

SOUTH EAST ENGLAND DEVELOPMENT AGENCY

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FULL APPLICATION FORM

Introduction

SEEDAs investment process involves each project being appraised.

Projects under £250,000

For projects seeking under £250,000 investment SEEDA has a one stage appraisal process.

All projects applying for funding are required to complete an application form. However, if you require confirmation that the project fits within SEEDA's strategy and strategic fit, any areas that need to be clarified and, if appropriate, request a full application.

Projects over £250,000

For projects seeking over £250,000 investment, SEEDA has a two-stage appraisal process, as follows:-

- Stage I – initial assessment
- Stage II – full appraisal

Stage I appraisal requires information detailed in the application checklist. If the project is then accepted for full appraisal an application form will be required. In addition to the application form you may provide a brief supplement containing further information about your proposals. Please use this supplement only where you feel the application format does not allow a full description or appropriate emphasis to be given.

Please fill in all sections of the application form. Write "not applicable" if a section does not apply. Many of the questions include prompts to help you to answer them. However, if you are unsure about how to complete a question, please contact the relevant SEEDA Business Area.

Supporting Information

Document Name	Website Location
Corporate Plan	http://www.seeda.co.uk
Regional Economic Strategy	http://www.seeda.co.uk
Regional Sustainable Development Framework	www.southeast-ra.gov.uk
Tier 3 Core Outputs Definitions	NA

Contents

	Page
A. Your Organisation and the Partners involved	4
B. Project Description and Rationale	5
C. Strategic Fit	6
D. Project Options	7
E. Costs and Funding	8
F. Project Outputs	11
G. Value for Money	13
H. Project Risks	13
I. Implementation and Evaluation/Monitoring	14
J. Forward Strategy	14
K. Supporting Information	15
L. Declaration	16

Feedback/Comments (SEEDA use only)

SEEDA Comments

Actions

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Section A – Your Organisation and other Partners involved in the Project

<p>A1</p>	<p>Your organisation contacts and address</p> <ul style="list-style-type: none"> • Name of organisation applying for investment • Name of contact person and position held • Full postal address • Local authority district 	<p>[Redacted] The Rye Partnership [Redacted] Rother District</p>
<p>A2</p>	<p>What is the main activity/business of the applicant and its legal status (e.g. local authority, company limited by guarantee, unincorporated partnership, etc)</p>	<p>Regeneration of Rye Bay including Rye Harbour and Camber. Company limited by guarantee.</p>
<p>A3</p>	<p>Identify all other partner organisations that will be involved in the project and explain their role</p>	<p>The Rye Partnership consists of 20 appropriate private, public and voluntary organisations as members and a Board of 11 Directors drawn from the membership. Horizon Housing Association are acting as Project Managers for the scheme.</p>
<p>A4</p>	<p>State which partnerships (if any) are involved in the development of this project and/or support this project</p>	<p>The Rye Partnership.</p>
<p>A5</p>	<p>State the amount of funding requested from SEEDA</p>	<p>£119,600</p>
<p>A6</p>	<p>Project timetable</p> <ul style="list-style-type: none"> • When would SEEDA's funding start? • When would SEEDA's funding cease? 	<p>March 2003 March 2003</p>
<p>A7</p>	<p>Is this the first application to SEEDA for this project? If not, please provide details of the previous application.</p>	<p>Yes</p>

Section B – Project Description and Rationale

	Project title	Central Garage Site Redevelopment
B1	Project history	Yes Yes
B2	<ul style="list-style-type: none"> • Have you completed an application checklist? • Has the project been accepted for full appraisal? 	
B3	<p>Please describe the project outlining:-</p> <ul style="list-style-type: none"> • The development and approval history • The principle features of the project • The project objectives 	<p>The Central Garage site in Cinque Port Street, Rye, has been a redundant Petrol Station and Showroom for over 10 years. It is currently vacant. The property is in a prominent location in the town and in its current condition is an eyesore detracting from the town's attractiveness. A planning consent has been obtained for a mixed use development of shops and flats. The owner has been unable to raise the necessary finance to implement the approved scheme.</p> <p>For some time, a number of key public sector services have been seeking modern premises in Rye. A scheme has been prepared indicating how these can be incorporated in a major new building ("Resource Centre") on the Central Garage site.</p> <p>The uses include:</p> <ul style="list-style-type: none"> • A modern Library • Adult Education Centre • Offices for Rother Homes • A One Stop Shop for public sector information • Space for 3 flats. <p>Supporting information on the proposed development is enclosed including anticipated floor plans.</p> <p>The Central Garage site is the best available site for this development. It is accessible, central, and able to accommodate the optimum requirements for each operation. There is economies of scale afforded by co-location. Other options have been considered (e.g. Lower School site, Slade Meadow) and have been rejected due to their distance from the centre of the town.</p> <p>In conclusion, the principal objectives of the project are:</p> <ol style="list-style-type: none"> 1. The removal of a derelict eyesore from the centre of Rye. 2. Redevelopment of a brownfield site. 3. Provision of a quality modern building. 4. Provision (retention) of accessible public services. 5. Local facilities provided for the Rye Bay catchment, reinforcing the service centre role of the town.

<p>B4</p> <p>Rationale</p> <ul style="list-style-type: none"> • Explain why the project is needed and how you reached this conclusion • Why is public sector and specifically SEEDA support necessary? • Have you approached other funders about supporting this project? If yes, which ones and what was their reaction. If not, why not? • Explain why SEEDA's investment is the minimum needed for the project to go ahead 	<p>A variety of services in Rye are attempting to be delivered in sub-standard conditions. For some time operators have been independently seeking accommodation to both relocate and enhance their service. For example, Rother Homes wish to create an "area office" recruiting up to 10 new staff. However, independently each operator has found it difficult to achieve purpose built accommodation at an affordable price which did not require a capital investment. Discussions had taken place with the existing owner about leasing space within a completed development. However this was not achievable because of the insufficient investment value of the completed development and the lack of margin to provide developer's profit.</p> <p>The Rye Partnership has agreed to acquire the site. Significant public sector funding has been sought. It is estimated that £1,050,000 of residual loans can be serviced from rentals on completion. The residual funding required has been identified at £137,151 of which £119,600 of capital can be made available from SEEDA through the Rye SRB programme. The remaining funds (and any unidentified shortfalls) will come from the Rye Partnership.</p> <p>Rother District Council and Horizon Housing Association have agreed in principle to support the project. Both require further information before issuing formal offer letters. Much of this information will be provided during Phase II. An application is being made to the Local Investment Fund for £250,000 of "top slice loan finding". Following the disposal of the 3 flats, the residual loan to be serviced is £1,050,000. The available rents could not service a larger loan and thereafter further loan facilities have not been pursued although further spreading of the loan to include potential funding from ESCC has been considered.</p> <p>The requested SEEDA investment is required to enable the Phase I works to be completed and to bridge the gap between the available loan funding and anticipated development costs.</p> <p>The project will benefit the whole population of the Rye Bay area. Particular beneficiaries will be:</p> <ul style="list-style-type: none"> • Tenants of Rother Homes • Library users • Adults (18+) seeking education • People requiring public services. <p>Up to 3% (300) of the beneficiaries are BMES. None of the priority wards are directly benefited. This project was a key initiative identified within the SRB bid document, Rye Bay Renaissance, following widespread consultations. Public meetings have been held to discuss the future of the Library and Adult Education services.</p>
<p>B5</p> <p>Project beneficiaries</p> <ul style="list-style-type: none"> • Who will benefit from this project? • If proportion of beneficiaries are Black and Minority Ethnic, please estimate numbers • Which, if any, of the SE 119 priority wards will this project benefit (List – Appendix A) • To what extent have target beneficiaries and/or local communities been involved in developing the project? 	<p>The project will benefit the whole population of the Rye Bay area. Particular beneficiaries will be:</p> <ul style="list-style-type: none"> • Tenants of Rother Homes • Library users • Adults (18+) seeking education • People requiring public services. <p>Up to 3% (300) of the beneficiaries are BMES. None of the priority wards are directly benefited. This project was a key initiative identified within the SRB bid document, Rye Bay Renaissance, following widespread consultations. Public meetings have been held to discuss the future of the Library and Adult Education services.</p>

Section C – Strategic fit

C1	<p>Identify and explain the contribution and fit of the project to national, regional and local policies</p> <ul style="list-style-type: none"> Identify how the project will contribute to SEEDA's Regional Economic Strategy and Corporate Plan (documentation on our web site:- www.seeda.co.uk or please ask for a copy) Identify any other national, regional and local policy objectives that the project will contribute significantly to 	<p>The project addresses a number of priorities in SEEDA's Regional Economic Strategy (25.09.02).</p> <ul style="list-style-type: none"> The provision of a co-located service centre will help “sustain and enhance the social and community infrastructure of rural areas” creating vibrant rural communities. It will help combat social exclusion and discrimination by providing easier access to all members of the community at a co-located building. Learning for all - Reach out to Rural Communities (RES priority 5), East Sussex Priority 6) - The Adult Education Centre and Library will enable all 18+ residents to easier access education facilities. Engaging communities in Partnership (RES Priority 2, East Sussex Priority 8) - co-locating together through the Rye Partnership to achieve broad service provision and local community ownership.
C2	<p>How will your project contribute to the Regional Sustainable Development Framework?</p> <ul style="list-style-type: none"> Please list the RSDF objectives that the project meets (documentation on web site:- www.southeast-ra.gov.uk or please ask for a copy) 	<p>The relevance to the SE Regional sustainable framework is:</p> <p>Objective 1 Indicator 2 to ensure that everyone has the opportunity of a decent and affordable home: a Rother Homes area office servicing over 1000 clients.</p> <p>Objective 5 Indicator 10 Adult Education Service to raise basic literacy and numeracy skills.</p> <p>Objective 7 Indicator 14 Population of Rye having access to key local services and facilities.</p> <p>Objective 9 Indicators 16, 17 Development of redundant central garage.</p> <p>Objective 24 Indicator 39 Development of service library to improve quality of life.</p>
C3	<p>How will your project contribute to the development of internet usage (e.g. through e-commerce or e-learning)?</p>	<p>The Resource Centre will be a pilot in the use of e-government. The One Stop Shop for Public Services have obtained funding to fit out a flagship facility. The Library and Adult Education Centre will both promote ad teach e-learning initiatives.</p>

C4	<p>How will the project link with and add to other projects and initiatives?</p> <ul style="list-style-type: none">• Identify linked projects• Explain how the linkages will be maximised	<ul style="list-style-type: none">• Link with other education initiatives to provide lifetime learning opportunities in Rye.• Help reinforce the objectives of the Market Town Programme through enhancing Rye's service centre role.• The linkages will be maximised through the Rye Partnership maintaining programme management and project delivery roles.
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Section E - Project Options

<p>D1</p>	<p>Describe the alternative options</p> <ul style="list-style-type: none"> • Explain what would happen if there was no SEEDA funding available or if it was less than sought • What other options are there for meeting the project's objectives? <p>Already a number of options have been considered to achieve the desired objective.</p> <p><u>Developer-led Scheme</u> Negotiations have taken place over several years with the existing owner. These have not come to fruition due to the specialised specifications of the completed building resulting in the anticipated costs being greater than anticipated returns. In particular no development profit has been identifiable.</p> <p><u>Alternative Locations</u> The Central Garage site is the preferred location. Other sites have either not proved obtainable (due to alternative higher value uses e.g housing) or have not been able to accommodate all the anticipated users.</p> <p><u>Public Sector Developer</u> Each of the potential occupiers have not been willing to put forward the significant capital or access loan funding to undertake the whole development. Each is interested in only part of the facility and does not feel it is in their remit to fund the whole initiative. Capital funding for fitting out is to be made available.</p> <p>In conclusion, it appears that the Rye Partnership is the only entity with the ability and remit to undertake a development of this type. However, without SEEDA funding (or less than is being sought) the development would not go ahead due to the mortgage repayments being greater than potential net income.</p> <p><u>SEEDA Direct Development</u> An alternative option is for SEEDA to undertake a direct development. However, the Rye Partnership has secured cost-effective loan arrangements and there is a desire for the resultant development to be owned by the local community.</p> <p><u>Do nothing</u> Do nothing is not an option if services are to be safeguarded and fundamentally upgraded. The Library and Adult Education provision are being delivered from inadequate buildings requiring significant repairs (in excess of £1 million). A solution to the reuse of these buildings is being sought.</p> <p>Cont'd/.....</p>
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	<p><u>Individual developments rather than one collective Resource Centre</u> Each occupier could seek individual independent facilities. In reality each has been trying to find relocation premises for some time. None has been available on a cost-effective basis.</p> <p>This project has been a cornerstone of the Rye SRB programme; it has taken longer to come to fruition than anticipated. However, the SRB funding to be allocated is less than originally anticipated due to cost-effective loan arrangements, increased rentals and a fast track development programme.</p>
<p>D2</p> <p>Option Costs</p> <ul style="list-style-type: none"> • Compare the likely costs of each alternative option • Is there any likely income to be generated from the alternative options? If yes, what proportion of this will SEEDA receive? 	<p>The current option is considered cost effective. Any delay to renegotiate arrangements is likely to increase costs. The phasing of the scheme will enable the scheme to be aborted/revamped if required.</p> <p>The income being generated will be used to repay interest on the loan with any surplus to reduce the outstanding capital. The payback period is likely to be 15-20 years. It is not anticipated to give SEEDA a proportion of income, subject to the provisions on clawback within SRB guidance.</p>
<p>D3</p> <p>Explain why the project is the most appropriate response to the need identified?</p>	<p>This particular project has a number of facets which make the anticipated way forward the most appropriate response. Firstly, the remediation of a redundant site in the centre of Rye is considered an important need for the town. Secondly, the bringing together in a modern building of a variety of services enables a cost-effective development to take place. Local community ownership of the building ensures responsiveness in management to meet the needs of local people. No satisfactory alternative has been identified.</p>

Section E – Costs and funding

Note: For projects that involve commercial/trading activities you must supply a full financial appraisal of the project showing income and expenditure

E1	Project costs (note: a further more detailed cost breakdown may be required by specific SEEDA Business Areas).	Year 1 (2002/3)		Year 2 (2003/4)		Year 3 (2004/5)		Later Years		Total (£)	
		Total	SEEDA	Total	SEEDA	Total	SEEDA	Total	SEEDA	Total	SEEDA
A.	Capital costs			794,433		397,217				1,191,650	
B.	Site/Building purchase (legal fees)	15,000	15,000								
C.	Professional fees	67,000	66,600	54,029		26,529				15,000	15,000
D.	Works and Reclamation	38,000	38,000							147,558	66,600
E.	Equipment									38,000	38,000
F.	Other capital costs (please specify) Planning/Building Reg. Fees	5,000									
G.	TOTAL CAPITAL COSTS	125,000	119,600	848,462		423,746				1,397,208	119,600
H.	Revenue costs										
I.	Staff costs										
J.	Recruitment costs										
K.	Overheads (heat, light and power)										
L.	Training for staff										
M.	Training for beneficiaries										
N.	Consultancy and other expert advice										
O.	Other revenue costs (please specify) Ground rent Financing costs			15,000 39,962		15,000 19,981				30,000 59,943	
P.	TOTAL REVENUE COSTS			54,962		34,981				89,943	
Q.	TOTAL PROJECT COSTS (G + P)	125,000	119,600	903,424		458,727				1,487,151	119,600

E2	Explain the source of the cost estimates	Quantity Surveyor estimates on construction costs; professional fees 12% on estimated building contract; formal quotations obtained for other professional advice include Solicitor.
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E3 Funding sources and profile		Year 1 (2002/3)	Year 2 (2003/4)	Year 3 (2004/5)	Later Years	Total (£)
a.	SEEDA Gross Expenditure Capital Revenue	119,600				
b.	SEEDA net expenditure (after receipts) Capital Revenue	119,600				119,600
c.	Other Private Sector (Please specify) Capital - Rye Partnership Revenue - Local Investment Fund	5,400	12,151			119,600
d.	Other Public Sector (Please specify) Capital - Rother District Council Revenue - Horizon Housing Ass'n			250,000		17,551 250,000
e.	TOTAL GROSS PROJECT EXPENDITURE (a & b & c & d) Capital Revenue	125,000	445,637 445,636	104,363 104,364		550,000 550,000

E4	What will SEEDA's and the other funders money be used for?	SEEDA's funding will be used on Phase I of the project which is set out in Schedule E of the supplementary information. Loan funding will be put in place for Phase II (the construction phase).
	<ul style="list-style-type: none"> Identify the specific items/activities that SEEDA and the others will fund 	

E5	<p>Funding commitment</p> <ul style="list-style-type: none"> Detail which funding has been committed/is not yet committed Describe how and when you expect to raise any non-committed funding. Explain for each funding source the decision making process and timetable for the project 	<p>The project has been deliberately split into two phases on account of available committed funding. Phase I can be delivered with SRB funding. Phase II funding has been agreed in principle subject to further information on the building contract and lease arrangements being provided.</p> <p>Rother District Council Horizon Housing Local Investment Fund</p> <p>£550,000 loan £550,000 loan £250,000 loan</p> <p>agreed in principle agreed (Board meeting 24 Feb 2003) (application awaited)</p> <p>Funding arrangements to be in place by 15 May 2003.</p>
E6	<p>For commercial projects explain why you believe the project's rate of return is reasonable</p>	<p>The anticipated rental return will enable the interest repayment to be met and a certain amount of capital to be repaid.</p>
E7	<p>Income generation</p> <ul style="list-style-type: none"> What opportunities are there for the project to generate income and for SEEDA to share in this income? State the source of the income estimates 	<p>Income generated to cover loan repayments.</p> <p>Anticipated/agreed rental arrangements with occupiers.</p>

Section F – Project Outputs

F1. Quantify the SEEDA Core Direct Outputs generated by the project (Please refer to Guidance Note 1 – Tier 3 Core Output Definitions contained in the application pack)	Year 1 2002/3		Year 2 2003/4		Year 3 2004/5		Later Years		Total	
	SEEDA	OTHER	SEEDA	OTHER	SEEDA	OTHER	SEEDA	OTHER	SEEDA	OTHER
	Core Output C1A: Jobs created *(Please delete as appropriate)	2								
Core Output C1B: New FDI jobs created or safeguarded										
Core Output C2: Hectares of brownfield land remediated or recycled	0.0675								0.0675	
Core Output C3A: Learning opportunities created (3-30 hours)			107		175		175		457	
Core Output C3B: Learning opportunities created (30 hours or more)										
Core Output C4A: New businesses created or attracted to the region that begin trading										
Core Output C4B: New businesses created or attracted to the region sustained for 12 months										
S1A: Businesses located in/using the facilities of incubator units funded by SEEDA:										
S1B: Businesses leaving these incubators and moving into alternative premises, or second phase facilities:										
S1C: Businesses located in other types of managed workspace maintained by SEEDA:										
S2: Businesses receiving specialist advice:										
S3: Businesses active in cluster, technology or learning network:										
S4A: Adults receiving basic skills training (3+ hours)										
S4B: Adults receiving basic skills training and achieving Government Basic Skills National Test or equivalent (3+ hours):										
S5A: Adults receiving ICT training (3+ hours):			100		175		175		450	
S5B: Adults receiving ICT training and obtaining a qualification										

SEEDA – Full appraisal for SEEDA investment

S6A: Adults receiving higher level skills training with a particular emphasis on management, science, technology and engineering (3+ hours):																				
S6B: Adults receiving higher level skills training with a particular emphasis on management, science, technology and engineering and obtaining a qualification:																				
S7: Individuals and Businesses receiving broadband access:																				
S8: Regeneration benefits																				

F2	How did you work out these outputs? <ul style="list-style-type: none"> Detail the methods and assumptions you used to calculate these outputs 	Each occupier has been invited to assess the outputs attributable to them. The Project Manager has brought them together into the proforma.
F3	Give details of any other direct quantifiable outputs of the project. When are these outputs likely to be attained? How did you work out these outputs?	One branch office for Rother Homes.
F4	Give details of any other direct non-quantifiable outputs of the project. When are these outputs likely to be attained? How did you work out these outputs?	None
F5	Give details of the indirect ¹ outputs you expect to be generated by the project. When are these outputs likely to be achieved? How did you work out these outputs?	Rother Homes - provide a service for 1000 local customers of affordable housing.

¹ Indirect outputs are those which the project helps to create or creates the conditions in which they arise, but are not caused directly by SEEDA funding

Section G – Value for Money

G1	Calculate the main public sector cost per unit of core output and the leverage ratios ² for the project and comment upon the results	<p>The majority of public sector funding is loan funding to be repaid against anticipated income. This has been ignored for the purpose of this calculation.</p> <p>Public sector grants: C1A £59,800 per job created C3A £262 per learning opportunity created (3-30 hours) S5A £266 per adult receiving ICT training (3+ hours)</p>
G2	Explain why you believe the project will create additional benefits compared with what would happen anyway and why it represents good value for money?	<p>The creation of a major new Resource Centre in Rye in an accessible location bringing together several key service areas will enable joint working and innovative actions, e.g. e-government.</p>

Section H – Project Risks

H1	<p>What are the main risks associated with the project?</p> <p>Include as a minimum consideration of:</p> <ul style="list-style-type: none"> • Cost overruns • Funding/Funder issues • Statutory consents • Mandatory guidance / legislation • Under achievement of stated outputs • Project delays 	<p>There are a number of risks that are associated with this initiative. The intended phasing of the project has been designed to minimise the risk, de-coupling the site acquisition, remediation and feasibility phase (I) from the more costly construction phase (II).</p> <p><u>Phase I:- Contract on site: Demolition and Remediation Works, Design and Feasibility.</u> The principal risks in this phase are around expenditure incurred which may not be recoverable should, for one of several reasons, the scheme not go ahead. The arrangements which have been put in place have attempted to minimise this risk:</p> <p>The acquisition of site is to be subject to a satisfactory planning consent and therefore can be aborted if the latter is not achieved. However, costs will have been incurred which will need to be met. The existing planning permission is considered more valuable and it may be that the contract goes unconditional and the site is sold with a repayment of any grant, costs incurred. It is proposed to demolish the building which will also increase the value of the site.</p> <p>Any course of action to be taken will be agreed with SEEDA and will maximise the potential repayment of grant.</p> <p><u>Phase II:- Construction phase.</u> There are various milestones that will need to be achieved prior to construction taking place:</p> <p>1. <u>satisfactory planning consent will need to be achieved.</u></p>
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² The ratio of SEEDA funding to other public, private and total funding
25/02/02 E1
Version 1.0
Page 16

		<p>2. tenders returned indicating a competitive building cost, as per estimates.</p> <p>3. agreements to lease in place with each of the potential occupiers.</p> <p>4. development funding concluded:- A full development plan will need to be produced, undertaking a more detailed risk assessment before funding is approved.</p> <p>Only when all the above risks are fully quantified will the development proceed and the vast majority of the funding committed.</p>
H2	How do you propose to manage each of the risks and what contingency plans do you have?	The risks will be evaluated by a Chartered Development Surveyor

Section 1 – Implementation and Monitoring/Evaluation

<p>I1</p> <p>Explain the delivery and contractual arrangements for the project</p> <ul style="list-style-type: none"> • Explain project management arrangements and financial management controls • State who the contracting body is 	<p>The developers of the project are the Rye Partnership. Horizon Housing Association have been employed as Project Managers to oversee a team of professionals to ensure delivery of the development:-</p> <p>Horizon Housing Group Reeks Sinclair</p> <p>Project Manager; Facilities Management Architectural; Building Surveying; Contract Administration; Quantity Surveying Structural Engineering; Mechanical & Electrical Planning Supervisor; Health & Safety Consultancy Party Wall Surveyor</p> <p>Connell Mott MacDonald Selebi Health & Safety Consultancy David Ware Associates</p> <p>Financial management will be undertaken by Rother District Council on behalf of the Rye Partnership. The contracting body will be the Rye Partnership.</p>
<p>I2</p> <p>Identify the key project milestones and when you expect to achieve these</p>	<ul style="list-style-type: none"> • Contract to acquire site 4th qtr 2002/3 • Contract in place with Project Managers 4th qtr 2002/3 • Demolition of existing garage 4th qtr 2002/3 • Planning consent granted 1st qtr 2003/4 • Funding agreements in place for construction of building 1st qtr 2003/4 • Agreements to lease with occupiers of completed building 1st qtr 2003/4 • Construction phase of project commences 2nd qtr 2003/4 • completion of building contract 1st qtr 2004/5 • Occupation of property 1st qtr 2004/5
<p>I3</p> <p>How will you make sure that your project meets high professional standards?</p>	<p>Horizon Housing Association have been appointed to undertake the project management and oversee a professional team.</p>
<p>I4</p> <p>Monitoring</p> <ul style="list-style-type: none"> • Explain how you propose to monitor the performance and achievements of the project? • If you find the project is not working as expected how will you make changes in response? • How and by whom will the project be evaluated and good practice lessons disseminated? 	<p>A Steering Group of developer, Project Manager and occupiers has been established/ Pre-building contract progress will be monitored against the agreed milestones. The building contract will be monitored against Architects certificates. On practical completion, individual occupiers will undertake their own fitting out.</p>

I5	<p>Explain the proposed marketing/communication strategy for the project</p> <ul style="list-style-type: none"> What plans are there to ensure SEEDA's contribution is fully recognised? 	<p>This project is a key note development in Rye and is intended to fully recognise SEEDA's contribution. During the construction phase, there will be a large hoarding erected informing the general public of the proposed development, the key occupiers and principal sponsors of the project including SEEDA. It is anticipated that the scheme will get wide publicity with several press releases identifying progress to be approved by SEEDA.</p> <p>A SEEDA plaque would be welcomed within the entrance area of the completed development.</p> <p>There is likely to be a formal opening ceremony to which SEEDA representatives will be invited.</p>
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Section J – Forward Strategy

J1	<p>Forward Strategy</p> <ul style="list-style-type: none"> Explain how the project will continue, be closed or new funding will be sourced Is any further funding likely to be sought from SEEDA for this or related projects? If yes, please explain how much, what for and when 	<p>The undertaking of the development is a discrete project which will terminate upon full occupation of the premises and reorganisation of the development funding into long term mortgage funding. The Rye Partnership intend to let the premises on long-term leases which should maximise the potential of achieving sustainability. If any occupier wishes to vacate the property the Partnership will endeavour to replace them as soon as is practicable. It should be noted that any rent due will still be payable from the original occupier until the new occupier is in place.</p> <p>Provided the anticipated funding is in place, there will be no need for funding from SEEDA for the development of the building. It is unknown at this time as to whether any of the occupiers may seek SEEDA funding to support their individual fitting out costs.</p>
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Section K – Supporting information

	Please complete the checklist below and provide where appropriate copies of each of the supporting documents that are relevant to your project:	Please tick
1.	A copy of your organisation's constitution, for example, a Memorandum and Articles of Associations, trust deed or set of rules.	Yes
2.	A copy of your organisation's audited or certified accounts for the last three financial years and a copy of the current year's projected income and spending. Local authorities and public organisations must provide details of the budget and spending of the relevant department for the last three years and the current year's budget.	Inappropriate

Rye Partnership newly constituted as a not for profit company limited by guarantee.

SEEDA – Full appraisal for SEEDA investment

3.	A full breakdown of the project costs, including copies of any Bills of Quantity and tenders	Yes
4.	Details of professional advisers who have been advising on the project	Yes
5.	Location plans, site plan, scheme drawings and photographs, together with any other illustrative materials, surveys/studies, Certificates of Land Valuation, planning permission, details of any impact on environmentally sensitive areas	Yes
6.	Proof of financial contributions	
7.	Copies of letters of support	
8.	Timetable for all aspects of the project	

Section L – Declaration

To the best of my knowledge, I confirm that the answers on this form are correct and complete. If successful, this organisation will use the funding only for the purpose shown in the application and will meet all of the terms and conditions attached to any grant offer that is accepted.

Signed: 

Please print name: 

Organisation: Rye Post Neeship Ltd

Job title: Chairman

Date: 24-3-03

Appendix A

WORST 119 WARDS AND THE LOCAL AUTHORITIES CONTAINING THEM

Sub-region	Local Authority	Wards Falling in the worst 119 And their Ranking	No of Wards falling in worst 119
KENT – Thames Gateway	Swale	Sheerness West (14) Eastern (30) Sheerness East (54) Milton Regis (99)	4
	Gravesham	Riverside (58) Westcourt (80) Northfleet West (96) Central (111)	4
	MEDWAY	Twydall (56) Holcombe (81) Medway (89) Town (93) Earl (95) Luton (113)	6
	Dartford	Galley Hill (100) Joyce Green (23) Swanscombe (98)	3
KENT – East and South	Thanet	Pier (1) Ethelbert (3) Newington (10) Northdown Park (16) Cecil (18) Marine (27) Central Eastcliff (28) Northwood (38) Central Westcliff (53) Cliftonville (71) Westgate on sea (79) Dane Park (109) Beacon Road (115)	13
	Dover	Buckland (19) St. Radigunds (22) Town and Pier (26) Castle (47) Tower Hamlets (54) Aylesham (74) Priory (105) Mogenham (116)	8
	Shepway	Folkstone Central (7) St Mary in the Marsh (44) Folkstone East (45) Folkstone Harbour (60) Hawkinge and Peddlesworth (77) Lydd (87) Folkstone Foord (118)	7

	Ashford	Stanhope (6) Ashford Brookfield (48) Ashford Hampden (59) Ashford Victoria Park (82) Ashford Mosgrove (88) Ashfor Woolreeds (110)	6	
	Maidstone	Shepway West (17) Park Wood (57)	2	
	Sevenoaks	Swanley St. Mary's (75)	1	
EAST SUSSEX; WEST SUSSEX; SURREY	Hastings	Cental St Leonards (2) Castle (4) Gensing (11) Hollington (12) Broomgrove (21) Mount Pleasant (36) Maze Hill (41) Ore (42) Braybrooke (43) Old Hastings (92) Wishing Tree (50)	11	
	Brighton & Hove	Marine (8) Moulsecomb (9) Queen's Park (37) Regency (66) King's Cliff (69) Hanover (97) Vallance (112)	7	
	Arun	Littlehampton River (34) Littlehampton Ham (46) Pevensey (78)	3	
	Lewes	Newhaven Meeching (63) Peacehaven East (73)	2	
	Rother	Central (72) Sidley (94)	2	
	Wealden	Hailsham East (61)	1	
	Woking	Sheerwater (104)	1	
	Worthing	Cental (119)	1	
	HAMPSHIRE; ISLE OF WIGHT/SOLENT	Isle of Wight	St. John's-1 (20) Pan (24) Ryde North East (31) Ventor-1 (55) Newport Central (65) Totland (68) Lake-1 (70) Shanklin North (83) Osborne (85) Sandown-2 (86) Sandown-1 (90) Ryde South West (91) Cowes Medina (102) Ryde North West (106) Ventor-2 (107)	15

	Southampton City	Redbridge (29) Bargate (52) Woolston (62) Bitterne (64) Millbrook (101)	5
	Havant	Warren Park (5) Barncroft (32) Bondfields (33) Battins (100)	4
	Portsmouth city	Charles Dickens (15) Paulgrove (40)	2
	Rushmore	Heron Wood (108)	1
THAMES VALLEY	Slough	Chalvey (76) Baylis (103) Stoke (117)	3
	Reading	Whitley (49) Church (84)	2
	Wycombe	Booker and Castlefield (114)	1
OXFORD ARC	Milton Keynes	Woughton (13) Eaton Manor (39)	2
	Oxford	Blackbird Leys (25) Littlemore (67)	2

Note: The ranking is based on the Index of Multiple Deprivation (IMD)