

## **Heads of Terms offer for Harlow**

### **Introduction**

Harlow is a pioneering place. Harlow will soon be home to Public Health England; is developing its Science & Innovation Park at the Enterprise Zone; and will soon have a new hospital. However, Harlow suffers from the decline of its town centre, poor perceptions as an unsafe place, a lack of infrastructure and a skills deficit in the resident population.

Government will work with Harlow Council and its Town Deal Board to support the delivery of a Town Deal, with the ultimate goal of ensuring all Harlow residents have a share in the town's success.

### **The commitment**

This document lays out the Heads of Terms offer to Harlow, under the Towns Fund. This is not a contractually binding document and the offer is subject to various conditions being met. The Heads of Terms will act as a Memorandum of Understanding for the future development and delivery of Harlow's Town Investment Plan and project proposals, and sets out our joint expectations as we enter the business case development phase.

Government will provide up to a total of £23.7 million from the Towns Fund, which will be used to help Harlow grow inclusively into a vibrant new Garden Town, embracing exciting opportunities to build on its existing sectors in health, science and technology, innovation and creativity. Harlow will have a vibrant Town Centre and a beautiful town park. The town and its neighbourhoods will be connected through strong community networks, high-quality digital infrastructure, and people-friendly routes highlighting internationally renowned public sculpture.

The TIP presents a range of strategic objectives including: aligning and developing skills of local residents to take advantage of future employment opportunities; creating a modal shift in transport and better connecting the town centre; creating a sustainable, functioning new Garden Town; piloting and adapting science and technological innovation.

Harlow has proposed a range of projects that will contribute towards achieving this vision. These include:

- The redevelopment of the Infrastructure Layout for the Sustainable Transport Interchange
- The creation of the Hub Building for the Sustainable Transport Interchange
- The regeneration of Town Centre Infrastructure to enable Safe, Social and Connected Places
- The delivery of Staple Tye Neighbourhood Renewal
- The development of the Riverway - Cambridge Road junction
- The development of Harlow College's Institute of Technology

Harlow will need to prioritise these projects within the funding envelope being offered. Funding for individual projects will be subject to successfully completing Phase 2 of the Towns Fund process as set out in the Towns Fund Further Guidance. This includes detailed project development and business case assurance at local level.

### **Process, governance and assurance**

Projects are locally led and owned, with the Town Deal Board and Harlow Council. Local partners will work with government to demonstrate the feasibility, viability and value for money of their projects by developing and submitting the Town Deal Summary Document, including (as per the Further Guidance and Stage two guidance: business case development):

- A list of agreed projects
- Details of business case assurance processes followed for each project
- An update on actions taken in relation to the Heads of Terms key conditions and requirements
- A Delivery Plan (including details of the team, working arrangements and agreements with stakeholders)
- A Monitoring and Evaluation Plan
- Confirmation of funding arrangements and financial profiles for each project
- Confirmation of approval of planning applications
- Undertaking Public Sector Equalities Duty analysis
- Letters of approval from the Town Deal Board and Lead Council

Harlow should conduct project assurance in line with agreed routes for each individual project, and should:

- In the action plan supporting the business cases, provide information on alignment with clean growth principles.

Harlow should confirm in writing with their local Towns Fund lead within two months of accepting this offer, details of projects being taken forward and a plan for addressing key conditions relating to those projects and the overall Town Investment Plan.

You must then complete business cases for the projects being taken forward and submit the Summary Document within 12 months of the deal being agreed. MHCLG will then provide the agreed funding up to the maximum amount of £23.7m for those projects, provided that all of the conditions are met.

Signed 30 July 2021

## ANNEX TO THE HEADS OF TERMS: PROJECTS WITHIN SCOPE OF THE TOWN DEAL

Our Town Deal offer is a maximum of £23.7 million of MHCLG funding in total.

Within this maximum amount you may take forward projects selected from those listed below.

This funding will be subject to successfully completing Phase 2 of the Towns Fund process as set out in the Towns Fund Further Guidance, including detailed project development and business case assurance at local level. It is also dependent on final spending profiles, including the RDEL/CDEL split being provided, and the further project-specific conditions set out below being met.

Project	Funding offer limit	Match	Expected outputs and outcomes	Conditions	Fast track (Y/N)
<b>Sustainable Transport Interchange – infrastructure layout</b> infrastructure for a new Sustainable Transport interchange.	£5.0m	£7.0m	<ul style="list-style-type: none"> <li>• New public transport and sustainable travel interchange – groundworks and surface layout road junction infrastructures with STC</li> <li>• Regeneration of 7018 sqm of existing bus station, street furniture, signage, lighting, planting, digital infrastructure</li> <li>• Modal shift increase - TBC</li> <li>• 20% increase in town centre footfall</li> <li>• 10% crime reduction per annum</li> <li>• Improved perceptions of Harlow Town Centre - % TBC</li> <li>• Private sector investment encouraged - % TBC</li> <li>• Improved resident health - % TBC</li> </ul>	N/A	Y
<b>Sustainable Transport Interchange – Hub Building</b> Creating a mixed use transport hub landmark building.	£10.5m	TBC	<ul style="list-style-type: none"> <li>• 17,500 sqft transport hub building</li> <li>• 17,000 sqft flexible workspace</li> <li>• 20 units per floor of residential units</li> <li>• Modal shift increase - % TBC</li> <li>• Improved perceptions of the place by residents/visitors - % TBC</li> </ul>	N/A	N

			<ul style="list-style-type: none"> <li>• 100 start-ups and/or scaleups utilising business incubation, acceleration and co-working spaces</li> <li>• Increased revenues - % TBC</li> <li>• Increased business rated - % TBC</li> </ul>		
<b>Town Centre Infrastructure – Safe, Social and Connected Places</b> Regenerating the original town centre high street; ensuring it performs as a high-quality destination with coherent connections	£3.88m	N/A	<ul style="list-style-type: none"> <li>• 524 sqm delivery of new public spaces</li> <li>• 5420 sqm enhanced townscape that is more attractive and more accessible to residents, businesses and visitors</li> <li>• 20% increase in Town Centre footfall</li> <li>• 10% Crime reduction per annum</li> <li>• Improved consumer spend - % TBC</li> </ul>	N/A	N
<b>Staple Tye Neighbourhood Renewal</b> High quality business units and flexible workspace will be delivered on the Council depot site at the Staple Tye employment area.	£3.0m	£14m	<ul style="list-style-type: none"> <li>• 2400 sqm Increase in the amount (and diversity) of high-quality, affordable commercial floor space</li> <li>• Upgraded cycle track and underpasses</li> <li>• Digital infrastructure - TBC</li> <li>• Modal shift - % TBC</li> <li>• Improved perceptions - % TBC</li> <li>• Increase in the amount of shared workspace for innovation facilities (1)</li> <li>• Increase number of new enterprises (6)</li> <li>• Increased number of start ups (6)</li> <li>• Rental revenue - TBC</li> <li>• Business rates increased - % TBC</li> </ul>	N/A	Y
<b>Riverway - Cambridge Road junction</b> New junction will unlock Templefields area, which includes the Enterprise Zone	£2m	£2m	<ul style="list-style-type: none"> <li>• New 170m highway junction with walking, cycling access</li> <li>• 19,150 sqm increase in the amount (and diversity) of high quality, affordable commercial floor space</li> </ul>	<ul style="list-style-type: none"> <li>• Provide quantified outcomes</li> </ul>	N

<p>and the delivery of a new second river crossing to support the Harlow and Gilston Garden Town</p>			<ul style="list-style-type: none"> <li>• 3000 sqm increase in the amount of shared workspace or innovation facilities</li> <li>• Increase in the amount of shared workspace or innovation facilities (2)</li> <li>• 170m new road infrastructure</li> <li>• Increased sustainable travel - TBC</li> <li>• Encourages investment in 11,150sqm brownfield site</li> <li>• Delivers second river crossing</li> <li>• Increased business rates - % TBC</li> </ul>		
<p><b>Harlow College's Institute of Technology</b> This will support the labour supply needs of key local employers. To deliver the IOT, major refurbishment of two existing buildings located at Harlow College campus is required.</p>	<p>£0.63m</p>	<p>£1.13m</p>	<ul style="list-style-type: none"> <li>• Increase in capacity and accessibility to 2 new or improved skills facilities</li> <li>• Availability of 2 new specialist equipment</li> <li>• Increased and closer collaboration with 1 employer</li> <li>• Increase in the breadth of the local skills offer that responds to local skills needs - % TBC</li> <li>• Increased benefit for the public education over the long term - % TBC</li> <li>• 100 new learners assisted</li> <li>• 500 learners gaining relevant experience/being 'job ready' (as assessed by employers)</li> <li>• % of working-age population with qualifications - % TBC</li> </ul>	<p>N/A</p>	<p>Y</p>

## **General conditions**

There are also the following requirements for the process and governance:

- TIP improvements: Provide further information on the alignment of interventions with clean growth principles
- Assurance: The business cases for projects will be taken through Harlow Council in line with local assurance processes
- PSED: Harlow will undertake a Public Sector Equalities Duty analysis, any required Environmental Impact Analyses, securing required planning permissions, etc

You must complete business cases for the projects you are taking forward and submit the Town Deal Summary Document within 12 months of accepting this offer. We expect the Lead Council to complete business cases following its usual assurance processes and in partnership with the Town Deal Board.

If you wish to alter the projects being developed, change them for other projects, or otherwise depart from the conditions placed on the projects above, you will inform the Towns Hub as soon as possible setting out clear justifications and evidence. A form for requesting such changes is in the business guidance.