



DORSET

Local Enterprise Partnership

**Literary and Scientific
Institute**

End of Project Report

June 2018

Project Summary

Refurbishment of the Literary and Scientific Institute building to create a state of the art workspace and become a hub for business development and support in rural West Dorset.

The project secured £2.7m before the Growth Deal submission to deliver this project with the following objectives:

- Create a contemporary, ambitious and aspirational work hub that will become a focus for local business development
- Deliver a range of facilities to meet the needs of different working practices in line with findings from market research – these include contemporary office space, work hub area for hot desk working, formal and informal meeting spaces (including pod space), high speed connectivity for all users.
- Provide fit for purpose training space and work in partnership with local colleges and training providers to deliver a programme that responds to the needs of new and existing businesses.
- In support of the above a café will cater for users of the building and encourage external usage for training and conferencing events

Growth Deal funding was allocated towards the work hub.

Project start date	April 2016
Project construction start date	August 2016
Growth Deal Funding awarded	February 2017
Project completion date	February 2018

Review of Business Case

An outline business case was submitted in the call for projects for Growth Deal 3. As part of the due diligence assessment before projects were put forward to Government the project was assessed and received a BCR of 80. This project was included in a collection of four projects made to Government for Productivity in Tourism and Government agreed to fund each of the four projects, who each received £56,250 gap funding.

LSI were successful in raising this other funding from a number of different partners, including Heritage Lottery Funding (HLF) (£1.5m). This contribution from Dorset LEP gave the final funding towards a £3m scheme (with £2m capital build and £1m revenue). Due to the rigorous HLF procedures, Growth Deal 3 initial process and the amount of funding awarded from Dorset LEP this was exempt from an independent business case review. Below is an overview of the funding partners.

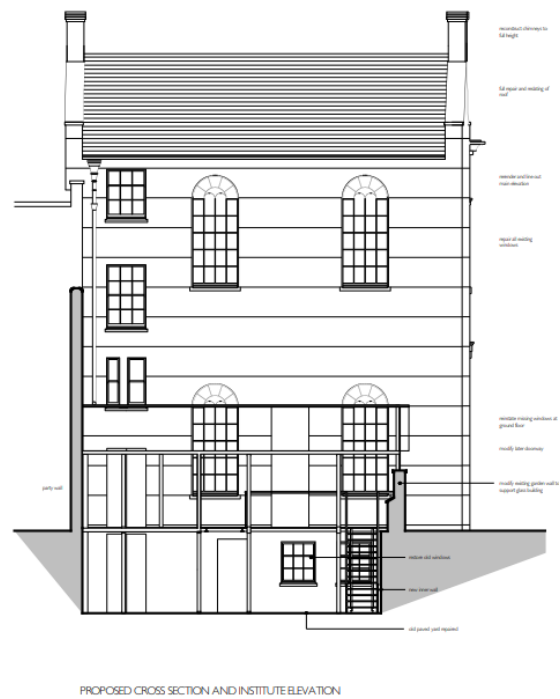
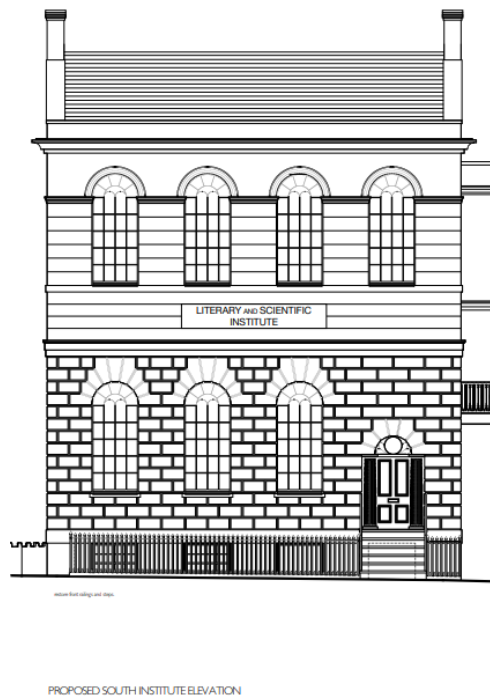
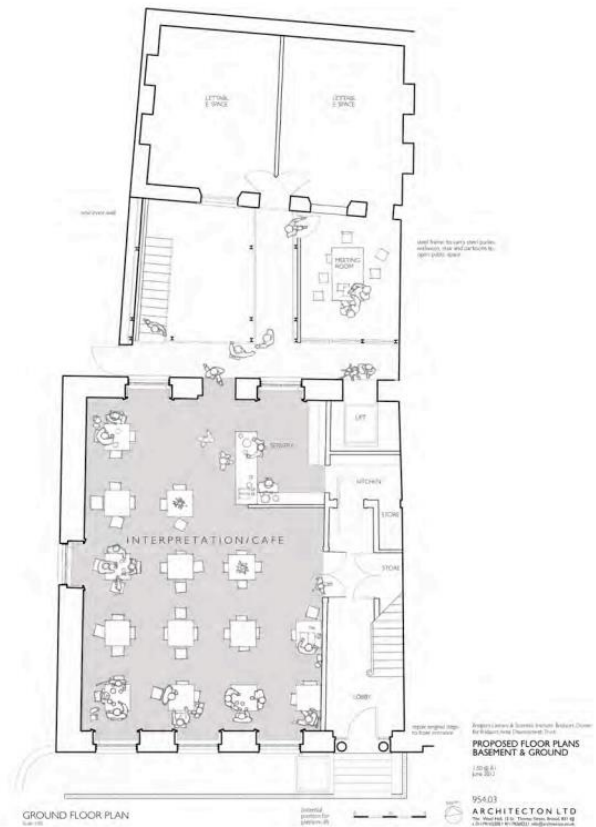
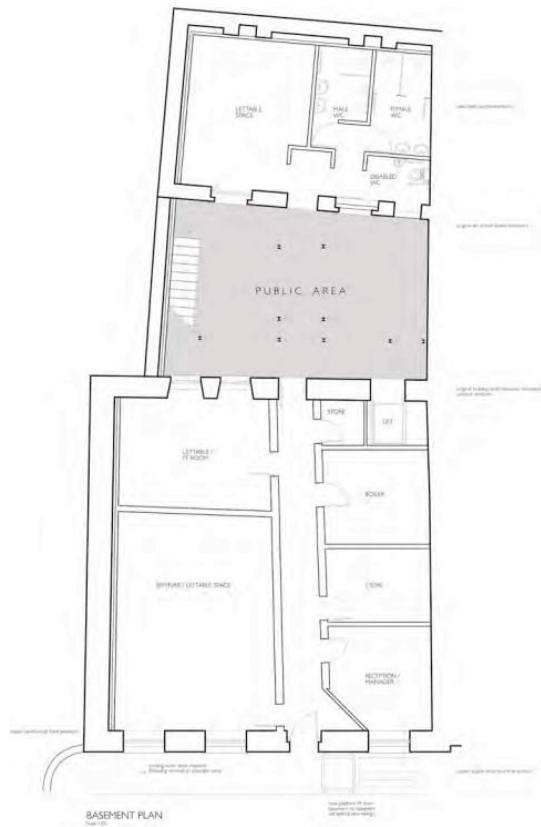


We received a letter from Literary and Scientific Institute legal representation confirming they did not fall into State Aid.

Literary and Scientific Institute before photos



Architects concept drawings for the Literary Scientific Institute.



Governance

This project reported straight to Dorset LEP Board through the programme management team.

Change Request

There were no change requests for this projects.

Planned Outputs and Outcomes

It is set out in the business case the outputs of the whole project would be:

- Refurbishment of the Literary and Scientific Institute to make a fit for purpose building
- Create 3 new fit for purpose work spaces
- Create flexible work hub space for hot-desking for up to 10 people at any one time
- Create a range of flexible meeting and networking spaces. The LSI will encourage informal and ad hoc networking and support through design and layout of meeting and networking space.
- A canteen which will act as a standalone business

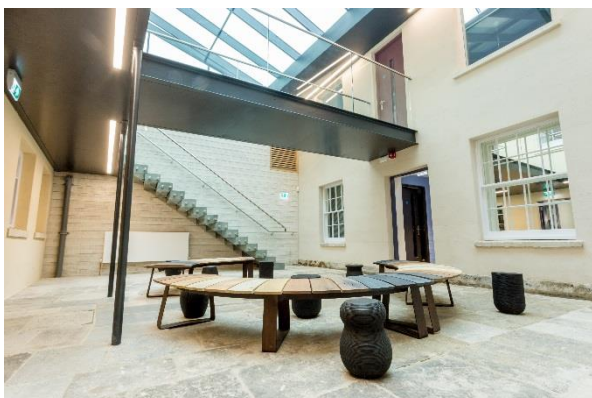
As a result of this work it will provide the following outcomes:

- Direct jobs created: 7FTE
- Apprenticeships during capital phase: 2
- Work placements during capital phase: 4
- Income from business engagement in building (café, office rentals, training): £222,438
- Investment in local economy from building users (based on SW tourism data @ £37 per visitor): £2,331,000

Achievement of Outputs

Construction completed in January 2018, a couple of months behind schedule and therefore an informal opening took place in February 2018, which meant that some facilities were open to the public. A formal opening of the LSI took place in April 2018 which was attended by the funding partners, including Dorset LEP.

Below are photos of the completed refurbishment of Literary Scientific Institute:





Outcomes

- 3 part time jobs have been created to run the centre
- 2 work placements for students are happening in July 2018
- There are currently 25 businesses and freelancers on the monthly and PAYG tariffs using the hot desks and meeting rooms
- Organisations hiring the space for evening events include the RSA, Dorset AONB, and Waitrose.
- The courtyard has been hired for a book launch and as a break-out space for other events.
- There is a regular chess club held in the courtyard on a Saturday morning, and it is being used during the folk festival for some Saturday sessions.
- Six events in the centre have been booked for the Bridport Literary Festival in November 2018.
- The Training Room is regularly used by the Dorset Growth Hub. Other training sessions have been held by local solicitors, various police organisations, and the Bridport Arts Centre. From October 2018, the Training Room will be used one day a week for Driver Awareness Training.

Benefits Realised to date

- Since opening the building there has been a lot of interest in the building and therefore 4 volunteers have been employed and other volunteers are being sought to act as ambassadors for the building and show people round.

Review of Project Objectives

RAG Review of Objectives	Status	Comments
Time	Orange	The project completed a couple of months behind schedule.
Cost	Green	The project came in on capital budget, and LSI is part way through the first year of revenue budget.
Quality	Green	The project has been completed to a high specification.
Scope	Green	The scope of the project stayed the same from inception to completion.
Benefits	Green	There are additional/ different benefits seen from the first quarter of the projects life.
Risk	Green	Risks associated with the project were mitigated throughout the project but delays attributed to

		additional waterproofing work at basement level, issue of architects instructions and Utilities (BT & WPD) meant there was a delay to the completion of the project.
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Lessons learned

- Lessons learned are currently being collated by the LSI manager to take these on board for any future projects.

Conclusion

A formal opening of the LSI took place in April 2018 and saw a number of delegates give their overwhelming support for the project. The refurbishment has meant that a number of businesses are able to come to a hub to progress their business and meet other like-minded people.

Dorset LEP will continue to monitor the outcomes of the project and work with the LSI manager to promote the facility and help with its success. A number of quotes were included in the launch associated press which shows the support for the project:

Sir Oliver Letwin MP spoke enthusiastically about the building describing it as, "A wonderful mixture of the modern and the old brought together in a most sensitive way..."

The Heritage Lottery Fund was represented by Evelyn Stacey who explained why HLF had been so keen to support the project, saying, "...Providing learning opportunities was something we were very keen to support".

Jim Stewart, Dorset LEP Chair, said: "Dorset LEP is delighted to have been able to support the development of this impressive new workspace which is helping to meet the needs of existing businesses, whilst enabling new ones to grow. It is fantastic news for both businesses in the west of Dorset and for the wider local economy, and we wish it every success."

Mayor Anne Rickard spoke of the significance that the LSI project holds for Bridport, "...this wonderfully renovated building is a sheer delight and we must remember that this is actually the third very large project of its kind undertaken within Bridport for which Heritage Lottery Grants have been awarded. This says so much for our town, in having buildings which are worth looking after, and being able to create the ability to deliver such a wonderful outcome".

Dorset LEP

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[http://dorsetlep.co.uk/literary-and-scientific-institute-\(lsi\)-bridport/](http://dorsetlep.co.uk/literary-and-scientific-institute-(lsi)-bridport/)

Literary Scientific Institute

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