

Midlands Engine Investment Opportunities





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Foreword

I have great pleasure in offering you the opportunity as investors to explore the many exciting projects in this latest Midlands Engine investment opportunity portfolio. My Department has prepared this showcase of investment-ready projects in collaboration with many organisations and individuals across the Midlands, including city councils and the West Midlands Combined Authority, which stand ready to support and facilitate your investment in the region.

The UK is one of the leading destinations for large-scale property and infrastructure projects and the Midlands region is no exception. As a globally significant and innovative advanced manufacturing base it is no surprise that it offers commercially attractive opportunities, from space and automotive technology parks, to the transport infrastructure needed to support its ambitious growth plans. This includes a range of opportunities associated with one of Europe's largest infrastructure projects, the HS2 high-speed railway, which will require three new stations across the region.

The success of the Midlands Engine is being driven by private sector investment, with international investors creating and securing over 13,000 jobs in 2016/17. This is a trend which we aim to accelerate and this portfolio is a vital part of those plans. The Midlands is ready to build on its long commercial and trading history as never before.

The Midlands is very much open for business and we encourage you to become part of its success story.



Rt Hon Dr
Liam Fox MP

***Secretary of State**
for International Trade
and President of the
Board of Trade*



Introduction

The Midlands region is home to some of the UK's leading businesses and offers an enviable quality of life to those who choose to invest here. As a Midlander and businessman, I know very well how much this region has to offer. I am convinced that the UK's future economic prosperity can be driven by the Midlands' industry, innovation and energy.

The Midlands Engine Partnership has brought public and private sector interests in our region together in an unprecedented way to promote its assets, real-estate and infrastructure investment opportunities and to make it easy to make those investments. We have worked closely with the Department for International Trade to identify the many and varied exciting projects set out in this Investment Portfolio, that I am delighted to introduce to you.

Since launching the first Midlands Engine Investment Portfolio in 2016, we have seen strong overseas interest in many of the projects. We continue to host bespoke visits for investors from around the world, helping them to find the best location within the Midlands. Supported by our West Midlands Mayor and City Leaders, we make it easier for investors who have chosen to invest in the UK to choose the Midlands.

The Midlands is open for business and we are very confident about our future. When the Midlands succeeds, the UK succeeds. We invite you to join and share our success.



Sir
John Peace

*Chairman
Midlands Engine*

DIT's Capital Investment Directorate

The Department for International Trade helps businesses export, drives investment, opens up markets and champions free trade.

We are an international economic department, responsible for:

- Bringing together policy, promotion and financial expertise to break down barriers to trade and investment, and help businesses succeed.
- Delivering a new trade policy framework for the UK as we leave the EU.
- Promoting British trade and investment across the world.
- Building the global appetite for British goods and services.

The UK is a leading global destination for investment into property and infrastructure development and high-growth firms.

The UK is committed to reinforcing this position and DIT's Capital Investment team leads on this agenda.

We have a strong track record having attracted billions of pounds of foreign investment. We work closely with commercial and governmental

organisations across the country to understand their priorities and how investable their offer is.

We promote opportunities across the UK, often contextualised in the qualities of places and regions. Demonstrating wider economic strengths underpins confidence in specific investment opportunities and generates interest in places with compelling offers that international investors may be less familiar with. Matching investor priorities with the characteristics of places and projects aids the development of valuable longer term partnerships between investors, local institutions and businesses.

We also work with investors who have already identified investment opportunities to help navigate their journey, speeding investment and encouraging repeat business in the UK. Building these relationships offers opportunities to highlight the UK's geographically and sectorally diverse range of opportunities to organisations that have successfully invested here.

We work in the fields of

- 1 Large capital projects in property development, regeneration and infrastructure.
- 2 Attracting growth capital into high potential businesses, for example in the technology sectors.
- 3 Venture Capital, working to direct investment into high potential start-up companies.
- 4 Assisting entrepreneurs to move to places where they can benefit from the business networks and suitable economic environments.

We realise the value government can add to the investment process, using its global network of international offices to manage relationships with investors, large corporates, high net worth individuals and families, private sector agents and other governments.

DIT's Capital Investment Directorate acts as a one stop shop to align investors with a credible project pipeline, helping them understand the returns. We can introduce interested international parties to UK companies with a wealth of sectoral expertise or blue-chip domestic investors interested in co-funding models.

We are able to offer expert advice, utilising a range of specialists in property development and finance,

project finance, energy, transport, regulated assets, venture capital and entrepreneurship.

Our network of UK specialists includes representation in the Midlands, ensuring expert local insight into projects, local government and businesses can be quickly and reliably provided. We work closely with our local partners, in the public and private sector, who bring additional regional endorsement and local expertise to each project.

We look forward to working with you and showcasing the Midlands.

For further details or to arrange a meeting to discuss potential, please email:

capitalinvestment@trade.gov.uk



Welcome to the opportunity

With an economy worth more than £200 billion generating 13% of the UK's Gross Value Added (GVA), the Midlands Engine is at the heart of UK growth.¹

The Midlands is a region with ambitious plans, intending to build on the 18% growth that has taken place over the past five years to achieve an economy worth £260 billion and create 300,000 more jobs over the next 15 years.²

The region is home to 15% of the UK's population, with 20-24 years olds

comprising the largest demographic group among its 10 million citizens. 500,000 students come to the region each year adding to its great diversity. Plans to house this growing population include the need to build 600,000 new homes over the next 15 years in cities such as the UK's second city - Birmingham - Nottingham, Coventry, Derby, Hereford, Leicester, Lincoln, Stoke-on-Trent, Wolverhampton and Worcester.³

¹ The Vision For Growth, The Midlands Engine

² The Vision For Growth, The Midlands Engine

³ The Vision For Growth, The Midlands Engine

There are 391,000 businesses in the Midlands.⁴ According to HMRC regional trade in goods data, the Midlands contributes to 16% of UK goods exports⁵, and businesses are engaged in a number of innovative sectors providing the technologies for trains, planes and automobiles as well as life sciences and agri-food and drink. They are able to take advantage of the central location and international connectivity of the region, with access to 92% of the UK's population in under four hours and the UK's busiest pure cargo airport, East Midlands, handling over 320,000 tonnes of cargo a year.⁶ The Midlands is brimming with opportunity for investors. Coventry will be the UK's City of Culture in 2021. Birmingham will host the 2022 Commonwealth Games. The region has Europe's fastest improving rail network. It is at the centre of HS2, the country's new £55 billion high speed rail network. This will increase capacity and bring people and goods to and from London in less than 50 minutes to give global Midlands companies such as Rolls-Royce and Jaguar Land Rover the connectivity they need to continue to grow.



⁴ UK business; activity, size and location: 2017, ONS

⁵ Regional Trade Statistics, HMRC

⁶ East Midlands Airport

The Midlands Business Environment

The region is home to a diverse range of global businesses and their associated supply chains. It is a magnet for inward investment, with foreign-owned companies creating and safeguarding almost 97,000 jobs since 2013.

Automotive:

Gearing up for the future.

- The Midlands accounts for 40% of all UK automotive production.
- £1.5 billion (over 60%) of UK based automotive R&D is spent in the region.

The Midlands area is the driving force behind the UK's automotive sector, employing over 60,000 skilled workers. The region's historic traditions in the sector have attracted the highest concentration of Tier 1 and 2 suppliers of anywhere in the UK and it is home to 16 of the world's top 20 global automotive brands including Jaguar Land Rover, Toyota, Aston Martin, JCB, Morgan, Magna and BMW.

Autonomous vehicles will soon appear on the streets of the Midlands, as government has given cities such as Coventry the go-ahead to host trials of driverless cars.

Life Sciences:

At the heart of medical research.

- The Midlands hosts the largest number of medical technology companies in the UK.
- The sector employs over 500,000 people, selecting from a local talent pool of graduates in medicine, biochemistry and medical engineering.

The Midlands is at the cutting edge of the UK life sciences sector. 50 NHS Trusts and 50 major hospitals, the second largest medical school in the UK and Institute of Translational Medicine in Birmingham along with BioCity, Europe's largest life sciences incubator in Nottingham form a great cluster. Companies like Walgreens Boots Alliance, 3M, Novartis, Pfizer and Bayer are quick to appreciate this. The Midlands is also a leading region for clinical trials.



Agrifood:

A hunger for global growth.

- The Midlands offers the complete package across the food supply chain - from primary production of first class raw materials to the engineering excellence required for processing.
- Internationally recognised centres such as Harper Adams University and the National Centre for Food Manufacturing are ensuring the region remains at the forefront of food innovation.

130,000 workers are engaged in turning the region's reliable supply of materials ranging from fruit and vegetables to seafood into the diverse products demanded by discerning consumers in the UK and further afield. Global brands engaged in research, processing, distribution, packaging and agri-technology in the Midlands Engine include Müller, Mondelez, Pepsico, Arla and ABP.

Advanced Manufacturing:

Production for the 21st Century.

- 20% of the UK's manufacturing output comes from the region, providing one third of UK manufacturing jobs.
- The Midlands accounts for over 20% of England's exports, the majority of this coming from manufactured goods.

Midlands expertise extends across advanced materials, machinery and digital production. As the location of Europe's largest rail cluster in Derby, the region offers huge supply chain opportunities in this sector alone, with Bombardier having been awarded a contract worth over £1 billion to supply carriages for London's Crossrail project. 25% of the UK's aerospace industry also operates in the Midlands including Rolls-Royce, the world's second largest manufacturer of jet engines.

⁷ Midlands Engine strategy, 2017 & Midlands Strategy, Department for Communities and Local Government 2017

Property and Infrastructure Strategic Market

The UK remains highly attractive for international real estate investment. From residential to commercial, industrial to leisure, the majority of property development schemes have both public and private partners and offer high value financial returns. This is especially the case in the Midlands, where it comes down to one phrase – growth, growth, growth.

Demand for business and residential accommodation in the Midlands is being driven by strong economic and demographic growth. The Midlands is the largest and fastest growing economic area outside of London, experiencing 18% growth over the last five years.⁷

In the second half of 2017, commercial property amounted to an exceptional 37,347 sq metres in Birmingham city centre, the strongest quarter for two years.⁸

Birmingham recorded the highest take-up of commercial office space of any of the UK's nine largest regional cities in the last three months of 2017, almost doubling the five year quarterly average, according to new figures.⁹

The demand for Grade A office space remains high particularly in the core Midlands cities. 40% of property investment in the West Midlands in the Autumn of 2017 was from overseas investors, demonstrating the increased profile that the region has earned on the global stage.¹⁰

According to property consultancy JLL, urban locations such as Birmingham will continue to push house price growth forecasts above the UK average of 13.1 per cent.¹¹

⁷ The Birmingham Crane Survey, Deloitte, 2017

⁸ Midlands Engine Office Market Report, Lambert Smith Hampton, 2017

⁹ Insider Media Limited, commercial space boom in Birmingham, Jan 2018

¹⁰ Midlands Engine Office Market Report, Lambert Smith Hampton, 2017

¹¹ JLL residential Feb 2017

The Midlands is experiencing 5-6% prime yields – amongst the highest in the UK.¹² Parts of the Midlands region in 2017 recorded increases of 33% for office take-up, compared to the 10-year annual average.¹³

The Midlands Engine strategy identified that the economy of the Midlands is on track to benefit more than most from the government's significant investment in transport infrastructure. This is underpinned by £17 million of government funding for the Midlands Connect transport partnership, which is driving economic growth and unlocking productivity across the region.¹⁴

The Midlands is also the first region which will benefit from the £55 million HS2 high-speed rail project, gaining new stations in the Birmingham area and one in the East Midlands at Toton. This will significantly improve transport connectivity between towns and cities across the Midlands and London, as well as cities in the North, bringing economic benefit for both the Midlands and the UK as a whole.



¹² Overseas Capital Flows, Cushman and Wakefield, 2017

¹³ Overseas Capital Flows, Cushman and Wakefield, 2017

¹⁴ Vision for Growth, Midlands Engine 2016

Location and Economy

£200 billion GVA economy - the fastest growing outside of London



Population of over **10 million**



20-24 year olds are our largest demographic group



Home to **20 universities**





The UK's **second largest**
air cargo handler



Birmingham Airport handles over
10 million passengers annually



92% of the UK population within a four
hour commute of the Midlands region



A region with a **rich tourist**
offer - 60 historic houses, two
UNESCO world heritage sites



Investment Opportunities

The Midlands continues to be a destination of choice for International investors. Nearly a quarter of the overseas investment outside of London and the South East came to the Midlands between the end of 2016 and 2017.¹⁵

The two highest investments across the UK were recorded in the Midlands, capturing over £330 million. The highest was £227 million invested into Aston Student Villages in Birmingham by Singaporean Investor GIC, followed by Hams Hall distribution development which secured over £103 million from KB Financial Group in South Korea. Both have yields of between 5% and 6%.¹⁶

With over £200 million from Canadian Pension Funds invested into Grand Central and Birmingham Paradise projects, there is clearly long term confidence and recognition that returns from Midlands markets will be strong.

Housing

Through its partners, the Midlands is proposing to unlock housing growth, enabling the building of at least 600,000 new homes within 15 years.¹⁷

New approaches across the region are bringing forward housing sites around many of the core cities. Successful joint ventures with public-private partners sharing risk have unlocked the potential for new homes on brownfield sites, former coalfields and power stations across both the East and West Midlands. With the public sector funding the initial infrastructure to open up new development sites, opportunities for international investment are rapidly increasing. In 2016, more than 6,000 people relocated to Birmingham from London and this trend is projected to continue.¹⁸

Private Rented Sector (PRS) schemes are likely to become more popular for investors across certain Midlands cities with returns predicted to be healthier than other parts of the UK outside of London.¹⁹ The demand in many Midlands cities for high quality, student housing is also outstripping supply, and stimulating developments for international investors.

Offices

The demand for Grade A offices across the Midlands is continuing to increase, particularly within core city centres and also around future transport hubs such as UK Central and East Midlands.

¹⁵ Overseas capital flows, Cushman and Wakefield Research, Real Capital Analytics

¹⁶ Overseas capital flows, Cushman and Wakefield

¹⁷ Vision for Growth, Midlands Engine

¹⁸ Intelligence Report, GVA, 2017 & Real estate, contributing to growth in the West Midlands

¹⁹ Intelligence Report, GVA, 2017 & Real estate, contributing to growth in the West Midlands

Deloitte reports that in 2017 seven major new office developments were started in the City of Birmingham, matching the highest level seen in their survey history.²⁰

A report by Lambert Smith Hampton identified the chronic shortage of Grade A offices in many locations across the Midlands region. It also highlighted the Coventry/A46 corridor as the outstanding area for office take-up in 2017.²¹

Industrial manufacturing / Logistics

The manufacturing sector in the UK increased its share of take-up in 2017 to 28%, compared to 17% in 2016. GVA reported in 2017 that the automotive sector was particularly active, including amongst major Midlands investors such as Jaguar Land Rover, Toyota and Aston Martin.²²

In the East Midlands car giant Toyota has announced investment of £240 million in its manufacturing plant near Derby, whilst Rolls-Royce is investing £1billion across its aerospace and nuclear campuses in the city.

GVA also predict that the demand for good quality industrial buildings within the Midlands will continue to exceed the supply of existing properties, increasing pressure to see more investment in new development across the region.²³

The Midlands is the UK's premier location for logistics and distribution operations with the region offering attractive investment opportunities. GVA's Intelligence Report in 2017 confirmed a cluster of well-located developments between the M6 and M1 motorways, broadly around the logistics 'Golden Triangle' with Coventry, Rugby, Tamworth, Bardon and Leicester all featuring.²⁴



²⁰Reaching new heights, Birmingham Crane Survey, Deloitte, 2017

²¹Midlands Engine Office Market Report, Lambert Smith Hampton, 2017

²²Real-Estate: Contributing to growth in the West Midlands, GVA, 2017

²³The big Nine, GVA, 2017

²⁴Intelligence Report, GVA, 2017



Join Us

The Midlands region has already had considerable success in attracting investment. We invite you to come and join us and enjoy what we have to offer.

Our £200 billion economy is built on a strong industrial heritage base, but today is focussing on solving the world's manufacturing problems through technology and knowhow, requiring production facilities and research parks to develop the cyber technology needed to protect driverless cars for example.²⁵

Jaguar Land Rover is one of the country's largest goods exporters. Its main global manufacturing base is

centred on the West Midlands and it will require thousands of new staff in the region to meet its growth plans, including over 1,000 to build the next generation of electric cars and batteries as it creates the UK's first 'smart city'. It has invested more than £4.5 billion in new plant, research and technology across the region in recent years.

Developing next generation transport systems will require a young, educated population to power this culture of creativity. The Midlands is well placed to meet this , with its main demographic group being under 25 and its



²⁵The Midlands Engine strategy, 2017

20 universities producing over 100,000 graduates a year. It is no surprise that 600,000 new homes will need to be built in the next 15 years.²⁶

Success stories of large scale investment by Midlands investors abound:

Aerospace company Meggitt has committed to building a £130 million, 1.5 million sq feet technology and innovation hub at Ansty Park in Coventry.

In September 2017, dairy giant Müller announced that it will invest at least £100 million in its Midlands sites to further expand its yogurt and desserts range.

In the financial sector, Deutsche Bank has already relocated its core functions from London to Birmingham. HSBC UK will follow suit in 2018 and relocate 1,000 staff to new premises – on a 250 year lease – for its national HQ in Birmingham, citing availability of talent as its main driver. In 2019 PwC will move into 13,935 sq metres premises in the Paradise development.²⁷

The cultural life of the Midlands is also set to bring growth, with Coventry named the UK City of Culture for 2021 and Birmingham set to host the 2022 Commonwealth Games. This will involve £750 million of investment and represents the biggest sporting event to be awarded to an English city since London held the Olympics in 2012. Deloitte has already identified plans to provide over 800 new hotel rooms within the city centre.²⁸

The Midlands continues to be one of the most desirable and attractive regions for investment. We are, as ever, open to business, to new ideas and to welcoming the world.

²⁶The Birmingham Report, Frank Knight, 2016

²⁷The Birmingham Report, Knight Frank, 2016

²⁸Reaching new heights, Birmingham Crane Survey, Deloitte, 2017

Why invest here

There are many reasons why the Midlands region represents one of the most exciting investment opportunities in Europe.

- You'll be in great company: Jaguar Land Rover, Rolls-Royce, Toyota, HSBC, Deutsche Bank and Pepsi Co, to name a few – are all major investors in the Midlands.
- We are the most connected region in the UK: at the heart of the country's motorway network and with the busiest railway station outside London, the Midlands Engine is within a four hour commute of 92% of the UK's population.
- 20-24 year olds are our major demographic, driving the need for new homes and leisure opportunities.
- We are home to high-performing universities producing 100,000 graduates a year. Our 20 universities provide cutting-edge research and a rich talent pool for industry.
- We are a region with rich history and potential for tourism – the birthplace of the industrial steam engine, the first fully mechanised factory and the greatest writer in the English language – William Shakespeare.
- The cultural life of the Midlands is strong with Coventry named the UK City of Culture for 2021 and Birmingham the host city for the 2022 Commonwealth Games.
- The advanced propulsion centre is a £1bn 10 year commitment between government and the automotive industry and is just one example of the strong government support for the region.





Reasons to invest in the Midlands

1. Ambitious economic growth plans
2. Young, growing population
3. Innovative manufacturing base
4. Strong support from local leadership
5. Balanced opportunities, from stations to science parks

Our strategic location, sense of identity and reputation as the beating heart of the national economy will ensure the UK's future as a global economic power.





Department for
International Trade

great.gov.uk

DIT

The UK's Department for International Trade (DIT) has overall responsibility for promoting UK trade across the world and attracting foreign investment to our economy. We are a specialised government body with responsibility for negotiating international trade policy, supporting business, as well as delivering an outward-looking trade diplomacy strategy.

Disclaimer

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Ashton Green

Leicester

Opportunity

There are investment opportunities in retail, commercial, public transportation, leisure as well as residential. This is a strategic opportunity for development partnership and a range of funding opportunities over a long term, including forward funding for occupiers and development finance.

The project is a housing-led mixed-use sustainable urban extension of up to 3,000 new homes on a 130 hectare greenfield site. Ashton Green is located to the north west of Leicester city centre on the edge of the principal urban area.

Project Promoters:

Leicester City Council

Scale:

£480m+ GDV

Sector:

Housing-led mixed-use

Location:

Leicester

Investment Type:

Development partner / investor;
forward funding for occupiers

Programme:

2018 with phased development
over 15-20 years

Planning Status:

Outline planning for the first
residential development parcels

www.leicester.gov.uk/your-council/policies-plans-and-strategies/planning-and-development/ashton-green-development-project/

Overview

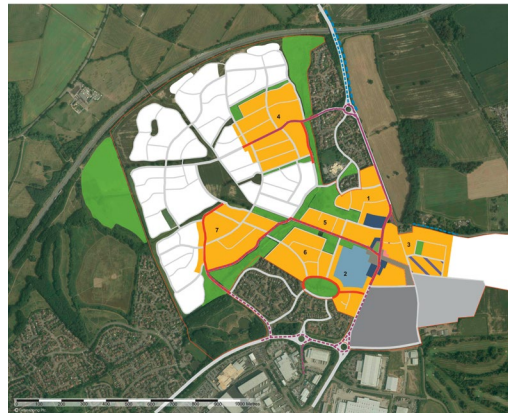
Background

Economic and population growth is driving the demand for new housing. With an outline planning permission secured, an infrastructure delivery plan and phasing strategy in place, and the first enabling infrastructure completed, the City Council is bringing the site forward for a phased release of development.

Project Description

The first phase of a large scale employment land development was completed by Samworth Brothers in late 2014. Morris Homes commenced construction on the first residential development in early 2017 with new homes ready for occupation from 2018.

Kier Living have been secured as the City Council's development partner for another parcel of 300 new homes and further parcels of opportunity are available from 2018 onwards. Ashton Green is seen as one of the most innovative and sustainable new development in Leicester in more than 30 years. The future development opportunities will help progress towards delivering the 30,000 new homes needed over the next 20 years. Ashton Green will also make a significant contribution towards raising Leicester's profile as a place to do business in the East Midlands.



Project Promoter and Partnerships

The promoter is Leicester City Council supported by Leicester and Leicestershire Local Enterprise Partnership.

The City Council is working in partnership with the first housing developer on site and a second developer through the planning process. Leicester and Leicestershire LEP and Homes England have provided on-going support for the development project over recent years. C. £25 million of public sector funding is committed to enable infrastructure and help accelerate delivery. Local employers such as Samworth Brothers have also invested in the creation of new employment with future opportunities to follow in later phases. The advisors to the project include Arcadis and G L Hearn Property Consultants and Freeths LLP as Legal advisors.





Birmingham International Station

**Integrated Transport Exchange
& International Quarter
Solihull, West Midlands**

Opportunity

This is an opportunity for a sophisticated investor or developer to become involved at an early stage in one of the UK's most exciting transport related real estate developments.

Phase 1 is to redevelop Birmingham International Station and create a world-leading, multi-modal transport exchange. A construction partner will be sought for the station redevelopment within the next 36 months. Capital commitment requirement: £200-£300 million.

Phase 2 provides further potential commercial development at an adjoining site to create a new 'International Quarter' within The Hub. Partners are sought to influence and be involved with the wider commercial opportunities around the station.

Project Promoters:

Urban Growth Company (on behalf of Solihull MBC)

Scale:

Phase 1: Up to £3m

Phase 2: £7m - 1.4bn

Sector:

Phases 1 & 2: infrastructure and commercial

Location:

Solihull, West Midlands

Investment Type:

Phase 1: infrastructure, construction

Phase 2: equity investor, developer & development funder

Programme:

Phase 1: 2018-2025

Phase 2: part of The Hub's four-phase programme up to 2032

Planning Status:

Schemes subject to planning consent expected during 2018/2019

www.ugcsolihull.uk

Overview

Background

Birmingham Interchange will be the first stop outside London on the UK's flagship £50 billion High Speed 2 rail scheme. This project will link planned and existing local and regional transport to HS2 and has the potential to facilitate significant, wider mixed-use commercial development in and around the current Birmingham International Station.

The Hub is an international gateway at the heart of the UK, bringing together air, road and the rail network. As well as being home to Birmingham Airport and providing direct access to the UK's motorway network, The Hub will also bring together future high speed rail alongside the current West Coast Main Line through Birmingham International Station. Forecasts suggest the number of passengers using Birmingham International Station is set to triple, with over 15 million customers per year using it by 2036.

The Urban Growth Company - a special-purpose delivery vehicle set up to coordinate and deliver infrastructure and development across The Hub more widely - is leading a two-phase plan at the Birmingham International Station site.

The plan to create a fully-integrated transport exchange at Birmingham International Station - bringing together future high speed rail, existing rail, air, trams, buses, private vehicles and bicycles by 2025 - is one of a number of initiatives and projects being led by the UGC at The Hub. The UGC's Hub Growth & Infrastructure Plan predicts that there is potential to create up to 77,500 new jobs, 775,000 sqm of commercial space, 4,000 homes and £4.1 billion GVA per year.

Since the publication of the Hub Growth & Infrastructure Plan in early 2017, the UGC has published a number of supporting documents which lay the foundations for attracting investment including; a Hub Framework Plan which details the primary and secondary infrastructure requirements and timings to deliver sustained and coordinated growth across The Hub; and a Value Capture Framework & Toolkit outlining how investment in infrastructure can be recovered and reinvested.

The UGC has also agreed a schedule of changes with HS2 Ltd to upgrade previous plans for the HS2 Hybrid Act parkway-style station at the Arden Cross site, which will deliver the infrastructure needed to develop a new, fully-connected, urban quarter with the HS2 Interchange Station at its heart.

Project Promoter and Partnerships

The Urban Growth Company (UGC) is a local delivery vehicle formed by Solihull Metropolitan Borough Council and supported by the West Midlands Combined Authority and Greater Birmingham & Solihull LEP. The UGC will oversee the investment into UK Central Hub area and will realise the economic impact of the High Speed 2 Interchange site located at Arden Cross triangle site, the first planned HS2 site north of London.



The Boots Enterprise Zone

Nottingham

Opportunity

The Boots Enterprise Zone has opportunities for commercial and residential development, and seeks investment and development proposals including equity, debt and forward funding investment for identified occupiers.

The site offers a unique opportunity to co-locate next to one of the World's leading brands, The Walgreens Boots Alliance. The driver is to secure new occupiers and end-users through flexible investment structures. A new housing development on the site will provide an unprecedented place to live, work and play.

Project Promoters:

Walgreens Boots Alliance

Scale:

£100m+ GDV

Sector:

Mixed use

Location:

Close to Nottingham City Centre

Investment Type:

Equity, debt and forward funding investment for identified occupiers

Programme:

2018-2027

Planning Status:

Outline permission granted

Overview

Background

Boots has a long and illustrious history with Nottingham - since humble beginnings when John Boot opened a store in the City in 1849. The current 279 acre site was purchased in 1927 to expand the business. The promoter Walgreens Boots Alliance are looking to share their values to help encourage healthier and happier lives across the world.

The Boots Enterprise Zone project involves the redevelopment of c. 35 hectares of surplus land at the Boots site to create a centre of Health, Wellbeing and Beauty. Outline Planning Consent was granted in December 2014 for 82,000 sqm of commercial space. In addition there are plans to build up to 675 residential units, creating a new urban village on the site.

Project Description

The site sits on the border of Nottingham City and Broxtowe Borough - approximately 3 miles to the West of Nottingham city centre. The site offers a unique opportunity to build a complete lifestyle option - live, work, enterprise and innovation all fully integrated in one place.

At present the campus provides a Data Centre, Research and Development Facilities, Manufacturing, Pharmaceutical Wholesale and Logistics functions. The site also houses MediCity - a joint venture with BioCity.



MediCity offers the ideal environment for both start-up and established companies to develop. Businesses will not only benefit from BioCity's experience of successfully growing businesses in specialised incubator environments but also from Boots expertise in the global healthcare sector, including access to innovation and product development knowledge, as well as supply chain expertise. The existing Boots operation will remain on site.

In early 2018 a new road bridge and spine road was completed providing excellent access to the development land. In addition, the site entrance at the Beeston end of the development has also been re-modelled and is now operational. Land has been remediated and advanced talks are taking place with the first housing and commercial delivery partners.

Project Promoter and Partnerships

The project is being promoted by Innes England in partnership with Nottingham City Council and D2N2 Local Enterprise Partnership.





Birmingham Curzon

Birmingham City Centre

Opportunity

A number of major investment opportunities exist centred around a new high speed (HS2) terminus station for parties interested in exploring development partner / funder and equity investment on sites ranging up to 3.3 hectares and covering a selection of commercial and residential uses.

Birmingham City Council as promoter is working with the Homes England as well as private sector landowners to identify investable development projects within the Curzon Masterplan area. There is a strategic opportunity to help shape projects at an early stage, as these are expected to come forward over the next 18 months.

Project Promoters:

Birmingham City Council and multiple private landowners

Scale:

£1 bn+ GDV

Sector:

Office, Residential

Location:

Birmingham City Centre

Investment Type:

Development partner / funder;
Equity investor

Programme:

2018-2036

Planning Status:

Curzon Masterplan and Investment Plan published and available

[www.birmingham.gov.uk/
birminghamcurzonhs2](http://www.birmingham.gov.uk/birminghamcurzonhs2)

Overview

Background

Birmingham will be at the heart of the UK High Speed Rail network providing a once in a century opportunity to radically enhance the city's national rail connectivity, and accelerate its economic growth potential. A brand new city centre HS2 station, Birmingham Curzon, will be the catalyst for a major mixed use regeneration scheme in a prime location.

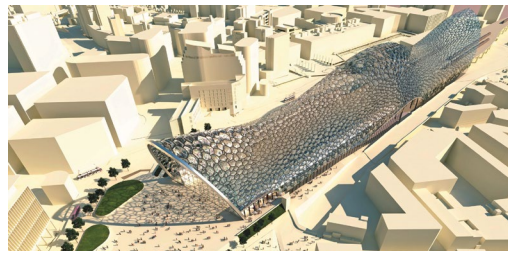
The Birmingham Curzon Masterplan sets out the City Council's aims for the station and demonstrates the regeneration potential of the surrounding 141 hectares Masterplan area that could result in a £4 billion economic uplift.

The Masterplan establishes the following:

- The aspiration for the delivery of an integrated world class station
- A series of project milestones to achieve this and to support wider growth and regeneration of the area

The project milestones include:

- Station design to create a landmark terminus building and visitor arrival experience
- Creation of a high quality public realm and shared space within the city centre terminus



Project Description

The Masterplan area covers 141 hectares and comprises over 30 strategic development opportunities within the extended City Centre Enterprise Zone. These sites can provide around 4,000 new homes and 600,000 sqm of commercial, leisure and retail floorspace.

With preparatory work underway the station will be operational by 2026, and there are already opportunities to bring forward development across the wider Masterplan regeneration area.

A £724 million investment programme has been agreed with Government for Curzon. This programme will integrate the station into the city centre, lead to the expansion of the Midland Metro network and provide the necessary infrastructure to unlock key sites bringing growth and development forward within the city and beyond.

Project Promoter and Partnerships

Birmingham City Council as promoter is working in partnership with the Greater Birmingham Solihull LEP and West Midlands Combined Authority.





Drakelow Park

Derbyshire

Opportunity

The promoter seeks a range of investment including forward funding for identified occupiers, equity and investment partners.

Opportunities also exist to give potential investors strategic opportunity to shape the realisation of the site masterplan, incorporating commercial, residential and small-scale retail. Further phases are planned with Drakelow Park offering serviced plots for residential and commercial development. This includes the option of using associated/owned construction companies.

Project Promoters:

Drakelow Developments Limited

Scale:

£360m GDV

Sector:

Mixed use - commercial, residential and small-scale retail

Location:

Drakelow, Derbyshire

Investment Type:

Equity, investment partners, including future funding opportunities

Programme:

Outline permission granted (Hybrid Approval)

Planning Status:

2017-2032 (Phase 1 is underway)

www.drakelowpark.com

Overview

Background

South Derbyshire is one of the fastest growing areas in the UK. Centrally located with unrivalled transport links, it is one of the best connected locations in the country. The convergence of the A38 and A50 to the north of Burton upon Trent provides easy access to motorways, while a direct rail link from Derby to London St Pancras takes less than 90 minutes.

East Midlands Airport, the second largest freight handling airport in the UK, is within minutes, whilst Birmingham International Airport is only a short distance away.

The area has one of the fastest growing populations in the country and is home to businesses such as Bombardier, JCB, Nestlé, Rolls Royce and Toyota.

Project Description

Drakelow Park is a new mixed use development in South Derbyshire that will include 12 hectares of employment land, up to 2,239 homes and two mixed use centres with retail, leisure and education facilities. It is bounded by the River

Trent and a nature reserve. Drakelow Park is well connected, lying adjacent to Burton upon Trent in The National Forest, and a new bridge will link it to the A38 main highway. Adjacent land hosts a National Grid sub-station and a large area anticipated for further employment opportunities in the future.

Drakelow Park can be progressed very quickly, with Drakelow Developments Limited having secured the necessary permissions and control of land. It has also undertaken groundworks for the enhanced link between the site and the A38 at Barton Turn.

The construction of the first 99 dwellings and associated infrastructure has been undertaken with all of the units sold. The sale of the next phase of land for 94 homes has been completed, again with David Wilson Homes. Discussions have commenced on bringing forward the Walton Bypass which will greatly enhance access to the site.

Project Promoter and Partnerships

The promoter and principal land owner Drakelow Developments Limited is working in partnership with South Derbyshire District Council and advisors Hawksmoor Property Services.





Friargate Coventry

Coventry city centre

Opportunity

The promoter, Friargate Coventry LLP, is ready and open to discuss possible investment structures in the form of partnership, direct development or co-investment to accelerate the delivery of future phases which will include offices, residential, retail, leisure and hotels.

Friargate is a multi-phase, multi-use development project that can provide many options for investment. It can build on the track record that has already delivered a framework of new infrastructure, new public spaces and the first high quality office building, now occupied by Coventry City Council and the The Financial Ombudsman Service.

Project Promoters:
Friargate Coventry LLP

Scale:
£700m+ GDV

Sector:
Office led mixed use

Location:
Coventry, City Centre

Investment Type:
Range including partnership, direct development or co-investment

Programme:
Under construction, phased over a 15 year period

Planning Status:
Friargate Masterplan approved, first building built, second building with detailed approval

www.friargatecoventry.co.uk

Overview

Background

Less than an hour from London, Friargate is one of the largest mixed-use developments in the Midlands. An ambitious new business destination, Friargate is delivering prime new office space, hotels, homes, shops, restaurants and public space - all next to Coventry railway station and only a five minute walk from the city centre.

Selected as UK City of Culture in 2021 and taking part in the 2022 Commonwealth Games, Coventry is a city very much on the rise.

Coventry City Council's building One Friargate was completed in September 2017 and is now fully occupied. Part of the 11,613 sqm building is let to The Financial Ombudsman Service an inward investor that acquired 2,323 sqm in Coventry with a view to future possible expansion as further buildings are brought forward.

Project Description

The whole development will provide 297,290 sqm and generate 15,000 new jobs. In total, Friargate will deliver 25 sustainable new buildings including 213,677 sqm of Grade A offices, two hotels, 19,974 sqm of retail, up to 400 new homes plus 10,219 sqm of leisure space.

Planning Consent for a second office building Two Friargate, has been granted, extending to 12,635 sqm net. Detailed construction design is about to commence in order to deliver a contemporary Grade A office building, perfect for modern business, for occupation by 2021.

Friargate benefits from direct access to London in under an hour and is only 10 minute train journey from Birmingham Airport - with connections to Dubai and the USA. There are few developments, anywhere in the country, that are as well connected as Friargate.

Project Promoter and Partnerships

Friargate Coventry LLP is a UK registered limited partnership that was established to deliver the Friargate project. It is owned and controlled by the Cannon Kirk Group, a Dublin-based development and property investment business that includes US venture capital, Oaktree Capital Management, among its shareholders.

The promoter has a long-standing formal working arrangement with Coventry City Council to formalise strategic and political support and to help accelerate project delivery. It is also working closely with Coventry and Warwickshire LEP, West Midlands Combined Authority and advisors GVA.





Grantham Southern Quadrant

Lincolnshire

Opportunity

An opportunity to shape the delivery of the project at an early stage, with a range of direct developer and investment options including development partner/investor and forward funding for identified occupiers.

An ambitious project to deliver a high quality, sustainable development of new homes, employment and retail space stretching from the A1 eastwards around the southern side of the town of Grantham. The opportunity is focussed on the new Garden Village of Spitalgate Heath, one of only fourteen designated by the Government, and a Designer Outlet Village which has recently been approved through planning.

Project Promoters:

Buckminster Estates,
Lincolnshire County Council,
South Kesteven District Council

Scale:

£200m+ GDV

Sector:

Mixed use of Housing and Retail

Location:

Grantham, Lincolnshire

Investment Type:

Development partner/investor;
forward funding for identified
occupiers

Programme:

2018 onwards

Planning Status:

Allocated in the local plan

www.southkesteven.gov.uk

Overview

Background

Grantham is the largest town in South Kesteven District and is a sub-regionally significant centre with excellent transport links to London and Nottingham. The Southern Quadrant to the south of the town is the largest of the development sites identified in the Councils Core Strategy.

The development of the Southern Quadrant will deliver a sustainable new community in a high quality landscape setting, providing much needed new homes and jobs whilst contributing to the wider regeneration of Grantham Town centre.

The Grantham Southern Quadrant is just 1 hour from London by rail and has direct connection to the A1 Trunk Road and onwards to the national motorway network. These connections open up a large catchment area for housing demand from across the East Midlands, South Yorkshire and Cambridgeshire.

Project Description

The essential highway infrastructure linking the A1 to the A52 is being delivered by Lincolnshire County Council funded by the Local Enterprise Partnership, the County Council and developer contributions and opens the way for initial development of a 25 acres designer retail outlet village, 3,700 new houses and in excess of 139,355 sqm of employment space.

With planning permissions for the employment land and construction of the road infrastructure having been granted and decisions to grant consent for the retail space and residential properties in place the development opportunities are becoming immediately investable.

Existing schemes are in the final stages of the planning process with further site allocations coming forward through the South Kesteven Local Plan creating longer term investment opportunities

The approximate number of units for each phase is:

- Phase 1: 1,212 homes including c. 250 homes in phase 1A
- Phase 2: 1,221 homes
- Phase 3: 1,266 homes

In terms of employment space, the promoter expects that 3,500 sqm will be taken up and developed annually.

Project Promoter and Partnerships

The project is promoted by Buckminster Estates, a land-holding trust that is circa 400 years old, together with a public sector consortium comprising Lincolnshire County Council, South Kesteven District Council, Greater Lincolnshire LEP and Homes England. Advisors for the project include Mills and Reeve, legal and Strutt and Parker, property.





i54 Western Extension

**Innovation Drive, Coven,
Wolverhampton**

Opportunity

The Western Extension at the i54 development is seeking a development partner and investors for the forward funding of new development with an identified occupier.

The opportunity to shape a highly significant public and private sector led employment project which will deliver up to 100 acres of land for development and help continue the expansion of the growing cluster of advanced manufacturing businesses around i54/Junction 2 of the M54 motorway.

Project Promoters:

City of Wolverhampton,
Staffordshire County Council,
South Staffordshire Council and
Severn Trent's property vehicle
Midlands Land Portfolio Ltd.

Scale:

£600m+ GDV

Sector:

Advanced Manufacturing -
Aerospace, Automotive,
Technical, Research &
Development.

Location:

i54 South Staffordshire
(Junction 2 of M54)

Investment Type:

Developer partner; forward
funding with an identified
occupier

Programme:

2018-2025

Planning Status:

Formal adoption and outline
consent 2018

<http://www.i54online.com>

Overview

Background

The i54 Business Park, South Staffordshire is home to Jaguar Land Rover's Engine Manufacturing Centre, Moog Aerospace and other global businesses and with its own direct access to J2 of M54 motorway the scheme is highly accessible to the national road and rail network.

Local Authority partners, City of Wolverhampton, Staffordshire County Council and South Staffordshire Council who delivered the successful i54 business park are progressing plans to extend the park by a further 100 acres (40 hectares).

Project Description

60 acres are owned by City of Wolverhampton Council which worked in partnership with Staffordshire County Council and South Staffordshire Council to deliver i54. 40 acres are owned by Severn Trent's property vehicle, Midlands Land Portfolio Ltd and all parties are collaborating to realise the full potential of the 100 acres. The 60 acres providing up to 100,000 sqm of floor space and the further 40 acres up to 60,000 sqm of floor space.

Working with the two relevant Local Enterprise Partnerships, Black Country LEP and Stoke and Staffordshire LEP the partners are securing outline planning consent programmed for later in 2018.

Construction of the access road and services infrastructure will be undertaken during 2019 with platform preparation works following on in 2020.

The site's location with excellent accessibility makes i54 highly desirable. Further Investment in land and Infrastructure is planned for the wider M54 Junction 2 area including the potential West Midlands Rail Interchange at Four Ashes c. 4 kilometres north of i54.

Marketing of the i54 Western Extension site to developers and end users on a design and build basis will be targeted for occupation specifically by the Advanced Manufacturing Sector.

Project Promoter and Partnerships

The City and County Councils will be working as a Joint Venture and are fully supported by the Black Country and Stoke and Staffordshire Enterprise Partnerships and West Midlands Combined Authority. The project scheme will help address the regional shortfall in strategic employment land specifically targeting high value manufacturing.

Advisors to the project include AECOM, Ancer Spa, Pick Everard, JLL and Staffordshire County Council.





Island Site

Nottingham City Centre

Opportunity

Opportunities exist for Investors, developers, occupiers, end-users, construction partners with debt-finance, co-investment, direct development, equity, and development partner mechanisms.

This is a 34 acre multi-phase major project in a prime City Centre location. Each phase presents development opportunities for investors and developers working with private sector partners and landowners, offering an opportunity for early discussion about potential investment structures.

Project Promoters:

Conygar Investment Company PLC

Scale:

£500m GDV

Sector:

Mixed use - Offices, Residential, Retail, Food & Beverage, Hotel

Location:

Nottingham City Centre

Investment Type:

A range of investment types and development partner mechanisms

Programme:

2018-2025

Planning Status:

Planning application to be submitted April 2018

<https://www.nottinghamcity.gov.uk/planning-and-building-control/building-a-better-nottingham/major-regeneration-projects/major-regeneration-documents/>

Overview

Background

The site is being developed as a new urban business and residential community within the City's Creative and Canal Quarters, creating a safe, attractive, high quality and mixed neighbourhood with its own identity and character. The economic development of the site will contribute significantly to the economic growth of the City, helping to maintain its status as a top ten UK city for growth.

Island site is also providing for the further expansion of the life sciences cluster centred on BioCity, complementing the City's Science City designation. New office space will help to address the City's identified shortage of Grade A office space, and provide a first class business location for indigenous and inward investing companies alike.

Project Description

The project will deliver known demand for a range of uses including Grade A offices, residential (including build to rent), retail/ Food and Beverage, hotel and leisure.

To support this process the developer and their consultants have completed a number of detailed ground investigation works and technical studies. The results of these documents have informed the submission of an Environmental Impact Assessment Scoping Report, in December 2017.

With the support of their specialist advisors, Conygar Developments Ltd have entered into a formal pre-application with Nottingham City Council and have submitted a scoping report as part of the formal Environmental Impact Assessment required in advance of submitting an outline planning consent, expected in April 2018.

By creating a new urban neighbourhood there will be a variety of high quality housing, attractive to a wide range of households. It will be well connected to new public realm and open space, and to the network of routes within and beyond the site.

Project Promoter and Partnerships

The promoter, Conygar Investment Company is working in partnership as site owner and lead developer, supported by advisors including Lavignac Securities as project consultant, Leslie Jones Architects and Axis Planning as planning and environmental consultant.





Loughborough University Science and Enterprise Park

Loughborough, Leicestershire

Opportunity

The opportunity is to partner with one of the UK's leading universities in the major extension of a successful science park. The project is of particular interest to long-term investment partners, who will have the potential to shape its development.

With its prime location and research and innovation focus, Loughborough University Science and Enterprise Park will drive increasing values and returns. The existing site hosts more than 70 organisations. The 84 hectare expansion will house clusters of knowledge-based, high growth businesses across a number of sectors on an extremely attractive site on the edge of the National Forest.

Project Promoters:

Loughborough University

Scale:

£625m GDV

Sector:

Specialist commercial development for knowledge-based industries

Location:

Loughborough, Leicestershire

Investment Type:

Equity and development funding; long-term partnerships

Programme:

2018 onwards

Planning Status:

Outline (Phase 2) Local plan allocation (Phase 3 and 4)

www.LUSEP.co.uk

Overview

Background

The Park is adjacent to Loughborough University, a pre-eminent research-led university with particular strengths in engineering and advanced technologies. It has access to a highly skilled graduate workforce as well as excellent accessibility with 1 million potential employees within a 45 minute drive.

Located on the west side of Loughborough, the Park is just one mile from the major north-south M1 motorway, with good rail connections and 15 minutes from East Midlands Airport.

Project Description

One of the UK's largest science parks, the existing Park comprises 19 hectares (68,000 sqm). Designated as part of the Loughborough and Leicester Science and Innovation Enterprise Zone, the development offers further phases of high valued opportunity.

Phase 2 has 7 hectares (20,000 sqm) of development plots with planning and services included. Phase 3 incorporates a further 27 hectares (80,000 sqm) of opportunity and Phase 4 an additional 42 hectares (100,000 sqm) of development land.

There is on-going commitment to providing improved access to the Park with a £28 million investment agreed for major infrastructure improvements at J23 of the M1 motorway/A512 which commences in April 2019.

In addition further investment into a 35 hectares expansion of the Loughborough and Leicester Science and Innovation Enterprise Zone will see several major new developments underway. These include a 9,290 sqm development for a leading software development company and a £12 million investment for the National Centre in Combustion and Aerothermal Technology, which will be operational by Summer 2018.

The Advanced Technology Innovation Centre, which welcomed its 40th occupier in January 2018, is close to capacity with several of its largest occupiers looking to expand further on the site.

Project Promoter and Partnerships

The project promoter Loughborough University is working in partnership with Enterprise Zone project partners Charnwood Borough Council, Leicestershire County Council, Leicester and Leicestershire Local Enterprise Partnership and Wilson Bowden. Developments.





MIRA Technology Park Southern Manufacturing Sector

Nuneaton, Warwickshire

Opportunity

A £150 million funding opportunity for occupier-led investment in the industrial sector with potential also for a multi-phased development approach.

The Southern Manufacturing Sector provides a rare opportunity for a strategic automotive-related manufacturing facility with associated links to the extensive R+D facilities at MIRA.

Project Promoters:

HORIBA MIRA Ltd

Scale:

£150m GDV

Sector:

Industrial with focus on automotive manufacturing and R+D

Location:

Nuneaton, Warwickshire

Investment Type:

Forward funding for identified occupier(s)

Programme:

2018-2020

Planning Status:

The site is identified in the draft local plan associated with MIRA and the automotive industry.

www.miratechnologypark.com

Overview

Background

MIRA Technology Park is one of the UK's leading Enterprise Zones, and with over 40 major international automotive engineering companies such as Bosch, Toyota and Bharat Forge as occupiers on the Park, it comprises Europe's largest and fastest growing automotive R&D cluster.

The Technology Park lies at the centre of the UK's automotive heartland, within an economic growth corridor accessed from the newly upgraded A5 between Atherstone and Hinckley in Warwickshire.

Project Description

The Technology Park contains 40 major test facilities and over 106 kilometres of test tracks making it a world class facility and a global attraction for companies to the UK. The synergy between the industry cluster and facilities at the existing MIRA Technology Park provides an opportunity for companies at the forefront of new transport technologies to capitalise on this centre of technological development in the transport industry.

Whilst the Technology Park benefits from an existing planning consent for 185,806 sqm, on completion will comprise 325,160 sqm. The Southern Manufacturing Sector

comprises an additional 90 acres linking directly into the existing MIRA Technology Park site. It provides a highly complementary opportunity for approximately 139,355 sqm of automotive related advanced manufacturing facilities, and benefits from the recent delivery of major power and road infrastructure investment to facilitate development.

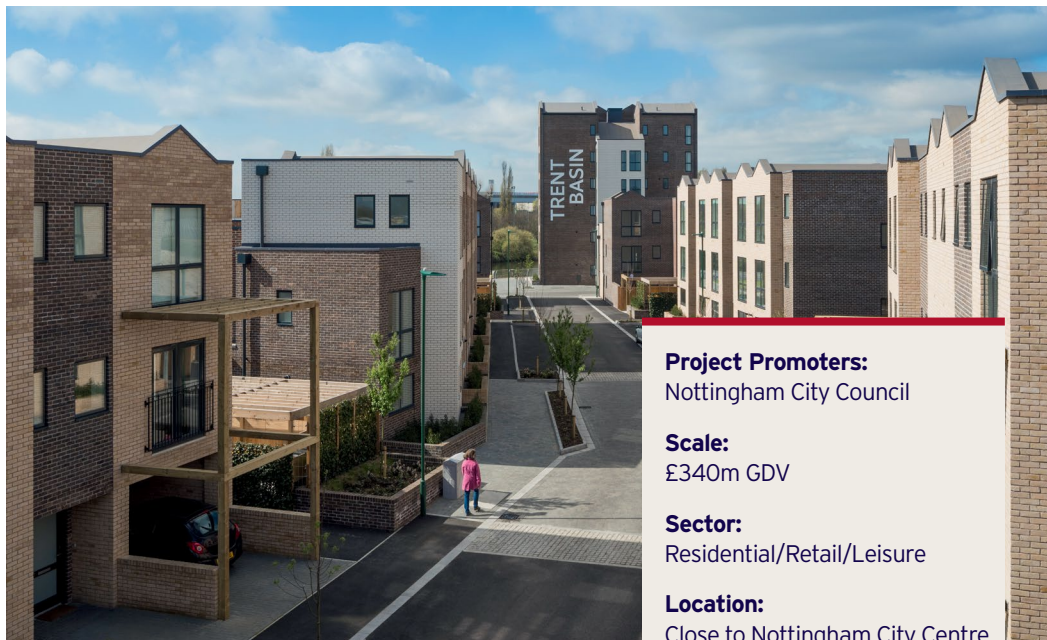
The site benefits from the off-site infrastructure already delivered for MIRA Technology Park. Whilst progressing through planning an early application would enable delivery of the development by mid/late 2020.

Project Promoter and Partnerships

The Technology Park development is being promoted and delivered by HORIBA MIRA who are both owners and operate their facilities from the Park. They work closely with key stakeholders in the Enterprise Zone and Southern Manufacturing Sector which includes Leicestershire and Coventry & Warwickshire LEPS, West Midlands Combined Authority, Hinckley and Bosworth Borough Council and North Warwickshire Council.

Advisors to the project to date include legal Winckworth Sherwood, Cushman and Wakefield, planners Barton Wilmore, architects Geddes, engineers Waterman and Hoare Lea, QS Quantem and highways Milestone.





Project Promoters:

Nottingham City Council

Scale:

£340m GDV

Sector:

Residential/Retail/Leisure

Location:

Close to Nottingham City Centre

Investment Type:

Forward and development funding including PRS

Programme:

2018-2033

Planning Status:

Various sites with full and outline planning permission

<https://www.nottinghamcity.gov.uk/planning-and-building-control/building-a-better-nottingham/housing-developments/waterside-trent-basin-development/>

Waterside

Nottingham

Opportunity

Nottingham Waterside provides strategic investment and development opportunities, to help shape the early stages of the project and the wider Waterside Regeneration Area within the city of Nottingham.

The Waterside Regeneration Area covers 27 hectares and presents a number of residential and commercial development opportunities for investors and developers working alongside private and public sector partners and land owners. This includes Private Rented Sector (PRS) and the need to satisfy the demand for family housing.

Overview

Background

Nottingham is centrally located in the East Midlands and well connected within the UK. The Waterside Regeneration Area is located to the Southeast of the city centre to the North of the River Trent. It is less than a mile from the city centre and a long-standing regeneration ambition for the city. The City Council is a principle land owner together with private land and lease owners.

Waterside will become a major new mixed use riverside sustainable community with its own identity and character. Located close to the city centre, it will provide a unique urban environment, providing the best of urban lifestyle in a modern, safe, vibrant and attractive riverside setting. As a residential-led development, with a large proportion of family housing to attract families back to the city, it will provide homes in a high quality waterside environment.

High quality public realm will create an appropriate setting for new development and this will be crucial to the success of the regeneration of the Waterside. Central to this will be the new Riverside Path and its associated green infrastructure, providing an attractive and continuous open space for walking and cycling along the north bank of the River Trent.

Project Description

Nottingham City Council's vision is to turn what is a predominately light industrial and commercial area into an attractive and thriving neighbourhood. The Council is developing a Supplementary Planning Document to support the development of the area and for developer guidance.



The ambition for the Waterside Regeneration Area is for it to become an aspirational, thriving neighbourhood complete with waterside living, family homes leisure and retail opportunities as well as providing new green infrastructure. The project will deliver up to 1200 new homes, retail and leisure uses.

Redevelopment of the area is underway with new homes being built at Trent Basin. Phase 1 has seen 35 new houses and 10 new apartments completed. Phase 2 will be complete by 2019 and see a further 21 houses on site.

A further 3 sites across the area have now secured planning permission. The wider development will see a large proportion of family housing along with apartments, retail and leisure uses.

Elevate as developer have acquired additional land and planning permission has been submitted at Trent Keyes (Meadow Lane) for 95 units, including both housing and apartments.

Project Promoter and Partnerships

Nottingham City Council are the principle project promoter working in partnership with Developer, Blueprint at the Trent Basin area of the development, and Elevate Property Group at Trent Keyes for part of the site to deliver new homes and apartments.



Paradise

Birmingham

Opportunity

The opportunity for investment is available in partnership with Hermes Investment Management, including co-investment/development finance to support Phases 2 and 3 or on a building-by-building basis.

Argent and Hermes enjoy a strong track record for delivery with a particular strength in the creation of successful city-scale, mixed use developments. Paradise will benefit from the continuity and commitment of this working partnership which has already delivered 408,770 sqm of development through some of the most significant and challenging regeneration projects in the UK including Brindleyplace in Birmingham, the Piccadilly area in Manchester and the redevelopment of King's Cross in London.

Project Promoters:

Hermes/Birmingham City Council

Scale:

£550m GDV (Phase 2 & 3)

Sector:

Mixed-use including commercial, retail, leisure and hotel

Location:

Birmingham City Centre

Investment Type:

Development partner or funder

Programme:

2018-2021 (Phase 2)
Phase 3 and project completion 2026

Planning Status:

Paradise masterplan for all phases has outline planning consent

www.paradisebirmingham.co.uk

Overview

Background

Located on a seven acre site at the city's heart, Paradise links Birmingham's civic and cultural quarters. Comprising ten individually designed buildings across three phases, the £1 billion development is one of the largest and most strategically important city centre schemes outside of London. Paradise comprises almost two million square feet of high quality commercial, retail, leisure and hotel space, all set in superbly crafted public realm, truly befitting its exemplary historical setting.

International professional services firm PwC has taken all the 13,935 sqm of commercial space in One Chamberlain Square and will be relocating its 1,400 strong Birmingham team in 2019. It will have the potential to accommodate a further 1,000 people for its planned regional expansion.

Project Description

Due for completion in 2019, construction of Phase 1 is well underway and includes One Chamberlain Square and Two Chamberlain Square that comprise 15,980 sqm and 17,000 sqm of Grade A office and ground floor retail space respectively. Phase 1 also incorporates the much improved and enhanced Chamberlain Square and connected public realm, together with associated highways alterations and a basement car park that initially provides c. 300 car park spaces. Phase 1 completion links with the completion of other significant neighbouring projects such as the Midland Metro extension to Broad Street, the £13 million refurbishment of Centenary Square and HSBC's relocation of its business and personal headquarters from London to Arena Central.

Paradise Phase 2 includes One Centenary Way, a c. 26,010 sqm office building, with space for shops and restaurants at the ground and upper ground level; a new 4* plus hotel with approximately 250 bedrooms and Three Chamberlain Square, offering 13,006 sqm of Grade A Offices/Retail. It also



includes new public realm to include a new square, in addition to that being delivered as part of Phase 1.

Phase 3 has outline planning permission to deliver a further five buildings and a new large public square, completing the improvements in pedestrian connectivity and space across the city. This will encompass c. 64,855 sqm of grade A office and ground floor retail space. The project is within the Birmingham City Centre Enterprise Zone (EZ) and has delivered infrastructure works with EZ funding.

Project Promoter and Partnerships

The project promoter is a joint venture between Hermes and Birmingham City Council.

The Paradise redevelopment is being brought forward through Paradise Circus Limited Partnership (PCLP), a private-public joint venture between British Telecom Pension Scheme (BTPS) and Birmingham City Council; Hermes Investment Management manages the investment on behalf of BTPS. PCLP is delivering the enabling works including the creation of serviced development platforms for the Building Developers. The private sector funding for the specific buildings is being managed by Hermes Investment Management, which has partnered with Canada Pension Plan Investment Board (CPPIB) on the first phase of the development. Advisors to the project to date include Legal BLP, Hogan Lovells and Eversheds; Engineers Arup and PBA; Architects Glenn Howells and Eric Parry; Landscape Architects Grant Associates; QS Faithful & Gould Atkins and Planners Deloitte and Turley.



Birmingham Peddimore

Sutton Coldfield, Birmingham

Opportunity

The appointment of a Development/Investment Partner has commenced under the OJEU competitive dialogue route. This is a major mixed use scheme in a prime location that will be brought forward in two phases.

Following the appointment the City Council will also be open to enquiries from companies looking to invest in units in excess of 80,000 sq feet of production, manufacturing and logistics accommodation. Further investment and/or development opportunities will flow from the development of the second phase of the site.

Project Promoters:

Birmingham City Council

Scale:

£285 million GDV

Sector:

Industrial, logistics

Location:

North Birmingham

Investment Type:

Equity investor/funder

Programme:

Procurement of delivery partner underway

Planning Status:

Phase 1 development partner
March 2018, full planning
application within 12 months

<https://www.birmingham.gov.uk/peddimore>

Overview

Background

Peddimore will be an exemplar industrial development in the heart of the West Midlands, creating up to 10,000 jobs and making a £350 million contribution to the local economy. At 71 hectares, the site is one of the most significant industrial opportunities in the UK.

Occupying a strategic and highly accessible location on the north-eastern edge of Birmingham the Peddimore site forms part of the main industrial corridor in the city, extending eastwards along Heartlands Parkway to the Midpoint Park industrial development. This key corridor is home to some of the city's major industrial occupiers including Jaguar Land Rover's assembly plant at Castle Bromwich, GKN and Webasto.

Project Description

The 71ha site will come forward in 2 phases. Phase 1 will be 30ha and will deliver the infrastructure improvements needed to service the whole site, including a new access from the A38 and utilities and services.

Phase 1 will benefit from an unrestricted consent for Light Industrial, and General Industrial, with the potential to also accommodate Research and Development and Warehousing and Distribution uses.

Phase 2 will commence at a later date and will be targeted at major investors and occupiers who can generate significant employment and drive economic growth in a highly sort after central UK location.

The development of Peddimore is a once in a generation opportunity to deliver a new and truly outstanding destination in the City for high-growth companies.

Project Promoter and Partnerships

This unique development opportunity has been actively marketed via the OJEU process to select a development partner to bring forward the site. Expressions of interest have been received and organisations shortlisted to participate in the tender process. The selection of a 'Preferred' Investment/Development Partner is anticipated to take place in March 2018.

Due to the site's size delivery will take place across two phases. The City Council and the selected private sector partner will create a partnering structure through a contractual Joint Venture Agreement (JVA) that will provide a mechanism for the development to be delivered.

Add promoter details and advisors

The promoter Birmingham City Council is working with Greater Birmingham & Solihull LEP and West Midlands Combined Authority. The project advisors include property/commercial GVA and legal Pinsent Masons.



Redditch Gateway

Redditch, Worcestershire

Opportunity

Development finance and forward funding based on identified occupiers is sought from investors, to deliver one of Worcestershire's priority and much sought after development sites.

Redditch Gateway offers opportunities on a multi phased mixed commercial development.

Project Promoters:
Stoford Developments

Scale:
£100m+ GDV

Sector:
Commercial

Location:
Redditch, Worcestershire

Investment Type:
Development finance and forward equity funding

Programme:
2018-2023 (8 phases)

Planning Status:
Outline application approved January 2018

www.stoford.com/site/redditchgateway

Overview

Background

Redditch is located adjacent to the M40 / M42 corridor, which represents an important sub-regional focus for economic growth. The M42 is seen as an economic gateway and has been identified as a priority by the Greater Birmingham and Solihull LEP, and its potential significance for North Worcestershire is recognised at a strategic level.

The corridor offers immediate access to both existing and planned infrastructure including Birmingham International Airport, the National Exhibition Centre and potentially High Speed 2 and accommodates a number of key businesses with strengths in advanced manufacturing and business services.

The Redditch Gateway development is an exciting opportunity to build on the town's wealth of engineering and manufacturing expertise. The new development aims to promote and enhance supply chain links and to further develop the skills of the local labour market.

Located in North Worcestershire its employment catchment area covers part of South Birmingham, Solihull and the Black Country with more than 6 million people within commutable distance of the development.

Project Description

The Redditch Gateway development is set to deliver up to 2,300 jobs to the area as well as an increase in economic growth, through the development of high-quality headquarters-style manufacturing and distribution facilities.



View from Coventry Highway

Redditch Gateway extends to circa 78 acres and is strategically located on the eastern fringes of Redditch 2.5 miles from the town centre. The development site is accessed via the A4023 which good links to the A435 and the Midlands motorway network at J3 of the M42 2.5 miles north. The site is therefore in easy reach of Birmingham International Airport and links to London via the M40 motorway.

Strong growth in the area alongside supply constraints mean this is an excellent opportunity to invest in a major commercial development at the heart of the country that seeks to strengthen the UK's industrial and distribution sector.

The project has also secured funding from Worcestershire Local Enterprise Partnership and Homes England.

Project Promoter and Partnerships

Worcestershire County Council, Redditch Borough and Bromsgrove District Councils are working in partnership to bring the site forward which includes the developer Stoford, Warwickshire County Council, Stratford on Avon Borough Council and key economic partners including Worcestershire LEP, Greater Birmingham and Solihull LEP and Coventry and Warwickshire LEP.



Skylon Park

Hereford Enterprise Zone

Hereford City, Herefordshire

Opportunity

The promoters' preference is for a long term strategic partnership with landowner Herefordshire Council. Both Skylon Park, Hereford Enterprise Zone and the landowner are open to discussions about investment type and structure, with phasing of the investment opportunity as an option.

Skylon North Magazine and Skylon South are the premier development locations on the Park and are conducive to larger scale Commercial development opportunities for investors, with particular interest in defence, security and advanced manufacturing.

Project Promoters:

Skylon Park, Hereford
Enterprise Zone on behalf of
Herefordshire Council

Scale:

£105m GDV

Sector:

Commercial

Location:

Hereford City, Herefordshire

Investment Type:

Long term, strategic developer
/ investor partnership with
landowner

Programme:

2018 onwards

Planning Status:

Outline permission granted

www.skylonpark.co.uk

Overview

Background

Skylon Park, Hereford Enterprise Zone is a 70 hectare business park focussing on regional business sector strengths notably defence, security and advanced manufacturing.

Major investment is already underway on infrastructure, services and ground preparation to provide development ready areas, including an ultrafast broadband network. Outline planning permission is already in place as part of a simplified, speedy and free process.

Current investors in the Park include KGD operating in the offshore oil and gas industry and Techtest/HR Smith, an avionics manufacturing company, manufacturing advanced airborne antenna systems for commercial and military application.

Project Description

There is already considerable business interest in Skylon Park, with 55,000 sqm of development space built, under construction or in advanced negotiation with 34 new businesses already in occupation. Private sector investment in land and buildings is already well in excess of £30 million.

The North Magazine comprises 10 Ha and by summer 2019 will be home to a £7 million Business Incubation Centre including development space for businesses to interact with a new University being created in Hereford, specialising in engineering.

Skylon South comprises 4 hectares as a next phase development with immediate access onto the dedicated access road linking to the trunk road network. It will be adjoining a new £9 million Centre dedicated to Cyber Security business and research, sponsored by the University of Wolverhampton and due to be opened in 2019.

Due to the proximity of the UK Special Forces base, QinetiQ at Malvern Science Park and GCHQ at Cheltenham, the area is known for its specialism in defence and security, and the Cyber Centre will add to that asset base.

Project Promoter and Partnerships

The project promoter is Skylon Park, Hereford Enterprise Zone acting on behalf of the landowner Herefordshire Council. Hereford Enterprise Zone Ltd is a specific public/private partnership company created to facilitate the development of Skylon Park and to enhance the local economy.



Birmingham Smithfield

Birmingham City Centre

Opportunity

The appointment of a Development/Investment Partner has commenced under the OJEU competitive dialogue route. Following the appointment there will be potential for a range of sub-contracting, equity investment, development funding and occupancy opportunities.

Birmingham Smithfield is a major multi-phase mixed use scheme in a prime city centre location.

Project Promoters:

Birmingham City Council

Scale:

Circa £1 billion GDV

Sector:

Leisure, Retail, Office,
Residential

Location:

Birmingham City Centre

Investment Type:

Equity investor/funder

Programme:

Procurement of delivery
partner underway

Planning Status:

Masterplan in place

<http://www.birmingham-smithfield.co.uk/>

Overview

Background

Birmingham is currently experiencing an unprecedented period of change as billions of pounds of investment is transforming the City's economy, in part by being at the heart of the future UK High Speed Rail network.

Over the next decade this will continue at a dramatic pace as new jobs, transport facilities and residential communities are delivered. The impact of this will see Birmingham realise its full potential, becoming a truly international city at the centre of a successful West Midlands region and a driving force of the UK.

As one of the largest and most attractive city centre development sites in the country, Birmingham Smithfield will be a key part of this evolving growth story.

Project Description

Covering 14 hectares Birmingham Smithfield has all the ingredients to become a hugely successful and vibrant place. It will be able to capitalise on the rich history of the area as well as proximity to the major retail offer and High Speed 2 terminus.

The future vision for Birmingham Smithfield includes new vibrant retail markets, exciting

family leisure, cultural buildings, a residential neighbourhood, public squares and transport facilities. The site has capacity to deliver 300,000sq. metres of new floorspace and 2,000 new homes, with an investment value of £1BN.

The site is within an Enterprise Zone (EZ), with EZ funding allocated to support the sites development. The relocation of the wholesale markets from the area to new facilities within the city marks the beginning of a new era and the opportunity to realise the transformational potential.

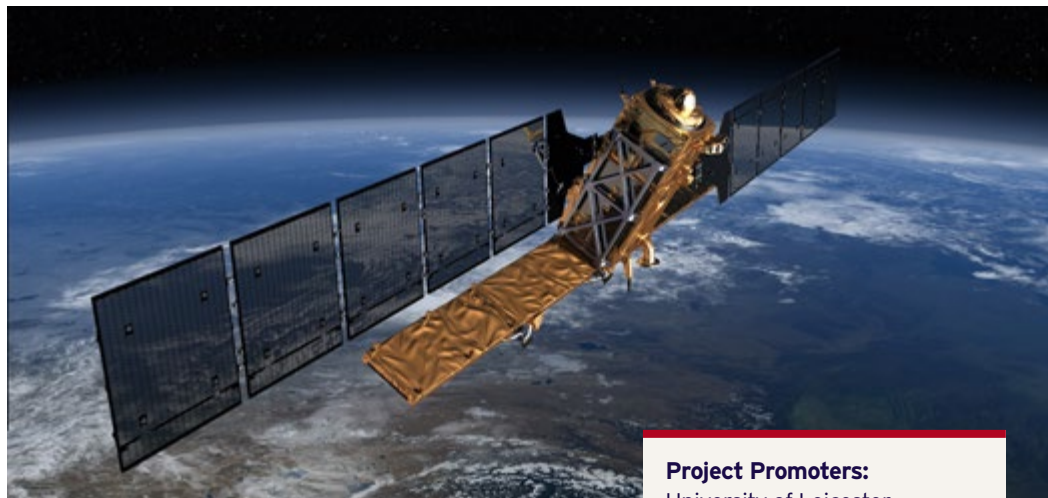
Project Promoter and Partnerships

The selection of a 'Preferred' Investment/ Development Partner is anticipated to take place in late 2018 with the formal appointment of the Partner being made in 2019.

Due to the site's size a phased approach to delivery will occur. The City Council and the selected private sector partner will create a partnering structure through a contractual Joint Venture Agreement (JVA) that will provide a mechanism for the development to be delivered.

Birmingham City Council as promoter is working in partnership with the Greater Birmingham Solihull LEP and West Midlands Combined Authority, and advisors Cushman & Wakefield.





Space Park Leicester

Waterside

Opportunity

The promoter is open to discussions about possible investment structures to include equity partners, development funding, debt finance and co-development opportunities.

Space Park Leicester is an ambitious initiative to develop a global hub and collaborative community based on space and space-enabled technologies. It will be a new centre for the analysis and commercialisation of space-enabled data and space mission development. Space Park Leicester offers an exciting and strategic opportunity to investors to shape this project at an early stage.

Project Promoters:

University of Leicester

Scale:

£100m GDV

Sector:

Research & Development,
Commercial and Industrial

Location:

Waterside, Leicester

Investment Type:

Development funding, equity,
debt finance, co-development

Programme:

2019 onwards

Planning Status:

Outline Pre-application Local
Plan Allocation

www.le.ac.uk/spacepark

Overview

The key themes of the Space Park include Research and Development, supporting world-leading UK capability in satellite manufacture and use, and recognising the status of satellites as one of the eight emerging technology sectors.

The Park will facilitate access to, and analysis of, space-enabled data including 'Big Data', the ability to combine vast sets of data in new ways to create new linkages, patterns and ultimately new knowledge. It will also provide education and training for the space sector and related high technology sectors, including traditional University undergraduate and postgraduate courses, and apprenticeships.

Located at the heart of the UK, Leicester is the largest economy in the East Midlands and one of Britain's most attractive and cost-effective places to develop, own or lease commercial property. Compared with London and many other UK cities, Leicester has a remarkably low operating cost-per-head. The multi-million pound regeneration of Leicester is making the city an outstanding investment destination.

Project Description

Space Park, Leicester is being developed on the Waterside zone just north of Leicester city centre, next to the River

Soar and Grand Union Canal. The site is already home to the National Space Centre and presents a significant opportunity for development around this iconic building.

The creation of the Space Park on Leicester's Waterside is an exciting vision that reflects the city's ambitions for growth. It will play a key part in realising the ambition of cutting-edge translational research and enterprise enriching the local and regional economy and fuelling the Midlands as an engine of future growth.

The initial phase will focus on data interpretation and Earth Observation. It will allow access to specialised computer facilities and a pop up laboratory. University of Leicester students will be working on site, engaging in industry related projects.

Phase two will focus upon Space Engineering with additional clean room facilities and high tech equipment.

Project Promoter and Partnerships

The University of Leicester has a long and distinguished record of discovery in space and Earth observation science. Every year since 1967 a Leicester-built instrument has been operating in space.

The University is working in collaboration with funding, business and local stakeholders, to launch Space Park Leicester.





Stafford Gateway North

Stafford Town Centre

Opportunity

The promoter is open to discussions regarding possible investment structures, however these should include equity, forward funding and joint venture developer partnership with the local authorities.

Stafford Gateway North is an opportunity to help deliver the first phase of a dynamic town centre residentially led development, within a larger master-planned opportunity for new business/commercial and residential districts with direct access to future High Speed 2 (HS2) rail services at Stafford Station.

Project Promoters:

Stafford Borough and
Staffordshire County Councils

Scale:

£381m GDV Overall Masterplan
£51.5m+ GDV (Phase 1 Gateway North)

Sector:

Mixed use, residential and commercial

Location:

Stafford Town Centre

Investment Type:

Equity investment, forward funding, joint venture developer partnership

Programme:

2018-2024

Planning Status:

Gateway North Local Plan allocation

www.staffordbc.gov.uk/staffordregeneration

Overview

This is a unique opportunity to deliver the first phase of development in one of the Constellation Partnerships flagship projects. The Stafford Station Gateway Masterplan is located in one of the regions fastest growing areas and will deliver 3 principle phases of development; Gateway North (predominantly residential), Gateway Central (a mix of residential and commercial) and Gateway South (predominantly commercial).

Background

The investment is at the heart of the wider development of Stafford as a sub-regional growth area within the West Midlands. Stafford has already seen £100 million investment in a new retail offer as part of a £1.2 billion investment programme which includes a minimum of 10,000 new homes. The arrival of HS2 rail services to Stafford will significantly enhance the County Towns already excellent connectivity to national rail and motorway networks. The investment takes advantage of a high skills base and the growth of digital, advanced manufacturing and professional services in the area.

Overall, the wider Stafford Station Gateway Masterplan includes 75,000 sqm of offices, 800 new homes, 120 bed hotel/conference facility, 2,000 sqm of retail/leisure, 3,000 sqm of industrial, 1500 multi-storey parking spaces, and railway station upgrades together with 6.5 hectares of urban green and civic space.

Project Description

Station Gateway Masterplan provides a new Central Business District together with new residential neighbourhoods in two further phases to the south of the Gateway North sites. Stafford Gateway North is a residential led project located on 7.7 hectares of prime town centre land, and is the first phase of the Station Gateway Masterplan.

Phase 1 is proposed as an urban residential development of up to 250 homes including 100 apartments and 1.2 hectares of commercial development.



Access and connectivity are key to the project and to Phase 1. Hence delivery of the £60 million Stafford Western Access Road, integral to the vision to unlock the Stafford Station Gateway Masterplan and HS2 rail station, will be in place by 2021.

With an Outline Planning application submitted by mid-2018, and following the proposed completion of remediation and access/services infrastructure by autumn 2019, phased construction over a 5 year period is expected to commence in late 2019.

Project Promoter and Partnerships

The Stafford Station Gateway Masterplan is being managed and promoted by a partnership between Stafford Borough Council and Staffordshire County Council and has been supported by a specialist advisory team led by the Building Design Partnership (BDP). The project is supported within the Constellation Partnerships Growth Strategy and aligned with the "Make it Stoke-on-Trent & Staffordshire" LEP Major Projects & Strategic Sites portfolio.





Stoke-on-Trent City Centre

City of Stoke-on-Trent

Opportunity

A range of opportunities are potentially available to investors across the three sites within the Stoke-on-Trent City Centre project including forward funding, equity, development partner and co-developer.

Bluefield Sandbach are developing Century Street whilst Genr8 and Realis Estates Ltd are developing Smithfield and Unity Walk respectively.

Project Promoters:

Bluefield Sandbach,
Genr8, Realis Estates Ltd &
Stoke-on-Trent City Council

Scale:

£310m+ GDV

Sector:

Mixed use – retail, leisure,
commercial and residential

Location:

Stoke-on-Trent City Centre

Investment Type:

Forward funding, equity,
development partner,
co-developer

Programme:

2018-2023

Planning Status:

Outline and detailed planning
consents

www.smithfieldstoke.com

www.unitywalk.co.uk

Overview

Background

The nature and scale of recent investments have the potential to transform the Stoke-on-Trent and Staffordshire economy into a regional force with national and global importance. Some of the world's biggest companies like JCB, Jaguar Land Rover and Amazon are investing millions locally.

Stoke-on-Trent is the main urban area in North Staffordshire with a population of just over 250,000 people, and is part of a larger conurbation with approximately 400,000 inhabitants known as "The Potteries". With its rich industrial heritage and history, Stoke-on-Trent has respectfully claimed the title of World Capital of Ceramics.

As the retail, cultural and commercial destination for the wider sub-region, Stoke-on-Trent's economic growth rates per capita have outpaced national growth rates for the last seven years. The City is undergoing an economic transformation, facilitated by a local investment in infrastructure which is driving cross-sector regeneration schemes, job and wealth creation.

Project Description

Three significant development opportunities are currently available in Stoke-on-Trent City Centre which will continue the City's transformation.

Century Street, being developed by Bluefield Sandbach, is a prime 5.3 hectares residential development opportunity on the edge of the City Centre with capacity for up to 350 homes. An outline planning application for up to 350 residential units of various sizes has been submitted, providing a mix of unit sizes and lifestyle choices.

Smithfield is a 62,000 sqm commercial-led development by developer Genr8 that includes two 10,000 sqm office buildings already completed and largely occupied. The next phase of the project is delivering a 4-star Garden Inn 140 bed hotel, detailed planning for which has been secured along with a detailed planning consent for the Smithfield Private Rented Sector (PRS) scheme for 277 units.

Unity Walk received full detailed planning consent earlier in 2017, for a 40,000 sqm retail-led development by developer Realis Estates Ltd that includes a cinema, café and restaurant opportunities, a 90 bed hotel and over 600 car park spaces.

Project Promoter and Partnerships

Stoke-on-Trent City Council as a landowner in the city centre is working with the developers for each of the three schemes. The project as a whole incorporates a number of advisors including CBRE on Unity Walk, GVA and Jones Lang Lasalle on Smithfield and Wardell Armstrong on Century Street.





Telford Investment Cluster

Telford, Shropshire

Opportunity

This project is an immediate investment opportunity for developers, equity investors and forward funding for identified occupiers, with no barriers preventing development in Telford.

Telford Investment Cluster is an industrial opportunity on 50 hectares of prime development land, and part of the regions Advanced Manufacturing and Innovation Corridor. The sites available for purchase provide the ability to deliver a mixture of industrial units to meet demand from national and international firms in a highly skilled employment location.

Project Promoters:

Telford Council

Scale:

£105m GDV

Sector:

Industrial and Advanced Manufacturing

Location:

Telford, Shropshire

Investment Type:

Developers, equity investors and forward funding for identified occupiers

Programme:

2018 onwards

Planning Status:

Allocation in the recently adopted local plan

<http://www.enterprise-telford.co.uk/>

Overview

Background

Telford located west of Birmingham on the M54 was created as a New Town in 1968 and retains a legacy of publicly owned land for commercial development, predominantly in the ownership of Government, Homes England.

Already boasting a central location, access to a skilled workforce and affordably priced land, the town is transforming the land offer into immediately deliverable opportunities free from constraints. The Telford Land Deal, conceived in April 2016 differentiates Telford from its rivals.

Since its launch, the Telford Land Deal has attracted £236 million of investment to the area and prompted the sale of £23 million worth of land. It has created 988 new jobs as well as stimulating the construction of over 86,000 sqm of commercial floor space. Investors include Magna International, a supplier to nearby Jaguar Land Rover, Polytec a reinforced plastics supplier and German plastics and polymer specialist Craemer Group.

Project Description

Whilst significant investment has already been secured there remains a strong continuing demand for industrial floor space.

The delivery of the sites is underpinned by a multi-skilled consultancy service BIT-Group wholly owned by Telford Council who provide a full turnkey solution. Therefore as a developer/investor there is the ability to deliver a range of industrial units to meet demand and spread risk in already established employment locations along the northern edge of Telford.

Each development within the cluster can be delivered in phases and therefore the opportunity exists for positive return for longer term investment over the phased construction period.

All the sites that form the investment opportunity benefit from allocation in the recently adopted local plan. In addition a large proportion of sites are also subject to detailed planning applications that have been submitted in February 2018 and are due for determination in April 2018.

The Telford Investment Cluster is particularly attractive at a time, and in support, of the drive for growth through the UK Governments Industrial Strategy.

Project Promoter and Partnerships

The project is being promoted by Telford Council in partnership with Homes England and The Marches Local Enterprise Partnership. Advisors to the project include the commercial and property firm Lambert Smith Hampton.





Heart of the City, Derby

Derby City Centre

Opportunity

A range of investment opportunities are available from equity funding for strategic assets through to potential partnership and development funding opportunities to revitalise the cultural and historic quarter of the city for the future. Derby City Council is open to discussions about potential investment structures and there is an opportunity to shape the development process.

Heart of the City is Derby's flagship regeneration programme for the city centre, led by its new performance venue. It therefore offers a unique range of investment opportunities in and around the centre of this historic cathedral city.

Project Promoters:

Derby City Council

Scale:

£165m GDV

Sector:

Performance Venue/Retail/
Leisure/Residential/Office

Location:

Derby City Centre

Investment Type:

Equity investment/development
funding

Programme:

2018-2025

Planning Status:

Pre-application consultation
early 2019

[http://www.derby.gov.uk/
environment-and-planning/
regeneration/regeneration-
projects/ccmp_2030/](http://www.derby.gov.uk/environment-and-planning/regeneration/regeneration-projects/ccmp_2030/)

Overview

Background

Derby is home to the global headquarters of Rolls-Royce, Toyota UK Manufacturing and the world's largest rail tech cluster including Bombardier. The city sits at the heart of the UK transport networks and is a top UK city for start-ups, hi-tech business and economic performance, whilst salaries are the highest in the UK outside of the South East.

There is a direct rail link from Derby to London St Pancras which takes less than 90 minutes. East Midlands Airport, the second largest freight handling airport in the UK, is within easy reach of Derby, as is Birmingham International Airport.

Based in and around Derby's award-winning, historic Cathedral Quarter, the Heart of the City scheme is the linchpin of a dramatic rejuvenation of Derby's city centre.

Derby has seen over £4 billion invested into the city since 2005 from the public and private sectors. The Heart of the City scheme is seen as the major regeneration project to transform the city centre economy.

Project Description

The development will include a new performance venue, regeneration of the Market Place and refurbishment of the Victorian Guildhall Market, to become the cultural heart of the city.

The Performance Venue will be a 3,000-capacity space, capable of hosting live music, comedy and touring productions, with the flexible design also offering significant conferencing facilities. Costing c. £32 million,



it will host 420 events per year, bringing 322,000 people to the city centre, boosting the economy by £10 million.

The project is the first delivery phase of Derby's City Centre Masterplan to boost regeneration and economic development.

The scheme also includes opportunities for regeneration at Becket Well. This scheme is expected to offer new residential development and Grade-A offices with retail and leisure development.

Refurbishment works will get underway in February 2018 on the Market Hall. A detailed planning application is due to be lodged by early 2019 for the Performance Venue whilst early discussions have been held regarding the future of Becket Well.

Project Promoter and Partnerships

Derby City Council, as promoter, are working with the private sector through the Derby Renaissance Board, made up of business leaders in the city. Cushman & Wakefield have been appointed as Strategic Property Advisors to the project.





Tudor Cross

Bolsover, Derbyshire

Opportunity

The promoter seeks forward funding for identified occupiers for the first phase of this prime Industrial and Logistics Park where plots will be available from late 2018. Tudor Cross is ideally situated on the busy M1 motorway corridor.

Opportunities also exist for potential investors and investment partners in the promotion and development of the second phase of the employment park which is intended to attract innovators in manufacturing and distribution from a range of sectors. Interested parties may include higher education establishments seeking facilities linked to specific industrial sectors.

Project Promoters:

Bolsover Land Ltd

Scale:

£175m GDV

Sector:

Commercial

Location:

Bolsover, Derbyshire

Investment Type:

JV development partners;
forward funding for identified occupiers

Programme:

2018 onwards

Planning Status:

Outline planning consent for Phase 1, Phase 2 subject to future planning

www.tudorcross.co.uk

Overview

Background

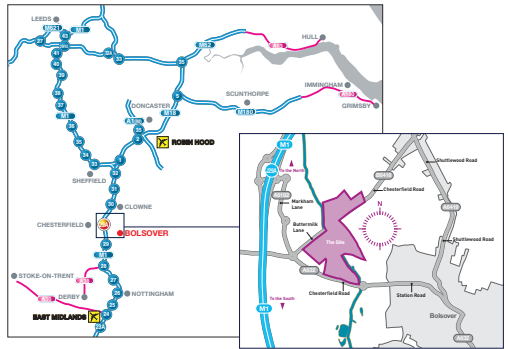
Junction 29a of the M1 motorway and the Markham Vale Enterprise Zone is a sought after location for businesses, particularly in the warehousing, distribution and logistics sector. The Tudor Cross project will deliver a 47 hectare commercial business park up to 146,000 sqm of floor space for high-quality growth businesses in targeted sectors.

Project Description

Demand for well-located employment land in the region far outweighs the supply as proven by the adjacent development at Markham Vale which has very little remaining land. Tudor Cross, therefore, represents significant opportunities for industrial and business growth for the district and the surrounding areas.

A new master plan has recently been developed which accommodates the impacts of High Speed 2 (HS2). The first phase of remediation within Bolsover District Council on the former Coalite Works site was completed in 2017, and infrastructure works are planned to commence later in 2018.

Phase 1 of the development which occupies 27 hectares of the site within Bolsover District Council, will deliver 74,000 sqm of



commercial plots and will be available from late 2018.

On the remaining 20 hectares of land within North East Derbyshire District Council, Phase 2 will deliver 72,000 sqm of employment land which will be available from 2019.

Project Promoter and Partnerships

The promoter is a successful joint venture between London based private equity investor Marcol and St Francis Group, a Midlands based contractor / developer with a proven track record in the remediation and regeneration of brownfield land. The two parties are currently working together on a former Rolls Royce site in Bristol (Horizon 38) which has been fully remediated and enabled to create a 65 acre mixed use business park that is due to be completed in 2019.





UK Central Hub and HS2 Interchange

Solihull, West Midlands

Opportunity

With multiple phases leading up to 2032 and beyond, The Hub presents a wide range of equity and development partner opportunities. There is also a strategic opportunity to shape the project at an early stage, as the The Hub becomes a major engine for growth at a national level.

Set at the heart of the UK's transportation network with direct access to future high speed rail, national rail, Birmingham Airport, the NEC and Jaguar Land Rover, and with plans to create a new urban quarter, The Hub will become Europe's best connected destination for business, leisure and living.

Project Promoters:

Urban Growth Company (on behalf of Solihull MBC)

Scale:

£2bn+ GDV

Sector:

Mixed use - infrastructure, commercial and residential

Location:

Solihull, West Midlands

Investment Type:

Equity investor, developer & development funder

Programme:

Phase 1 (2018-2022)

Planning Status:

Proposed within Solihull Draft Local Plan

www.ugcsolihull.uk

Overview

Background

The Hub is a unique concentration of global businesses and strategic economic assets. It has a wide range of development opportunities, including the 140 hectares Arden Cross development site which will be home to the HS2 Interchange Station, Birmingham Airport, Birmingham Business Park, the National Exhibition Centre (NEC) and Jaguar Land Rover.

The Hub is being developed around a contemporary set of place making principles, creating a compelling place to live and work.

Led by the Urban Growth Company (UGC) - a special-purpose delivery vehicle tasked with realising the full economic potential of the infrastructure investment and growth plans of all stakeholders involved - The Hub has already secured investment from the UK Government, the West Midlands Combined Authority, HS2 Ltd and Highways England. Over £925 million of direct investment has been allocated for infrastructure investment in and around The Hub, with further growth planned in five year tranches.

Project Description

As an international gateway located at the centre of the UK, The Hub is at the heart of the air, road and rail network - home to Birmingham Airport offering direct connections to 140 destinations and alongside direct access to the M42 motorway and the West

Coast rail line. Plans to create a fully-integrated transport hub at Birmingham International Station - bringing together future high speed rail, existing rail, air, trams, buses, private vehicles and bicycles by 2025 - will also provide significant investment opportunities.

The UGC's Growth & Infrastructure Plan predicts that The Hub has the potential to create up to 77,500 new jobs, 775,000 sqm of commercial space, 4,000 homes and £4.1 billion GVA per year.

Since the publication of the Hub Growth & Infrastructure Plan, the UGC has published a number of supporting documents which lay the foundations for attracting investment including; a Framework Plan which details the primary and secondary infrastructure requirements and timings to deliver sustained and coordinated growth across The Hub; and a Value Capture Framework & Toolkit outlining how investment in infrastructure can be recovered and reinvested.

The UGC has also agreed a schedule of changes with HS2 Ltd to upgrade previous plans for a parkway-style station at the Arden Cross site, which will deliver the infrastructure needed to develop a new, fully-connected, urban quarter with the HS2 Interchange Station at its heart.

Project Promoter and Partnerships

The project promoter UGC, on behalf of Solihull MBC is working in partnership with Greater Birmingham and Solihull Local Enterprise Partnership and West Midlands Combined Authority.





Interchange Commercial District and Canalside Living Quarter

Wolverhampton City Centre

Opportunity

The promoters would welcome the interest of developers and investors to discuss a range of investment opportunities around the Canalside / Interchange area, and are open to discussions about possible investment and delivery structures.

The plots across the Canalside and City Interchange offer investment opportunities suitable for residential, leisure and commercial developments. The potential exists for up to 92,903 sqm of commercial and leisure floorspace aligned to the excellent locational advantages of the City Interchange as well as 250 new homes as part of the first phases of the Canalside Quarter.

Project Promoters:

City of Wolverhampton Council
/ Canal & River Trust

Scale:

£150m+ GDV

Sector:

Mixed-use

Location:

Wolverhampton

Investment Type:

Developer partner / funding;
equity.

Programme:

The City Centre regeneration programmes identifies a range of sites for delivery across 0-3, 3-6 and 6-10 year programmes with associated infrastructure.

Planning Status:

Planning certainty provided by recently adopted Area Action Plan and Masterplan signalling use-type but remaining flexible on detailed design.

www.investwolverhampton.com

Overview

Background

The Wolverhampton Canalside and City Interchange project is the next phase of a highly successful city centre mixed use regeneration programme.

The Interchange area is undergoing a £150 million transformation to create an integrated commuter hub with a modern railway station that will handle more than 4.7 million passengers a year, improved facilities for motorists and cyclists and extended Metro services. Works to redevelop the station began in December 2017 and enabling works for the tram extension are underway.

Less than 5 minutes' walk from the City Interchange, the new Canalside Quarter will represent an extension to the city centre and will offer residential, leisure and commercial opportunities within a historic setting. The historic infrastructure of the canal, railway viaduct and the associated heritage buildings from the Victorian era provide a rich multi-layered canvas within the site.

Improvements to the City of Wolverhampton Station will provide direct access into the High Speed 2 (HS2) network.

Project Description

The Wolverhampton Canalside and City Interchange project is the next phase of a highly successful city centre mixed

use regeneration programme. Around the transport interchange there exists potential for Wolverhampton to grow its office offer by up to 93,000 sqm over ten years. This potential capitalises upon the locational advantages and connectivity of Wolverhampton to offer the potential for a Commercial Gateway of regional significance. The centrepiece of this office offer is i9 - a distinctive new landmark building within two minutes' walk of the railway station and five minutes from the city's retail centre.

The construction of the new station building began in December 2017. This is a major milestone and the work is due to be completed in 2020. Alongside this a new multi-storey car park completed in 2017 will serve Interchange with associated reconfigured access arrangements enabling the tram line extension to come forward. There has also been a funding application submitted for i9 - the next commercial phase of the Interchange masterplan comprising 6,503 sqm of Grade A office space.

Project Promoter and Partnerships

The Canalside and Interchange programme is promoted by City of Wolverhampton Council in partnership with Canal and River Trust, Ion Development, West Midlands Combined Authority, Homes England, Network Rail, West Midlands Rail, Virgin Trains and Midland Metro Alliance.





Worcester Growth Corridor

Worcester

Opportunity

Development finance and / or long term investment capital is sought to bring forward c. 150 acres of high quality commercial development across eight sites within the Worcester Growth Corridor.

The Worcester Growth Corridor is a commercial and industrial development that will serve as a gateway for the city. With a focus on the manufacturing sector has the goal of supporting and attracting technology-rich manufacturing companies. The corridor will tap into local skills in information technology, defence and cyber sectors.

With particular strengths in advanced manufacturing, agri-tech, Information Technology including a rapidly growing cyber security specialism, the County of Worcestershire attracts internationally recognised businesses such as Joy Mining, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton's Carpets and Morgan Motors. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Project Promoters:

Worcestershire Local Enterprise Partnership

Scale:

£300m GDV

Sector:

Industrial / Office / Research & Development

Location:

Worcester, J6-J7 M5 Motorway

Investment Type:

Development finance; long term investment capital

Programme:

2018-2026

Planning Status:

Outline planning for 140,000 sqm

www.worcestersix.co.uk

Overview

Background

The Worcester Growth Corridor will be the City's primary entrance from the strategic highway network, intended to position Worcester as a first rate Cathedral City building its reputation as a business, civic, commercial and shopping destination.

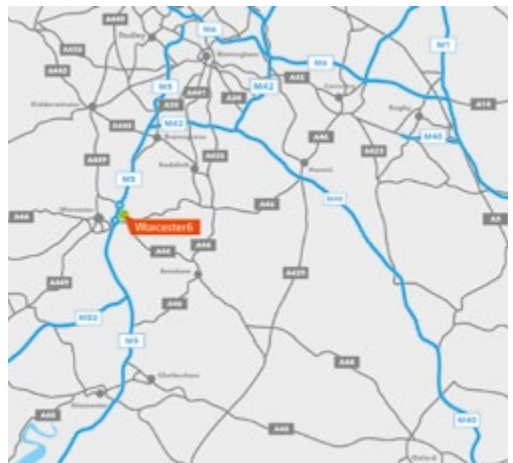
The corridor presents opportunities to unlock high-quality employment areas and serve as a gateway for the city of Worcester. Positioned on either side of the M5 Motorway between junction six and seven, providing excellent accessibility and strategic transport links to regions across the UK.

Project Description

The Worcester Growth Corridor commercial development covers eight sites which are located on the strategically important motorway network to the south of Birmingham and the wider Midlands conurbation. The site will deliver industrial, distribution and office space and is the key strategic employment site in Worcestershire.

Initial development of the Corridor is underway with the Worcester Six site. The site is circa 70 hectares with a consent for 140,000 sqm of office and industrial buildings. Targeted at high value and technology advanced manufacturing companies, the project is intended to set the tone through sensitively designed development that will benefit from Worcestershire's wider environmental context.

The site's primary focus is the manufacturing sector and the site has already attracted high profile investors including Kimal and Spire Healthcare.



Worcester Six is set to become one of the region's flagship developments in the world class location of Worcestershire. The site is still in the early stages of development with the first phase of infrastructure being completed in 2016. Further phases of development are being brought forward for delivery in 2018.

Project Promoter and Partnerships

Stoford Developments are developing the initial site in partnership with a number of key local authority stake holders including Worcestershire Local Enterprise Partnership, Worcestershire County Council, Worcester City Council and Wychavon District Council.