**Hillhouse Technology Enterprise Zone Report - Lead Rob Green**

**Report up to end Q3 2021/2022 (31st December 2021)**

***BACKGROUND***

In April 2016 the Government awarded Enterprise Zone status to Hillhouse Technology Enterprise Zone.Hillhouse EZ has benefited from private sector investment including a gas fired generator station Burn Naze IE, c.30,000 sq ft extension at Addisons Projects, Victrex’s c.20,000 sq ft R&D plant, completion of AGC CE’s thermal oxidiser and a 52,272 sq ft 20MW gas turbine power station. Victrex received circa £1.4m Regional Growth Fund toward the R&D pilot plant. £504,000 Getting Building Funding has been secured for the water main and gatehouse infrastructure works on site plus additional match funding by Wyre Council and NPL of £63,000 each, and a further £200,000 from Wyre Borough Council to support a local full fibre network (LFFN) extension to site.

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| **Baselines at April 2016** | **Jobs Created** | **Companies on Site** | **Business Rates** |
| Jobs Created | 1650 | 45 | £2.5m |

***PERFORMANCE***

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| --- | --- | --- | --- |
| **KPI Description** | **Target to 2025** | **Actuals (Q3 21/22)** | **RAG** |
| Commercial / R&D floorspace (sqm) | 13,000 | c.9,456 |  |
| Jobs Created | 137 | 98 |  |
| Land Sales | £1.5m | - |  |

Whilst the programme is largely progressing in line with profiles, it should be noted, the history and layout of the site suits large investments, which take a considerable amount of time to develop, as such the impact of Covid is more likely to have a stronger impact here. However when they do take place, they will have a considerable positive impact upon KPIs.

On-going performance, as per the table above, is significantly linked to the delivery of the Getting Building Fund project which brings forward (quicker than relying solely on EZ funds) smaller land parcels to a more open market. Qtr. 3 21/22 reporting received to the LEP last month, advises the project is delivering in accordance with contracted profiles, with works due to complete on the infrastructure elements March 2022, and the associated outputs delivered by 2025.

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| **Milestones** | **Dates** |
| Forsa Energy completion of build and commissioning | Completed |
| Getting Building Fund grant fund agreement - LEP/NPL agreed | Completed |
| Appointment of joint international marketing agent LAMEC brand | Completed |
| Planning application submitted utilities and infrastructure upgrade including new gatehouse | Completed |
| Planning permission granted for utilities infrastructure and new gatehouse | Completed |
| Demolition and clearance of Vinnolit plots complete | Completed |
| Procure subsidy control advice once Implementation plan complete | TBC |
| Completion of revised Delivery Plan and masterplan refresh | Ongoing |
| Risk Register updated regularly by Project Board | Ongoing |
| Planning application submitted for 60,000 sq ft development | Mar 22 |
| Construction commences for utilities infrastructure and new gatehouse (GBF) | Underway |
| Construction completes for utilities infrastructure and new gatehouse (GBF) | Q1 2022 |
| Subsequent roll out of fibre ducting on site | Q2 2022 |
| A flood risk assessment to be scoped and commissioned for the entire site subject to identification of funding | Q2 2022 |
| A transport assessment be scoped and commissioned for the entire site subject to identification of funding- subject to progress on study of options for Fleetwood Poulton rail route | Q2 2022 |
| An Environmental and Ecology study to be scoped and commissioned for the entire site subject to identification of funding \* | Q2 2022 |

**Objectives over 2 years:**

LFFN roll out across site complete (LFFN fibre now to site boundary)

Commencement of spec dev build of 60,000 sq ft multi-use units

Utilities and infrastructure work including new gatehouse complete

Railway Line

**Objectives over 5 years:**

Phase 1 spec build complete and fully let

Phase 2 new spec development in planning pipeline

Access Road

**Objectives over 10 years:**

50% of site built out and thriving business hub

***RISKS***

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