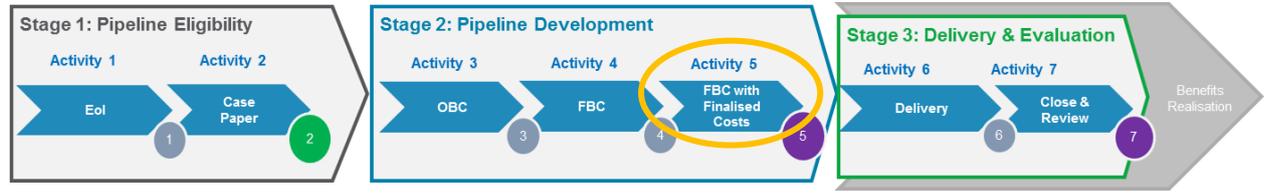


## Section A: Scheme Summary

<b>Name of scheme:</b>	<b>Wakefield South East Gateway- Rutland Mills</b>
<b>PMO scheme code:</b>	CFP-002
<b>Lead organisation:</b>	Wakefield Council
<b>Senior responsible officer:</b>	Jane Brown, Wakefield Council
<b>Lead promoter contact:</b>	Polly Hutton, West Yorkshire Combined Authority
<b>Case officer:</b>	Heather Briggs
<b>Applicable funding stream(s) – Grant or Loan:</b>	Local Growth Fund- grant
<b>Growth Fund Priority Area (if applicable):</b>	Priority 4- Infrastructure for Growth
<b>Approvals to date:</b>	Expression of Interest- June 2018
<b>Forecasted full approval date (decision point 5):</b>	5 November 2020
<b>Forecasted completion date (decision point 6):</b>	December 2022
<b>Total scheme cost (£):</b>	£20.92 million
<b>Combined Authority funding (£):</b>	£4.90 million
<b>Total other public sector investment (£):</b>	£5.84 million – Wakefield Council £1.50 million – Business Rates Pool
<b>Total other private sector investment (£):</b>	£8.68 million
<b>Is this a standalone project?</b>	Yes
<b>Is this a programme?</b>	No
<b>Is this project part of an agreed programme?</b>	No

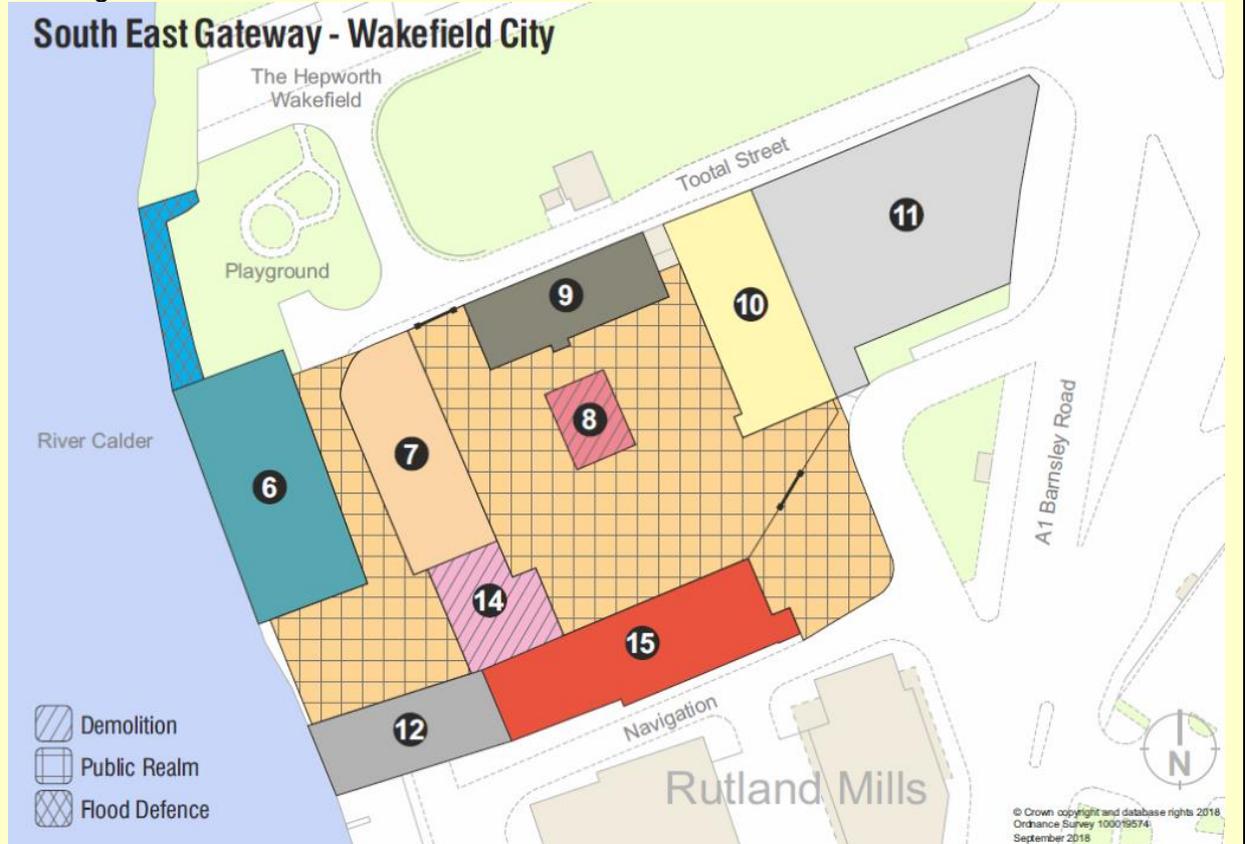
**Current Assurance Process Activity:**



**Scheme Description:**

The Wakefield City Centre South East Gateway (WSEG) aims to raise the national profile of Wakefield within the cultural and creative sector and to transform the city's image by redeveloping Kirkgate as a distinct part of the city centre, which links Wakefield's retail core with the Waterfront. The Rutland Mills project, along with the Kirkgate housing scheme forms the Wakefield South East Gateway scheme. West Yorkshire Combined Authority Investment Committee approved the recommendation that the individual elements of the scheme progress as separate full business cases.

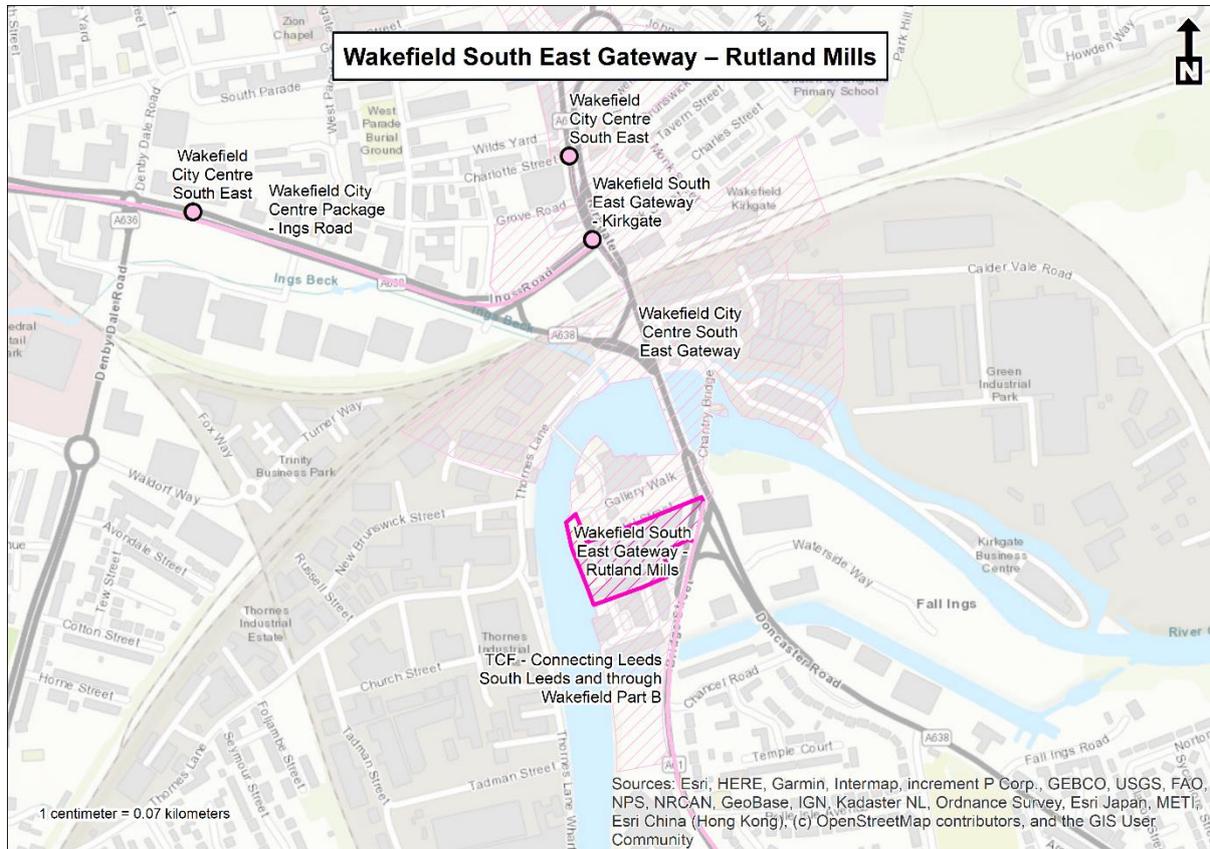
The proposals will redevelop a complex of derelict mill buildings to create a high quality campus of cultural and creative industries and associated leisure activities including an events space. Once completed this development will create up to 219 jobs. This will build on earlier development at the Waterfront that delivered a commercial development in October 2009, and the Hepworth Wakefield gallery which opened in May 2011. The first stage of the Rutland Mills scheme (this business case) will restore five historic buildings. This will be followed by the restoration of a further building and the demolition and replacement of another building.



<b>Business Case Summary:</b>	
<b>Strategic Case</b>	<p>The recently adopted Wakefield Economic Strategy 2018 reflects the changing nature of both the local and national economic context, particularly in response to the government's Industrial Strategy and the inclusive growth agenda.</p> <p>At a Leeds City Region level, the individual projects support specific aspects of delivery for all 4 of the SEP Priorities. At a local level, the Rutland Mills project would complement all three core elements of Wakefield Council's adopted Economic Strategy 2018 – 2023: people, places and businesses.</p> <p>The development would promote growth within the expanding cultural, creative and digital sectors. This would reduce the city's dependency on sectors and industries that are at high risk from technological automation. The development would create a long-term asset for the city, complementing the Hepworth Gallery and adding to the city's sense of 'place'.</p>
<b>Commercial Case</b>	<p>The proposed development at Rutland Mills is a specialist niche development of mixed-use buildings. The developer, CPPI, has successfully developed a similar scheme in London, Tileyard Studios. They propose to adopt a similar approach to create a northern based spin-off benefiting from the branding of the original Tileyard Studios in London.</p>
<b>Economic Case</b>	<p>The long list of options was considered and appraised against critical success factors. Four options were presented as the short list with the preferred option selected as this scheme.</p> <p>This scheme will create 6909 sq. metres of commercial floorspace and 219 jobs. The scheme has a BCR of 6.9:1 which represents high value for money.</p>
<b>Financial Case</b>	<p>The total scheme cost is £20.911 million. Match funding of £8.677 million has been identified by the developer, with a £5.833 million contribution from Wakefield Council, £1.5 million through the Business Rates Pool. and £4.9 million of Local Growth Fund from the Combined Authority.</p>
<b>Management Case</b>	<p>This scheme will be managed by Wakefield Council in partnership with CPPI. The scheme commenced on site at risk and will be completed by December 2022.</p>

## Location Map

The following location map shows the location of the Rutland Mills scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-regioninfrastructure-map/>