



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

Wyre Borough Council  
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**Blackpool, Fylde and Wyre Economic Prosperity Board meeting on  
Thursday, 9 September 2021 at 2.00 pm in the Council Chamber - Civic  
Centre, Poulton-le-Fylde**

**1. Apologies for absence**

**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 - 8)

To confirm as a correct record the minutes of the previous meeting held on Thursday 10 June 2021.

**4. Lancashire Enterprise Partnership update**

A presentation by Sarah Kemp, Lancashire Enterprise Partnership (LEP).

**5. Addressing carbon emissions on the Fylde Coast**

A presentation by Scott Butterfield, the Strategy, Policy and Research Manager Blackpool Council.

**6. Exclusion of public and press**

The discussion of the reports submitted under items **7 and 8** 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 information”.

**7. Blackpool Airport Enterprise Zone: progress report** (Pages 9 - 14)

Report of the Head of Enterprise Zones, Blackpool Council

**8. Hillhouse Technology Enterprise Zone: progress report** (Pages 15 - 20)

Report of the Head of Enterprise Zones, Blackpool Council

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

The next meeting will be held on Thursday 9 December 2021 at 2 pm in the Council Chamber, 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, 10 June 2021 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

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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  
Scott Butterfield, Strategy, Policy & Research Manager, Blackpool Council

### **Chief Executive Officers:**

Neil Jack, Blackpool Council  
Allan Oldfield, Fylde Borough Council  
Garry Payne, Wyre Borough Council

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

Martin Long (Blackpool)  
Peter Worthington (Wyre)  
Neil Farley (Fylde)

### **Officers present:**

Nick Gerrard, Growth and Prosperity Programme Director, Blackpool Council  
Daphne Courtenage, Assistant Democratic Services Officer, Wyre Council  
Rob Green, Head of Enterprise Zones, Blackpool Council  
Paul Walker, Director Development Services, Fylde Council  
Marianne Unwin, Democratic Services Officer, Wyre Council  
Duncan Jowitt, Democratic Services Officer, Wyre Council  
Nicole Billington, Blackpool Airport Enterprise Zone Marketing & Administration Officer, Blackpool Council  
Richard Morris, WhistleJacket  
Helen MacVicar, WhistleJacket

No members of the public or press attended the meeting.

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**1 Election of Chairman**

Councillor David Henderson, Leader of Wyre Council, was elected as Chairman.

**2 Chairmanship of Economic Prosperity Board**

The Chairman introduced this item and explained to the board the purpose of the report.

He welcomed the report as it ensured that administrative clerking duties and the Chairmanship of the board would be re-aligned with the same authority. The Chairman proposed an amendment to recommendation two of the report regarding agenda setting meetings. He explained that the individual Chairman should decide this. Councillor Henderson was happy for the agenda to be created without an agenda-setting meeting, but he did request that he saw the agenda in advance of its publication to which the board **agreed**.

Councillor Buckley, Leader of Fylde Council, thanked Lennox Beattie, Executive and Regulatory Manager at Blackpool Council, for his support and assistance during her time as Chairman.

**3 Election of Vice Chairman**

Councillor Karen Buckley, Leader of Fylde Council, was elected as Vice Chairman.

**4 Declarations of interest**

None.

**5 Confirmation of minutes**

The minutes of the meeting held on 25 March 2021 were **confirmed** as a correct record.

**6 Matters arising**

Councillor Karen Buckley directed the board to point five of the minutes and asked officers for an update, in particular surrounding the coach industry.

**7 Dates of future meetings**

The Chairman proposed an amendment to the dates and times of the future Economic Prosperity Board meetings to suggest they could be held on either Monday afternoons or Friday mornings in order to accommodate the Leader of Blackpool Council.

Councillor Mark Smith, substitute member for Blackpool Council, agreed to put this suggestion to Leader Lynn Williams, but for now he was happy to leave the dates as they were.

The dates and times of future EPB meetings for the municipal year 2021/22 were **agreed** as:

- Thursday 9 September 2021 2pm
- Thursday 9 December 2021 2pm
- Thursday 3 March 2022 2pm

## **8 Business Investment Marketing**

WhistleJacket, Brand, Design and Communications Agency, submitted a presentation which explained the next stages of the Blackpool Makes It Work – Blackpool's inward investment marketing campaign.

Nicole Billington, Marketing Officer at Blackpool Council, introduced the two WhistleJacket representatives, Richard Morris and Helen MacVicar, and thanked them for their work.

WhistleJacket presented the changes made to the original campaign brand. Richard emphasised the need to present Blackpool and the Fylde Coast as a place not just for leisure, but for business. This was shown through new brand design assets, such as a new logo, tag line, reformatted website and the use of online case studies. He also explained the impact this had on online engagement. On the 12 June 2020, the Twitter page had 462 followers. This increased to 567 in just over a year, and the LinkedIn page showed a 313% increase in followers and engagement in the same period.

The Leaders of Fylde and Wyre both asked about the inclusion of their boroughs in the campaign.

Richard explained that Blackpool as an initial brand gathers more attention; however, Fylde and Wyre also have a lot to offer and were included in the campaign. He stated that the focus on the Fylde Coast is demonstrated within the case studies. The case studies highlighted the stories of people and their businesses, which are published on the social media pages to help drive online engagement. He emphasised the need for more stories from the three areas.

Peter Worthington, the co-opted private sector representative for Wyre, asked about the campaign's key performance indicators. It was explained that this would be the next step for Blackpool Makes It Work.

The Chairman thanked Richard and Helen for their presentation.

## **9 Addressing carbon emissions on the Fylde Coast**

The Chairman addressed the board of Scott Butterfield's absence and that the item will be postponed until the next meeting.

## **10 Flood Strategy**

Paul Walker, the Director of Development Services for Fylde Council, introduced the report on Flood Strategy and explained the key points.

The board expressed their support of the Fylde Peninsular Water Management Partnership and highlighted the importance of collaboration with other authorities to tackle flooding.

A question was raised surrounding the project two bid's next steps and timescales, to which Mr Walker responded.

The board highlighted the drainage issues and localised flooding on the Fylde Coast. They additionally **agreed** to ask the partnership to have more emphasis on reviewing flood risk and surface water management.

The board **agreed** to invite Carl Green, Head of Engineering Services at Wyre Council, to write a report surrounding the opportunity for investment in carbon mitigation strategies, which would come before members at the 9 December meeting.

The Economic Prosperity Board **agreed** to:

1. Note the increasing risk of flooding and importance of surface water management across the Fylde Coast
2. Recognise the success that Fylde, Blackpool and Wyre Councils have had by working in partnership to replace coastal defences and improve bathing water quality
3. Support the respective authorities in addressing the challenge of flooding and surface water management through the Fylde Peninsular Water Management Partnership
4. Invite the Heads of Services to investigate the potential to jointly establish a specialist drainage team (between the three districts and Lancashire CC) pooling existing resources and securing additional resources to allow greater integration of water management across the peninsular. This action is to be delivered as an action through the Fylde Peninsula Water Management Partnership and reported back to the EPB
5. Support the innovation bids as outlined in section 4.5 of the report
6. Invite the Heads of Service to work with United Utilities to identify surface water schemes that will be mutually beneficial in reducing flood risk.

The Chairman thanked Paul Walker for his report.

## 11 Exclusion of public and press

The EPB **agreed** that the public and press be excluded from the meeting whilst the remaining agenda items 12 and 13 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.

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

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

Mr Green updated the board that the public engagement exercise had now commenced and responses were being received. He explained that they were hopeful to organise an open day at South Shore Cricket Club; however, this would be subject to local Covid-19 guidelines.

He updated the board that the planning application for the new highways at Common Edge and the new link road through to the Enterprise Zone would likely be submitted to Blackpool Council in August 2021. He also stated that the planning application for the new sports changing rooms and 3G pitches was approved by Blackpool Council and that it was being heard at Fylde Council's Planning Committee later in the month.

Mr Green explained that Blackpool Airport were currently undergoing a restructure and were advertising for a new airport manager.

He updated the board that the Licensing application was on target for the 30 September takeover by Blackpool Airport Operations.

Councillor Karen Buckley questioned Rob Green on the time scales of the Blackpool Airport link road, 3G pitches projects and the introduction of Fibre Broadband in Fylde.

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

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

Rob Green, Head of Enterprise Zone presented an update on Hillhouse Enterprise Zone.

Mr Green updated the board of the interim report on the Fleetwood to Poulton railway line and stated that the summary recommendations explained all three options, heavy rail, light rail and tram-train, should be taken to the next stage.

Mr Green updated the board of a 10-acre enquiry from a company involved in electrolysis. NPL had responded that they did not believe they could accommodate this due to the insufficient electrical infrastructure. He explained that this issue needed to be investigated and put emphasis on the future of green power at both Enterprise Zones.

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

The board thanked Rob for his reports and contributions.

The meeting started at 3.05 pm and finished at 4.40 pm.

**Date of Publication:** 23 June 2021.





<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 September 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(s)

That the Board notes the report.

## 3.0 Blackpool Airport Enterprise Zone: Progress Report

### a) Masterplan

The EZ masterplan and delivery plans have now been refreshed, to reflect the new development since 2016. The updated reports were presented to Blackpool's Executive and approved in December 2020 reflecting the impact of changes in third party ownership across the site, requirements for changes required to satisfy Sport England and address Highway and transportation concerns. The public engagement exercise commenced online from 4 June until 4 July. A one day drop in event did not take place due to ongoing Covid restrictions but a follow up meeting was held with representatives from a local community group, Marton Moss Neighbourhood Forum.

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.

#### New Project Manager Posts:

A second Project Manager has been appointed and due to join the team late November. 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 2021/22. An additional marketing and admin apprentice post will also be created to support the team.

### b) Fiscal Incentives

Work is continuing to lobby MHCLG to seek an extension of EZ fiscal benefits which are due to expire for Blackpool in March 2022 for rates relief and November 2023 for ECA's.

Local MPs have pledged their full support but the LEP Network at this time is focused on the evolving role of the LEPs and suggested next steps is through nationwide local MP support and direct lobbying.

### c) Current Activity Phase One

The second of three proposed planning applications designed to release the Common Edge Sports pitches has been approved at the Blackpool Council planning committee on 8<sup>th</sup> June and subsequently by Fylde planning committee. It includes a 3G sports pitch, 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 including the creation of a new footway and cycleway.

Conlon's Construction have been appointed and work will commence on site 31<sup>st</sup> August with a completion date of May 2022. The new sports pitches will come into use in mid-September and phased release of existing pitches will allow highway preparation works to progress. The existing Jepson Way changing facilities will continue in use for the interim period.

Further design work has continued both the Eastern Gateway Access and the Common Edge Road junction upgrade led by Blackpool highways team, with further detailed site investigation being 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 September on completion of final supporting reports and documentation.

An informal online engagement exercise was undertaken between 4 June 2021 and 31<sup>st</sup> July. This was supported by a mail drop to local businesses and residents and backed up by PR and social media coverage to publicise the opportunity to "have your say". 95 responses were received with 60% positive feedback. 66 of the comments were about the airport redevelopment and a high number of comments expressed a wish to see the return of commercial flights to Blackpool. The Have Your Say pages are now closed for comment but all comments can still be viewed at <https://blackpoolez.com/have-your-say/>

These will all be considered when finalising planning applications which will also trigger further opportunity for local residents and business to express support for the proposals and raise any points of concern.

#### **d) M55 Link Road**

All funding is now in place including an 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.

#### **e) Initial Development**

Contractors Eric Wright Construction handed over the 40,000 sq ft Multiply building on Amy Johnson Way enabling the occupier to commence fit out works on 2<sup>nd</sup> August. It is now anticipated the building will be commissioned and fully occupied by Multiply in January 2022. The full £800,000 Growth Deal funding support was claimed before the deadline of end February 2021.

#### **f) Current Planning Applications**

Two live planning applications are currently being considered by Blackpool Council, the planning application for the sports facilities and an application for a small fibre switching data centre to support role out of superfast broadband across the Fylde Coast.

A retrospective application for construction of a cement batching plant and transport depot at the Squires Gate Industrial Estate, has been refused following significant local objections but the applicants have advised they will be appealing the decision.

#### **g) 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. Work is progressing to resolve

technical issues relating to planning permissions, building regulation and fire certification, whilst some individual rating assessments remain outstanding. The marketing officer continues to pursue a potential meeting with the owners to discuss the new tenants in the property and opportunities for joint development.

#### **h) Communications Infrastructure**

The head of ICT at Blackpool Council will be taking part in NW Insider's Powering Digital Innovation on 26 August where Blackpool's vision for a Digital Strategy will be promoted.

#### **i) 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. The EZ marketing officer will provide marketing support for any co-op members for the benefit of EZ businesses. Discussions are now underway to secure extension of the LFFN network along the coast to serve Wyre and Fylde, particularly the rural areas of both authorities. 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.

#### **j) Marketing**

A series of workshops are ongoing to deliver a branding refresh and collective messaging for all four LAMEC sites and a combined communications strategy is to be implemented.

Regular newsletter updates have continued throughout lockdown providing Covid-19 business support advice with the Marketing Officer continuing to monitor the situation carefully. The next quarterly autumn 2021 edition is planned for September.

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

Top enquiries are:

No.	Date of enquiry	Target sector	Size	Type of enquiry
1	Jan 2021	DC	up to 125,000 sq ft	National company, land sale enquiry for data centre
2	June 2021	FM	Up to 100,000 sq ft	D&B LH requirement for local growth business in food manufacturing sector
3	Oct 2020	DC	Up to 30,000 sq ft	D&B LH for NW data centre facility requirement
4	May 2021	DC	Up to 30,000 sq ft	D&B LH for data centre facility and adjoining tech hub using green energy
5	Apr 2020	AV	25,000 sq ft	D&B sale hangar for specialised sim/helicopter training facilities, worldwide contracts

6	Nov 2020	E	20,000 sq ft	D&B sale for mix of owner/occupier and spec devt
7	May 2020	AV	2 acres	Land sale for hangar complex for engineering and storage, high net worth investment for airport
8	Nov 2020	FM	Up to 30,000 sq ft	D&B lease for fast growth, local target sector company
9	Dec 2020	ADM	Up to 2 acre plot for 20,000 sq ft	D&B sale for established local manufacturers constrained at existing premises

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

#### **k) 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.

#### **l) Blackpool Airport**

Work is underway to apply to CAA for new operating licenses to come into effect from end of October and a specialist project manager appointed on a short term contract to lead the transition. The recruitment process for appointment of new Managing Director for the airport company is underway with initial interviews having been conducted.

Discussions have commenced 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.

#### **m) Third Party Development**

There is no current third party development activity on site.

To date:

- A total of over 250 live enquiries are currently logged for Blackpool EZ.
- Some 115 businesses have located to the Enterprise Zone since April 2016.
- A gross cumulative total of 1697 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.

#### **n) Project Team**

The latest meeting of the Blackpool Airport EZ Project Team was hosted online on 2nd July 2021 via MS Teams. The next meeting is due 30 September.

#### **o) 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.

**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. Progressing fiscal benefits extension proposals to government
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
The airport has experienced a negative impact of Covid-19 however impact not as greatly felt as other larger regional airports and has remained open (observing restrictions) throughout pandemic.	Refresh of marketing plan, website and social media. Progressing architect's designs for new hangarage and remodelling for new commercial opportunities. Focussed targeting of core sector opportunities

**p) Milestones**

The table below lists key milestones which will be reviewed at the EZGC scheduled for 15 September 2021.

<b>Milestones</b>	<b>Dates</b>
Proposition and identifying opportunities for data centre market	Ongoing
Sports facilities work completes	May 2022
Land / property acquisitions x 4 (one exchange May, others August)	August 2021
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
Architectural feasibility study & design work for airport complete	May 2022
Focussed marketing of Common Edge phase 1 commences	ongoing
Design and outline planning application for Eastern Gateway Access	Sep 2021
Design and outline planning application for Common Edge Road	Sep 2021
No. 12 grass football pitches ready for use September 2021	Complete
40,000 sq ft devt handed over to occupier complete	Jan 2021
Outline Planning approval for highways	Feb 2022*
12 month construction contract for EGA access and related EZ highwys	June 2022
Release of existing sports pitches and commencement of highway and utility infrastructure	May 2022
Fiscal benefit extension decision from HM Treasury	Mar 2022
Airport Control tower, fire station relocation planning application	Summer 2022
Outline planning app for airport redevelopment	Mar 2022
Decision on airport redevelopment planning application	Autumn 2022
Commencement of works for airport redevelopment	January 2023
Replacement hangar development commenced	Sep 2022
Completion of airport redevelopment works	2024/5

\*Subject to Secretary of State approval of Greenbelt development

**Report Author**

**Rob Green Head of Enterprise Zones**

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**07500 786402**

<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> September 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 stalled and the accountable body at Wyre are chasing a response from Genecon to progress this.

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, are now preparing detailed planning applications for the development which should be submitted to Wyre council before the end of the year. A planning application for the demolition of the gatehouse office and erection of a new gatehouse office building has been submitted in May 2021, pending approval.

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 from the Getting Building Fund, with additional match funding provided by Wyre Council and NPL at £63,000 each.

A purchaser for the former Sainsbury retail site has been identified and their intention is to secure a planning consent for up to 250 homes and potentially a smaller district retail centre which will support employment and provide some retained business rates growth. Planning applications are anticipated later this year and discussions are being progressed regarding contributions toward enabling infrastructure, including site drainage and access from the Western gateway road.



A planning application submitted by NPL Estates for a hybrid residential development of the former Thornton AFC site has been approved. Once works commence, 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.

## **b) MARKETING**

A series of workshops are underway to discuss the branding and messaging for all four LAMEC sites and a combined communications strategy is to be implemented.

Regular newsletter updates have continued throughout lockdown providing Covid-19 business support advice with the Marketing Officer continuing to monitor the situation carefully. The next quarterly autumn 2021 edition is planned for September.

An agent has now been appointed to lead on international marketing for all four EZ's within the LAMEC cluster.

Addisons Group featured as a business case study in July as part of the Fylde Coast's investment marketing campaign website. Read in full here -

<https://businessinblackpool.com/addison-group-case-study/>

The team welcomes any further businesses at Hillhouse to profile their success.

Hillhouse EZ will also be represented under the Blackpool Makes it Work campaign banner at UK REiIF (Real Estate Investment and Infrastructure Forum) in Leeds, May 2022, where there will be an opportunity to promote investment opportunities across the two Fylde Coast EZs.

Current enquiries include:

Date of enquiry	Target sector	Size and type of enquiry
NEW Aug 2021	Advanced materials – USA sustainable chemical manufacturer via DIT	10 acres, £50m investment
Jul 2021	Window frames manufacturer	n/k via NPL
Jul 2021	Energy from waste project	n/k via NPL
Jul 2021	Engineering company	n/k via NPL
Feb 2021	Waste to energy project	10,000 sq ft
Feb 2021	Construction	1 acre outdoor secure storage
Jan 2021	USA owned PPE manufacturer	200,000 sq ft
Jan 2021	Energy and renewables	20,000 sq ft new build industrial
Jan 2021	Organic waste recycling centre	10 – 20,000 sq ft industrial
Jan 2021	Waste to energy recycling project	Up to 2.5 acres
Jan 2021	Warehousing and distribution of beauty supplies	20,000 sq ft new build

## **c) Hydrogen Steering Group**

Further Hydrogen Hub meetings will now be re-established now that social distancing restrictions are lifted. NPL will lead these meetings. 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.

#### **d) Site Activity**

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

Majority landowner NPL Estates have completed the purchase of the vacant property of the former Vinnolit site and prior approval for the demolition works has been granted for work that will likely to take up to 12 months and will release new sites for development. There is strong market interest in occupying former Vinnolit buildings which are to be retained and upgraded.

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

1. An events company employing 25 staff have moved into a larger 14,000 sq ft unit.
2. Forsa Energy build is now complete and fully operational employing approximately 5 staff.

#### **e) Job Creation**

The EZ team will continue to liaise with NPL Estates on any new or safeguarded jobs on the site.

#### **f) EZ Board Meetings**

A Board meeting took place on 9th July online with a group of stakeholders including Hillhouse tenants. The date and time of the next meeting is to be confirmed.

#### **g) EZ fiscal benefits**

Work is continuing to lobby MHCLG to seek an extension of EZ fiscal benefits which have now expired at Hillhouse for rates relief and November 2023 for ECA's.

Local MPs have pledged their full support but the LEP Network at this time is focused on the evolving role of the LEPs and suggested next steps is through nationwide local MP support.

#### **h) 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 scheduled to be discussed and approved at the Hillhouse EZ Project Board on 9<sup>th</sup> July.

Milestones	Dates
Forsa Energy completion of build and commissioning	completed
NPL Grant agreement in place for Get Britain Building Fund	completed
Risk Register updated regularly by Project Board	ongoing
Revised Delivery Plan	Ongoing
Appointment of joint international marketing agent LAMEC brand	completed
Planning application submitted utilities and infrastructure upgrade including new gatehouse	completed
Demolition and clearance of Vinnolit plots complete	Q2 2021
60,000 sq ft speculative development of small multi-use units planning submitted*	Q3 2021
Planning permission granted for utilities infrastructure and new gatehouse	Sept 2021
Construction commences for utilities infrastructure and new gatehouse	Q3 2021
A flood risk assessment to be scoped and commissioned for the entire site subject to identification of funding	Q4 2021
A transport assessment be scoped and commissioned for the entire site subject to identification of funding	Q4 2021
An Environmental and Ecology study to be scoped and commissioned for the entire site subject to identification of funding **	Q4 2021
Completion of electric and water main upgrades*	Nov 2021
Subsequent roll out of fibre ducting on site	Q3 2021
Fiscal benefit extension decision from HM Treasury	Nov 2021
Procure subsidy control advice once Implementation plan complete	March 2022

\*Applications still to be submitted by NPL

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



**HILLHOUSE TECHNOLOGY  
ENTERPRISE ZONE  
LANCASHIRE**

*PART OF THE LANCASHIRE ADVANCED  
MANUFACTURING & ENERGY CLUSTER*

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