

REQUEST FOR DIRECTOR DECISION – DD1445

Title: Market Demand for Science & Technology Workspace

Executive Summary:

Expenditure of £12,000 funding is requested from LEP underspend, in addition to the £40,000 already approved, to cover the full cost of the LEP-funded Market demand study of Science & Technology workspace. Although private sector match funding has been raised, because the study findings need to be seen as independent, it has not been possible to raise the entire private sector match required to cover the full project cost. Resources are available to meet this shortfall.

Decision:

The Executive Director approves expenditure of up to £12,000 as grant funding to MedCity to cover the full cost of the LEP-funded Market demand study of Science & Technology workspace in London.

AUTHORISING DIRECTOR

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.
It has my approval.

Name: Fiona Fletcher-Smith

Position: Executive Director-Development,
Enterprise & Environment

Signature:

M. Kellman

Date:

23/12/15

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1 The Mayor, under MD1561, approved £40,000 LEP funding for a Market demand study of Science & Technology workspace in London.
- 1.2 An additional request of £12,000 is sought from the LEP's Strategies EU fund budget to cover the full cost of this project. Therefore, the total amount of LEP funding for this project would be £52,000.
- 1.3 Despite significant effort by MedCity, it has not been possible to raise all of the private sector match required that would have enabled the full cost of the project to be covered. This is principally because it is important that the study output is seen as independent, which means that it would have been inappropriate to seek funding from real estate companies – although such funding could have been easily secured.
- 1.4 Two Higher Education Institutes (HEIs) and one consultancy have put funding in – which has taken up a lot of MedCity's time to secure.
- 1.5 The Co-Chairs of the LEP Digital, Creative, Science & Technology group have, by Chairs Delegation, confirmed that they are happy with the proposal for additional funding from LEP underspend to be used for this project.

2. Objectives and expected outcomes

- 2.1 The study will provide a robust evidence base of Life Science space requirements, understanding of the scale of demand for workspace and how it differs in key sub-sectors. The findings will be used to inform planning policy, university and developer investment plans, and European funding bids where market failure has occurred.
- 2.2 The £40,000 approved funding is being granted to MedCity who have conducted a competitive tender for the project. This is because MedCity have the capacity and requisite knowledge on life sciences workspace to project manage the study. GLA officers are closely involved with the project, including participating on the project steering group.
- 2.3 An additional £12,000 is requested to cover the full costs of the project.

Outputs: a published report will set out investment and growth opportunities of London's key science & technology clusters.

Outcomes: increased awareness of investment opportunities domestically and internationally; relevant private sector investment into London growth areas (e.g. R&D; work and business space above residential dwellings); and increased collaboration between research, teaching, clinician and business base; affordable workspace of varied specifications.

3. Equality comments

- 3.1 As a condition of funding agreements, projects awarded LEP funding will be required to meet the Public Sector Equality Duty and demonstrate this through reporting of progress.

4. Other considerations

- 4.1 The study is a key DCST deliverable – action 31 link expansion opportunities to international business, investors and other global partners to maximise growth potential.
- 4.2 It is also critical to delivering LEP Jobs & Growth Plan commitments along the east to west ribbon, building on London's existing clusters.

5. Financial comments

- 5.1 LEP approval is sought for expenditure up to £12,000 to cover the full cost for the LEP-funded Market demand study of Science & Technology workspace in London. This is to be funded from the existing LEP 2015-16 Strategies EU fund.
- 5.2 The LEP is providing £52,000 of the cost with £20,000 contribution from partner organisations and the consultancy is providing a pro-bono contribution.

6. Legal comments

- 6.1 The foregoing sections of this report indicate that:
- 6.1.1 the decisions requested of the Director fall within the powers of the GLA to do anything which promotes or which may be considered facilitative of or conducive or incidental to the promotion of economic development and wealth creation in Greater London; and
- 6.1.2 in formulating the proposals in respect of which a decision is sought officers have complied with the GLA's related statutory duties to:
- (a) pay due regard to the principle that there should be equality of opportunity for all people;
 - (b) consider how the proposals will promote the improvement of health of persons, health inequalities between persons and to contribute towards the achievement of sustainable development in the United Kingdom; and
 - (c) consult with appropriate bodies.
- 6.2 Officers must ensure that, if approved, the increase in funding is documented in the funding agreement which must be executed by the GLA and MedCity before any commitment is made to the provision of the funding.

7. Planned delivery approach and next steps

The next steps are summarised below:

Activity	Timeline
Procurement of contract [for externally delivered projects]	Procured
Announcement [if applicable]	N/a
Delivery Start Date [for project proposals]	N/a
Final evaluation start and finish (self/external) [delete as applicable]:	N/a
Funding Agreement	By end Dec 2015
Delivery End Date [for project proposals]	31 March 2016
Project Closure: [for project proposals]	31 March 2016

Appendices and supporting papers: None

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

Note: This form (Part 1) will either be published within one working day after approval or on the defer date.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

Until what date: (a date is required if deferring)

Part 2 Confidentiality: Only the facts or advice considered to be exempt from disclosure under the FOI Act should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form – NO

ORIGINATING OFFICER DECLARATION:

Drafting officer to
confirm the
following (✓)

Drafting officer:

Laura Gilbert has drafted this report in accordance with GLA procedures and confirms that:

✓

Assistant Director/Head of Service:

Mark Kleinman has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Financial and Legal advice:

The Finance and Legal teams have commented on this proposal, and this decision reflects their comments.

✓

EXECUTIVE DIRECTOR, RESOURCES:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature

M. D. Allge

Date

21.12.15

