



European Regional Development Fund (ERDF)
Property Investment Programme (PIP) Grant Scheme

Guidance for Applicants

ERDF is a component of the European Union's Structural Funds. Structural Funds are monies allocated to regions (in this case the West Midlands) to stimulate economic development.

ERDF Programme Objectives:

Achieve a significant increase in the productivity of the business base in the West Midlands.

Reduce unemployment and inequalities.

Ensure that the region's economic growth is achieved in a sustainable manner.

Birmingham City Council has gained approval for ERDF funds for this Property Investment Programme (PIP) Scheme with the aim of enabling small and medium sized enterprises to apply to the Council for funding to invest in their workspace, leading to improved productivity and job creation. (Whichever is the lower amount).

For eligible projects, grant will be 50%, total grant offer will be subject to De Minimis limit which is currently €200,000 (Euros) and will be determined in line with current EM

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Completing the Application Form

Please use these guidance notes set out below to help you complete the application form.
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Q4.8 Other Options – Please provide information regarding other options considered and why they were not selected as the ‘preferred option’.

Q4.9 Please tick as appropriate.

Q4.10 Location of Project – the project (the site/premises where the proposed works will be carried out) must be located within the GBSLEP area.

Q4.11 Tenure of Property – Please provide information regarding the tenure of the property.

If you are the Lessee of the premises where the project is to be carried out there must be a specified number of years left on the lease, minimum 5-years lease is a benchmark. This is to ensure that the ERDF investment will be protected.

If you are the Lessee of the premises where the project is to be carried out then landlord’s approval to the proposed works must be obtained and evidence submitted with your application.

Q4.12 Please supply the most recent valuation for the property. The City Council may also carry out its own valuation based on market rates. This is needed to ensure there is sufficient equity in the property to enable BCC to place a legal charge. This charge is also necessary to protect the ‘durability of use’ for the activity being grant aided and to ensure EU funds have far reaching benefits.

Please Note that a legal charge must be completed by Birmingham City Council where the capital grant sum is £25,000 or more or where the aggregate value of various capital grants given to the same organisation within the last 3 years amounts to or exceeds £25,000. There must be sufficient equity in the property to allow BCC to place a charge.

No building contract should be entered into, and no work should commence, until the

will require detailed information on how impact[s] will be managed and where possible, demonstrable measures established to mitigate circumstances.

Q6.2 Environmental Sustainability - Show how you have taken into account the environmental impact of your project and any design steps you have taken to minimise the project's negative impact on the environment, including

APPRAISAL OF APPLICATIONS

Applications

GENERAL CONDITIONS OF ASSISTANCE

Assistance will be given at the discretion of Birmingham City Council, who will decide the level of grant to be offered and the terms and conditions to be imposed.

It is the responsibility of the grant applicant to obtain all necessary statutory consents including building regulation approval, planning permission, landlord's consent, and fire officer approval prior to approval of assistance.

The applicant will be responsible for the execution of works and failure to complete within agreed timescales may result in withdrawal of any grant offer.

The applicant will be obliged to maintain the works once completed.

Officers of the City Council will have the right to enter (with prior notice) the site of the project at any reasonable time to inspect the works and ensure that works are being carried out to a standard that is satisfactory and in accordance with the original specification.

The applicant will comply with all relevant publicity requirements as set out in the funding agreement.

Repayment of the grant can apply where the conditions of assistance have been breached; where the property is not used for the purpose originally grant aided; or the property is sold within a set time scale at a price in excess of an agreed valuation, subject to review in individual circumstances.

Value Added Tax (VAT) is not payable under this programme unless it is irrecoverable and can be evidenced as such.

The City Council reserves the right to use the name of the grant recipient company and details for publicity purposes.

**All applicants accepting financial assistance must first agree to ERDF
Conditions of Grant Aid and any project specific conditions BCC may set.**