



Throughout, please complete the cells shaded in this colour

The cells colored like this will be automatically completed

## Community Led Local Development (CLLD)

### Appendix 8 Capital Projects Land and Property (ERDF only)

Please complete this application as fully as possible as it will be used to assess your proposal for decision. Missing or unclear information will certainly delay it, and we therefore ask that you complete the form and application appendices in full. You will be asked to give evidence and justify any assertions made in the application.

**Project Ref No**

**SE0032**

**Project Name:**

**Cattle Market Makers Project**

ERDF Capital (land/ property) projects only, please contact the CLLD Team for further advice and complete the following information:

A. For each site where capital project activities will be undertaken, please provide the following information:

| 1. Site name                   | Land Registry Number | Applicant's legal interest on the site |
|--------------------------------|----------------------|--|
| The Old Cattle Market Liskeard | CL222566             | Lease                                  |

2. If any site has been purchased for the project, please identify the site, the purchase price and the date on which the site transferred.

Not applicable

3. Please list all approvals needed for the project to proceed as envisaged:

- a) which have already been obtained
- b) which are to be obtained (include timescales)

Planning Application - planning submission will be registered by end of February 2021 for a Mid-May decision. Building Regulations Application will be required.

Cornwall Council have commissioned professional services (project management and design) to develop the scheme through to RIBA Stage 3 and secure planning consent. This work has been procured via a call off from the Council's Built Environment Professional Services (BEPS) framework contract. The commission also includes management of the construction procurement process and management of the construction contract itself and these costs will be included within the application.

4. Please list all existing restrictions registered against the title and all charges registered against the title on the project site(s) at the date of the Application, supplying up to date office copy entries where possible.

None yet identified

5. Please provide details of any charges the Applicant expects to be removed or added to the site(s) in the 6 months following the submission of this application. Please list all options to purchase the project site(s) at the date of the Application or which are expected to be put in place within 6 months of the submission of this application.

Not applicable.

6. Please provide a clear statement on the sources of match funding. This should detail the source, the contribution amount, its current status and any conditionality.

Cornwall Council - £325,996.86 - 5th June 2020 submission. Liskeard Town Council - £2,000 - Contribution approved in budget and precept setting process Minute 474/19 28th January 2020.

7. Please provide a clear statement on the intended use of the completed asset(s) and the sectors you are targeting for occupiers. Please provide details of any planned disposals.

The workspace created for letting will be let to eligible businesses within the creative industries sector. The training and meeting rooms and the equipment therein, will be used for the benefit of the business sectors and excluded individuals conforming to the ESF element of the application. The tenants will occupy the workspace on the basis of a Tenancy at Will agreement. Ownership of the workspace asset will remain in the

8. If the project is awarded European Regional Development Fund you will be expected to enter into MHCLG's precedent legal documentation. This includes a Grant Funding Agreement, and a Deed of Covenant to protect the approved use backed by an appropriate restriction registered against the title, and may also include a Collateral Warranty (for the Quantity Surveyor) and/or a Legal Charge.

Noted

### B. The following accompanying documents should be provided for all Capital Projects applying for European Regional Development Fund.

| <b>Accompanying documents for Capital Projects applying for European Regional Development Fund</b> | <b>Specification of document or acceptable alternative</b>   | <b>Comment including name of document and explanatory description. Please advise whether a document is not applicable for the project.</b>                            |
|--|--|---|
| 1. Evidence that the applicant has/will have control of the site to deliver the project.           | Freehold or leasehold title for the project, or signed Heads of Terms between applicant and vendor for land/building acquisition.  | Lease agreement - draft heads of terms.   |
| 2. Evidence of full planning permission and, where applicable, listed building consent.            | Copy of full planning permission and evidence of obtaining any other consent required before the project activities can commence.  | Planning Consent is being obtained - planning submission will be registered by end of February 2021 for a Mid-May. Building Regulations Application will be required. |
| 3. State Aid Report  | A State Aid Report, addressed to the Applicant and produced by a suitably qualified professional organisation (e.g. a law firm or accountant) which (a) lists all the Project costs used to determine the State Aid intervention rate (b) gives an opinion as to whether each cost is eligible (c) analyses whether the proposed award to the Applicant meets all the requirements of the specified State Aid scheme and (d) sets out all the information required for Article 6 of Regulation 651/2014 (if applicable). | This will be completed once we have final costs for the Capital build following the tender process  |
| 4. Evidence of match-funding   | If the Applicant intends to use the value of any land or buildings in the match funding calculation, the report must provide an express explanation as to how this is State Aid compliant, if necessary using the information set out in the independent valuation report.   | Not applicable.   |
| 5. When using value of land/buildings as evidence of match   | Documents establishing the amount of match funding provided and any conditions attached.   | Not applicable.   |

|   |   |   |
|---|---|---|
| 6. Detailed Cost Plan prepared by a suitably qualified Quantity Surveyor. | Independent valuation report produced by a suitably qualified expert body listing:<br>* the land/buildings, to be used as match-funding;<br>* their current condition/use;<br>* the date purchased and consideration paid, where applicable;<br>* the open market value at the date of the Application taking into account legal, planning or physical constraints to development; and<br>* the open market value at the date of the Application if all legal, planning and physical constraints to development were not present. | Not applicable.   |
| 7. Supporting design information  | As a minimum designed to the equivalent of RIBA Plan of Work Stage '3' which prices the schedule of works with quantities and rates, cash-flows the works and provides a development programme for completion of the project activities.  | Cornwall Council have commissioned professional services (project management and design) to develop the scheme through to RIBA Stage 3 and secure planning consent. |
| 8. BREEAM pre-assessment  | Architect drawings and plans, specification, schedule of accommodation, pre-project photographs and post-project Computer Generated Images (CGI).   | Sustainability and Accessibility will be taken into consideration as part of design for this project  |
| 9. Environmental Impact Assessment where applicable                       | Completed by a suitably qualified BREEAM Assessor and specific to the project (Projects over £150k)   | Sustainability and Accessibility will be taken into consideration as part of design for this project  |
| <b>Full Printed Name</b>  | Yvette Hayward  |   |
| <b>Position</b>   | RFO & Deputy Town Clerk   |   |
| <b>Date</b>   | 22/01/2021  |   |
| <b>Signature</b>  |   |   |