

LEP – Samlesbury Aerospace EZ – Lead Programme Manager - Chris Dyson

Background

In April 2012, the Government awarded Enterprise Zone status to the Lancashire Enterprise Zone including Samlesbury (SEZ) and Warton Sites. The SEZ has benefitted from circa £58.83m public and private sector investment to date, enabling the developments as outlined in the table below.

Development / Works	£m	Funding Body	Completed
Phase 1 - Spine Road	£10.27m	LCC PWLB / LEP Business Rates	Completed 2018
Phase 2 - Side wide infrastructure works (Growth Deal Programme), AMRC plot development (excl. ENW below)	£10.8m	LEP Growth Deal, LCC PWLB / LEP Business Rates	Summer 2022 (except Foul Water drainage – July 2023)
Phase 3 - Additional Site wide infrastructure works (non-Growth Deal Programme), earthworks, cut and fill, infrastructure/access works	£21m estimate	LCC PWLB / LEP Business Rates	Following in-principle approval, to commence Summer 2022
Subtotal (Phase 1, 2 & 3)	£42.07m + interest on capital borrowing		
BAE Facilities (ASK, Wincanton Defence & Logistics Centre, AMF)	£42m	BAE	COMPLETED
AMRC Facility	£20m	LEP – Growth Deal	COMPLETED
Private Sector investment (power utility) (Delivered as part of Phase 2)	£7m	ENW	September 2022

Performance

AMRC Development - As part of the site wide infrastructure works, the County Council has completed the plot and access road works, and the University of Sheffield's main contractor, Robertson, has now completed the development of the AMRC Building. BAE has also completed the Asset Management Facility (AMF), the Academy for Skills and Knowledge Facility and Wincanton Defence Logistics Centre.

Site Wide Infrastructure Works – Claims have been made to date to draw down Growth Deal funding to the value of £6.560m, as part of the £6.725m allocation to deliver the site wide infrastructure provision.

Gas, potable water and comms site wide infrastructure is completed. The site-wide surface water drainage infrastructure is largely completed, bar final associated bank stabilisation works, ecological planting some limited temporary drainage requirements, whilst final Zone A Research & Development earthworks are to be completed for the remaining compound area now that it has been vacated by AMRC's contractors. The Foul Water drainage strategy has been agreed and designs are to commence ahead of construction later in the year. ENWL has almost completed the cabling to the site for the new primary sub-station, which itself has been constructed and is awaiting electrical connectivity.

Commercial Development Framework – was completed in early 2021 and is being utilised to inform enquiries and the site development, delivery & planning strategy and enquiry handling.

The circa 40acre Zone C works programme, the single largest plot on the site is currently being planned in close liaison with interested occupiers to mitigate any risk of abortive works and subject to confirmation and tendering packages being in place, works will potentially commence on site in April 2022. Further detailed reports will be presented to the Enterprise Zone Governance Committee.

Enquiries - A range of major enquiries are currently being pro-actively handled, and interest in the site remains very strong despite market disruption caused by Covid-19. A Joint Commercial Agent approach to the Enterprise Zones is in place through Colliers International and a range of enquiries are actively being pursued within sectors including high technology, innovation, research/development and advanced manufacturing. This reflects the Local Development Order status whilst ensuring uses are in line with major enquiry interest and the site's international significance. The ambition remains to aim high and deliver development that represents key sectors as outlined above.

KPI Performance	Targets (to 2029/30)	Actuals (Qtr.3 21/22)	RAG
New commercial floor space	125,352 sqm	22,400 sqm	
New jobs created	2,528	200*	
Utility construction project complete	5	3	
Public Sector Investment (site-wide infrastructure)	£28.8m ***	£16.83m**	
Private Sector Investment - BAE £42m & Utility £7m	£49m	£42m	

* Additional to Growth Deal target

** Includes Prudential borrowing for initial costs of new road and infrastructure

*** Original target remains, current forecast is to exceed this original target

Milestone	Target Dates	Achieved Date
Primary sub-station design	May 2020	Complete
Primary sub-station planning approval	July 2020	Complete
Gas main construction commenced	August 2020	Complete
Commercial Development Framework Commissioned	August 2020	Complete
Drainage & Earthworks Strategy commissioned	August 2020	Complete
LCC AMRC Plot Works complete	September 2020	Complete
Utilities orders placed	September 2020	Foul water order now expected Qtr 1. 22/23 due to changes in regulatory position from statutory undertakers
AMRC Construction (Robertson)	October 2020	Complete
Updated Marketing Strategy & progression of Enquiries	December 2020	Enquiry handling ongoing
AMF Completion	November 2020	Complete
Earthworks & Drainage site works complete (Due to the impacts of Covid-19, subsequent delays & compounded impact of working through winter, this milestone has slipped)	Feb 21	Now expected Qtr. 1 22/23.
Research and Development Plots fully serviced (excluding power) (As above)	Feb 21	Complete

Primary sub-station connection	September 2022	On programme
Site wide utility infrastructure operational	September 2022	On programme
Delivery of enquiries (conducted in parallel to infrastructure delivery) – AMRC completed, pipeline enquiries being actively pursued.	February 2021 onwards	Ongoing

Risks

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