

**BLACKPOOL AIRPORT ENTERPRISE ZONE – Lead Rob Green**  
**Report up to end Q4 31 March 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 including acquisition of Blackpool Airport, phase 1 infrastructure works; fencing, taxiway removal, drainage and grass pitches commitment in excess of £1.2m. 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 261,318 sq ft has been refurbished and brought back into the rating list.

Blackpool Council (EZ accountable body) has approved up to £28.8m funding by prudential borrowing for development of Phase 1 Common Edge infrastructure and an overall delivery plan investment of between £72m and £76m is anticipated over the lifetime of the EZ. Phase 1 planning application has been approved with completion of 12no grass sports pitches, which will come into use in autumn 2021 after establishment of the playing surface. Work commenced on site (Oct 2020) for a 40,000 sq ft manufacturing facility with Practical Completion achieved on 2<sup>nd</sup> August. The project being supported by £800,000 Growth Deal Funding and an additional £2.85m private sector investment, due for completion and occupation winter 2021. 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. A planning application for new sports changing facilities has been approved in June 2021 and work commences on site August 2021 with an anticipated investment of £3.1m to follow over the next eight months. A provisional allocation of £7.5m from the Towns Fund has been made 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
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</b>	<b>RAG</b>
Build, convert or re-purpose potential employment space	260,000 sqm	24,277 sq m	
Attract Private Sector Investment	£300m	c.£21.69m	
Jobs created	5,000	1639 (gross)	
New Businesses to the area	140	114	
Develop new infrastructure	£65m	£28.8m *	

To be prudentially borrowed to cover initial costs of new road and infrastructure. Spend to date on infrastructure, property and land acquisitions = £8,925,000

<b>Milestones</b>	<b>Dates</b>
Changing Rooms and car park/3G pitch planning application decision expected	complete

Appoint Common Edge Changing room and 3G pitches contractor	complete
Appoint international marketing agents LAMEC brand	complete
Sports facilities work commences on site	Aug 2021
Design and outline planning application for eastern gateway access	Sep 2021
Marketing of Common Edge phase 1 commences	Ongoing
Proposition and identifying opportunities for data centre market	Ongoing
Design and outline planning application for Common Edge Road	Sep 2021
No. 12 grass football pitches ready for use	Sep 2021
40,000 sq ft devt complete - shell fit out commences August 21	Dec 2021
Airport Control tower, fire station relocation project design commenced	Jan 2022
Land / property acquisitions x 4	Mar 2022
Release of existing sports pitches for commencement of highway and utility infrastructure Site Investigations	Mar 2022
Planning approval for highways	Mar 2022
Head of Terms to be agreed 20,000 sq ft unit not progressing 300,000 sqft of pipeline enquiries	Mar 2022
Outline planning app for airport redevelopment	May 2022
Fiscal benefit extension decision from HM Treasury	Mar 2022
Completion of sports facilities	May 2022
Architectural feasibility study & design work for airport complete	May 2022
12-month construction contract for access road	Jun 2022
Replacement hangar development commenced	Sep 2022

### **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.