. The majority of new courses have a current annual course fee of £9,250, whilst some courses have lower course fees ranging from £578 to £6,500. Students repay these loans throughout their careers in line with a set repayment plan. A Higher Education Study from the House of Commons estimates that 53% of the NPV value of the loans will not be repaid and are effectively a subsidy from the government to support higher education.

Maintenance loans: c. £66m (Nominal prices, undiscounted)

The calculated average maintenance loan to higher education students is £7,732. As above, to be cautious it is estimated that 53% of the NPV value of the loans will not be repaid.

Teaching funding to the institutions: £11m (Nominal prices, undiscounted)

There is additional funding required for institutions to support high-cost subjects such as health professions, nursing, and science courses. This high-cost subject funding recognises that cost to teach certain subjects are higher

that can be met through course fees alone. Again, to be cautious, a cost of £1,458 has been applied to each undergraduate student and a cost of £243 has been applied to each apprenticeship on non-degree level course, in line with the latest Office for Students publication.

The Multiversity projects nominal costs undiscounted costs (financial costs) and adjusted real economic costs with optimism bias discounted to 2022/23 prices (economic costs) are presented in Appendix A Table 5.6: Public Sector Economic Costs. The total net marginal public sector costs (including OB) are £110.9m.

Describe how the economic benefits have been estimated

All national-scale impacts have been assessed in line with HMT Green Book, MHCLG Appraisal Guide, and net present value (NPV), compared to the counterfactual position.

Land Value Uplift

CBRE has prepared a development appraisal for the existing Park Road College site, which will be freed up for residential development as part of the Multiversity project. The increase in land value of the current College site is based on the difference between the existing book value and CBRE's valuation of the site if it were to be sold for housing. The land value uplift for the Multiversity site has been estimated based on the financial modelling, funding requirement and cost analyses. The total value has been estimated based on the asset value plus the capitalised rental income and the residual value is calculated by deducting the development costs. The existing use value has been deducted from the residual value to estimate the land value uplift. These have been profiled to reflect when the new developments will be completed.

A displacement adjustment of 25% for capital projects supporting regeneration through physical infrastructure has been applied based on previous research. Based on these evaluations and displacement adjustment, an indicative estimate for the net direct LVU impact of £4.4m (Net Present Value) has been assessed.

Wider LVU/Placemaking

Investment in the proposed Multiversity is expected to result in wider placemaking effects across the town centre, and an estimate has been made of the wider land value uplift (or placemaking effects) which are forecast to be generated associated with the positive effects of the project and removal of existing "blight".

As noted above, the movement of the College's existing higher education provision to the town centre will release the existing Park Road site for residential development. This would also result in placemaking effects on the residential properties in the surrounding area. These effects have been taken into account in the estimate of wider land value uplift.

To assess the impact of interventions, analysis has been undertaken to establish baseline asset values for commercial and residential property within the consolidated impact areas:

The commercial analysis was based on VOA data and is assessed for the impact areas surrounding the proposed site for the Multiversity development. The rateable value evidence has been capitalised, based on Knight Franks Yield Guide May 2021. Based on a wide body of evidence for place-based regeneration, a low uplift of 2.5% has been applied to smaller stores, premises, parlours and betting shops; a medium uplift of 5.5% has been applied to banks, cafes, garages and workshops; a high uplift of 7.5% has been applied to offices, hotels, restaurants, shops and studios.

The wider land value uplift associated with residential properties as a result of the Multiversity has also been assessed. The existing capital value of the

housing stock within 2.5km of the site has been identified using VOA and Land Registry data and is estimated to be [REDACTED]. Based on recent research by Homes England, a 2.75% uplift has been applied in relation to the Multiversity, based on the transformational nature of the proposed investment and the impact that this will have on perceptions of Blackpool and therefore its property market.

By the assessment of placemaking or wider land value uplift associated with the redevelopment of the existing Park Road campus is based upon a model recently developed for Homes England. The analysis underpinning the model used a spatial discontinuity, a quasi-experimental, pooled-cross-section hedonic framework where post-intervention trends in house prices are assessed in distance-based rings close to the intervention and relative to a control ring beyond which any price effect impact is not anticipated to occur. The analysis controls for housing type, area characteristics and spatial dependence.

The wider land value uplift benefits have been assumed to arise over in the three years after the new Multiversity is brought forward. Taking a cautious approach to the estimate of benefits, a 25% displacement adjustment for regeneration through physical infrastructure has again been applied. The estimated net wider LVU benefits are £56.1m (Net Present Value).

Productivity Uplift from Skills Enhancement

The growth in the number of higher education students, and the change in the mix and level of courses provided as a result of the development of the Multiversity campus, will lead to productivity benefits through increased skills levels. This is estimated by applying a wage premium percentage uplift to gross annual earnings for each future graduate, based on the qualification that they will attain, using a Skills Capital model to quantify the benefits of investing in educational infrastructure.

A cautious approach has been adopted which only accounts for the employers willingness to pay the full cost of more highly skilled workers. A larger (product market) uplift could be applied to account for the firms profit share but based on the significant uncertainty over its level and appropriateness this has not been included.

The College has undertaken curriculum modelling which provides estimates of the number of students expected to be enrolled, across all courses, for ten years from 2026/27 when the Multiversity is due to open. The modelling identifies the course level, learning aim, number of guided learning hours, course duration and expected group size for courses across all five departments: Leadership Management and Lifestyle (LML); Construction; Engineering and Science (E&S); Society Health and Childcare (SHaC); and Computing. The modelling shows a growth in student number of 572 over the ten years. Appendix A Table 5.7: Curriculum forecast by Department and 5.8: Curriculum forecast by skill level shows the curriculum forecast student numbers by department and course level.

This curriculum planning data has been adapted in the following ways to feed into the Skills Capital model:

- data on the number of additional students enrolled on each course based on the change from the base year (2026/27) has been adjusted according to course duration (number of years) to reach an estimate of the number starting on the qualification each year
- based on course duration, this has been rolled forward to estimate the number of students completing their qualification each year (assuming 100% completion at this stage)
- course-level estimates of the number of students completing their qualification each year have been aggregated to provide a summary figure for the number of completions by course level and type, aligned to the categories used in the BIS research (see below)
- the estimated number of completions by course type and level each year has

been adjusted to 90% to account for non-completion and drop-out (the College advises that this is a very cautious non-completion rate)

Estimating the wage impact associated with increased earnings of learners involves a number of steps, as identified in the Department for Communities and Local Government's (DCLG's) Valuing the Benefits of Regeneration report:

• The estimated number of completions on new courses per year is fed into the Skills Capital model

• A wage premium is applied, with the value which is applicable to each qualification type/level informed by research undertaken on behalf of the former Department for Business, Innovation and Skills (BIS).

• The uplift is multiplied by the number of learners completing their course in any one year to generate an annual estimate of the increased wages earned by graduates as a result of the qualifications which will be obtained at the Multiversity. The premium applied to each qualification type/level is shown in Appendix A Table 5.9: Wage impact by Provision Type. The original BIS estimate has been adjusted to 2022 prices using the ONS GDP deflator.

The benefits arising from this investment in skills capital facilities have been assessed over a twenty-five-year period – consistent with the lease period. The values are based on the wage uplift and it is assumed that the benefits for each individual continue over their career, assumed to be 20 years. An adjustment for displacement at 28.5%, an additionality factor of 71.5% for educational infrastructure projects based on previous additionality research, has been applied to the benefits arising from the uplift in skills.

The wage premium from the skills enhancement enabled by the Multiversity project is £287.9m (Net Present Value)

Distributional Benefits

Blackpool is designated as the most deprived local authority in the country (out of 317 local authorities) according to the 2019 IMD Rankings from MHCLG. The Multiversity project is designed specifically to benefit local residents and regenerate Blackpool Town Centre. As such it has a clear focus on redistributing growth and therefore these effects should be included in the analysis.

However, in order to be cautious, this has only been applied to the Wider Land and Value Uplift/placemaking impacts to reflect the positive effect on these severely deprived communities in central Blackpool. It has not been applied to the educational benefits where individuals are expected to be well paid.

The approach used to calculate these effects is that set out in the HMT Treasury Green Book, based on equalised disposable household income and welfare weights (the estimate of the marginal utility of income). The Green Book distributional weighting framework is constructed using data from the DWP Households Below Average Income (HBAI) dataset. This dataset takes information from the Family Resource Survey (FRS) and constructs an income distribution profile for the UK, on the basis of (weekly) net equalised income before housing costs (BHC) and after housing costs (AHC).

Ranked in terms of income, distribution quintiles and median incomes within each of the quintiles are defined. The ratio of the third quintile median (effectively the overall distribution median) to each quintile median is constructed and raised to a power to generate the distributional weights.

As the FRS is sample-based, robustness of income estimates declines directly with spatial scale. Hence HBAI regional distributions are reported on the basis of sample averages over three-year periods and no sub-regional HBAI profiles are reported. The absence of robust local income distribution profiles means that the UK methodology cannot be used to generate sub-national weighting distributions.

There is, however, some sub-national income data. Small area income estimates (MSOA) are provided by ONS. These are 'modelled' in the sense that they use a range of data sources to generate income estimates. The data

are available for weekly gross, net and net-equivalised (BHC and AHC) income and are effectively mean values but do not provide sufficient distributional information to allow definition of area quintiles.

Our approach has been to use the MSOA income data for 2015/16 available at the time of analysis, allied to MSOA population estimates, to construct population-weighted average incomes by LAD. The ratio of England to LAD incomes is raised to a power of 1.3 - the estimate of elasticity of marginal utility of income in the Green Book - to produce BHC and AHC distributional weights.

In the case of Blackpool, a distributional weight BHC of 1.43 has been applied given the location of the project in the heart of the town and with excellent public transport accessibility. The forecast distributional benefits delivered by the Multiversity project are £24.5m (net present value).

Provide a summary of the overall Value for Money of the proposal

Net present value national impacts are assessed against net present value economic costs to derive the initial and adjusted benefit-cost ratio (BCR) as per the HMT Green Book, MHCLG AG and LUF FAQs suggested approach.

The Appraisal Summary Table (Appendix A Table 5.10: Monetised Initial and Adjusted BCR Benefits) clearly shows what has been included in both BCR positions, which reflects all public and private costs (including OB described in 5.3.1) assessed against all national-scale monetised benefits (described in 5.3.2).

For clarity, the initial BCR is assessed as (total discounted benefits (excluding distributional impacts) minus total discounted private sector costs) divided by total discounted social costs. Whereas the adjusted BCR has included the net present value of estimated distributional impacts as well.

On this basis, the preferred option project has an initial BCR of 3.14:1 and an adjusted BCR of 3.36:1, reflecting excellent Value for Money.

Upload explanatory note (optional)

Annex 17 - Multiversity LUF Bid Value for Money Methodology.docx

Have you estimated a Benefit Cost Ratio (BCR)?

Yes

Estimated Benefit Cost Ratios

| | |
|--------------------|------|
| Initial BCR | 3.14 |
|--------------------|------|

| | |
|---------------------|------|
| Adjusted BCR | 3.36 |
|---------------------|------|

Describe the non-monetised impacts the bid will have and provide a summary of how these have been assessed

Other wider non-monetised impacts

γ Delivering an improved town experience.

γ Improved perceptions

γ Reduced crime

γ Delivering a flagship asset in the centre of Blackpool to encourage better integration and innovation between Blackpool's businesses and skills providers, including more direct access to employment opportunities and the high-value jobs being created.

γ Increasing young people's aspirations, achievement and pathways to high-value employment.

γ Improved Image Value x demonstrated in the contribution that the Multiversity will make to Blackpool's identity, prestige, vision and reputation, and potential as a catalytic investment within Blackpool accelerating the redevelopment of the town centre, strengthening the relationships between the town's education providers and key Blackpool's businesses.

γ Complementing Regeneration and Place-Shaping x improving the viability of wider planned public and private-led schemes across the town centre.

γ Delivering Social Value x the Multiversity can reinforce civic pride and encourage social inclusion and interaction, supporting improved health and wellbeing outcomes.

γ Promoting Competitiveness x by increasing the proportion of Blackpool's residents with higher-order skills, enabling better access to health and digital-based jobs. This should generally improve Blackpool's appeal for inward investment in these industries.

γ Increase the scope and range of courses provided by Blackpool & Fylde College, strengthening further opportunities for collaboration between the College and Blackpool's businesses.

Provide an assessment of the risks and uncertainties that could affect the overall Value for Money of the bid

To provide assurance that the Multiversity will deliver value for money, Amion has tested six scenarios based on key economic and financial risks. The scenarios are set out below:

Scenario 1 x student numbers are lower by 20%

Scenario 2 x Optimism Bias of 10% is applied to the benefits

Scenario 3 x the costs of the Multiversity project are 10% higher than anticipated

Scenario 4 x Optimism Bias is applied to revenue costs at 20%

Scenario 5 x the rental income is excluded from the cost analysis

Scenario 6 x benefits are reduced by 20% and costs are increased by 20%

Under each scenario, the project has a VfM greater than 2:1. The BCRs are presented in Appendix A Table 5.11: Scenario Testing.

Upload an Appraisal Summary Table to enable a full range of impacts to be considered

Appraisal Summary Table 1

Upload appraisal summary table

Appraisal Summary Table-Multiversity.docx

Additional evidence for economic case

None selected

Confirm the total value of your bid

Total value of bid £64976000

Confirm the value of the capital grant you are requesting from LUF

Value of capital grant £40000000

Confirm the value of match funding secured

£24976000

Evidence of match funding (optional) Annex9-Multiversity Co-Funding Letter and Town Deal HoT.pdf

Where match funding is still to be secured please set out details below

N/A

Land contribution

If you are intending to make a land contribution (via the use of existing owned land), provide further details below

Upload letter from an independent valuer

Confirm if your budget includes unrecoverable VAT costs and describe what these are, providing further details below

The Council currently does not envisage it will incur unrecoverable VAT costs but until the proposed partnership/legal structure is finalised are unable to confirm this fact. We await detailed tax advice to confirm this fact. However, irrecoverable VAT is likely cost to the project overall, albeit borne through the rents paid by the College.

Initial advice has been obtained from DWFLaw, and the Council and Blackpool and the Fylde College are in continued discussion with them.

Describe what benchmarking or research activity you have undertaken to help you determine the costs you have proposed in your budget

The project cost estimates for the Multiversity project have been estimated by CBRE and ARUP.

The combined cost elements are summarised in Insert Reference Table 6.2 Multiversity Cost Summary. x

The benchmarking and research undertaken to determine the cost estimate for each element is outlined below:

1. Site Acquisition

The full cost analysis for the acquisition of the Multiversity site is available at Annex 10: Multiversity Site Assembly Delivery Strategy & Property Cost Report.

Acquisition of the site requires a combination of negotiated purchase and, if necessary, compulsory acquisition. Blackpool Council will pursue a Compulsory Purchase Order (CPO). It requires the assembly and vacant possession of 66 properties.

CBRE have estimated the cost of the site assembly, averaging the costs of acquiring the properties along each of the 6 key frontages within the site by sub-area. The cost estimates are based upon market research including recent comparable property transactions. The total site acquisition cost is estimated to be [REDACTED].

This cost estimate also considers a range of additional cost estimates for home loss/disturbance/relocation [REDACTED]; professional fees, CPO costs and stamp duty [REDACTED]. An allowance for other site assembly costs on management of the properties post-acquisition is allowed at [REDACTED]. Total additional costs are estimated at [REDACTED].

Arup has also estimated the costs of providing utility and infrastructure services to the site of c. [REDACTED].

The total of property acquisition and utility and infrastructure costs therefore totals [REDACTED].

A summary of site acquisition costs is presented in Appendix A Table 6.3 Multiversity Site Acquisition Costs. x

2. Multiversity Construction

The full cost analysis for the construction of the Multiversity is provided at Annex 11 - Multiversity RIBA Stage 1 Cost Report.

A summary of cost analysis and key assumptions is outlined below:

1. Information Used

This cost estimate has been based on the following information:

γ Architect, Hawkins Brown concept design

γ Levelling Up Fund Bid x Reduced Brief Massing Study

γ Costing Area x Revision P01 issued 01.06.21

2. Basis of Estimation

γ Quantities for building works shall be determined by measuring the total gross internal floor area (GIFA) of the building.

γ The total gross internal floor area (GIFA) of the building or buildings is measured and multiplied by an appropriate cost/m² of GIFA. The equation for calculating the total estimated cost of the building is therefore:

$c = axb$
where
 $a = \text{GIFA}$
 $b = \text{cost/m}^2 \text{ of GIFA for building works}$
 $c = \text{total estimated costs for building works}$

3. Construction Cost Benchmarking

CBRE has benchmarked the proposed construction budget () against a number of sources of cost information. The primary data points are projects that have been delivered local to the site, which have been completed within the last 12 months or are ongoing where possible. This has established CBRE's expected range of costs. BCIS published cost data and the CBRE expected range (after adjusting for site specific and abnormal costs) are then combined to establish the quartile range for the exercise.

The data samples have been regionally adjusted to Blackpool and Q2 2022.

CBRE have found 5 benchmark projects:

Project A: £3,200/sqm
Project B: £3,180/sqm
Project C: £3,700/sqm
Project D: £3,750/sqm
Project E: £4,163/sqm

See Appendix A Figure 6.4: CBRE benchmark projects

CBRE's key financial observations from the benchmark projects are:

Lowest cost comparable project = Project B: £3,180/sqm
Highest cost comparable project = Project E: £4,163/sqm
The mean cost across the five comparable projects = £3,615/sqm

CBRE then extended the five benchmark projects to 16 across a wider area looking for similar projects of comparable size (sqm), number of storeys, and end use among other criteria. Based on this analysis, CBRE have extended their benchmark data (adjusting to Blackpool location and based date Q2 2022) as follows:

Lower quartile: (redacted)
Upper quartile: (redacted)
Highest: (redacted)

Based on this extended analysis, CBRE then compiled the data for the 5 most comparable projects. CBRE have assessed their base cost estimate for the Multiversity as follows:

Multiversity cost per sqm rate at (redacted) (based on Gross Internal Floor Area of 11,504 sqm), estimating a base total of (redacted) (before professional fees, risk and inflation).

4. Professional fees

Professional fees are based on historic information of similar comparable works. CBRE has assumed professional fees will amount to 10% of the construction works cost, (redacted).

5. Tender Price Inflation

Inflation is in line with current industry estimations and adjusted for the Multiversity programme.

Tender inflation represents inflation from the estimate base date to tender return - subject to programme definition.

Construction inflation represents inflation from the tender return to the construction mid-point - subject to programme definition.

The current cost estimate has been updated from Q3 2021 to Q2 2022 in

accordance with the RICS Building Cost Information Service (BCIS) tender price indices. Our inflation forecasting has also been revised in response to the current programmed drafting but more so in response to the unprecedented global economic factors that are impacting upon the construction industry (and beyond). Dating back to January 2020, the combination of Brexit, COVID-19 and Russia's recent invasion of Ukraine have increased inflation well beyond ordinary levels.

The following Key Economic Indicators provide current market context to tender price inflation forecasting:

UK Economy expanded by 1%.

The Bank of England expects inflation to hit 9% by Q2 2022. In an effort to curtail inflation, base interest rates have been increased to 1.0%.

There is continued price pressure on energy and energy intensive construction materials.

The material price index reported a year on year increase of 21% (Q1 2021 Q1 2022).

The UK construction output is currently 1.4% above pre-pandemic levels.

6. Wider macro-economic shocks impacting on the current construction market
CBRE's cost assessment also includes consideration of a number of wider macro-economic shocks that are continuing to create volatility and uncertainty in the UK's construction market. CBRE have defined these as Political; Pandemic; and Conflict, and a final Look Ahead.

Political 31st January 2020 UK exits the EU

Historical labour shortages within industry were made worse as circa 30,000 skilled workers return to Europe although some mitigation offered by EU-UK Trade and Cooperation Agreement.

Trade agreements and supply arrangements became more complex than anticipated. New rules, transitional teething problems and delays at ports have disrupted flow of materials and products entering the UK.

The result has been delayed deliveries, an increase in material costs and inflationary pressure on wages.

Pandemic 26th March 2020 UK enters lockdown followed by other global economies due to Covid-19 Pandemic

A historic plunge in global energy consumption in the early months of the pandemic drove prices to the lowest level in decades as the global economy slowed. As countries emerged from the pandemic at different times, an initial rush and sustained demand for resources occur to boost stalled economies. Of note, China and the US implemented huge construction programmes, draining already low global stockpiles. Supply of resources into Europe and the UK was compounded by the Suez Canal blockage. The consequence was a huge spike in the cost of materials, energy costs and delays to deliveries and construction programmes that has been sustained, showing little signs of easing.

Russia Invades Ukraine 24th February 2022

The Russian invasion has created a great deal of uncertainty and nervousness affecting confidence in the global economy. Sanctions imposed on Russia and supporting countries by the West has created a huge spike in gas and oil prices worldwide and general inflationary pressures. This not only impacts the transportation and import costs of materials but also the fabrication / manufacturing processes. Metals and glass in particular are suffering as a result with Lo-Iron glass experiencing increases of over 25%.

Russia, Ukraine and the Baltic states contribute a significant proportion of timber products in particular FSC/PEFC timbers such as sawn hard and soft woods, flooring products, cladding materials, veneers and board materials. (Sveza) one of Russia's leading plywood and timber board producers and one of the largest producers globally, ceased trading as a result of sanctions; in context Russian timber exports amount to \$7.1bn per annum.

Carbon Steel has dramatically increased in the past few weeks by 40-50% with similar increases on Nickel (Russia accounts for almost 40% of the global market for this) which has had a direct impact on Stainless Steel; the London Metals Exchange suspended trade for a period and resumed only recently. Aluminium was already at a shortage and saw steady increases of 8-10% per month; this has since followed suit and increased sharply also.

Looking Ahead

Although tender opportunities reduced in April 2022, the current project pipeline is strong. This supported another round of job creation in April and saw a steep rise in purchasing activity. Suppliers have been unable to keep up with strong demand for construction products and materials resulting in an extension of lead times and supplier delivery times.

Many inflation forecasts anticipate 12-month inflation to be in the order of 9-10%. In the longer term inflationary pressures are expected to subside however, base prices are not expected to fall unless there is a recession.

In generating the inflation estimate we have consulted the RICS BCIS (Building Cost Information Service) tender price indices in comparison to our own and industry peers forecasting. We anticipate this being in the order of 15% through to receipt of tender.

A prudent inflation assumption of 18% has been applied to cost estimate for the construction of the Multiversity

A summary of site acquisition costs is presented in Appendix A Table 6.5 Multiversity Construction Costs.

x

Cash flow illustrations can be found in Appendix 19 - CBRE Blackpool Multiversity Cash Flow Illustrations.

Provide information on margins and contingencies that have been allowed for and the rationale behind them

A summary of the contingency assumptions are set out below. Given the level of information about the building and site conditions available at this stage of the project, risk and contingency allowances have been estimated at 10% of the works cost estimate with separate allowances made for each of the following:

Design development risks (5%) x allowance for used during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.

Construction risks (3%) x allowance for used during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, any existing occupants and users), ground conditions, existing services and delays by statutory undertakers.

Employer change risks (2%) x allowance for used during both the design process and the construction process to provide for the risks of employer driven changes (e.g. changes in scope of works or brief, changes in quality and changes in time).

Employer other risks (1%) x allowance for other employer risks (e.g. early handover, postponement, acceleration, availability of funds, liquidated damages or premiums on other contracts due to late provision of accommodation, unconventional tender action and special contract arrangements).

A detailed breakdown of the contingency allowance allocated for each risk is provided in Annex 12: Multiversity Risk Register

Describe the main financial risk and how they will be mitigated

Key Financial Risks

The key financial risks and their mitigations are summarised in Appendix A Table 6.6.: Financial Risks Summary. A full analysis of financial risks and their mitigations is provided at Annex 12: Multiversity Risk Register.

Cost Overruns

Blackpool Council and Blackpool & Fylde College fully recognise that the LUF grant is fixed. If costs exceed the budget provision Blackpool Council will adopt a number of approaches the Council typically adopts to manage cost overruns:

γ The Council would seek to value engineer the scheme. The value engineering exercise will review costs to seek alternative and more cost-effective approaches. A key aim of this exercise will be to maintain the preferred designs and materials. If the preferred designs and materials cannot be maintained, elements of the scheme will be revised or removed in a way that does not undermine or devalue the project in terms of delivering its core objectives and outcomes.

γ If cost overruns are extreme, the Council will assess whether phasing elements of the project or deferring costs is possible and beneficial to the delivery of the Multiversity project.

γ In parallel with the above approaches, the Council will also assess whether additional funding can be secured to offset the cost increases. This will include:

Approaching the Council and Blackpool & Fylde College to see if any additional funds could be put into the project. In principle cost increases would be shared between Blackpool Council and Blackpool & Fylde College if other sources of funding cannot be secured.

Identifying and applying for other sources of grant or other funding were available for any elements of the project

In addition, Blackpool Council has commissioned a philanthropic feasibility study from established consultancy the Philanthropy Company, www.philanthropycompany.com. This study will happen between September 2022 and March 2023. Its objective will be to assess the potential to engage private and corporate supporters of Blackpool Council's strategic and economic ambitions and pipeline flagship projects including The Multiversity. The study will result in a report that sets out the scale of potential income; and steps to be taken to establish a relevant philanthropic programme of activity. The Council are hopeful this study will identify sources of funding that could be used for the Multiversity project if cost overruns.

Upload risk register

Annex 12- Multiversity Risk Register.xlsx

If you are intending to award a share of your LUF grant to a partner via a contractor sub-grant, please advise below

N/A

What legal/governance structure do you intend to put in place with any bid partners who have a financial interest in the project?

The Multiversity project involves a proposed partnership between:

(i) Blackpool Borough Council as an accountable body for the grant funding and lead delivery partner;

(ii) Blackpool & Fylde College as the tenant and co-investor of £5m to fund the construction of the Multiversity building; and

(iii) DLUHC as investor of £9m Town Deal Funding and £40m LUF; in order to build a new Multiversity building (practical completion in April 2026).

The proposed legal structure will involve:

(i) Two grant offer letters from DLUHC to the Council providing funds:

a. A DLUHC Grant offer (already received as part of Blackpool Council's Town Deal) to acquire the site from third parties;

b. A DLUHC LUF grant offer (if approved) to fund contract(s) with third parties to design and build the Multiversity building;

(ii) an agreement for lease and FR lease entered into between the Council (as Freeholder) and the College (as Leaseholder).

The Council and the College have signed a Memorandum of Understanding (see Annex 13-Multiversity MoU) and have signed a joint letter (Annex 9-Match-funding Letter of Support) confirming that the funding will be in place, subject to approval of this bid and that detailed Heads of Terms are being drafted. The Council and the College have the power to be able to enter into the above legal documents. The proposed partnership/legal structure will be finalised following detailed tax advice to achieve a tax-efficient legal structure.

The proposed governance structure to support the delivery of the project involves:

(i) the Council complying with all DLUHC reporting requirements and conditions set out in the grant funding agreements for the Town Deal and LUF;

(ii) a weekly Growth and Prosperity Board (with all development disciplines, legal and financial, procurement and economic development) is responsible for the successful delivery of the Multiversity building. The Board will receive updates from individual project managers on the Multiversity project and will review and monitor progress. The Board will then refer issues as they arise to the Council's Corporate Leadership Team, who in turn will issue reports to the Executive as required. Authority to approve Levelling Up Funds scheme proposals for submission has been delegated, by the Council's Executive, to the Chief Executive of Blackpool Council;

(iii) A dedicated Steering Group (which meets quarterly with the Council, the College and Lancaster University) and a monthly Project Team including the Council, the College and the appointed consultants)

(iv) the College is financially stable and has sufficient cash reserves to contribute £5m funding to the Multiversity. The £5m funding contribution will not impact on the financial sustainability of the College. AMION, on behalf of the Council and the College has prepared the Business Plan for the Multiversity (Annex 2-Multiversity Business Plan) which demonstrates financial viability of Multiversity for Blackpool & Fylde College from 2026/27 through to 2035/36. The financial viability for the operation of the Multiversity for Blackpool & Fylde College is outlined in Appendix A Figure 6.7: Multiversity operating financial projections.

The projected cash flow for the Multiversity demonstrates that from Year 1 (i.e. 2026/27 FY), the Multiversity will generate sufficient income for the College to cover the operational costs of the building. The projected cash flow for the Multiversity project provides assurance that the College can afford to enter into the lease of the Multiversity building.

A full governance structure can be found within Annex 14-Delivery Plan.

Summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted

Commercial Structure

Blackpool Council (accountable body for the delivery of the Multiversity) and Blackpool and Fylde College (investor and Multiversity tenant) have formed a partnership to manage and oversee the delivery of the Multiversity project.

The terms of reference for how the partnership will work to deliver the Multiversity project have been agreed in a MoU (see Annex 13-Multiversity MoU). An agreement for lease and FR lease will be entered into between the Council (as Freeholder) and the College (as Leaseholder) if this LUF application for £40m is successful. The Council's Growth and Prosperity (G&P) Board holds responsibility for the successful delivery of the LUF programme, with the College responsible for co-developing the curriculum with Blackpool's businesses and Lancaster University.

Procurement Strategy

To ensure the successful delivery of this large and complex project within the timescales outlined by the Levelling-Up Fund, Blackpool Council have fully considered the strategy to engage the key external suppliers required to deliver the project.

The key contracts that will need to be procured are:

- γ Design

- γ Demolition works

- γ Utilities and Infrastructure works

- γ Main Construction Contractor

- γ Project Manager

Across-functional procurements sub-group will be established for the Multiversity project by Blackpool Council, pulling together a core team of key stakeholders from within Blackpool Council and Blackpool & Fylde College across a range of local authority disciplines, including:

- γ procurement

- γ project management

- γ technical experts

- γ legal

- γ financial

- γ sustainability, environmental, and social value

Other disciplines, for example risk management, will be consulted and involved as required throughout the lifetime of the project.

This group will be established imminently, and will undertake initial meetings prior to the determination of Levelling Up Fund applications.

The procurements sub-group will manage the procurement process for the Multiversity project. The sub-group will work with and report directly to the Project Working Group, who will escalate key decisions such as the appointment of a contractor to the Project Steering Group and the Council's Growth and Prosperity Board.

The procurement sub-group will undertake an assessment of pre-procurement conditions for all contracts; The assessment of the pre-procurement conditions will be used to develop an individual procurement plan for each contract. The pre-procurement assessment will cover:

γ Scope √ Identification of the services and goods that need to be procured to deliver the project. This exercise will ensure works are not duplicated and enable the procurement sub-group to separate the works required into appropriate contracts (packages of work).

γ Appropriate terms √ Developing appropriate contract terms that fit with the timescales, scale and requirements of the project. The terms and conditions will ensure works are delivered efficiently.

γ Market engagement √ Where time appropriate, the procurement sub-group will communicate with professionals within the construction sector to better understand current market conditions from the perspective of contractors, to increase likelihood of a strong response to any tender exercise. This will be done through conversations with experienced framework managers or through the use of EOs.

γ Learning from previous exercises √ The procurement sub-group will utilise Blackpool Council's and Blackpool & Fylde College extensive in-house experience procuring works and services to deliver major capital projects by discussing learnings from previous exercises, to ensure any negative factors that have adversely affected previous procurements are mitigated against.

γ Route to market √ Determine the correct procurement route to obtain the required works and services for project delivery, via the correct procurement methodology. For this project, it is likely that this will come to a choice between an Open tender process or call-off via a mini-competition through an established framework. The procurement routes selected will be robust, to ensure:

- i) the most economically advantageous outcome for the Council;
- ii) the works and services are delivered to the quality required and;
- iii) commercial viability in terms of cost.

γ Compliance √ Ensure all decisions relating to the procurement process are compliant with the Council's Contract Procedure Rules, and the Public Contracts Regulations 2015, or alternative prevailing regulations should PCR 2015 be superseded.

γ Risk √ Undertake risk workshops, inclusive of all relevant internal stakeholders, to identify any risks associated with the procurement and delivery phases as part of the risk management process, and developing these into a project risk register.

γ Social Value/community benefit √ Establish a desired level of social value and community benefit for works that need to be procured.

γ Approach to net zero √ Ensure net zero considerations are made wherever appropriate in relation to delivery of a contract, and ensuring this is reflected throughout the procurement process.

γ Best practice principles √ Ensuring best practice principles are followed throughout the procurement process.

γ Construction Playbook √ Review of the 14 key policies for how the government should assess, procure and deliver public works projects which all central government departments and their arms length bodies are expected to follow on a 'comply or explain' basis.

The procurement routes taken for the key contracts are likely to include the Open procedure, and call-off from established frameworks via mini-competition.

Once the procurement route for a contract is finalised, full compliance with the Public Contracts Regulations 2015 will be ensured. As a local authority

with a strong recent track record in delivering major development and regeneration projects, Blackpool Council has an in-depth knowledge of the requirements outlined within the Public Contracts Regulations 2015, and will ensure that these are followed fully.

Where a construction framework is considered for use in the procurement of contractors for the delivery of this project, Blackpool Council's Corporate Procurement team, alongside the project leads, will look to ensure that the construction framework in question meets Gold Standard requirements where appropriate, and that it allows us to use our preferred contract terms. Frameworks will also be prioritised where they align with the Net Zero and Climate Emergency ambitions of Blackpool Council.

Risk Management

In managing risk related to the project, a number of mitigation measures will be put in place to reduce likelihood and impact.

The first risk mitigation steps taken will be to ensure consultants and contractors are embedded into the project delivery team. A communication plan will be developed to ensure communication links are maintained and strengthened across the project lifespan. Co-production of an agreed project plan will be undertaken, so that all elements along the delivery timeline will be covered by the project delivery team, with accountability for each element of delivery being represented within the team.

The procurement process for each contract will be robustly designed to fully assess technical capability, competence and capacity of prospective contractors, along with the commercial aspects of their proposals. This will mean the inclusion of an appropriate set of questions with tender documentation that assesses their previous experience delivering projects of a similar scale and scope, their current capacity to deliver at the required level, and the contractor's financial stability and viability.

Due diligence will be undertaken as part of the procurement process to ensure that we are aware of any mandatory or discretionary grounds for exclusion in relation to any supplier invited to tender. Appropriate action will be taken where this is identified.

Where appropriate, the inclusion of an interview stage, will be considered. In cases where a framework call-off is deemed most suitable, care will be taken to ensure companies chosen from the framework in question are able to deliver work that meets the required quality standards. Within the assessment questions, there will also be scope included to evaluate skill sets of those who will be included on the contractor's project teams, as well as to explore the experience that will be put forward within that team.

Business continuity practices within prospective contracting companies will also be looked at within the assessment process. A company's capacity to maintain delivery output through challenges is essential to this project, in consideration of timescales aligning to the Levelling Up Fund, and as such, robust business continuity practices will be essential for delivery.

To reduce negotiation periods and accelerate the pre-construction process, the potential to make use of standard form contracts such as JCT or NEC will be assessed. Early Contractor Involvement (ECI) will also be explored as a potential method as a result of the timescales involved in delivery against Levelling Up Fund programming.

Who will lead on the procurement and contractor management on this bid and explain what expertise and skills do they have in managing procurements and contracts of this nature?

Blackpool Council (as an accountable body for Towns Fund and LUF) will lead on the procurement of third parties and contractor management on this bid.

The Council has an established Corporate Procurement and Projects Team in the Resources Directorate, which includes the expertise of CIPS qualified procurement professionals, experienced in delivering large scale and complex procurement projects. The Council spends in the region of £160m per annum on the procurement and commissioning of works, goods, and services and as such is well versed in conducting procurement and contract managing third parties' delivery of major regeneration projects.

The Council's Corporate Procurement and Projects Team (supported by legal advice) ensures full compliance is undertaken with the Public Contracts Regulations 2015 (and successor legislation should the Procurement Act come into force during the procurement of third parties) and the Council's Contract Procedure Rules. The Council's Procurement Strategy 2019-23 'Putting Blackpool First' guides all procurement activity, and the Council will look to "flow down" any contractual commitments to DLUHC and the College as part of its procurement/contracting strategy.

The Council's Corporate Procurement Team will be involved in all procurement activity, and has very significant experience in managing the procurement relating to large scale physical development schemes; including the recently completed Blackpool Conference and Exhibition Centre and the under-development extension to the Houndshill Shopping Centre.

Specific to the Multiversity project, and as a reflection of the scheme's breadth across Blackpool's priorities and delivery capacity, a multi-disciplinary procurement sub-group will be established that will pull together key stakeholders from within Blackpool Council and Blackpool & Fylde College. Stakeholders will cover a range of local authority and College interests, including:

• procurement;

• project management;

• technical experts;

• legal;

• financial; and

• sustainability, environmental and social value.

Other disciplines, such as risk management, will be consulted and involved as required throughout the lifetime of the project. Where appropriate, consultants will be embedded into the procurement sub-group. This will bridge gaps that are not currently covered by the departments present within the Council and the College.

The Council has an extensive history of working alongside consultants, specifically within the sphere of development projects, and has successfully managed consultants in the past to support the procurement of services that have led to the development and completion of key development projects. Previously, Blackpool Council have worked alongside organisations including JLL, CBRE and Muse in this capacity.

There is a key focus on securing social value. The Council is aware of the growing importance of social value to funding bodies, and this is being incorporated into project design and with a view to regular reporting. Any contractor will be encouraged to make use of local labour through schemes such as Blackpool Build Up (<https://www.blackpool.ac.uk/buildup>) in order to ensure that the wider economy benefits from the proposed Town Deal projects. The Council has its own Social Value Policy, Social Value Suppliers Charter and Social Value Guide for Suppliers, all of which will be used.

Are you intending to outsource or subcontract any other work on this bid to third parties?

Due to this project being a major construction development, many elements of the scheme will be undertaken by contractors procured by Blackpool Council.

Blackpool Council, with its staff cohort, has experienced project management resource available to oversee the project, but does not have the extensive resource available for areas of work such as architecture and design, on-site management and construction and groundworks. As such, Blackpool Council will oversee the work undertaken by procured contractors.

Blackpool Council has an established procurement team in the Resources Directorate that will oversee the procurement activity undertaken in obtaining contractor support. Due to the scale of the project, a procurement sub-group will be established that will cover the Council's stakeholder interests in the project, and include expertise in key disciplines from a broad range of technical and professional services. Where appropriate, consultant support will be added to bridge capacity or capability gaps identified in Council resource.

Key contractors and suppliers will be selected through a suitable, robust procurement process undertaken in compliance with the Public Contracts Regulations 2015. It is anticipated that this will include the use of the open tender process, and call-off from established frameworks. The procurement process selected will be determined as part of pre-procurement planning, and the most suitable options selected based on project parameters.

Blackpool Council has extensive experience of utilising both of these procurement methods in relation to development projects, and in relation to externally funded projects. As such, the Council has an in-depth knowledge of the requirements outlined within the Public Contracts Regulations 2015, and will ensure that these are followed fully.

The Council's experience in procuring contractors for development projects will also be advantageous in designing award criteria for each work package. The procurement team, with support from key stakeholders involved in the project, will ensure, through the development of award criteria, that the capabilities of prospective contractors will be comprehensively assessed against their suitability for the works in question.

As part of the procurement process, key performance indicators (KPIs), reporting requirements and contract management activity will be established with tender specifications, and will form part of contract terms. These will be confirmed with the selected contractors during the contract mobilisation phase, in order to ensure a shared understanding of expectations.

How will you engage with key suppliers to effectively manage their contracts so that they deliver your desired outcomes

Blackpool Council, has undertaken considerable amounts of development work across the last decade and therefore has extensive experience managing contracts to deliver desired outcomes. It has also established a set of procedures to minimise supplier/contractor risks, which are tied in with the procurement process and will be undertaken in conjunction.

During the initial phases of procurement, contract terms and detailed project specifications will be included with procurement documentation to ensure suppliers are fully aware of the Council's expectations at the earliest stage of the process, and prospective contractors will have the opportunity to clarify terms during the procurement process. Dispute resolution routes will be established at early stages to be included as part of contract terms.

Upon the appointment of a contractor, a structure will be implemented that ensures communication between client and supplier is maintained across the contract term. A Blackpool Council-led project steering group, formed around the Memorandum of Understanding between the Council and Blackpool and the Fylde College, will be established, with regular meetings and diaries for the entire delivery period. This group will include key stakeholders from within Blackpool Council's various service areas, as well as external stakeholders from Blackpool and the Fylde College.

Representatives from appointed contractors will be brought into this group, as a principal engagement platform. The meetings undertaken within this structure would act as an initial reporting forum for any issues regarding delivery, both for the client and for contractors. The project risk register will also be continually considered throughout the meetings schedule. Mitigating actions will be established and reviewed as part of the regular contract meetings. Escalation routes will be agreed with the supplier, with escalation events and trigger points noted to ensure major events do not further escalate.

Project checkpoints and gateways will be agreed with contractors as part of the project plan, and will be reviewed in regular contract meetings throughout the duration of the project to ensure cost, timescales and quality is on track. There is also a scope to align payment stages to the delivery or achievement of outcomes, when completed to the Council's reasonable satisfaction.

Due diligence will be undertaken in relation to any prospective contractor that would be procured. Blackpool Council's Procurement team, as well as those within the Finance team, also in the Resources Directorate, is well-versed in undertaking due diligence activity in relation to externally contracted works. Full exploration of gathered information will be analysed prior to the finalisation of any agreements to procure, and further questions will be asked of prospective contractors should these be required in order to fully satisfy the due diligence process.

Included within the due diligence activity that is undertaken will be financial health checks. The Council will undertake these checks of providers prior to contract award, and will utilise Company Watch software to support access to financial information. The skills within Blackpool Council's Finance team will also be utilised in undertaking analysis of financial information available in order to mitigate risks.

In establishing contract conditions, careful consideration will also be taken to ensure the correct terms and conditions are put in place to allow for the most beneficial circumstances to be presented with regard to managing the contract. Joint Contracts Tribunal (JCT) will be considered, in view of their capacity to manage risk via recognition within the sector. However, should a New Engineering Contract (NEC) be deemed more appropriate in order to enable a more collaborative approach to the management of the contract, the introduction of risk management considerations will still be essential. The use of a standard form of contract will also be considered, in order to ensure the Council's terms are laid out prior to the procurement of a contractor and ensuring the Council's priorities are kept to through the contract.

Management of the elements of the contract will also be undertaken to ensure best value is reached. Social value KPIs will be established and reported on throughout the duration of the contract with the support of Blackpool Council's Social Value Coordinator, and it is expected that the main contractor will identify as social value lead to ensure reporting and delivery of social value. Blackpool Council subscribes to the National TOMs (Themes, Outcomes and Measures) in relation to social value activity. The Council looks to promote five key themes TOMs are built around within the social value elements of its contracts, which include:

- γ Promoting local skills and employment

- γ Sustainable and responsible regional business growth

- γ Building healthier, safer, and resilient communities

- γ Decarbonising and protecting the planet

- γ Promoting and enabling innovation

Within these five themes, 50 KPIs are utilised to provide an evidence-based monetary value to the social value impacts of a contract, with TOMs being updated regularly to reflect feedback and the latest statistical data regarding monetary value.

In order to assess delivery against expected quality, a monitoring process is in

place. Within Blackpool Council, a Programme Management Office (PMO) is already in place which oversees monitoring and reporting relating to existing externally-funded projects, looking after reporting and assurance activity both to DLUHC and within the Council. The PMO will have direct functional linkages to support through the Council's audit, finance, legal, and risk teams.

The project lead for this project will also sit on Blackpool Council's Growth and Prosperity Board. The Growth and Prosperity Board includes representation from the Council's Growth and Prosperity team, which oversees major development projects, as well as other key services including Finance, Legal, Risk Management and Property Services. This Board meets on a weekly basis, and will allow the project lead to update key services across the Council, allowing them in turn to review and monitor progress.

Set out how you plan to deliver the bid

The Multiversity project is a flagship project for Blackpool Council and Blackpool & Fylde College that will benefit the Fylde Coast area. The project has significant stakeholder support and has been designed and costed to RIBA Stage 1. The project will continue the Council's ambitious town centre regeneration strategy.

The Multiversity Delivery Plan is available in Annex 14: Multiversity Delivery Plan. The Multiversity Delivery Plan is summarized below:

Key Milestones

The project programme for the Multiversity project has been prepared by CBRE on behalf of the Council. Estimated timescales for the tasks required to deliver the project are realistic and an appropriate contingency allowance has been included for each Work Package/Milestone. The Multiversity Delivery Programme is available in Annex 15: Multiversity Delivery Programme.

The key milestones for the Multiversity Project are outlined in Appendix A Figure 6.8: Multiversity Key Milestones:

Key Dependencies

The delivery of the Multiversity project is dependent on multiple factors. The key dependencies are outlined below:

γ Securing £40m LUF funding – the proposed funding mechanism requires £40m LUF funding. If this is not secured the Multiversity project will not be delivered.

γ Site acquisition – the Multiversity site is not currently owned by either of the project partners. CBRE has produced an Acquisition Strategy on behalf of the Council which considers the options for purchasing the properties on the site. This includes negotiating the sale of properties in the first instance; however consideration will be given to the use of the Council's compulsory purchase order powers where voluntary acquisition are not agreed.

γ Planning permission – the Council will seek planning permission for the Multiversity project between February 2023 and June 2023. Blackpool Council's Head of Planning Strategy has been consulted throughout project development to ensure designs meet planning requirements (see Annex 16 Multiversity Planning Policy Alignment). Blackpool's Planning Team will be consulted throughout the remaining design stages to ensure the project can secure planning permission at the earliest opportunity.

γ Blackpool & Fylde College Lease Agreement – for project to deliver its outputs, outcomes and impacts, and for the Council to deliver the Multiversity, a lease needs to be agreed between Blackpool Council (owner of the Freehold) and Blackpool & Fylde College. The College has agreed in principle to a lease agreement which is being developed now and will be formalised on confirmation of LUF funding.

CoreProjectTeam

BlackpoolCouncilwillleadthedeliveryoftheMultiversity.However,forthe projecttobeasuccess,Blackpool&FyldeCollegeneedtoheavilyinvolved inprojectdevelopmenttoensuretheMultiversitymeetstheirrequirements, enablingthemtoincreasestudentenrolmentsanddelivernewcourses.

Toensurethisisthecase,Blackpool&FyldeCollegeandBlackpoolCouncil haveenteredintoanMoUagreement(Annex13:MultiversityMoU)which outlineshetermsunderwhichtheMultiversityprojectwillbedelivered.The MoUoutlinesthegovernancestructureofthepartnershipbetweenBlackpool CouncilandtheCollegewhichissummarisedbelow:

BlackpoolCouncilandBlackpool&FyldeCollegehaveestablishedaProject SteeringGroupwhichcurrentlyconsistsofNeilJack(Executive,Blackpool BoroughCouncil),BevRobinson(PrincipleandChiefExecutive,Blackpool& FyldeCollege)andSarahKemp(Pro-ViceChancellorEngagementLancaster University)toleadthedeliveryoftheMultiversityproject.Oncefundingforthe projecthasbeenfullysecured,theProjectSteeringGroupshallappointa Chair,ProjectDirectorandProjectManager.

TheProjectSteeringGroupwillhaveoverallresponsibilityforthedeliveryof theprojectandthereforewillberequiredtoformallyapprovekeydecisions associatedwith(butnotlimitedto):

1. ThemangementanddeliveryoftheProject;
2. Instructingprofessionaladvisers;and
3. Leadingonanydiscussionwith(for example)inrespectofpotentialfunding opportunitiesrelatingtotheproject.

AnydecisionsconcerningtheprojectshallbereferredtotheProjectSteering Groupwhowillmeetonceeveryquarterandco-operatetocometoan unanimousdecisioninrespectofthematter.RepresentationfromBlackpool CouncilandBlackpool&FyldeCollege willensuredecisionsmadeareinthe bestinterestofthepartnership.

AProjectWorkingGrouphasalsobeenestablishedwhichwillmeetmonthlyto andberesponsibleforoverseeingandmonitoringthedevelopmentand deliveryoftheMultiversityproject.TheProjectWorkingGroupwillprepare monthlyprogressreportsandformalapprovalrequestsfortheProjectSteering Group.TheGroupcurrentlyconsistsof:

γNickGerrard(Chair),BlackpoolBoroughCouncil

γDarylPlatt,Blackpool&FyldeCollege

γLisaBreeze,Blackpool&FyldeCollege

γAntonyHill,BlackpoolBoroughCouncil

γJaneSaleh,BlackpoolBoroughCouncil

γIanLarge,BlackpoolBoroughCouncil

RepresentationfrombothBlackpoolCouncilandBlackpool&FyldeCollege willensureacollaborativeapproachistakentothedevelopmentanddelivery oftheMultiversityproject.TheProjectWorkingGroupwillbesupportedby resourcefromwithinBlackpoolCouncilandBlackpool&FyldeCollegeto developtheprojectandprocurerelevantcontractors.

TheProjectManagerwillberesponsibleforleadingtheday-to-day managementoftheMultiversityproject.TheProjectManagerwillmonitor deliveryagainsttheprogramme,budgetandriskregistertoensuretheproject isbeendeliveredonschedule,tobudgetandthatrisksaremanaged appropriately.

Demonstrates that some bid activity can be delivered in 2022-23

As outlined in the delivery plans summarised above, tasks within Work Package 2: Property Acquisition & Land Assembly and Work Package 3: RIBA Stage 2-3 designs will take place in the financial year 2022/23.

The key milestones for the activities planned activity for 2022/23 is available in Appendix A Figure 6.9: 2022/23 Key Activities

Risk Management: Set out your detailed risk assessment

Risk management is embedded throughout every aspect of the Council, its project / programmes and partnerships. The Council's risk management policy, risk strategy and risk management framework underpin the approach to risk taken with the Multiversity project. It is intended to promote best practice in risk management at all levels and in all activities, including those delivered with external partners.

A 3-line of defense model will provide a simple and effective way to help delegate and coordinate risk management roles and responsibilities. The principle being Multiversity Project risk responsibility is aligned with the most appropriate person/party to manage the risk effectively.

All reasonable and cost-effective measures will be taken to identify, analyse and control the risks associated with the achievement of Multiversity project's aims and objectives. The Senior Responsible Officer (SRO) will be accountable for the risk management, with responsibility for day-to-day management delegated to the Project Manager.

A four-step approach to project risk management has and will continue to be applied: 1) Identify, 2) Assess and Prioritise, 3) Plan and Implement Response 4) Review and Report.

Each risk has and will continue to be assessed by likelihood and impact, receiving a score between 1 (very low) and 5 (very high). The scores are then multiplied together, producing an overall score between 1 (very low) and 25 (very high) allowing high-likelihood high-impact risks to be easily identified and closely monitored.

Where applicable, the potential financial impact of a risk occurring are defined by providing a quantified risk cost. The quantified risk cost will consider the probability and potential cost range (min-max) of the risk materializing. The total quantified risk costs of all the risks identified have been used to inform the risk allowances made in the project cost plan.

A quantified risk register can be found in Annex 12: Multiversity Risk Register. This includes the 27 most significant risks which have been assessed at a potential cost of £4.45m. Given the design and development stage, risk is considered to be well understood, however it should be noted that inflation is a significant financial risk to be monitored given the volatile market forces.

Each risk has been assigned a risk owner who is responsible for the management of the risk. Each risk has been assigned a response strategy (Mitigate, Transfer, Accept, Exploit, Avoid, Monitor). Where a mitigation strategy is to be applied a mitigation plan has been developed to reduce the impact and/or likelihood of the risk.

Risks will be reviewed regularly throughout the project delivery, enabling the project team to effectively control project risks. Where risks are identified as significant they will be escalated to the Project Steering Group, Blackpool Council Programme Monitoring Office, SRO, Council's senior officers, audit and risk function.

Provide detail of your core project team and provide evidence of their track record and experience of delivering schemes of this nature

A Project Working Group has been established which will oversee and monitor the development and delivery of the Multiversity project. The Project Working Group will meet at least once every month and is responsible for drafting reports for the Project Steering Group as required for review. The Group currently consists of:

γ Nick Gerrard (Chair), Blackpool Borough Council

γ Daryl Platt, Blackpool & Fylde College

γ Lisa Breeze, Blackpool & Fylde College

γ Antony Hill, Blackpool Borough Council

γ Jane Saleh, Blackpool Borough Council

γ Ian Large, Blackpool Borough Council

Representation from both Blackpool Council and Blackpool & Fylde College will ensure a collaborative approach is taken to the development and delivery of the Multiversity project. The Project Working Group will manage the Blackpool Council's Multiversity Project Delivery Team, who will be responsible for undertaking the tasks required to deliver the Multiversity project. Blackpool Council will form the Multiversity Project Team on confirmation of LUF funding.

Multiversity Project Delivery Team

To ensure the Multiversity Project Delivery Team has the skills, expertise and capacity to deliver the project the Project Working Group with the Procurement Sub-Group will assess the requirements of each task required to deliver the Multiversity project. The two groups will then select team members with the appropriate skills, expertise and capacity to deliver the tasks from within the Council and the College, procuring external contractors where necessary.

External contractors will sit on the Multiversity Project Delivery Team until their commission has been completed. This will ensure clear and regular communication between the stakeholders facilitating a collaborative approach that ensures the project is delivered on time, to budget and to the quality required to deliver the transformation outcomes and impacts in Blackpool Town Centre and the wider Fylde Coast area.

Blackpool Council has substantial experience in the management, monitoring and delivery of public funds and funded schemes. Since acquiring the Winter Gardens and Blackpool Tower in 2010, the Council has been responsible for successfully overseeing in excess of £20m of development work to both of these iconic buildings. The Council has delivered the six-year seafront project at a cost of almost £200m, and the £100m tramway. The Council has recently delivered the £11m Bridgess scheme and is just completing the £7.4m Grown Deal Quality Corridors project which includes highways and public realm works and property development grants.

Blackpool Council Capital Project Delivery Experience

Transport and Highways-Related

Talbot Gateway Phase 2 (Blackpool Council/Lancashire LEP)
Transport interchange (tram/rail) and new Talbot Road tramway - £22m, delivered by 2023.

Heritage Action Zone/Quality Corridors (Blackpool Council/Lancashire LEP/HAZ)
Shopfronts, public realm and highways improvements - £8.3m, completed in 2021.

Other Blackpool Council Projects

Other Regeneration Projects

Talbot Gateway Phase 1 (Blackpool Council/Lancashire LEP)
New Council offices and Sainsbury's store - £50m, completed in 2015

Abingdon Street Market (Blackpool Council/Lancashire LEP)
Upgraded market and food hall offer - £3.6m, delivered by 2022.

Talbot Gateway Phase 3 (Blackpool Council/Central Government)
Civil Service hub - £100m, delivered by 2025

Blackpool Conference and Exhibition Centre, Winter Gardens (Blackpool Council/Lancashire LEP/CCF)
Conferencing and exhibition space - £28m, opened in 2021.

Houndshill Phase 2 Extension (Blackpool Council/Lancashire LEP)
Cinema, restaurant and retail offer - £21m, delivered by 2023.

Showtown (Blackpool Council)
Museum celebrating Blackpool's entertainment history - £13.6m, delivered by 2023.

Set out what governance procedures will be put in place to manage the grant and project

Blackpool Council has substantial experience in the management, monitoring and delivery of public funds and funded schemes. The LUF programme will sit within the Council's Communications and Regeneration Directorate, specifically within the Growth and Prosperity (G&P) team, which reports to the Director of Communications and Regeneration, Chief Executive and Council Executive. A weekly G&P Board (with all necessary disciplines, including the equality team, legal and financial, economic development) holds responsibility for the successful delivery of the programme.

The G&P Board will receive updates from the Council's Multiversity project manager (who will sit within both the Project Working Group and Project Steering Group) from the G&P team who is responsible for scheme delivery, reviewing and monitoring day-to-day progress and scheme delivery risk. The project manager has the delegated authority on schemes spend and is required to meet with all internal council financial and procurement procedures and in line with PSED and subsidy control requirements.

The Board will refer issues as they arise to the Council's Corporate Leadership Team, who in turn will issue reports to the Executive as required. The Board will also provide updates through the Senior Responsible Officer (SRO) to the Town Deal Board which was established in January 2020 (see further below).

There will be project-specific team meetings on a bi-weekly basis feeding up to the Board. The Multiversity project will have a dedicated cost code and a financial accountant appointed to oversee scheme delivery to budget.

The Council's Audit and Risk Services Department will add additional probity and will provide risk workshops to assist in understanding the perceived risks and to establish action to mitigate against these. This was successfully undertaken at the commencement of the Town Deal programme.

The Council's Equality and Diversity Manager will have a key role to ensure that the scheme PSED is implemented thoroughly and without any prejudice to anyone and that standards are set and met for ethical and professional behaviour. As scheme delivery stages there is likely to be limited impact with Safeguarding Vulnerable Groups (Act 2006) but the equalities manager will support this as required.

Equally the low carbon and sustainability team will have members on the project team to provide advice and support on net zero scheme delivery.

The Growth and Prosperity Programme Management Office (PMO) team will be responsible for assurance, programme management and monitoring, claims and evaluation activities. It will have direct functional linkage to support

through the Council's audit, finance, legal, and risk teams. The PMO will establish quarterly claims processes, identical to those established for the Town Deal and CRF programmes.

The claims process will challenge the project manager to provide detailed progress reports on delivery and outputs/outcomes achievement and to outline spend against profile and forecast. Invoices will be reviewed against claims. The Council finance team will have dedicated accountants who will also review the claims for additional probity before they are submitted to the Section 151 officer for final review and agreement on claims payments.

The PMO will have day-to-day responsibility for compliance, ensuring that the grant legal agreement procedures and requirements are adhered to and that project managers and all scrutiny boards understand the outlined demands and commit the Council and partners must work to. It is the PMO whom will provide any direct reporting to DLUHC. Two members of the PMO team have 20+ years of public funding programme and project management including ERDF action plans and projects specifically and therefore have a very strong grounding in following grant procedures and the lawful usage of public funds and value for money, which will be reviewed against every claim.

Additionally, the Town Deal Board and its subgroup the Town Deal Investment Panel (TDIP) have been designated as an additional overseeing role for both the application stage and delivery stage of any LUF funding (and SPF) as they have for Community Renewal Funding. The TDIP, supported by the Council PMO team, have been appointed to provide a more granular review of scheme delivery and they report up to the main board any areas for concern and issue. These arrangements both support and strengthen the Council's accountability and ensuring strategic engagement with key partners on major developments related to the Town Deal and wider Town Investment Plan.

In the Terms of Reference for the Town Deal Board and TDIP, members are expected to adhere to the Seven Principles of Public Life, (Nolan Principles), as defined by the Committee for Standards in Public Life. Conflicts of interest areas are a standard item in all meetings.

The Council's internal audit team review major programmes normally on an annual basis as a minimum. They provide an additional level of challenge reviewing key areas such as finance probity but also elements such as counter fraud, corruption, and anti-bribery, and procedures to avoid Conflict of Interests and to ensure the council and partners adhere to any anti-corruption laws, including the Bribery Act 2010, the Fraud Act 2006 and anti-money laundering regulations.

The Council has extremely thorough cybersecurity systems and procedures in place with a requirement for all staff to regularly undertake IT security awareness training. Access to the council's system is stopped completely unless courses are completed in a timely manner. This is replicated for other areas such as health and safety, procurement rules and equal opportunities.

The Council has an established Whistleblowing Policy in place, where the document makes it clear that employees can do so without fear of victimisation, subsequent discrimination or disadvantage. Anyone who raises a concern is protected by the Public Interest Disclosure Act 1998 which is incorporated into the Employment Rights Act 1996. This Whistleblowing Policy is intended to encourage and enable employees to raise serious concerns within the Council rather than overlooking a problem or 'blowing the whistle' outside.

As with the Town Deal programme, Blackpool Council's Chief Financial Officer has had thorough engagement with this bid before submission and has provided confirmation that the assurance systems outlined above are in place and operate effectively.

If applicable, explain how you will cover the operational costs for the day-to-day management of the new asset/facility once it is complete to ensure project benefits are realised

Blackpool and The Fylde College (B&FC) is one of the largest single general further education colleges in the country providing further and higher education for local, regional and in some cases, national client groups. Employing c1000 employees and serving c12500 students annually, it is situated in one of the most socially and economically deprived communities in the UK. B&FC is aligned to the needs of the economy working closely with employers developing skills based courses.

B&FC currently operates from five major campuses and a number of learning centres along a twelve-mile stretch of the Fylde coast line with approximately 63,071 m² of accommodation. The property strategy continues to provide guidance and direction to ensure the preservation and enhancement of an attractive and functional working and high quality learning environment with 'state of the art' facilities for students, colleagues and visitors to B&FC.

Continual investment in teaching and learning, maintenance and development of the College's estate is key to ongoing success. The integration of the Multiversity supports the need for an additional, modern, industry standard functional space to deliver our Higher Education offer in a competitive university setting, whilst supporting the needs of the local economy and community.

In order to maintain a safe working and studying environments for our students, visitors and colleagues, B&FC has a planned preventative maintenance regime across all its College buildings. Where service contracts are already in place for essential annual servicing regimes and regulatory compliance activities, the Multiversity requirements will be added to the respective contracts.

Service contracts include but are not limited to; fire alarms, emergency lighting, water hygiene testing, asbestos management, passenger lifts, lifting equipment, gas servicing, electrical testing and specialist equipment with appropriate schedules in place to ensure that our equipment is maintained in peak condition to extract the best performance from the equipment and the best service to our customers.

The Estates Services Teams manage the operation, cleaning, maintenance and repair of building structures, engineering services, grounds and sports grounds at B&FC. The teams are responsible for developing maintenance policy and strategy, ensuring that the College estate is maintained in a safe condition.

Regular stock condition surveys are carried out to ensure continued investment into the fabric of the buildings and the long-term sustainability of the College buildings. This will be extended to the Multiversity as part of the growing portfolio. B&FC integrates sustainable design into major capital projects where possible and is seeking to achieve net zero carbon by 2035.

AMION, on behalf of the Council and the College has prepared the Business Plan for the Multiversity (Annex 2: Multiversity Business Plan) which demonstrates financial viability of Multiversity for Blackpool & Fylde College from 2025/26 through to 2034/35. The financial viability for the operation of the Multiversity for Blackpool & Fylde College is outlined in the summarised operational cash flow set out in Appendix A Figure 6.7: Multiversity operating financial projections

The projected cash flow for the Multiversity demonstrates that from Year 1 (i.e. 2025/26), the Multiversity will generate sufficient income for the College to cover the operational costs of the building. A full breakdown of the cash flow and its assumptions are available in Annex 2: Multiversity Business Plan.

**Upload further information
(optional)**

Set out proportionate plans for monitoring and evaluation

Our Monitoring and Evaluation (M&E) has two overall objectives from which a

series of research questions (RQ) flow as shown in Appendix A Table 6.10: M&E Objectives and Research Questions.

The key metrics for our M&E Plan are summarised in our theory of change model (see Q4.3.4) and are set out in greater detail in Appendix A Table 6.11: M&E Metrics and Measurements.

The Council, College and Contractors will be responsible for recording all the measurements required to undertake the evaluation of the Multiversity project. With regard to the M&E approach a budget has been set aside to enable us to commission an independent evaluation. The Independent Evaluator will assist the Council record the outcomes and impacts; and compile and assess all the other information recorded by the Council, College and Contractors required to complete the evaluation. The Independent Evaluator will be appointed on completion of the construction Phase of the Multiversity project (Milestone 8: On-site Construction of the Multiversity and External Works Package) in April 2026.

We will work to the timetable set out in Appendix A Table 6.11: M&E Key Milestones.

The overall Levelling Up Programme will reside within the Growth & Prosperity Team department of Blackpool Council which sits within the Growing Places Division managed by the Growth and Prosperity Programme Director. The programme monitoring and claims process will be overseen by the Programme Management Office.

The collection of data on inputs, activities, outcomes and outputs will be done on a quarterly basis as a minimum, monthly if a project shows signs of delay. Quarterly reporting will primarily focus on project expenditure, project progress, project changes, stakeholder engagement and outputs and outcomes with a view to having robust data to meet with DLUHC's request for 6 monthly reports on outputs and outcomes.

In relation to resourcing and governance arrangements, the Corporate Delivery Unit will have direct functional linkages to support through the Council's audit, finance, legal, and risk teams. The Council's Strategic Evidence and Evaluation Team will support some direct evaluation activities. The Programme Management Office (PMO) will be trained to use the Government DELTA system.

We will establish a Steering Group to oversee the work of the evaluation consultants. The Steering Group will include members of the Town Deal Investment Panel as well as users of both schemes to ensure we have a well-rounded approach. The Steering Group will meet at key points during the interim and final evaluation. They will constructively challenge the consultants undertaking the evaluation and will ensure that findings are clearly articulated. They will develop a dissemination strategy and will provide their report to Government, and share findings with organisations planning or delivering similar schemes.

Senior Responsible Owner Declaration

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Chief Finance Officer Declaration

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| Upload proforma 8 - Chief Finance Officer Declaration | Proforma 8 - Multiversity.pdf |
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Publishing

URL of website where this bid will be published

<https://www.blackpool.gov.uk/Your-Council/Transparency-and-open-data/Transparency-and-open-data.aspx>

Additional attachments

Additional file attachment 1

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Additional file attachment 2

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| Upload attachment | Annex4-ProForma6-PaulMaynardMP.pdf |
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| Upload attachment | Annex6-MPLettersofSupport.pdf |
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| Upload attachment | Annex7-MultiversityLettersofSupport.pdf |
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Additional file attachment 5

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| Upload attachment | Annex10-BlackpoolMultiversitySiteAssemblyDeliveryStrategy&Property Cost Report.pdf |
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| Upload attachment | Annex11-MultiversityRIBASTage1Cost Report.pdf |
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| Upload attachment | Annex13-MultiversityMoU.pdf |
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Additional file attachment 8

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| Upload attachment | Annex15-MultiversityDeliveryProgramme.pdf |
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Additional file attachment 9

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| Upload attachment | Annex16-MultiversityPlanningPolicyAlignment.pdf |
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Additional file attachment 10

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| Upload attachment | Annex18-Blackpool'sGrowthandProsperityProgramme.pdf |
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Additional file attachment 11

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| Upload attachment | Annex19-CBREBlackpoolMultiversityCashflowIllustrations.xlsx |
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Additional file attachment 12

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| Upload attachment | Annex14-MultiversityDeliveryPlan.pdf |
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Additionalfileattachment13

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| Uploadattachment | AppendixA-MultiversityLUFApplicationTablesandFigures.docx |
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| Uploadattachment | Annex5- Multiversity-SubsidyControlOpinion-EducationNoSubsidy.PDF |
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