

Agenda and papers

Growth Corridors Board

23 September 2021 17:00-19:00

Location: Microsoft Teams

Agenda

| Item | Lead | Time |
|--|-------------|--------------|
| Part A: Public items | | |
| 1. Low Carbon presentations and discussion a. John Egan, HyNet b. Jane Gaston/Jayne Hennessy, Protos | PB | 17:00-17:45 |
| 2. Attendees and apologies | PB | 17:45-17:50 |
| 3. Declarations of interest | PB | 17:50-17:55 |
| 4. Minutes and matters arising | PB | 17:55-18:00 |
| 5. Public speaking time | - | - |
| 6. Governance a. Revised Terms of Reference b. Purpose pyramid and strategic plan | PB | 18:00-18:30 |
| 7. Cheshire Science Corridor Enterprise Zone a. Investment programme update b. Investment pipeline c. Investment cases d. Finance update | JA | 18:30- 18:40 |
| 8. High Speed Growth Corridor | JA | 18:40-18:45 |
| 9. Marketing and promotion | - | - |

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|-----|----------------------------|----|-------------|
| 10. | Cluster/sector development | JA | 18:45-18:50 |
| | a. Life Sciences | | |
| | b. Energy | | |

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| 11. | Town centres | LAs | 18:50-18:55 |
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Part B: Non-public items

No items

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| 12. | AOB | PB | 18:55-19:00 |
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Item 1: Low carbon presentations and discussion

Presentations will be given to the Board by John Egan, HyNet and Jane Gaston/Jayne Hennessy, Peel/Protos

Item 2: Attendees and apologies

Attendees

Board members:

Peter Broxton (Chair)
Loren Jones (Vice-Chair)
Chris Farrow
Nicola Heron
Linda Hilton
Cllr Tom Jennings
Katie McConnell
Cllr Amanda Stott

In attendance:

John Adlen
Philip Cox
Gemma Davies
Stephen Fitzsimons
Philip Kerr
Martin Wood

Apologies:

Cllr Richard Beacham
Tony Bochenski
Cllr Russ Bowden

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: Minutes and matters arising

Minutes of the Growth Corridors Board meeting held on 22 July 2021 attached as Appendix A.

Item 5: Public speaking time

There have been no requests from members of the public to attend or speak at the meeting.

Item 6: Governance

Item 6a: Revised Terms of Reference

A copy of the revised Terms of Reference for the Growth Corridors Board incorporating members comments/suggestions is attached as Appendix B.

Recommendation: *That the Board agrees and signs off the Terms of Reference.*

Item 6b: Purpose pyramid and strategic plan

The LEP Board has requested that sub-boards produce a purpose pyramid and strategic plan setting out their vision, strategy and deliverables up to 2025. John Adlen has produced a draft purpose pyramid and strategic plan in conjunction with Peter Broxton (Chair) and Loren Jones (Vice-Chair) for consideration/ discussion, which is attached as Appendix C.

Recommendation: *That the Board agrees and signs off the purpose pyramid and strategic plan.*

Item 7: Cheshire Science Corridor Enterprise Zone

Item 7a: Investment programme update

The table below provides the latest position on the approved EZ investments.

| Project | Total Project Cost (£) | Total EZ Investment Committed (£) | EZ Investment Drawn Down to Date (£) | Remainder to be Drawn Down (£) |
|----------------------------|------------------------|-----------------------------------|--------------------------------------|--------------------------------|
| Glasshouse | 27,800,000 | 3,872,876 | 3,872,876 | - |
| Aviator Phase 1 | 10,786,918 | 1,701,418 | 1,388,843* | - |
| Helix Phase 2 | 3,728,223 | 669,347 | 656,992* | - |
| Newport Rhino | 6,187,228 | 792,670 | 792,670 | - |
| New Bridge Road Substation | 1,698,180 | 590,857 | 590,857 | - |
| Quadrant Phase 2 | 13,340,000 | 3,618,000 | 782662* | - |
| Blocks 22-24 Alderley Park | 4,000,000 | 4,000,000 | 1,351,775 | 2,648,225 |
| Total | 67,540,549 | 15,245,168 | 9,436,675 | 2,648,225 |

*Outturn investment less than anticipated in the business case

Overall, the EZ investment programme has reduced from £16.2m committed investment from the LEP to just over £12m, due to a number of investments coming in lower than anticipated in their business cases and the withdrawal of the Aviator

Phase 2 scheme. Note that the Aviator Phase 2 scheme will proceed without the requirement for LEP investment. This leaves c. 18m remaining in the EZ borrowing facility. A claim for £210,514 was received for Blocks 22-24 at Alderley Park in the last period, leaving £2.6m to be drawn down for the scheme and the investment programme overall.

Item 7b: Investment pipeline

- **Aviator Phase 2 (Hooton Park)** – Redsun Developments has appointed Caddick Construction to construct a total of 280,000 sq ft of new industrial floorspace, a 200,000 sq ft unit and an 80,000 sq ft unit, which is due to complete in Summer 2022. The scheme is being funded through Arrow Capital and Cerberus Capital Management. Based on the Phase 1 scheme, we can expect c.£460k in retained business rates annually from the Phase 2 scheme.
- **Enviroo (Protos)** – previously known as ASD, have secured planning permission for the development and have informed us that they are ready to move forward with the project. The Growth Director met with the company in August and the submission of revised investment case is expected for the November Board.
- **Waste to Hydrogen Plant (Protos)** – in discussions with Peel regarding a potential investment in a Waste to Hydrogen Plant. Have issued an investment case template. No estimated timescale for submission at this stage.
- **Quadrant Phase 3 (Birchwood Park)** – discussions ongoing with Patrizia about a potential investment in Quadrant Phase 3, which would see the development of an 85,000 sq ft pre-let in conjunction with the development of 3 speculative units totalling 67,650 sq ft. Submission of investment case expected for November Board.
- **Newport Business Park** – met with Gaerwen Properties to discuss an investment case for the development of the remainder of Newport Business Park. Submission of investment case expected for November Board.
- **Thornton Science Park** – the Growth Director met with CBRE and University of Chester to discuss the procurement of an investment partner and has provided details of the EZ investment model and processes for inclusion in their prospectus/data room.

Item 7c: Investment cases

No items.

Item 7d: Finance update

No items

Item 8: High Speed Growth Corridor

The Growth Director is currently working on the revised business case for the High Speed Growth Corridor, which is expected to be submitted to government in early October.

Item 9: Marketing and promotion

No items. The Board had requested that Joe Manning be invited to discuss the marketing and promotion of the Growth Corridors in the context of the wider place branding and marketing of the sub-region. Unfortunately, Joe is currently on leave, so the invitation has been moved to the November meeting.

Item 10: Cluster/sector development

Item 10a: Life sciences

The LEP has appointed 7i Group, a life sciences market research company based at Alderley Park, to undertake a mapping and gapping exercise of the Cheshire and Warrington life sciences eco-system. 7i are reporting back to the life sciences forum next week on the first stage of work.

Recommendation: that we invite 7i to present the results of their mapping and gapping exercise to a future Board meeting.

Item 10b: Energy

Item covered by the presentations under agenda item 1.

Item 11: Town centres

Verbal updates will be provided by local authority partners.

Item 12: AOB

Members are invited to table any other items of business.

Future meetings

A number of members are struggling to make the 5-7pm slot on the third Thursday of the month. Having canvassed members on their preferences/availability for future meetings, the most suitable times appear to be the fourth Monday or Thursday of the month.