

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.

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

PERFORMANCE

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.

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.