

Minutes

Meeting Title	Cheshire Science Corridor Enterprise Zone Board – Part 2	
Date	22 March 2018	
Time	14:00-16:00	
Location	Thornton Science Park	
Agenda Item		Action/Decision
1.	<p>Attendees and apologies</p> <p>EZ Board Members: Robert Mee, Chair of EZ Board Cllr Paul Bates, Cheshire East Council Cllr Rus Bowden, Warrington Borough Council Cllr Brian Clarke, Cheshire West & Chester Council David Slater, CNS</p> <p>In Attendance: John Adlen, Cheshire and Warrington LEP Chris Capes, Cheshire West & Chester Council Sean Davies, Manchester Science Partnerships (Alderley Park) Chris Farrow, Ellesmere Port Development Board Liam Fisher, Cheshire and Warrington LEP Stephen Fitzsimons, Warrington & Co. Jane Gaston, Peel Environmental (Protos) Lisa Harris, Cheshire West & Chester Council Katrina Michel, Marketing Cheshire Martin O'Rourke, Patrizia (Birchwood Park) Heather Standidge, Cushman & Wakefield Joel Tagg, BEIS Paul Vernon, University of Chester (Thornton Science Park) Jane Wilson, Cheshire and Warrington LEP John Willis, Skills & Growth Company</p> <p>Apologies: Philip Cox, Cheshire and Warrington LEP Steve Richmond, Astra Zeneca Gary Steen, Cheshire and Warrington LEP Board Member</p>	
2.	<p>Previous EZ Board minutes</p> <p>All matters arising from the previous EZ Board: Part 2 held on 25 January have been actioned or will be covered in this board.</p>	Minutes agreed and signed off
3.	<p>Declarations of interest</p> <p>Cllr Paul Bates and John Willis declared an interest in Part 2 Item 5a as Cheshire East Council is a shareholder in Alderley Park Ltd.</p> <p>Cllr Bates and John Willis took no part in the decision-making with regard to Item 5a.</p>	

<p>4.</p>	<p>Governance</p> <p>Lisa Harris, the new Director of Places Strategy will support Cllr Brian Clarke from Cheshire West & Chester Council on the EZ Board.</p> <p>John Willis confirmed that he would replace Andrew Round as the Cheshire East Council officer representative.</p>	
<p>5.</p>	<p>Operational update</p> <p>a) EZ investment business cases</p> <p>The EZ Board considered the business case from Alderley Park Limited (APL) for £3.87m investment in the Glasshouse project, which will see the development of 148,000 sq ft of new speculative office floorspace at Alderley Park. Board Members agreed the investment ‘in principle’ but had sought a number of clarifications from APL.</p> <p>b) Quarterly monitoring return</p> <p>The Q3 headline outputs for the EZ were reported as:</p> <ul style="list-style-type: none"> ▪ 50 new jobs created (623 total) ▪ 4 new businesses (40 total) ▪ 1,687 sqm of commercial floorspace refurbished (21,066 sqm total) ▪ £7.02m of private sector investment (£23.26m total) <p>c) Growth Director’s update</p> <p>The Growth Director reported that the following key development activities were undertaken during the last period:</p> <ul style="list-style-type: none"> ▪ Supported Thornton Science Park with their enquiry from a German manufacturer to create a new composites facility ▪ Preparations for and attendance at MIPIM ▪ Attended site visit for Protos by ICT, Italian paper manufacturer ▪ Attended the DIT Northern Powerhouse Taskforce meeting in Leeds ▪ Attended meetings with Vauxhall ▪ Attended meetings with Cadent and other partners regarding the development of a Liverpool, Cheshire and Manchester hydrogen network ▪ Attended a meeting with Red Ninja Studios regarding the sub-region’s participation in a smart logistics pilot with Liverpool, Manchester and the Future Cities Catapult ▪ Presented at the Place North West Science and Technology conference 	

d) EZ site updates

Alderley Park

Sean Davies reported that demand remained strong for space at Alderley Park, but given the slower than expected withdrawal of Astra Zeneca combined with the space that CRUK has taken, they are running out of good quality available space.

Birchwood Park

Martin O'Rourke reported that they currently have no available product. Birchwood has had two recent enquires, including one for a 60,000 sq ft building. However the requirement is for existing space, rather than design and build and is unlikely to land at Birchwood. Occupier has slowed due and a number of potential occupiers appear to be holding off making investment decisions.

Hooton Park

Chris Capes reported that Redsun have launched a new brochure for Hooton Park, which they have rebranded Aviator Park. They currently promoting two large industrial units on site: a 120,000 sq ft unit and 320,000 sq ft. unit. The issues with power and surface water drainage are still in the process of being resolved.

New Bridge Road sites

Chris Capes advised there has been four investment enquiries for sites in New Bridge Road: two for speculative development and three for potential self-build projects. The opening of the new Helukabel premises on Cloister Way took place recently. Gaerwen Properties have held discussions with the LEP regarding the development of Phase 2 at Helix.

Protos

Jane Gaston reported that one of the three occupiers are close to securing the funding they need to develop on site. There have been two new enquiries, one from an Irish company and another from a Norwegian company (one a waste company, the other from the energy sector). Two recent large inward investment enquiries, ICT and Project Gamma are still in play. Work is continuing with the Grid Reinforcement project.

Thornton Science Park

Paul Vernon reported they are still awaiting the decision on the change of use planning application to cover the education uses on site. They have had an enquiry from a large German virtual reality company which would require 100k sq ft of space, creating c.400 jobs. Paul reported that it looked like Otto Fuchs might go to Deeside.

	<p>e) Business Rates Discount Applications</p> <p>The following Business Rate Discount applications had been approved by the EZ Steering Group during the last period:</p> <ul style="list-style-type: none"> ▪ Agenda Resource Management (Alderley Park) ▪ Anti-Microbial Research Centre (Alderley Park) ▪ Cavendish Nuclear (Birchwood Park) ▪ metaLinear (Alderley Park) ▪ Peak Proteins (Alderley Park) 	<p>The EZ Board ratified the BRD applications</p>
<p>6.</p>	<p>Marketing and communication</p> <p>a) Marketing and promotion update</p> <p>John Adlen reported that the key marketing activity over the last period had been the sponsorship of the Place NW Science and Technology conference, attended by nearly 200 delegates.</p> <p>b) MIPIM 2018</p> <p>Katrina Michel reported on the Cheshire and Warrington attendance at MIPIM 2018. The sub-region took a 60+ strong delegation of public and private sector partners and hosted full programme of events on and off-stand. John Adlen reported that the Science Corridor was well represented, including representation from Thornton Science Park, Protos, Alderley Park and Birchwood. The key Science Corridor event of the week was the Energy Cheshire breakfast sponsored by Peel and Addleshaw Goddard.</p> <p>c) Upcoming events</p> <p>John Adlen reported that the Science Corridor has agreed to sponsor the Business of Science Conference, to be held Liverpool on 17 May. Details of the event can be found at http://businessofscience.co.uk for anyone wishing to attend.</p>	
<p>7.</p>	<p>EZ finance update</p> <p>John Adlen provided the Board with an update on projected EZ income, noting that actual and forecast income has been fluctuating significantly since the outset of the EZ in April 2016. The LEP is adopting a much more active management and monitoring regime of retained business rates in order to significantly improve the forecasting of retained business rate income, which will include closer monitoring of actual and pipeline (floorspace and occupier) activity within the EZ.</p>	
<p>8.</p>	<p>AOB</p> <p>None</p>	

Item 3 – Declarations of interest

EZ Board members and attendees to declare any personal or professional interests in an agenda item in line with the Cheshire and Warrington Local Enterprise Partnership's Local Assurance Framework.

Any Board member or attendee declaring an interest can remain in the meeting while the item is discussed but are only allowed to answer direct questions about that item and should refrain from promoting the item in any way.

Item 4 – Governance

4a) Changes in membership/attendance

- Steve Richmond from Astra Zeneca has stood down from the Board and will be replaced by Christine White also from Astra Zeneca.
- David Slater has announced that he is standing down from the Board.

Item 5 – Operational update

5a) EZ investment business cases

A verbal update will be provided regarding the EZ Board's consideration of EZ investment business cases from the Part 1 meeting.

5b) Growth Director's update

In the last period, the Growth Director has undertaken the following key development activities:

- Negotiations with Peel Land & Property and LEEP regarding the New Bridge Road substation investment are nearing completion and draft agreements are in circulation
- Development of the options analysis by Cushman & Wakefield on a Put Option for 120,000 sq ft speculative industrial development at Hooton Park – meeting with CWAC and the LEP Executive team on 15 May
- Meetings and discussions with MSP regarding clarifications relating to the Glasshouse investment business case and appointment of Weightmans to provide legal advice and prepare draft legal agreement
- Facilitated a meeting between Lancaster University, University of Chester, Skills and Growth Company, CWAC and Warrington & Co. regarding the development of an innovation platform ERDF bid
- Meeting held with Carl Bradley from DSAP Systems regarding potential collaborations in the Science Corridor
- Attendance at the Mersey Dee Alliance Energy Summit
- Meeting with Andy Delaney from Colliers International re: market update/intelligence

- Ongoing discussions with Gaerwen Properties regarding the development of an investment business case for Phase 2 development of Helix Business Park
- Meeting and site visit held with Daresbury Sci-Tech to explore areas for closer collaboration. Follow-up meeting held regarding improving Daresbury Sci-Tech's profile within the Science Corridor marketing
- Presentation on the Science Corridor given to the Mersey Dee Alliance AGM
- Discussions held with CWAC regarding the development of the remaining New Bridge Road EZ sites and agreed to hold a developer's seminar in June
- Ongoing discussions with Vauxhall regarding land and property and energy support
- Attended the LEP Science and Innovation Strategy workshop
- Attended the Cheshire Energy Hub Board meeting
- Co-hosted the V-Carbon site visit to Protos and Thornton Science Park, exploring a potential investment in a carbon fibre recycling facility
- Meeting held with Langtree regarding opportunities for speculative development in Ellesmere Port
- Discussions with MSP and Skills and Growth to develop an offer for a potential inward investor at Alderley Park
- Meeting held with John Sidney from Sellafield who is co-ordinating the science and innovation element of the Atlantic Gateway
- Meeting held with Sean Beech from Deloitte, who leads the Liverpool City Region's MIPIM partnership regarding potential collaborations at MIPIM 2019

5c) EZ site updates

Verbal update to be provided by landowners/stakeholders on the following EZ sites:

- Alderley Park
- Birchwood Park
- Hooton Park
- New Bridge Road sites
- Protos
- Thornton Science Park

5d) Business Rate Discount applications

The following Business Rate Discount applications have been approved by the EZ Steering Group and are recommended for ratification by the EZ Board:

- **Maxwellia** (Alderley Park) – is a company that specialises in the repurposing of patented and off-patent prescription drugs into non-prescription medicines for wider public use. For example, Nurofen used to be a prescription drug for the treatment of arthristis and is now a mass market non-prescription general painkiller, due to a process of reclassification. The company undertakes R&D to find new purposes for existing

prescription drugs and takes them through the reclassification process which includes, regulatory affairs, market research, product development, marketing, sales, education and training. The company satisfies sector test and has located from outside of the LEP area, so does not need to satisfy the growth test.

- **E M Resist** (Alderley Park) – specialises in developing materials used for electron beam lithography. The company performs research and development on semiconductor chemistry for industry and commercialises the products and manufactures them in-house for sale in the UK and Ireland and export to 15 countries around the world. The company is locating from Macclesfield and is increasing its floorspace by 20%. It also has plans to grow its FTE staff by 40% and its revenue by 22.5% over the next five years, as such the company satisfies both the sector and growth tests.

Item 6 – Marketing and communication

6a) Marketing and promotion update

The following marketing activities have been undertaken during the last period:

- Attendance at Liverpool Cannes Do with Arup
- Attendance at Board of Trade event at UCLAN with Liam Fox, Secretary of State for International Trade
- Sponsored the Business of Science Conference, including exhibition stand and attendance at Sponsors Dinner and Pre-Conference Dinner
- Sponsored the Warrington Annual Property Market Review
- Commissioned Regeneris Consulting to produce 15 case studies of companies in the Science Corridor
- Spoke on a panel at a North West Business Insider Breakfast at Chester Racecourse
- Presented at a Mersey Dee Alliance Business Breakfast at Daresbury Sci-Tech

6b) Upcoming events

We have taken a Cheshire Science Corridor stand for 3 days at the International Business Festival to be held in Liverpool between 12-28 June. We have chosen the following three thematic days to exhibit:

- Sustainable Energy (14 June)
- Manufacturing (20 June)
- Health and Life Sciences (26 June)

We have a number of free tickets available on these days, if Board Members would like a ticket please contact Jane Wilson – jane.wilson@871candwep.co.uk

Item 7 – finance update

The LEP has received the NNDR3 returns containing the outturn retained business rates from the EZ from Cheshire East Council and Chester and Chester West Council. We are awaiting Warrington Council's NNDR3. The LEP Executive team is currently working through the NNDR3 returns with each individual local authority and will report back on the final outturn figures in due course.