

## SUPPLEMENTARY INFORMATION FOR THE IAMP AAP HEARING ON OUTLINE INFRASTRUCTURE COSTS AND FUNDING SOURCES

### 1. Infrastructure costs – Infrastructure Delivery Plan (IDP)

The IDP (PSD21) identified the following infrastructure costs for which IAMP LLP would be responsible:

- Internal spine roads, bridges, etc - £30-35m
- Site drainage - £15-20m
- Landscape works and ecological mitigation - £3-5m
- Utility provision - £15-20m
- Total - £63-£80m

In addition the IDP identified £300-£400m to be borne by IAMP LLP's private sector development partner for site development and building construction.

### 2. Infrastructure costs - current estimates

#### a. Summary

Further work since the preparation of the IDP has considered the infrastructure costs in more detail and these are summarised in the table below.

<b>IAMP Cost Estimate - summary table</b>	
<b>Item</b>	<b>Sub Total (£)</b>
Highway works	33,000,000
Drainage infrastructure	8,000,000
Utilities	20,100,000
Environmental works	5,100,000
<b>Total</b>	<b>66,200,000</b>

#### b. Highways and bridge works

SYSTRA has prepared costs for the highway and bridge works.

<b>Item</b>	<b>Cost</b>
Dualling of the A1290	£10.3m
Spine roads – into the northern area, roads in the eastern part of IAMP and connections to the Nissan factory	£11.8m
New road bridge over the A19	£7.25m
River Don bridge	£3.65m
<b>Total</b>	<b>£33m</b>

### c. Drainage works

SYSTRA has prepared costs for the drainage works.

Item	Cost
<ul style="list-style-type: none"><li>Foul drainage outfalls</li><li>Storm water attenuation measures – balancing ponds</li><li>Internal foul and storm water sewers</li><li>New culverted land drains</li></ul>	£8m

### d. Utilities

Desco - specialist utility adviser - has provided the costs for new utility provision and also service diversions, as shown in the table below.

IAMP Cost Estimate - Utilities			
Service	New infrastructure	Diversions	Sub Total (£)
Water - Northumbrian Water	600,000	800,000	1,400,000
Gas - Northern Gas Networks	400,000	1,000,000	1,400,000
Electricity - Northern Power Grid	15,300,000	1,000,000	16,300,000
Telecoms - BT	75,000	850,000	925,000
Telecoms- Virgin Media	75,000	0	75,000
Total	16,450,000	3,650,000	20,100,000

### e. Environmental works

The central ecological and landscape mitigation zone will require establishing and planting to mitigate and compensate for the loss of semi-natural habitats within the proposed development areas. An indicative contribution has also been established for the long term management of the area.

IAMP Cost estimate - environmental	
<b>Mitigation zone</b>	
Grassland creation	800,000
Scrub & Hedgerows	500,000
<b>Development areas</b>	
Grassland/woodland/open space	400,000
<b>Long term maintenance</b>	
	3,400,000
Total	5,100,000

## 3. Other costs

The Councils have secured £92m of funding for the delivery of IAMP. The tables above show costs in the order of £66m for infrastructure and mitigation. The balance of £26m is attributed to other project costs including land acquisition, professional fees, marketing, consultation and consenting costs.

#### 4. Project Funding

The Councils have sought funding for the project which has been agreed as set out in the table below.

Funding source	Amount	Commentary
Local Growth Fund	£42.2m	Approved by Government in January 2017.
City Deal	£5m	Approved by Government in 2014 – project development, feasibility and land acquisitions
Sunderland City Council and South Tyneside Council	22.4m	Borrowing to support project delivery. Allocated within both Councils Capital Programme for 2017/18 onwards, approved by both Full Councils.
Sunderland City Council and South Tyneside Council	22.4m	Capital contribution via Enterprise Zone funding mechanism, to be underwritten by Sunderland and South Tyneside Councils.
Total	£92m	

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