

**BLACKPOOL AIRPORT ENTERPRISE ZONE – Lead Rob Green**  
**Report up to end Q3 2021/2022 (31<sup>st</sup> December 2021)**

**BACKGROUND**

Overall vision is to make Blackpool Airport Enterprise Zone a premier business location in the North West, attracting Inward Investment and supporting local growth.

In April 2016 the Government awarded Enterprise Zone status to the Blackpool Airport site which includes Blackpool International Airport and the surrounding business parks. Blackpool Airport EZ has benefited from public sector investment in excess of £24m including acquisition of Blackpool Airport, phase 1 infrastructure works; fencing, taxiway removal, drainage and 12no grass pitches. Nine new private sector developments have been completed totalling 186,517 sq. ft, including Blackpool & The Fylde College’s Lancashire Energy HQ, a 32,000 sq. ft flagship training centre for technical and professional education for the energy sector. A further 333,377 sq. ft has been refurbished and brought back into the rating list.

Blackpool Council (EZ accountable body) has approved up to £29.5m funding by prudential borrowing for development of Phase 1 Common Edge infrastructure and an overall delivery plan investment of circa £73m is anticipated over the lifetime of the EZ. Phase 1 planning application has been approved with completion of 12no grass sports pitches, which came into use in autumn 2021 after establishment of the playing surface. A second planning consent for new changing facilities and 3G pitch was granted in August 2021 and work on a £3.3m changing facility and car park began in October 2021 as part of an overall £5m investment.

Work commenced on site (Oct 2020) for a 40,000 sq. ft manufacturing facility with Practical Completion achieved on 2<sup>nd</sup> August, and tenant occupation on the 1<sup>st</sup> February. The project being supported by £800,000 Growth Deal Funding and an additional £2.85m private sector investment (total investment £8m).

Design of new highways and enabling infrastructure is ongoing, the key third party property required to enable highway delivery has been acquired and negotiations are progressing to finalise two leasehold surrenders and renewals to release small areas of land and property required to support delivery of the masterplan. £7.5m from the Towns Fund has been approved to support new Highway Infrastructure at the EZ.

**PERFORMANCE**

<b>Baselines at April 2016</b>	
Existing jobs	Difficult to estimate as it is an existing business park with over 200 businesses located on site but circa 1800
Companies on site	c.250 – 300
Business rates baseline (set Dec 2017)	Blackpool - £1,503,000 / Fylde - £870,000

<b>Key Performance Indicators</b>	<b>Targets (over 25-year lifetime of EZ to 2041)</b>	<b>Actuals up to Qtr. 4 2021/22</b>	<b>RAG</b>
Build, convert or re-purpose potential employment space	260,000 sqm	30,959 sq. m	
Attract Private Sector Investment	£300m	c.£50m	
Jobs created	5,000	1950 (gross)	
New Businesses to the area	140	133	
Develop new infrastructure	£65m	£29.5m *	

To be prudentially borrowed to cover initial costs of new road and infrastructure. Spend to date on infrastructure, property and land acquisitions = £17,766,531

<b>Milestones</b>	<b>Dates</b>
Appoint international marketing agents LAMEC brand	complete
Changing rooms and car park/3G pitch planning application decision	complete
Changing rooms and 3G pitch contractor appointed – start on site 6 <sup>th</sup> Sept	complete
No. 12 grass football pitches ready for use	complete
40,000 sq. ft development handover for client fit out (Multiply)	complete
Proposition and identifying opportunities for data centre market	ongoing
Focussed marketing of Common Edge Phase 1 commences	ongoing
Design and outline planning application for eastern gateway access	Feb 2022
3G pitch designed and tendered	Mar 2022
Land / property acquisitions x 4 (two complete two in negotiation)	Mar 2022
Architectural feasibility study & design work for airport complete	Mar 2022
Outline planning app for airport redevelopment (Phase 1 – P2 car park)	June 2022
Design and outline planning application for Common Edge Road	May 2022
Outline planning approval for highways	May 2022*
Release of existing sports pitches and commencement of highway and utility infrastructure	June 2022
Airport Control tower, relocation planning application	Sep 2022
12-month construction contract for EGA access road commences	Nov 2022
Replacement hangar development commenced	Oct 2022
Decision on first airport redevelopment planning application	Oct 2022
Commencement of works for airport redevelopment	Nov 2022
Completion of airport redevelopment works	Autumn 2025

### **Objectives over 2-3 years**

Phase 1 infrastructure complete

Phase 1 spec and bespoke developments commenced, and pre-lets secured

Commenced relocation of aviation operational infrastructure to enable new development

Commenced upgraded utilities including PV solar site and new primary sub station

### **Objectives over 5 years**

Common Edge Phase 1 development complete – all plots occupied

Residential development underway

Relocation of airport operational property stock and infrastructure complete

New airport spec development in planning stages

### **Objectives over 10 years**

Phase 2 continued spec development of remaining plots airport site

Squires Gate Industrial Estate – spec proposals for future development

### **RISKS**

A Single Portfolio Risk Register for the combined programmes is attached to the main report.