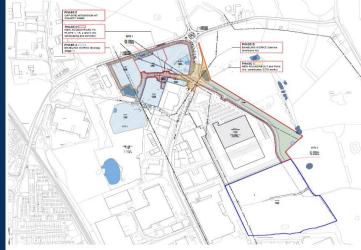




20th March 2019





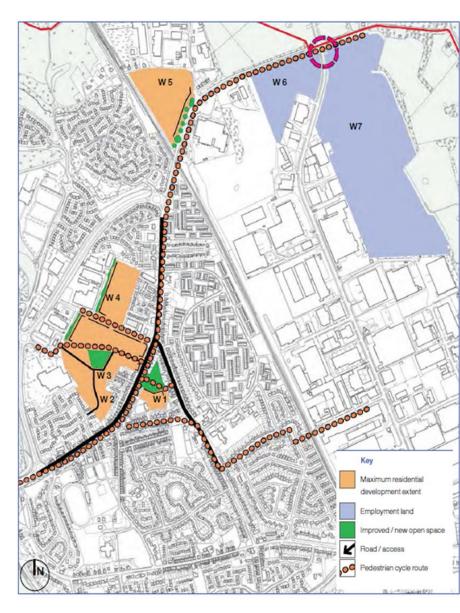
Unlocking Winsford Industrial Estate





Contents

- 1. Objectives
- 2. Constraints
- 3. The Scheme
- 4. Progress
- 5. Phase 1 Infrastructure Works
- 6. Economic Benefits
- 7. Summary



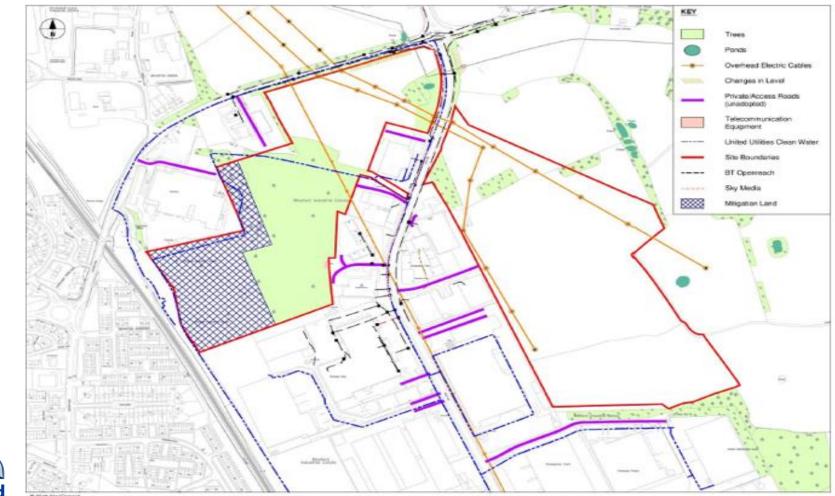


Objectives

- Deliver an initial £5m phase of strategic site infrastructure works by March 2020 as part of wider package of infrastructure
- Unlock the delivery of 57,039 m2 (613,962 ft2) of new high quality commercial floor space, over a phased period by March 2027 (34,689 m2/373,388 ft2 exc. Tiger Trailers)
- Support the delivery of 1,260 FTE permanent new jobs by March 2027, subject to market demand. 500 FTE new jobs currently being created by delivery of Tiger Trailers
- Contribute to the wider growth aspirations of Northern Powerhouse and Constellation Partnership and more specifically the town of Winsford



Constraints

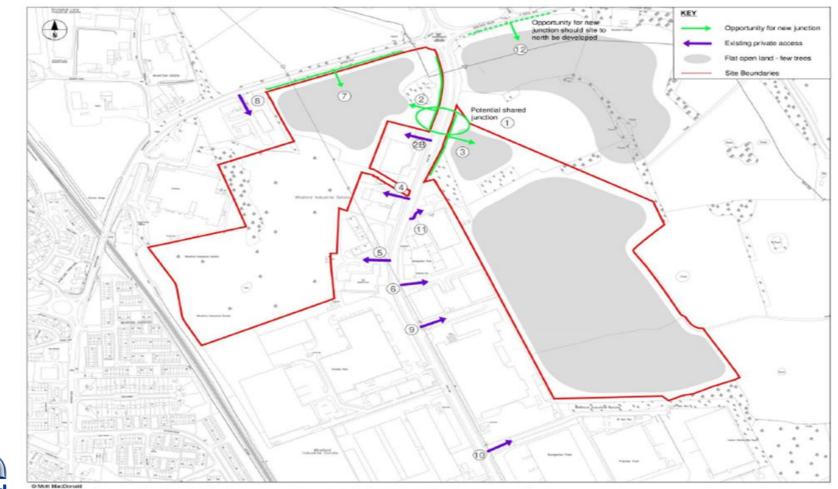




© Hist MacConed This document is eased for the party which commissioned if and for specific purposes connected with the saplaned project only. If should not be relied upon by any offer party or used for any offer purpose. We accept no responsibility for the consequences of this document being relied upon by any offer party, or being used for any offer purpose, or containing any error or ormalises which is due to an error or instanton in data supplied to us by other parties. Mott MacDenal



Constraints





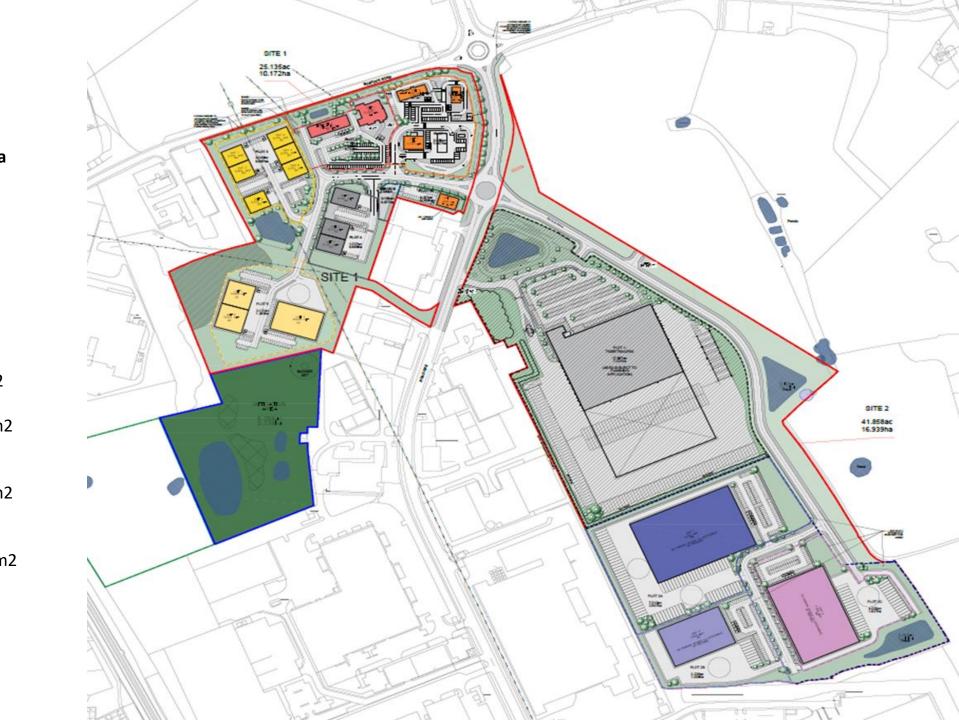
O Mark MacDoward This document is assued for the party which commissioned it and for any other purposes connected with the pationed project only. It should not be relied upon by any other purpose, We accept no responsibility for the consequences of this document being relied upon by any other party, or being ward for any other purpose, or consisting any error or ensisten which is due to an error or ensisten in data supplied to us by other parties. OPPORTUNITIES

Mott MacDonald





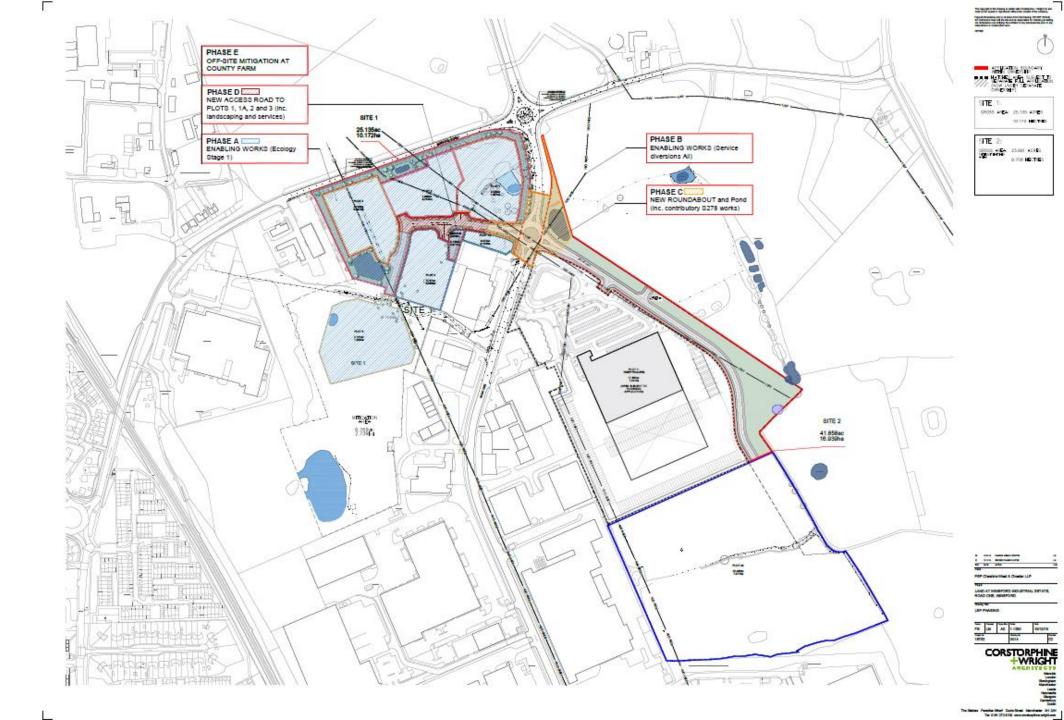
publicsectorplc.com





Progress Since OBC, October 2017

- Further site masterplanning and technical feasibility work undertaken
- Full planning consent secured for the site wide infrastructure and outline consent for the development plots
- Competitive cost tendering provides full cost certainty on the site infrastructure works and identification of preferred contractor
- Tiger Trailers Phase 1 scheme delivered on time and to budget, PC Dec 2018
- LLP close to agreeing heads of terms with an experienced preferred development partner for the delivery of the development plots
- Number of positive conversations and live interests with prospective occupiers including large national businesses





publicsectorplc.com

	Public	cology Mitigation & Service Diversions PHASES A to E	Cheshire W				
ID	Sector PIC ¹¹⁴ Task Name	Duration	Start	Finish	2	219 Jan	2020
1	Timescale	273 days	Mon 07/01/19	Thu 06/02/20	26 03 10 17 24 31	779 March April May June July August September (07/14/21/29/04/11/18/25/04/11/18/25/01/06/15/22/29/06/15/20/27/03/10/17/24/01/06/15/22/29/06/12/19/28/02/09/16/23/30 07/14/21/29/04/11/18/25/04/11/18/25/01/06/15/22/29/06/15/20/27/03/10/17/24/01/06/15/22/29/06/12/19/28/02/09/16/23/30	Crober November December January February March A 107/14/21/28/04/11/18/25/02/09/16/23/30/06/13/20/27/03/10/17/24/02/09/16/23/30 Timescale
2	Tenders Issued	1 day	Mon 07/01/19	Mon 07/01/19	2 (Tendera laaued	
3	Tender Pricing Timescale	5 wks	Mon 07/01/19	Fri 08/02/19	, D	Tender Pricing Timescale	
4	Tender Return	1 day	Mon 11/02/19	Mon 11/02/19	· · · · · · ·	4 Tender Raturn	· · · · · · · · · · · · · · · · · · ·
5	Tender Evaluation of Ecology & main Contractor tenders inc. Interviews by LLP Team	5 wks	Tue 12/02/19	Mon 18/03/19		5 Tender Evaluation of Ecology & main Contractor tenders inc. Interviews by LLP Te	eam
6	Place Ecology Contract	1 day	Mon 25/02/19	Mon 25/02/19		8. 🐵 Place Ecology Contract	
7	Business Case Appraisal	12 days	Mon 18/02/19	Tue 05/03/19		27 Butiness Case Appraisal	
8	Final Clarification Interviews for Main Contractor by LLP Team	1 day	Tue 19/03/19	Tue 19/03/19		8 Final Clarification Interviews for Main Contractor by LLP Team	
9	Full Business Case Presentation	1 day	Wed 20/03/19	Wed 20/03/19		9 📀 Full Business Case Presentation	
10	Contract Award Period for Main Contractor (Subject to acceptance of business case)	22 days	Mon 01/04/19	Tue 30/04/19		10 Contract Award Period for Main Contractor (Subject to acceptan	ice of business case)
11	Main Contractor Mobilisation & Site Set Up	4 wks	Wed 01/05/19	Tue 28/05/19		11 Main Contractor Mobilisation & Site Set Up	
12	Phased works	233 days	Mon 04/03/19	Thu 06/02/20		12	Phased works
13	Phase A - Enabling Works (Ecology Stage 1)	8 wks	Mon 04/03/19	Fri 26/04/19		13) Phase A - Enabling Works (Ecology Stage 1)	·
14	Phase B - Enabling Works (Service Diversions ALL)	10 wks	Wed 29/05/19	Tue 06/08/19		14 Phase B - Enabling Wor	ks (Service Diversions ALL)
15	Phase C - New Roundabout & Pond (inc. Contributory S278 Works)	16 wks	Wed 10/07/19	Tue 29/10/19		15	Phase C - New Roundabout & Pond (Inc. Contributory \$278 Wor
16	Phase D - Site 1 - New Access Road to Plots 1,1A, 2 & 3 (inc. Landscaping & Services)	10 wks	Wed 09/10/19	Tue 17/12/19		16	Phase D - Site 1 - New Access Road to Plot
17	Phase E - Off Site Mitigation at Gounty Farm	29 wka	Wed 20/05/19	Tue 17/12/19		17	Phase E - Off Site Misigation at County Farm
19	Contingent Timescale Buffer for Unknown Elements	26 days	Wed 10/12/19	Thu 06/02/20			10 Contingent Timescale



publicsectorplc.com

P

Cheshire West

MIDCHESHIRE MIDCHESHIRE



Winsford Industrial Estate - Road Construction, Ecology Mitigation & Service Diversions

	Cash Fl					
Years ended (31 March)	20	017	2018	2019	Future	Total
	£		£	£	£	£
Land Acquisition, etc	0		0	0	0	0
Pre Planning Fees			220,000.00			220,000.00
Tender Process Fees		0	25,000.00	105,000.00		130,000.00
Phase A Enabling works (Ecology Stage 1)		0	0.00	287,000.00		287,000.00
Phase B (Enabling Works (Service Diversions ALL)		0	0.00	1,132,000.00		1,132,000.00
Phase C New Roundabout (inc. Contributory S278 works)		0	0.00	1,093,000.00		1,093,000.00
Phase D New Access Road to Plots 1, 1A, 2 and 3 (inc. Landscaping &						
Services)		0	0.00	1,339,000.00		1,339,000.00
Phase E Off Site Mitigation at County Farm		0		175,000.00		175,000.00
Professional Fees on phases A to E				631,000.00		631,000.00
Completion of remaining roads & infrastructure					6,994,000.00	
Total capital expenditure (LEP)		0	245,000.00	4,762,000.00	0	5,007,000.00
Cumulative expenditure		0	£245,000.00	£5,007,000.00	£12,001,000.00	£12,001,000.00

Note: All figures to the nearest thousand pounds



Economic Benefits

- 34,700m2 (373,000 ft2) of new commercial floorspace or 57,000m2 (614,000 ft2) when including the delivery of Tiger Trailers
- Supports the creation of 1,260 new jobs, 500 of which are currently being delivered with Tiger Trailers
- 484 net additional jobs with a cumulative GVA +£247m over 10 yrs
- Excellent value for money, BCR of 51 and £10,000 cost per net additional job, based on total public sector costs
- Delivery of wider economic benefits to surrounding area



Summary

- Addressed all the conditions of the Outline Business Case
- Scheme has all planning consents, cost certainty, preferred contractor to be appointed, subject to LEP grant award
- FBC independent appraisal concluded "We recommend the project for LEP Board approval"
- Clear route to delivery of all the infrastructure works and the consented commercial floorspace
- Market conditions and occupier demand remain strong