



# **Blackpool, Fylde and Wyre Economic Prosperity Board Agenda**

**Wyre Borough Council**  
**Date of Publication: 01 December 2021**  
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**Blackpool, Fylde and Wyre Economic Prosperity Board meeting on  
Thursday, 9 December 2021 at 2.00 pm in the Members Lounge - Civic  
Centre**

**1. Apologies**

**2. Declarations of interest**

Members will disclose any pecuniary and any other significant interests they may have in relation to the matters to be considered at this meeting.

**3. Confirmation of minutes**

(Pages 3 - 32)

To confirm as a correct record the minutes of the meeting held on Thursday 9 September 2021.

**4. Matters arising**

The Board will consider matters arising from the last EPB meeting.

**5. Future job opportunities from a business perspective - focused  
change in the market and green job growth (nuclear energy)**

A presentation from Neil Farley, Co-opted Private Sector Representative (Fylde).

**6. The opportunity for investment in carbon mitigation strategies**

Draft report of Carl Green, Head of Engineering Services, Wyre Council.

Papers to follow.

**7. Exclusion of public and press**

The discussion of the reports submitted under items 8 and 9 of this agenda may involve the disclosure of “exempt information”, as defined in Schedule 12A of the Local Government Act 1972. If at any point during the meeting, the board wishes to move to confidential session, it will need to pass the following resolution:

“That the public and press be excluded from the meeting whilst the remaining agenda items are considered, on the grounds that their presence would involve the disclosure of exempt information as defined in category 3 (Information relating to the financial or business affairs of any particular person, including the authority holding that information) of Part 1 of Schedule 12(a) of the Local Government Act, 1972, as amended by the Local Government (Access to Information) Variation Order 2006 and that the public interest in maintaining the exemption outweighs the public interest in disclosing the informations”.

**8. Blackpool Airport Enterprise Zone: progress report** (Pages 33 - 40)

Report of the Head of Enterprise Zones, Blackpool Council.

**9. Hillhouse Technology Enterprise Zone: progress report** (Pages 41 - 46)

Report of the Head of Enterprise Zones, Blackpool Council.

**10. Any Other Business**

The Board will discuss any other business they wish to raise.

**11. Date and time of the next meeting**

The next meeting of the EPB will be held on Thursday 3 March 2022 at the Civic Centre, Poulton-le-Fylde.



## **Blackpool, Fylde and Wyre Economic Prosperity Board Minutes**

The minutes of the Blackpool, Fylde and Wyre Economic Prosperity Board meeting of Wyre Borough Council held on Thursday, 9 September 2021 at the Members Lounge - Civic Centre.

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### **Blackpool, Fylde and Wyre Economic Prosperity Board members present:**

Councillor Henderson, Leader of Wyre Council  
Councillor Buckley, Leader of Fylde Council  
Councillor Smith, Executive Member for Blackpool Council

### **Apologies for absence:**

Councillor Williams, Leader of Blackpool Council  
Neil Jack, Chief Executive, Blackpool Council  
Nicole Billington, Blackpool Airport Enterprise Zone Marketing & Administration Officer, Blackpool Council  
Paul Walker, Director Development Services, Fylde Council  
Peter Worthington, Co-opted private sector representative, Wyre Council  
Paul Evans, Civil Service representative  
Sarah Kemp, Lancashire LEP

### **Chief Executive Officers present:**

Garry Payne, Wyre Borough Council  
Allan Oldfield, Fylde Borough Council

### **Co-opted private sector representatives present:**

Martin Long (Blackpool)  
Neil Farley (Fylde)

### **Officers present:**

Marianne Hesketh, Corporate Director Communities  
Nick Gerrard, Growth and Prosperity Programme Director, Blackpool Council  
Rob Green, Head of Enterprise Zones, Blackpool Council  
Scott Butterfield, Strategy, Policy & Research Manager, Blackpool Council  
Marianne Unwin, Democratic Services Officer, Wyre Council

No members of the public or press attended the meeting.

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None.

**15 Confirmation of minutes**

The minutes of the meeting held on Thursday 10 June 2021 were **confirmed** as a correct record.

**16 Matters arising**

Councillor Henderson directed the board to point 10 of the minutes and updated the reports that were agreed were in preparation and were due to come to a future meeting.

Councillor Karen Buckley requested the coach industry update to be redistributed to members of the board.

**17 Lancashire Enterprise Partnership update**

The Chairman addressed the board of Sarah Kemp's absence and that the item would be postponed until the next meeting.

**18 Addressing carbon emissions on the Fylde Coast**

Scott Butterfield, Strategy, Policy and Research Manager at Blackpool Council, submitted a presentation that aimed to address Carbon Emissions on the Fylde Coast.

Mr Butterfield covered the following topics:

- National policy context
- Regional and local context
- Current picture
- Potential opportunities and examples from elsewhere

He concluded his presentation and put two key questions to the group:

- What local schemes could help address climate issues, and what is needed to start or accelerate their delivery?
- What is the role of the board around the interface between economic development and this agenda?

Councillor Mark Smith discussed the different deadline dates for the three authorities to reach net carbon zero targets and asked whether it would be productive to have a universal date. Scott Butterfield explained that all authorities would need to gain a better understanding of how to achieve net zero before the possible alignment of dates. He added that the findings of the Atkins report would provide clarity for the future and would help quantify expectations on where authorities should be setting their net zero targets.

Councillor Karen Buckley raised a concern about the production of hydrogen

having an impact on the environment. Mr Butterfield explained that it is hoped that advancements in technology could help the future decarbonisation of the production of hydrogen.

The board discussed the growing importance of the creation of green jobs across the Fylde Coast. Members asked for the section that related to the economic information and useful data from the Carbon Literacy training presented by Sammy Grey, Wyre Council, to be distributed to all members and attendees of the board for their information.

Rob Green added that the Hillhouse site was an appropriate location for the clean production of hydrogen and that there was a Hydrogen Working Group reviewing the different opportunities.

Members of the board discussed issues to overcome surrounding electric vehicles and charging points such as standardised charging points, on-street charging points, green energy suppliers and load balancing.

The board **agreed** that their role should be as an influencer and enabler. They discussed the potential of the board to identify green local projects and businesses across the Fylde Coast that need the funding and match up opportunities.

Members discussed issues surrounding planning law and the creation of energy efficient homes. The members of the board **agreed** to put pressure on the government to change policy to allow a shift in resources (government grant) to housing providers and associations in order to make existing homes more energy efficient. Further research work was to be done on this initially, including sharing the report on the housing stock analysis across Fylde Coast showing emissions and to understand what grants were already available for the energy efficiency of homes.

The board **agreed** that Scott Butterfield would submit an updated presentation to a future EPB meeting.

The Chairman thanked Scott Butterfield for his attendance and contributions.

## **19 Exclusion of public and press**

The Economic Prosperity Board **agreed** that the public and press be excluded from the meeting whilst the remaining agenda items 7 and 8 were considered, on the grounds that their presence would involve the disclosure of exempt information as defined in category 3 (Information relating to the financial or business affairs of any particular person, including the authority holding that information) of Part 1 of Schedule 12(a) of the Local Government Act, 1972, as amended by the Local Government (Access to Information) Variation Order 2006 and, that the public interest in maintaining the exemption outweighs the public interest in disclosing the informations.

## **20 Blackpool Airport Enterprise Zone: progress report**

Rob Green, Head of Enterprise Zones, submitted a report and provided the board with an update on the Blackpool Airport Enterprise Zone.

Garry Payne, Chief Executive Wyre Council, requested, to which the board **agreed**, that a progress column be added to the top enquires table.

Councillor Karen Buckley proposed, and the board **agreed**, that the EPB board supports the push for the LEP network to continue to lobby MHCLG to seek an extension of EZ fiscal benefits.

Councillor Buckley asked officers for an update report on Fibre Blackpool to be submitted for the December meeting.

Martin Long, Blackpool Council co-opted private sector representative, raised some issues surrounding the backlog and timescales for businesses wanting to obtain premises on the site. Rob Green responded and explained that the situation was complicated, but work was happening to overcome the issues.

The board **agreed** to note the report.

## **21 Hillhouse Technology Enterprise Zone: progress report**

Rob Green, Head of Enterprise Zone, submitted a report and presented an update on Hillhouse Enterprise Zone.

The board **agreed** that a business perspective presentation by Neil Farley, Fylde Council co-opted public sector representative, be presented at the December meeting. The presentation would discuss future green job opportunities and focused change in the market.

They also **agreed** that Blackpool and the Fylde College be asked to provide a report/presentation also with an emphasis on green job opportunities, skills gaps on the Fylde Coast and how they were addressing this.

The board **agreed** to note the report.

The board thanked Mr Green for his reports and contributions.

The meeting started at 2.01 pm and finished at 3.33 pm.

**Date of Publication:** 29 September 2021.

# Addressing Carbon Emissions on the Fylde Coast

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*Scott Butterfield*

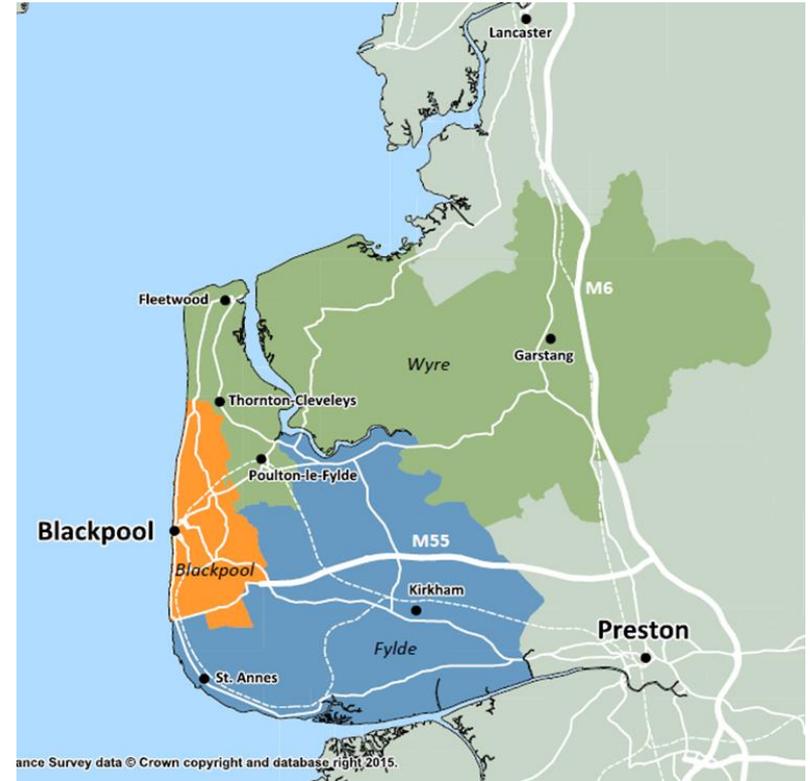
**Strategy, Policy and Research Manager &  
Climate Emergency Lead**

**Blackpool Council**

# What we'll cover

- National Policy Context
- Regional and Local Context
- Current Picture
- Potential Opportunities
- Key questions for the EPB

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# Policy Context

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# Introduction

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- This presentation is based on forthcoming work by Atkins commissioned by Lancs CC, BwD and Blackpool
- It focusses on the issues most relevant to the EPB – it does not include details of activity on the environment and sustainability
- Climate Context: temperatures and winter rainfall projected to rise; summer rainfall to decrease; increase in rainfall intensity
- Overall target of UK government is Net Zero greenhouse gas emissions by 2050 – 78% reduction in emissions compared to 1990 by 2035 (from Committee on Climate Change)

# National Policy Context (1)

- **Decarbonising Transport: Setting the Challenge (2020) and Transport Decarbonisation Plan (2021)** *Modal shift; fuel shift including ending sale of conventional fuel vehicles; innovation; place-based solutions*
- **The Future Homes Standard: Summary of responses (2019)** *Zero carbon homes from 2025; Planning Authorities' role in setting energy efficiency requirements; "fabric-first" approach*
- **Industrial Decarbonisation Strategy (2021)** *Net-zero aligned Emissions Trading Scheme; Carbon Capture Clusters; adoption of low-regret technologies; accelerating innovation; levelling up; "Review policies to address... barriers faced by less energy-intensive, dispersed industrial sites"*

# National Policy Context (2): Resources

- **Resources and Waste Strategy (2018)**

*Sustainable production; resource recovery*

- **Tree Strategy Consultation (2020)**

*Supporting sustainable timber; expanding market for wood products; farmers to add trees into their business*

- **Energy White Paper (2020)**

*The Ten Point Plan: Green transport; hydrogen; nuclear; offshore wind; “Jet Zero” and green ships; greener buildings; Carbon Capture; green finance and innovation*

- **Sixth Carbon Budget (2020)**

*Blueprint for a decarbonised UK based on a 2050 target*

# Regional and Local Context

- **Lancashire Climate Change Strategy (2009)** - recognises biggest impact is from national policy agenda
- **Net Zero NW cluster plan (2020)** – focus on difficulties of decarbonising heavy industry
- **Redefining Lancashire: Our Approach to Recovery (2020)** potential £2.5m low carbon manufacturing demonstrator
- **Local Transport Plans 2011-21 (2011)** – to be superseded
- **Electricity NW** and **Cadent** have produced various documents relating to renewables and use of hydrogen

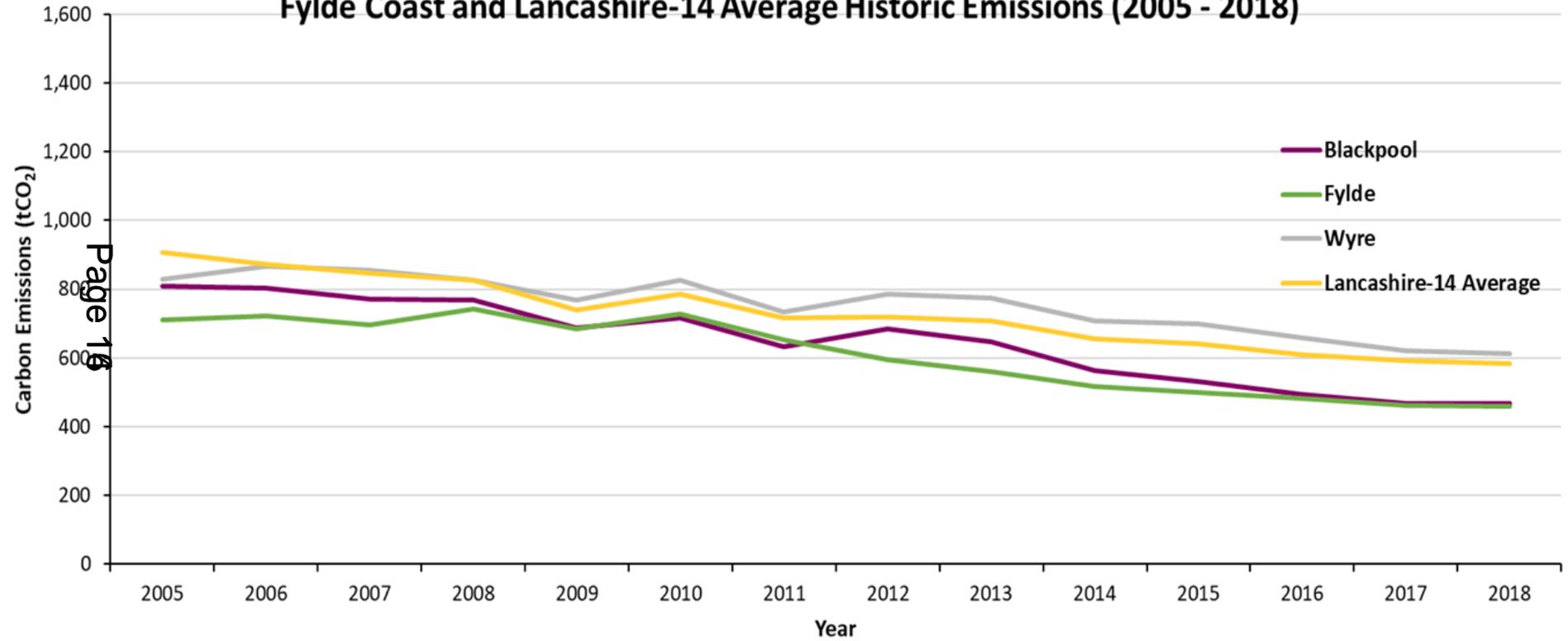
# Current Picture

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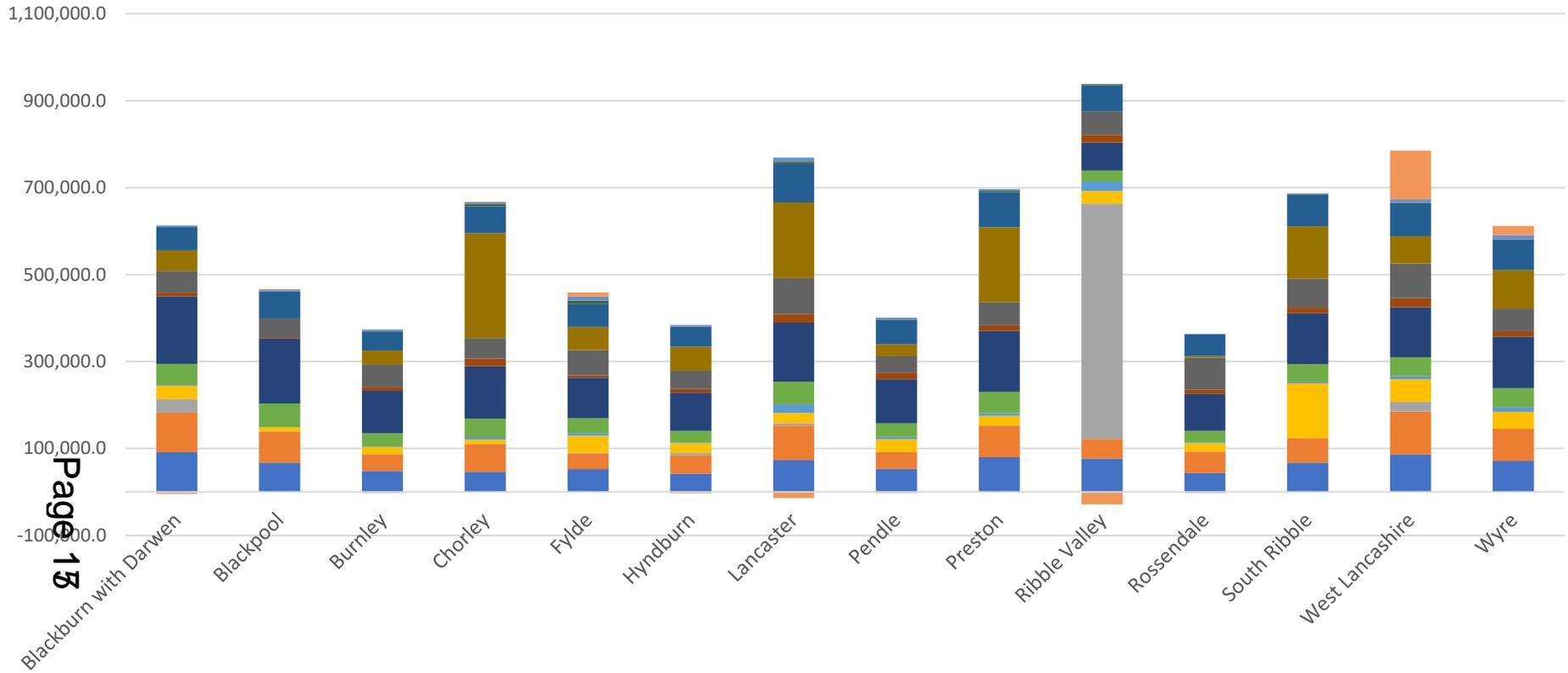
# Climate Emergency Declarations

- **Blackpool Council** - *Council and Company operations net zero by 2030; “work... towards making the entire area zero carbon in the same timescale”*
- **Wyre Council** - *Council activities net zero by 2050; similar commitment to Blackpool regarding the borough*
- **Fylde Council** – *No declaration; general commitment to net-zero in Council activities*
- **Lancashire County Council** – *Pledge to make the county of Lancashire carbon neutral by 2030*

## Fylde Coast and Lancashire-14 Average Historic Emissions (2005 - 2018)



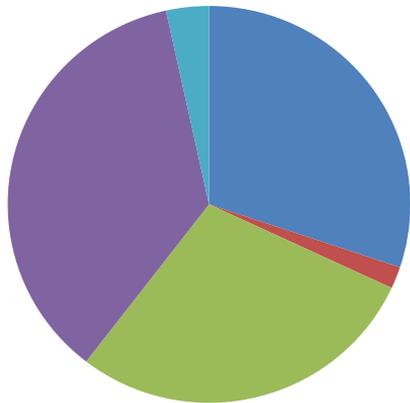
# Carbon Emissions Sources per Local Authority



- Industry and Commercial Electricity
- Industrial and Commercial Other Fuels
- Domestic Gas
- Road Transport (Motorways)
- Transport Other
- Industry and Commercial Gas
- Agriculture
- Domestic 'Other Fuels'
- Road Transport (Minor Roads)
- LULUCF (Net Emissions)
- Large Industrial Installations
- Domestic Electricity
- Road Transport (A roads)
- Diesel Railways

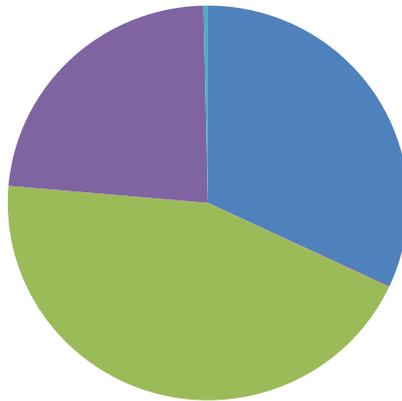
# Fylde Coast – Major emissions categories

Wyre



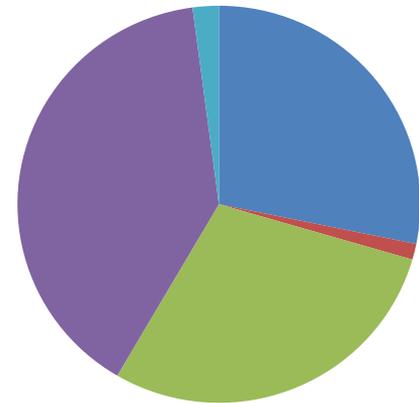
- Industry
- Agriculture
- Domestic
- Transport
- LULUCF

Blackpool



- Industry
- Agriculture
- Domestic
- Transport
- LULUCF

Fylde



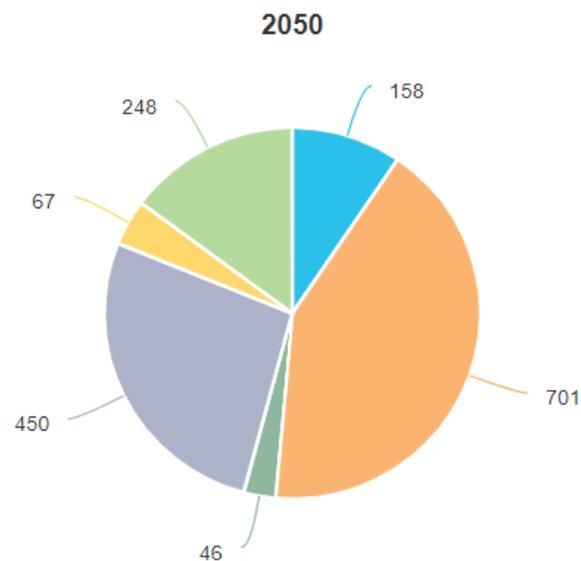
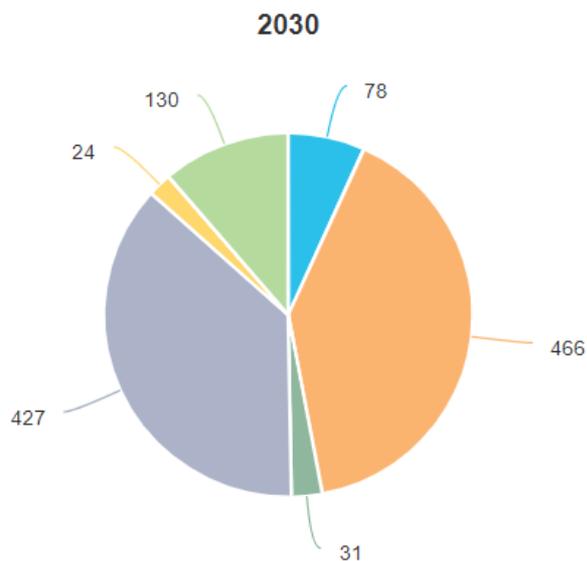
- Industry
- Agriculture
- Domestic
- Transport
- LULUCF

# LGA Report by Acuity Consulting (2020) – to meet net zero:

\* 2891 jobs will be required across the Fylde Coast by 2030

\* 3796 jobs will be required by 2050 (Blackpool figures below)

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- Blackpool - Estimated jobs in Low-carbon electricity - 2030 - Count
- Blackpool - Estimated jobs in Low-carbon heat - 2030 - Count
- Blackpool - Estimated jobs in Alternative fuels - 2030 - Count
- Blackpool - Estimated jobs in Energy Efficiency - 2030 - Count
- Blackpool - Estimated jobs in Low-carbon services - 2030 - Count
- Blackpool - Estimated jobs in Low emission vehicles & infrastructure - 2030 - Count

- Blackpool - Estimated jobs in Low-carbon electricity - 2050 - Count
- Blackpool - Estimated jobs in Low-carbon heat - 2050 - Count
- Blackpool - Estimated jobs in Alternative fuels - 2050 - Count
- Blackpool - Estimated jobs in Energy Efficiency - 2050 - Count
- Blackpool - Estimated jobs in Low-carbon services - 2050 - Count
- Blackpool - Estimated jobs in Low emission vehicles & infrastructure - 2050 - Count

# Opportunities

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# Opportunities: Buildings (domestic and industrial)

- Efficiency (insulation and glazing)
- Replacing gas (electricity and heat pumps)
- Solar panels (electricity generation, thermal)
- Demand reduction (home working, distribution hubs)
- New build standards

# Opportunities: Carbon Removals

- Bioenergy with Carbon Capture and Storage
- Coniferous planting
- Woodland planting
- Peatland restoration

# Opportunities: Transport

- Electric Vehicle charging infrastructure
- Expansion of mass transit and transport on demand
- Move to hydrogen or electric road freight
- Demand reduction (home working/distribution hubs)
- Modal shift

# Local Opportunities: Transport

- Blackpool Airport – explore hydrogen refuelling and battery charging for aircraft
- New model of EV charging station on Airport EZ
- Fylde Coast Rail Loop

# General Opportunities: Energy

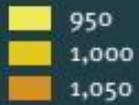
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- Prioritising renewable energy
- Local area energy planning to avoid constraints to growth
- Demonstrating Leadership – using assets to host renewable generation technology
- Piloting of Local Energy Markets to encourage small supplier growth, and encouraging Community Energy Projects
- Maximising renewable technology in large-scale future developments

# Local Opportunities: Energy

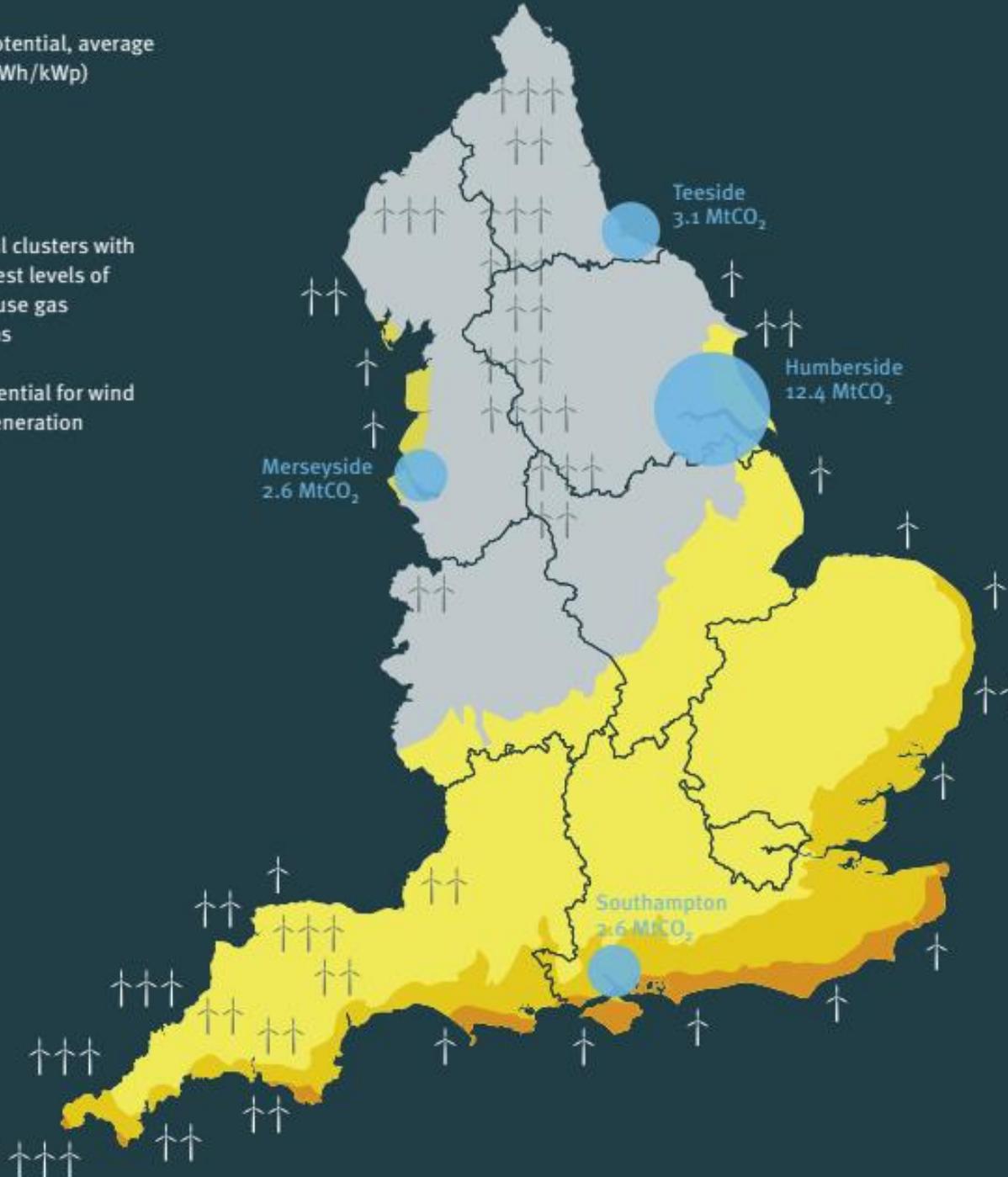
- Need to update studies of potential renewable energy sites for solar, tidal and wind power, but will need suitable projects to be developed e.g. solar facility on the Blackpool Airport EZ
- Also potential for smart grid/district heating
- Looking at options for Hydrogen generation and storage at Hillhouse EZ
- Potential of energy from waste (noting need to make this carbon positive or neutral)
- Carbon Capture for use in drinks industries

Solar power potential, average annual total (kWh/kWp)



Industrial clusters with the highest levels of greenhouse gas emissions

High potential for wind power generation



From “The Route to Clean Growth”  
Green Alliance, 2019

# Other Opportunities

- “Greening” of major redevelopment/regen schemes
- Focussing on support of businesses involved in sustainability
- Major retrofitting and alternative energy programme needed nationally – focus for jobs and skills
- Promotion and encouragement of circular economy
- Adaptation – building increased resilience to the adverse impacts of climate change – heat, sea level rises, floods, heat stress on cattle and agricultural impacts

# Examples from elsewhere

- Rugeley – housing development with smart low carbon energy system, plus office and commercial space
- Lewes Council – local community-based green energy schemes as part of Community Wealth Building approach
- Woking Council – partnering with IKEA to construct low carbon modular factory-built homes
- “Energy Superhub Oxford” - 50MW battery system as part of a digital energy distribution system addressing grid issues
- Bristol City Council – energy advice and loans to SME’s
- Shoreham Renewable Energy hub – expertise in low carbon housing, marine-source heat pump, pooling staff capacity

# Key Questions: For Discussion

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- What local schemes could help address climate issues, and what is needed to start or accelerate their delivery?
- What is the role of the board around the interface between economic development and this agenda?

# Thanks for your time

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*scott.butterfield@blackpool.gov.uk*

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|                         |   |
|-------------------------|---|
| <b>Report to:</b>       | <b>Blackpool, Fylde and Wyre Economic Prosperity Board</b>    |
| <b>Report Author:</b>   | <b>Rob Green, Head of Enterprise Zones, Blackpool Council</b> |
| <b>Title:</b>           | <b>Blackpool Airport Enterprise Zone: Progress Report</b>     |
| <b>Date of Meeting:</b> | <b>15th December 2021</b>                                     |

## 1.0 Purpose of the report:

To review the work of the Blackpool Airport Enterprise Zone and its future work and priorities against its role and remit.

## 2.0 Recommendation

That the Board notes the report.

## 3.0 Progress

### a) Masterplan and Delivery Plan

The refreshed EZ masterplan was approved by Blackpool's Executive in December 2020 reflecting the impact of changes in third party ownership across the site, changes required to satisfy Sport England and address highway and transportation concerns. The masterplan will be finalised once all comments are reviewed from the recent public engagement exercise which took place in person on 16<sup>th</sup> November at AFC Blackpool. Initial indications are that there have been no matters of significance raised. The revised delivery plan and annual progress report is scheduled to be presented for consideration by the Executive at its January 2022 meeting, with a complete remodelling of the retained business rates income forecasts presently underway to pick up changed layouts and delivery dates for built development.

The approved marketing strategy will continue to be implemented for the Enterprise Zone and, where appropriate, will be updated in line with the revised masterplan and emerging opportunities and guidance from Lancashire LEP/Marketing Lancashire to incorporate LEP priorities.

### b) Project Management

A second Project Manager has been appointed with Mark Harrison joining the team in November from agents Robert Pinkus. The importance of strengthening the project management resource is a very high priority to ensure continued successful and expanded delivery as the range and scale of direct delivery ramps up in 2022. An additional marketing and admin apprentice post will also be created to support the team.

### c) Fiscal Incentives

The team has seen an increase in EZ business rates relief applications over the last quarter with a number of new enquiries and from EZ businesses looking to relocate due to business growth. Four awards in principle have recently been allocated and a further five awards with the rates team for consideration.

There has been no further activity to lobby the government for the extension of fiscal incentives. Local MPs are supportive of the proposals but other EZ teams around the country have also received negative feedback from government officials where the focus is now on other initiatives such as Freeports. It now looks highly unlikely that there will be any extension of the EZ rates relief beyond March 2022 as this was not referenced in the October budget. The Enhanced Capital Allowances which are available for Common Edge and Squires Gate Industrial estate will continue to be available until November 2023.

#### **d) Current Activity Phase One**

The second of three proposed planning applications designed to release the Common Edge Sports pitches was approved at the Blackpool Council Planning Committee on 8<sup>th</sup> June 2021 and subsequently by Fylde Planning Committee. It includes a 3G sports pitch, a floodlit grass rugby pitch, training area, reconfiguration and extension to existing car park, provision of associated hard-standing, fencing and landscaping, improvement works to the access from Common Edge Road to incorporate a remodelling of the Division Lane Common Edge Junction and the creation of a new footway and cycleway.

Conlon's Construction have been appointed and commenced work on construction of the new changing pavilion site in late September, following clearance from the Football Foundation who it is hoped will provide some grant funding toward the project. A completion date of May 2022 is programmed. The new sports pitches came into use on 16<sup>th</sup> October after delays in delivery of the goal posts and will allow a phased release of existing pitches will permit highway preparation works to progress. The existing Jepson Way changing facilities will continue in use for the interim period.

Detailed design work is progressing for the 3G pitch and rugby pitches and these works will be tendered early in the New Year.

Construction of the remodelled junction at Division Lane, will commence in spring 2022 with the intention that this is completed prior to the main holiday season commencing in June.

Further design work has continued both the Eastern Gateway Access and the Common Edge Road junction upgrade with Wilde Consulting appointed by Blackpool highways team, already making good progress. Further detailed site investigations have been commissioned. Leasehold surrenders and renewals with sports clubs have been negotiated and the outline planning application for the new highways and development of former Common Edge Playing Fields will be submitted in early December. Detailed planning applications for the Highways will be submitted in spring 2022. A public engagement event was held on the 16<sup>th</sup> November to obtain the views of local residents to the highway proposals and has identified a number of minor improvements that will be incorporated into the detailed design.

#### **e) Towns Fund**

An application to the Blackpool Towns Fund for £7.5m toward the costs of an overall £18m project to provide new Highways and enabling utility infrastructure and drainage, has been approved by the Town Deal Board and the Council's Executive and now awaits formal sign off by DLUHC which is anticipated in December. The Towns Fund project will incorporate the remodelling of Common Edge Road between School Road and Division Lane incorporating traffic signalled junctions, the construction of the Eastern Gateway access road to link Amy Johnson Way and Common Edge opening a further 10.5ha land for commercial development. The project will also enable two new access points

to be constructed from Amy Johnson Way to the Eastern side of the Airport to support development of new aircraft hangars.

#### **f) M55 Link Road**

All funding is now in place including a committed EZ contribution of up to £1m with Fylde generated retained business rates growth monies being ring fenced toward this and works have commenced with an anticipated 2024 completion.

#### **g) Multiply Development**

Practical completion of the Multiply development took place in August with contractors Eric Wright Construction continuing work on the internal fit out which is progressing well and on target to complete in January 2022, allowing the building to be fully operational by March. The full £800,000 Growth Deal funding support was claimed before the deadline of end February 2021.

#### **h) Squires Gate Industrial Estate (Former Wellington Bomber Factory)**

The new owners of Squires Gate Industrial Estate continue subdividing and letting units and an up-to-date tenancy schedule has been received from the new owners, with the property substantially let and the main elevations of the building have been over clad.

The EZ team has engaged with site owner Euro Properties regarding landscaping and maintenance of the strip of vegetation in front of SQIE and pruning works will be carried out w/c 29 November as a precursor to a planned future upgrade of landscaping and fencing along the entirety of the Squires Gate lane frontage to the EZ.

#### **i) Communications Infrastructure**

The Aquacomms base station facility is operational and three wayleaves for telecoms companies have been agreed to date. There are presently seven enquiries for data centres that have been generated as a result of the EZ's enhanced connectivity. The most advanced is for a 10-15,000 sq ft facility with proposals being progressed to locate this at the Airport.

The news that a National Cyber security facility will be located at Samlesbury EZ, will provide a further boost to the Fylde Coast's credentials as a major player in this very significant sector which will drive much future investment. The intention is to promote Blackpool EZ as the leader in "greening the data sector" and this will become one of our key marketing mantras and efforts are now being made to assess the feasibility of bringing a power connection from Walney Island wind farm ashore at the EZ, to compliment further the proposals for onsite solar PV generation at the airport.

Consultants Horizon Energy have been appointed to confirm and develop the feasibility study for a 12-14 Mw solar farm to be located on the south side of the airport.

A digital data base and prospectus are being developed to support engagement with the sector and the EZ team is working closely with specialist facility engineers to produce a number of illustrative design options.

#### **j) Fibre Blackpool**

The Fibre Blackpool campaign continues to promote the roll out a local full fibre network for improved, gigabit capable, broadband internet connection to residents and businesses on the Fylde Coast. The dedicated website [www.fibreblackpool.com](http://www.fibreblackpool.com) is still receiving enquiries registering interest in the scheme and various suppliers are now active in the Blackpool area.

There is an increasingly strong level of interest from businesses involved in the digital and telecommunications industries in locating facilities within the EZ offering the prospect that Blackpool and the Fylde Coast can become a major player in this booming sector.

#### **k) Marketing**

Industrial enquiries continue to see a slight upturn in recent months and the team continues to progress an enquiry for 750- 100,000 sq ft from a local food and drink sector manufacturer. An outline development proposal has been submitted to DiT via Lancashire LEP in response to a national site search to accommodate a 50,000 sq ft development for manufacture of solar panels for high tech use.

A new office enquiry to locate up to 250 staff in the energy sector on a plot adjacent the Energy HQ is also being progressed whilst there are three live projects from different engineering companies all seeking circa 30,000 sq ft space by 2024. Several existing EZ occupiers are also looking to move to larger units as they continue to grow.

Overall demand is far greater than the present availability of stock or development plots and a long list of interested parties are being kept warm. The greatest difficulty in translating these enquiries into delivered development is the financial viability, due to a combination of low rentals, high and accelerating construction costs and ground abnormalities, which inhibits interest from traditional commercial property developers.

The logos for Blackpool EZ have now been refreshed as part of the Lancashire Enterprise Zones branding with a collective strategic marketing and communications plan being developed along with updates to promotional literature and websites which are expected in the New Year.

The next quarterly winter EZ newsletter 2021 is planned for December.

A joint international agent for all four LAMEC sites has now been appointed in collaboration with LCC and Colliers have begun work targeting opportunities from the international markets.

An informal public consultation took place on 16<sup>th</sup> November at AFC Blackpool to show plans for the highways work in association with Common Edge Playing Fields. Residents had the opportunity to ask questions of the development team and view the most up to date plans. The main themes of concern were highways and drainage issues and feedback has been shared with the Council highways team and highways consultants.

Blackpool EZ has been internationally recognised at Investment Monitor's Economic Zone Sustainable Recovery Strategies Awards 2021. Competing alongside some of the world's best Free Zones, Blackpool EZ was congratulated on its resilience in the wake of the global pandemic and its strategy to retain existing companies and attract new businesses. We were also commended on our ability to Build Back Stronger.

The three accolades are:

- Editor's choice awards - Digital connectivity
- Editor's choice awards - Advocacy
- Honourable mention - Covid relief packages

Top enquiries are:

| No. | Date of enquiry | Target sector | Size                               | Type of enquiry   | Progress to date  |
|-----|-----------------|---------------|------------------------------------|---|---|
| 1   | Mar 2020        | E             | 20,000 sq ft                       | D&B sale for mix of owner/occupier and spec devt  | Seeking to identify suitable site, engaging with private sector land owners   |
| 2   | Apr 2020        | AV            | 25,000 sq ft                       | D&B sale hangar for specialised sim/helicopter training facilities, worldwide contracts         | Option agreement for land at airport under negotiation – timing of development dependent upon relocation of existing aircraft control facilities      |
| 3   | May 2020        | AV            | 2 acres                            | Land sale for hangar complex for engineering and storage, high net worth investment for airport | Option agreement being finalised – now that funding agreed for access road and enabling infrastructure – timing of planning applications to be agreed |
| 4   | Oct 2020        | DC            | Up to 30,000 sq ft                 | D&B LH for NW data centre facility requirement  | Discussions ongoing in respect of potential location and timescale – potential site identified at airport   |
| 5   | Nov 2020        | FM            | Up to 30,000 sq ft                 | D&B lease for fast growth, local target sector company  | Discussions ongoing in respect of potential locations and timescales  |
| 6   | Dec 2020        | ADM           | Up to 2 acre plot for 20,000 sq ft | D&B sale for established local manufacturers constrained at existing premises                   | Contact re-established Nov 2021 to re-look at viable options and discussions ongoing  |
| 7   | Jan 2021        | DC            | up to 125,000 sq ft                | National company, land sale enquiry for data centre   | Company assessing options within the region and awaiting certainty on delivery timetable  |
| 8   | June 2021       | FM            | Up to 100,000 sq ft                | D&B LH requirement for local growth business in food manufacturing sector                       | Outline designs produced and costed with ongoing discussion on timescales and to refine requirements  |

|    |           |    |                    |   |   |
|----|-----------|----|--------------------|---|---|
| 9  | July 2021 | DC | Up to 30,000 sq ft | D&B LH for data centre facility and adjoining tech hub using green energy | Discussions ongoing in respect of potential locations and timescale |
| 10 | Nov 2021  | E  | 50,000 sq ft       | Via DiT site for solar PV manufacturing facility                          | Proposals submitted for Blackpool EZ.                               |

SECTORS: ADM - Adv. Manufacturing & engineering, AV - Aviation, OA - Office administration, FM - food manufacturing, E - Energy, DC – digital and creative, O - Other

### **l) Blackpool: The Place for Business**

Work is progressing to update the website [www.businessinblackpool.com](http://www.businessinblackpool.com) and the team are building a strong portfolio of case studies from successful target sector businesses around the Fylde Coast. To put forward a company news story for submission please contact the EZ marketing officer. Online engagement and followers of the campaign continue to increase month on month.

### **m) Blackpool Airport**

The CAA operational licenses for Aerodrome management and Air Navigation service provider were successfully transferred to Blackpool Airport Operations Ltd with effect from midnight on 31<sup>st</sup> October. A new managing Director has been recruited and will commence their role in the New Year with an emphasis on identifying and securing new business opportunities.

Discussions have continued to base a new CPL training facility at the airport initially looking at cohort of 20 pilots per annum and potentially rising to 100. Similarly discussions are ongoing for provision of specialist helicopter pilot and engineering training facilities, with the airport looking to capitalise on opportunities to become a major centre for aviation industry training.

### **n) Business Enquiries and Jobs**

To date:

- A total of over 250 live enquiries are currently logged for Blackpool EZ and a review is underway to assess each requirement. An internal matrix of enquiries has been developed to identify the top enquiries based on potential investment, deliverability, size of development, job creation and strategic implications.
- Some 123 businesses have located to the Enterprise Zone since April 2016.
- A gross cumulative total to date of 1950 jobs have located to the Enterprise Zone, this figure includes jobs new to the area, safeguarded jobs within Blackpool and construction full time equivalent jobs.

### **o) Project Team**

The latest meeting of the Blackpool Airport EZ Project Team was hosted online on Friday 26<sup>th</sup> November via MS teams. The next meeting is due to take place in January 2022, date and time TBC.

### **p) Risk Register**

The Blackpool Airport Enterprise Zone risk register is reviewed regularly with Blackpool's corporate risk team, the Project Board and the Programme Board (EPB) every quarter.

Many of the main risks are ubiquitous to development in the UK and outside the direct control and influence of the EZ team such as Covid and Brexit, which have in recent months seen significant logistical interruptions to supply chains and to the cost and availability of materials. Strategy to mitigate impacts from such risks is dependent on specific factors pertaining at any one time and these potential impacts are reviewed in all project meetings. As a standard practice construction contracts now all include clauses relating to delays from pandemics and promised delivery date have to extend to account for this, whilst additional levels of contingency for costs inflation are being built into delivery plan budgets. The confidential risk register will be circulated separately to Board members

**Key Risks:**

| <b>Risk and Issues</b>  | <b>Mitigation and Actions</b>   |
|---|---|
| Slight delays to construction due to Covid-19 working restrictions  | Safety guidelines in place and work continuing.   |
| After short period of uncertainty, property enquiries are returning but overall lack of market demand due to Covid-19/Brexit uncertainty and the commercial viability of development. | Clear marketing strategy defined and implementation underway  |
| Increased construction and material costs are affecting viability of development projects   | Work with contractors and architects on regular value engineering to ensure viability and ensuring that adequate contingencies are built into estimates |
| Due to delays in ability to progress the Common Edge infrastructure, interest may find alternative sites  | Regular communication with prospective occupiers and interested parties   |

**q) Milestones**

| <b>Milestones</b>   | <b>Dates</b> |
|---|--------------|
| Proposition and identifying opportunities for data centre market                          | Ongoing      |
| Focussed marketing of Common Edge phase 1 commences                                       | Ongoing      |
| Appoint international marketing agents LAMEC brand  | Complete     |
| Changing Rooms and car park/3G pitch planning approved                                    | Complete     |
| Appoint Common Edge Changing room and 3G pitches contractor                               | Complete     |
| No. 12 grass football pitches ready for use October 2021                                  | Complete     |
| 40,000 sq ft devt handed over to occupier complete  | Complete     |
| Land/property acquisitions x 4 (2 x complete, 2 x ongoing)                                | Dec 2021     |
| Design and outline planning application for Eastern Gateway Access                        | Dec 2021     |
| Design and outline planning application for Common Edge Road                              | Dec 2021     |
| Outline Planning approval for highways  | Mar 2022*    |
| Fiscal benefit extension decision from HM Treasury (unlikely to be secured)               | Mar 2022     |
| Architectural feasibility study & design work for airport ongoing                         | May 2022     |
| Sports changing room work completes   | May 2022     |
| Release of existing sports pitches and commencement of highway and utility infrastructure | May 2022     |
| Airport Control tower, outline relocation planning application                            | Summer 2022  |

|   |                 |
|---|-----------------|
| 12 month construction contract for EGA access and related EZ highways | Sep 2022        |
| Replacement hangar development commenced                              | Sep 2022        |
| Outline planning app for airport redevelopment                        | Quarter 3, 2022 |
| Decision on airport redevelopment planning application                | Jan 2023        |
| Commencement of works for airport redevelopment                       | Mar 2023        |
| Completion of airport redevelopment works                             | 2025/6          |

\*Subject to Secretary of State approval of Greenbelt development

**Report Author**

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|                         |   |
|-------------------------|---|
| <b>Report to:</b>       | <b>Blackpool, Fylde and Wyre Economic Prosperity Board</b>    |
| <b>Report Author:</b>   | <b>Rob Green, Head of Enterprise Zones, Blackpool Council</b> |
| <b>Date of Meeting:</b> | <b>9<sup>th</sup> December 2021</b>                           |

## 1.0 Purpose of the report:

To review the work of Hillhouse Technology Enterprise Zone and its future work and priorities against its role and remit.

## 2.0 Recommendation(s)

That the Board notes the report.

## 3.0 Hillhouse Enterprise Zone: Progress Report

### a) Delivery Plan

Finalisation of the implementation and delivery plan has been held in abeyance pending the finding of interested parties in developing of large areas of the EZ and a decision by Government on the Rail Reinstatement Project for the Poulton to Fleetwood line.

Wyre Council have held discussions with interested parties for significant redevelopment of areas of the EZ, these parties are no in contact with LCC to better understand the Rail Reinstatement Project and its impact upon their ambitions.

Wyre Council will lead on the Delivery Plan refresh once the Government's position on Rail Reinstatement is known.

### b) Getting Building Fund

NPL, who have secured funding from the Getting Building Fund toward the costs of essential infrastructure upgrades to enable the new speculative development to progress, have received planning permission from Wyre Borough Council and are progressing with the works.

The project encompasses some urgent upgrading and repair to ageing enabling infrastructure, including site access road, upgrade of utilities, and an extension and repair to Hillhouse's water ring main and electricity supply mains. It will also incorporate the extension of the Local Full Fibre Network (LFFN) super-fast broadband in a ring around the site, linking to the recently completed LFFN extension of the Fibre from the Tramway to the Hillhouse gatehouse, funded by Wyre BC as EZ accountable body.

The project has been allocated funding of £630,000 comprising £504,000 Getting Building Fund, with additional match funding provided by Wyre Council and NPL at £63,000 each.

The works are progressing to programme and budget, 1000m of water pipeline for mains water has been installed, the electrical substation has been installed and works to relocate the gatehouse are in preparation. The water pipeline and electrical substation works are 90% complete.

### **c) Residential Development**

BXB have purchased the former Sainsbury retail site with a planning application imminent for residential development of up to 250 homes and potentially a smaller district retail centre which will support employment and provide some retained business rates growth. If approved, this development should see the further extension of the northern access road to the Fleetwood/Poulton railway line.

Substantial progress has been made by Dickie & Moore with their residential development plans for the former Thornton AFC site. This should see the completion of works to enable Bourne Road, the main access route to Hillhouse, to become an adopted Highway. In the meantime NPL have introduced a number of measures to reduce traffic speeds on Bourne Road, including a competition to involve the local children to design road side signage.

### **d) Fleetwood/Poulton Rail Line**

An initial study undertaken by LCC leaves all three options on the table and as this includes heavy rail the requirement for a bridge over the track bed to enable the northern access road continues to be a constraint in progressing development.

### **e) Marketing & enquiries**

The logos for Blackpool EZ have now been refreshed as part of the Lancashire Enterprise Zones branding but a collective strategic marketing and communications plan is outstanding along with updates to promotional literature and websites which is expected in the New Year.

The next quarterly winter EZ newsletter 2021 is planned for December.

A joint international agent for all four LAMEC sites has now been appointed in collaboration with LCC.

The Blackpool Makes it Work investment marketing campaign continues to spotlight local businesses in our key target sectors and welcomes any business on the EZ who would like to showcase their business and the EZs sector strengths. Please get in touch with the team if you would like to be considered.

Current enquiries include:

| <b>Date of enquiry</b> | <b>Target sector</b>              | <b>Size and type of enquiry</b> | <b>Progress update</b>           |
|------------------------|-----------------------------------|---------------------------------|----------------------------------|
| Feb 2021               | Waste to energy project           | 10,000 sq ft                    | HOT agreed progressing to option |
| Jan 2021               | Waste to energy recycling project | Up to 2.5 acres                 | HOT agreed progressing to option |
| Jul 2021               | Window frames manufacturer        | n/k via NPL                     | Still awaiting decision          |
| Jul 2021               | Energy from waste project         | 5 acres, £50m investment        | HOT agreed                       |
| Jul 2021               | Engineering company               | 1 acre rental                   | Now in place                     |

|              |  |  |  |
|--------------|--|--|--|
| Aug 2021     | Advanced materials – USA sustainable chemical manufacturer via DIT | 10 acres, £50m investment                            | No feedback received to date   |
| September 21 | Entertainment events   | 15000sqft storage                                    | Now in place   |
| October 21   | Engineering manufacture  | 60,000sqft workshop                                  | December 21 commences  |
| October 21   | Crane hire company   | 0.5 acre and 16,000sqft storage, investment £200,000 | Now in place   |
| October 21   | Transport , office space   | 2 offices and 1 acre, £100k                          | Now in place   |
| October 21   | Asphalt production   | 2.5 acres, £2m investment                            | Pre application planning discussions held with Wyre Council and LCC                          |
| November 21  | Housing and retail   | 10acre £30m investment                               | Planning Application submitted by BXB Ltd for housing development of part of their ownership |

#### **f) Hydrogen Steering Group**

NPL who are the lead on hydrogen activity, will look to re-establish the hydrogen Hub meetings now that social distancing restrictions are lifted. Added impetus to the work of the group is anticipated in the wake of Government announcements about the new green agenda and the role of hydrogen as a clean fuel source for transportation.

#### **g) Site Activity**

##### **i) Vinnolit**

Majority landowner NPL Estates own the vacant property of the former Vinnolit site and the property is currently been marketed jointly by Avison Young and Robert Pinkus & Co LLP. There is strong market interest in occupying former Vinnolit buildings which are to be retained and upgraded.

<https://www.avisonyoung.co.uk/properties/-/property/detail-109705>

##### **ii) New companies on site**

A fast growing transport company has located at Hillhouse and also have taken office space too. A small engineering upcycle company has located on the Hillhouse site. An expanding company that delivers large events and concerts Europe wide have taken storage space on the Hillhouse site.

#### **h) Job Creation**

The EZ team will continue to liaise with NPL Estates on any new or safeguarded jobs on the site. 10 new jobs have been created since the last report.

#### **i) EZ Board Meetings**

A Board meeting took place on 19<sup>th</sup> November online with a group of stakeholders including Hillhouse tenants. The date and time of the next meeting is to be confirmed.

**j) EZ fiscal benefits**

There has been no further activity to lobby the government for the extension of fiscal incentives. Local MPs are supportive of the proposals but other EZ teams around the country have also received negative feedback from government officials where the focus is now on other initiatives such as Freeports. It looks highly unlikely that there will be any extension of the EZ rates relief beyond March 2022 as this was not referenced in the late October budget.

**k) Risk Register**

The Hillhouse Technology Enterprise Zone risk register is regularly reviewed by Wyre Borough Council's corporate risk team and will be reviewed again at the upcoming Project Board. Copies will be available upon request.

Key risks:

| <b>Risk and Issues</b>   | <b>Mitigation &amp; Actions</b>   |
|--|---|
| Change of key personnel at NPL and staff resources at Wyre BC stretched due to staff departures.   | Maintain relationships with NPL and Wyre key contacts, provide ongoing support whilst the team restructures and recruits new personnel.                                     |
| Lack of market demand due to Covid-19/Brexit uncertainty and the commercial viability of development with existing scheme such as Energy from waste/Biomass plant which are in development being cancelled or postponed long term.         | Allocated government Getting Building funding to help kick start essential infrastructure to better market the site to potential occupiers and stimulate private investment |
| Continuing delays in applying for and securing planning and highway approvals and potential land contamination issues that need to be overcome.  | Close liaison with NPL, Wyre (accountable body) and LCC, refresh of EZ Project board and securing additional delivery support resource                                      |
| Requirement for flood mitigation measures and utility upgrades across the site and issues surrounding the ability construct western access road over Fleetwood-Poulton railway line. Delay in commissioning essential pre-planning surveys | Close liaison with NPL, Wyre (accountable body) and LCC and securing additional delivery support resource   |
| Failure to secure purchase or rights over the Fleetwood rail line will impact upon ability to construct Northern Access road and add costs.  | Close liaison with NPL, Wyre (accountable body) and LCC   |
| Decision on future use of rail line will impact on cost and timing of western access road if bridge is required  | Participation in Fleetwood and Poulton working group chaired by LCC   |

## I) Milestones:

The table below lists key milestones discussed and approved at the Hillhouse EZ Project Board on 19<sup>th</sup> November.

| Milestones   | Dates        |
|--|--------------|
| Risk Register updated regularly by Project Board   | ongoing      |
| Revised Delivery Plan  | abeyance     |
| Forsa Energy completion of build and commissioning   | completed    |
| NPL Grant agreement in place for Get Britain Building Fund   | 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    |
| Construction commences for utilities infrastructure and new gatehouse  | 15% complete |
| Demolition and clearance of Vinnolit plots complete  | 90% complete |
| Completion of electric and water main upgrades*  | 90% complete |
| A flood risk assessment to be scoped and commissioned for the entire site subject to identification of funding               | abeyance     |
| A transport assessment be scoped and commissioned for the entire site subject to identification of funding                   | abeyance     |
| An Environmental and Ecology study to be scoped and commissioned for the entire site subject to identification of funding ** | abeyance     |
| Fiscal benefit extension decision from HM Treasury (not looking likely)  | Mar 2022     |
| Procure subsidy control advice once Implementation plan complete   | Mar 2022     |
| Subsequent roll out of fibre ducting on site   | Q1 2022      |
| 60,000 sq ft speculative development of small multi-use units planning submitted*  | Q3 2022      |

\*Applications still to be submitted by NPL

\*\* Habitat assessments to be undertaken Nov 21-Mar 22

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