

**Appendix 'E'**  
**LEP – Samlesbury EZ – Lead Chris Dyson**

**Background**

In April 2012, the Government awarded Enterprise Zone status to the Lancashire Enterprise Zone Samlesbury Aerospace (SAEZ) and Warton Aerospace Enterprise Zone Sites. The SAEZ has benefitted from circa £54m public and private sector investment to date: including £12.213m infrastructure works invested as part of an overall infrastructure investment package of £28.8m (public highway, drainage, access, AMRC plot works) and £42m by BAE developing three facilities, Academy for Skills & Knowledge and Wincanton Defence & Logistics Centre and the Asset Management Facility. The County Council is working with the University of Sheffield to facilitate the delivery of the North West Advanced Manufacturing Research Centre (AMRC), which has received £20m Growth Deal to deliver circa 4,500sqm of research and development floor-space.

The County Council has completed the plot works, and the access road works and legal agreements are close to completion to facilitate AMRC access in late September. In April 2019 BAE commenced development of a circa £12m, 15,794sqm Asset Management Facility (AMF) which is due for completion by circa October 2020. Drainage & Earthworks Strategy (to inform site construction works later in the autumn/winter), and a Commercial Development Framework has been commissioned to inform future development and marketing. This will also assist in KPI management going forward.

Two claims have been made to date to draw down Growth Deal funding to the value of over £0.86m to facilitate site wide infrastructure provision. Orders have been placed for site-wide utilities, and progress is being maintained on delivering the power supply, the major barrier to development. The main gas main is currently on site being constructed and will service the entire site. The County Council has entered into a Collaboration Agreement with Electricity North West (ENWL) in respect of the provision of electricity to the site and ENWL has conducted route proving, off and on site surveys for the new primary sub station, planning approvals are in place and a comprehensive programme of works will be initiated in October/November 2020.

<b>KPI Performance</b>	<b>Targets</b> (Growth Deal period to 2029/30)	<b>Actuals</b> (to Qtr 1 20/21)	<b>RAG</b>
New commercial floorspace	125,352 sq m	22,400 sq m*	
New jobs created	2,528	200*	
Utility construction project complete	5	0	
Public Sector Investment (site-wide infrastructure)	£28.8m	£12.213m**	
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

<b>Key Performance Indicators</b>	<b>Description</b>	<b>Status</b>
New commercial floorspace	Manufacturing, light industrial HQ office and R & D space.	DLC, ASK in occupation (15,000 sqm, 7,400 sq m) completed.
New jobs created	Linked to commercial floorspace.	ASK (30) DLC (170) completed.
Private sector utility investment	ENWL investment.	Legals/programme in place.
Utility construction projects complete	Electricity, water, gas, foul/waste, telecoms.	Orders placed/Mobilisation ongoing.
Develop site-wide infrastructure	Spine Road & Site-Wide Utilities.	Spine Road, drainage phase 1, on site/off site ecological mitigation completed. Growth Deal programme started.



Milestone	Dates
Primary sub-station design	May 2020
Primary sub-station planning approval	July 2020
Gas main construction commenced	August 2020
Commercial Development Framework commissioned	August 2020
Drainage & Earthworks Strategy commissioned	August 2020
LCC AMRC Landlord Works complete	September 2020
Utilities orders placed	September 2020
AMRC Construction (Robertson)	October 2020
Updated Marketing Strategy & progression of enquiries	October 2020
AMF Completion	October/November 2020
Earthworks & Drainage site works complete	February 2021
Plots full serviced (excluding power)	February 2021
Primary sub-station connection	September 2022
Site wide utility infrastructure operational	September 2022
Delivery of enquiries (conducted in parallel to infrastructure delivery)	February 2021 onwards

Opportunities, Risk and Issues	Mitigation and Actions
AMRC plot - slight delays due to Covid-19 working restrictions. Because of Covid-19 delays, the programme assumes construction site activity over the winter period, which may cause some weather-related delays/potential additional costs.	Safety guidelines in place and work continuing.
Growth Deal Site Wide Programme – due to Covid-19 delays, the programme assumes construction site activity over the winter period, which may cause some weather-related delays and potential additional costs. Utilities providers are engaged but there remains potential for some future delays due to a requirement for safe Covid-19 working practices and in the event of any local lockdowns.	Safety guidelines in place and work continuing. Significant staff and consultant resource working to initiate programme as soon as practicable. Ongoing contact with utility providers and strong strategic engagement.
Commercial Market - after short period of uncertainty, property enquiries are returning but the risk remains of an overall lack of market demand due to Covid-19/Brexit uncertainty and the commercial viability of development.	Clear marketing strategy defined and implementation underway. The certainty of programme has assisted in ongoing occupier interest in the site with enquiries being explored and progressed in parallel with work programme.
ENWL Primary Substation – Installation delays	Programme not been affected by COVID-19 and the ENWL primary substation programme is still on track.