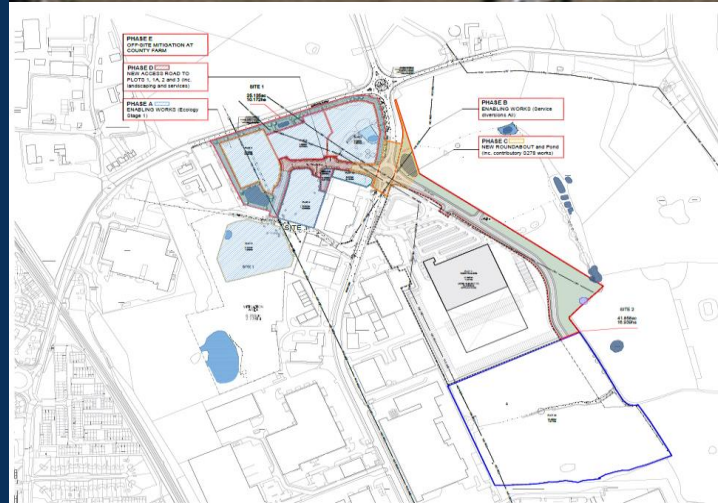




20th March 2019

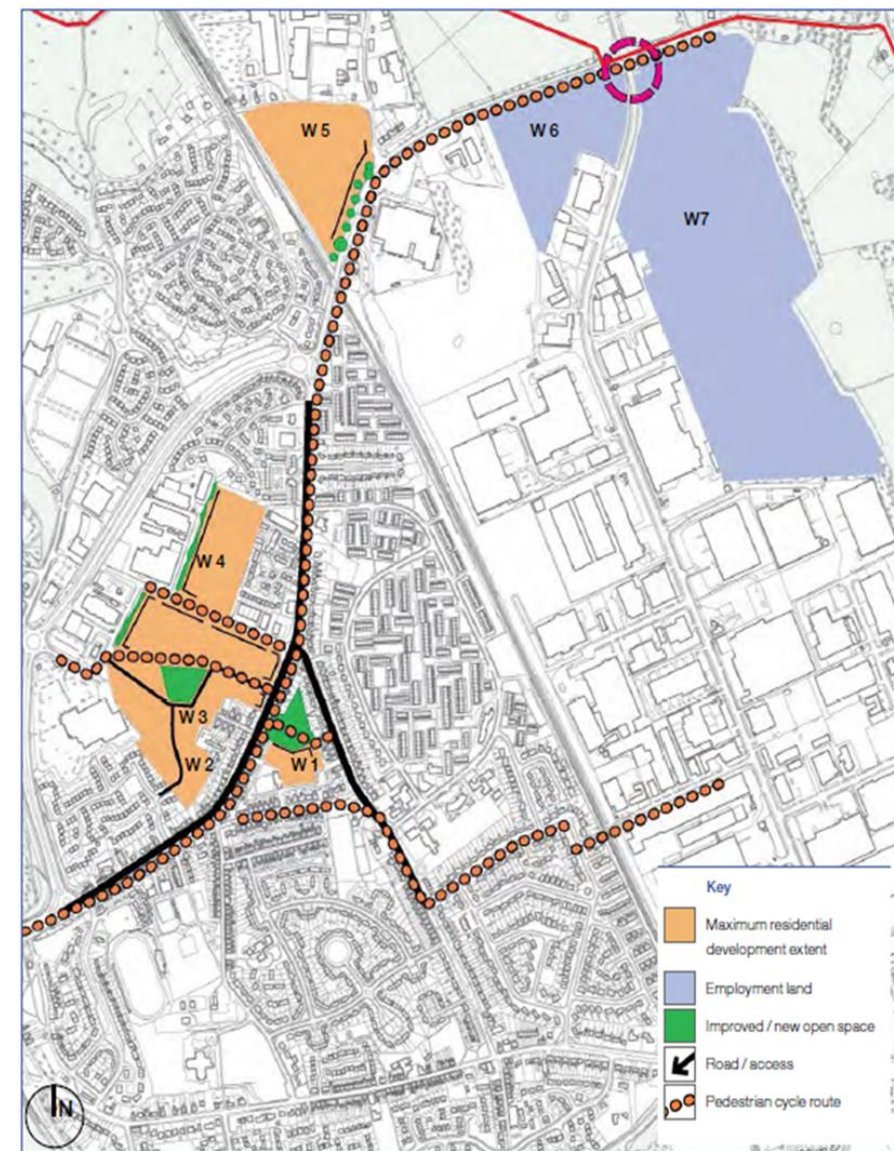


Unlocking Winsford Industrial Estate



Contents

1. Objectives
2. Constraints
3. The Scheme
4. Progress
5. Phase 1 Infrastructure Works
6. Economic Benefits
7. Summary

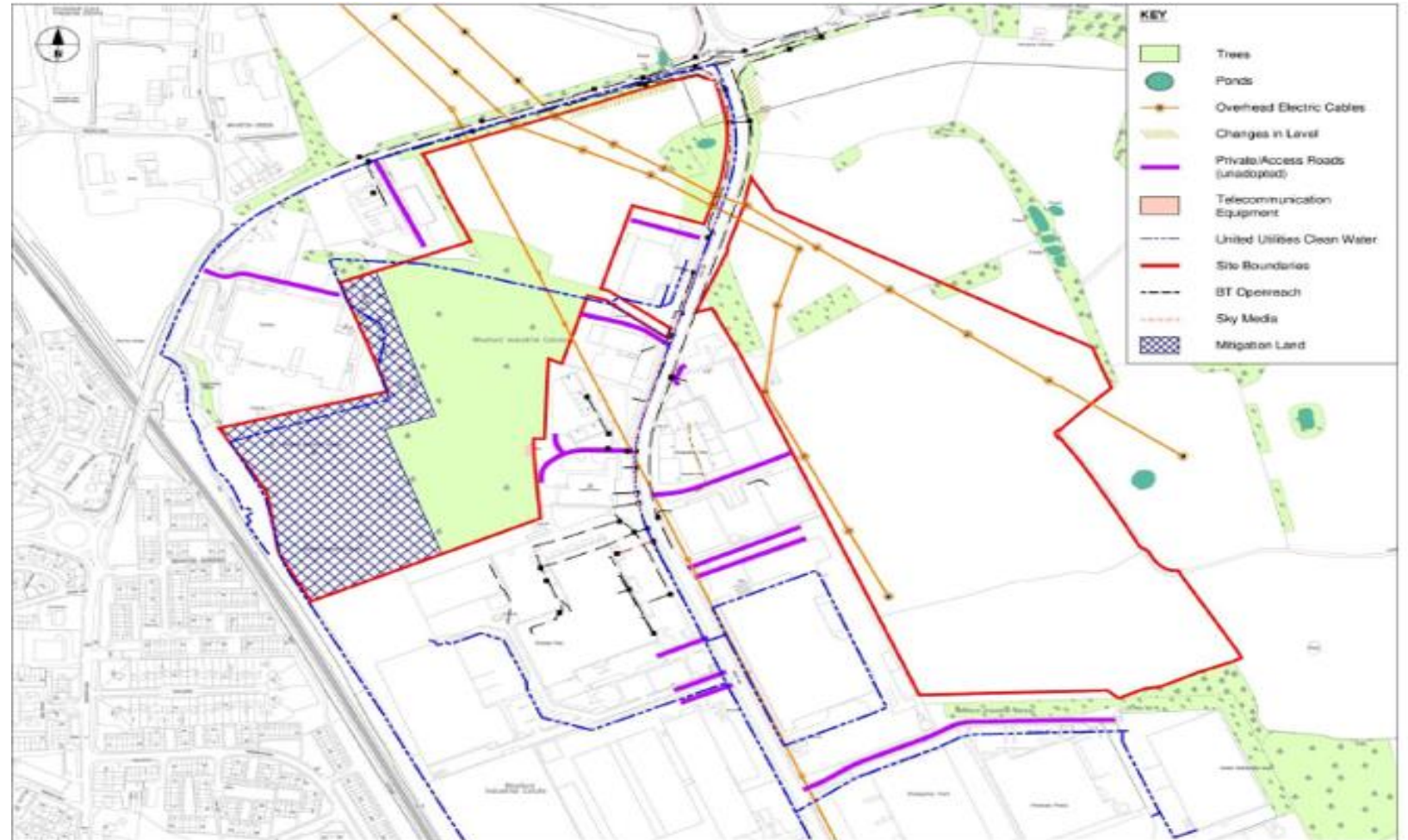


Objectives

- Deliver an initial £5m phase of strategic site infrastructure works by March 2020 as part of wider package of infrastructure
- Unlock the delivery of 57,039 m² (613,962 ft²) of new high quality commercial floor space, over a phased period by March 2027 (34,689 m²/373,388 ft² exc. Tiger Trailers)
- Support the delivery of 1,260 FTE permanent new jobs by March 2027, subject to market demand. 500 FTE new jobs currently being created by delivery of Tiger Trailers
- Contribute to the wider growth aspirations of Northern Powerhouse and Constellation Partnership and more specifically the town of Winsford



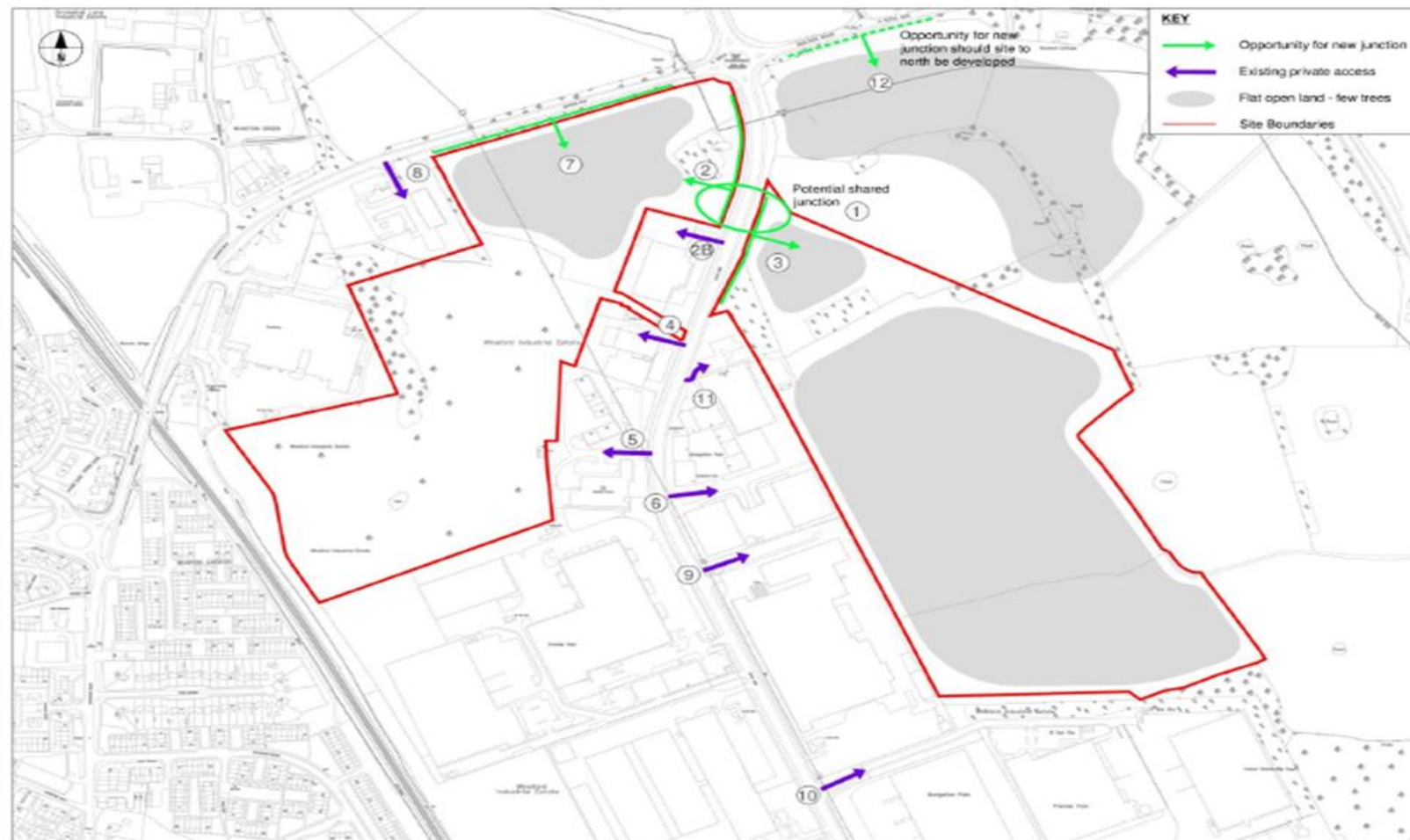
Constraints



© 2011 Mott MacDonald
This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose.
We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.



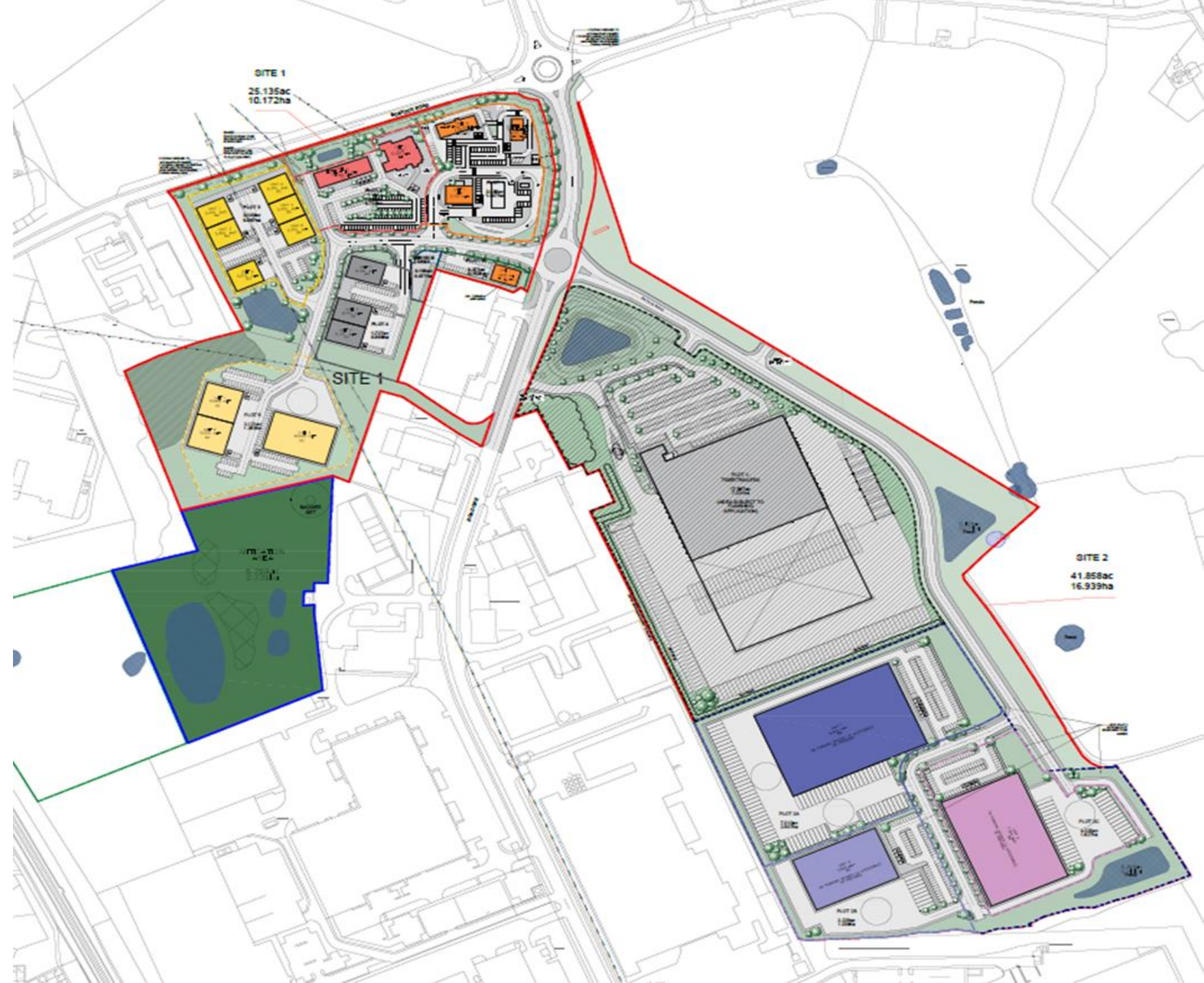
Constraints



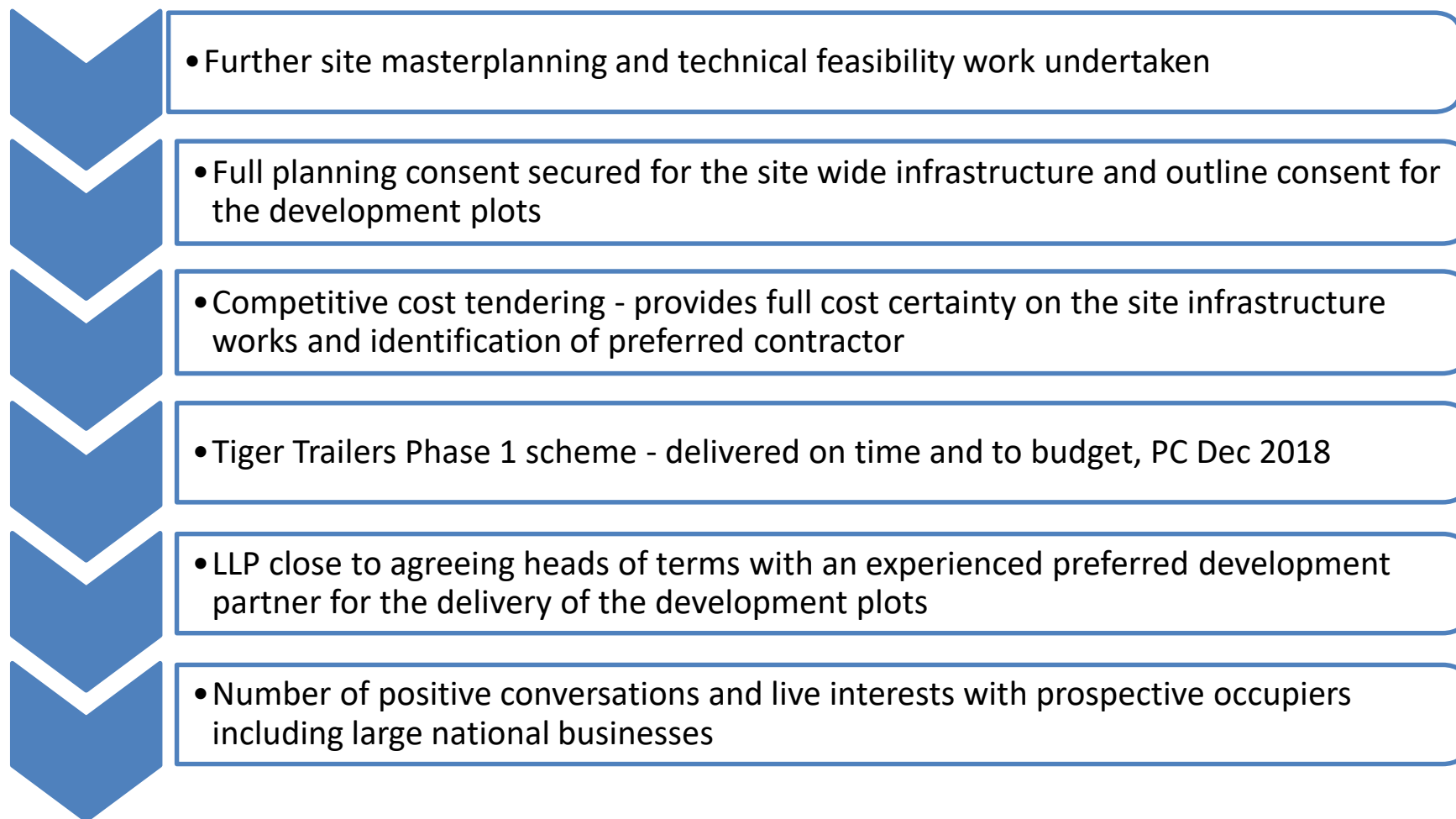
© Mott MacDonald
This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose.
We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

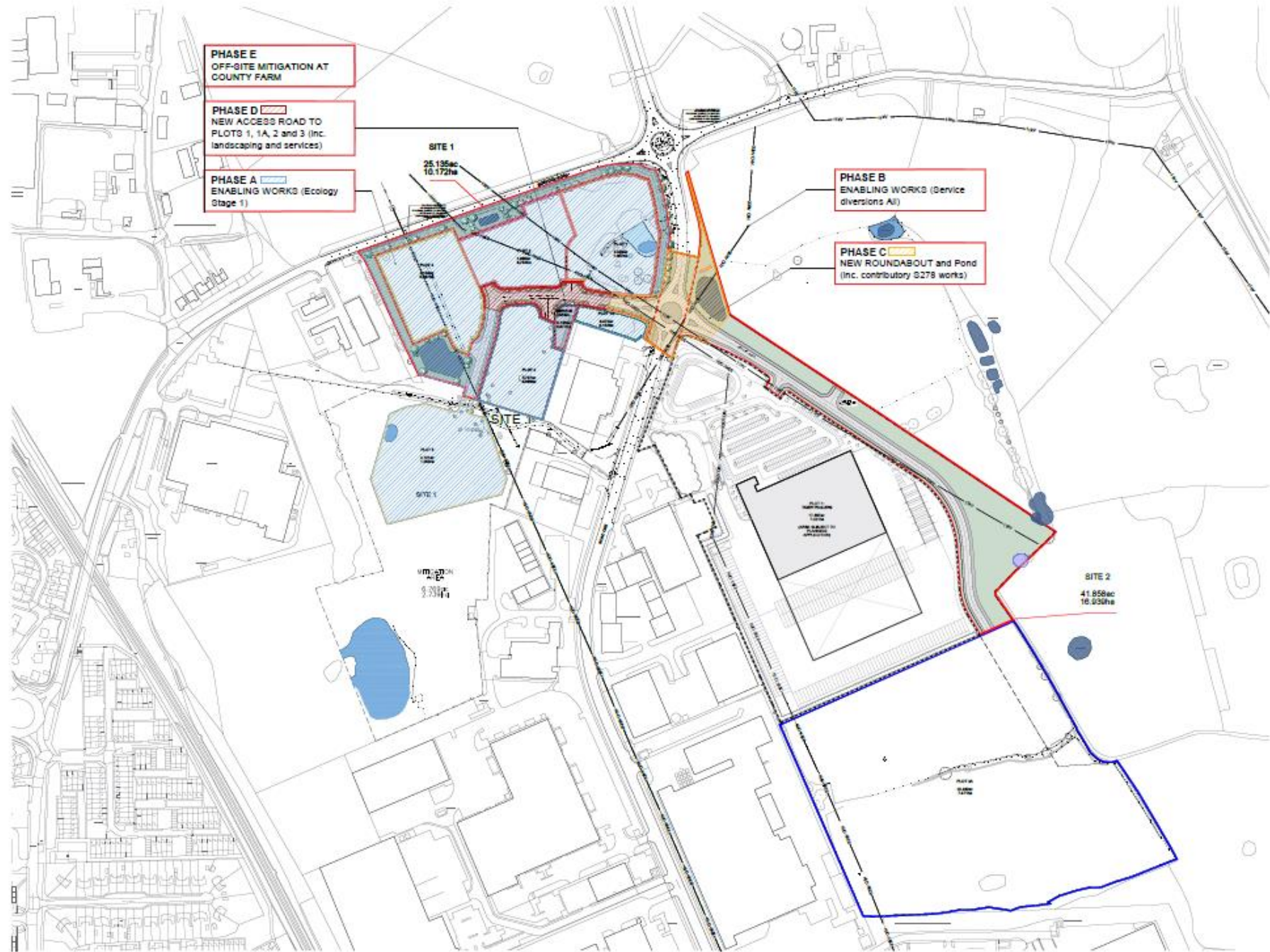


Land Uses	Unit Area
Petrol Stn	348 m2
Drive Thru'	468 m2
Retail	316 m2
Pub	567 m2
Hotel	1,347 m2
Industrial & Manufacturing	30,767 m2
Warehouse & Distribution	23,226 m2
Total Floor Space	57,039 m2



Progress Since OBC, October 2017





PHASE E
OFF-SITE MITIGATION AT
COUNTY FARM

PHASE D
NEW ACCESS ROAD TO
PLOTS 1, 1A, 2 and 3 (Inc.
landscaping and services)

PHASE A
ENABLING WORKS (Ecology
Stage 1)

SITE 1

25.195ac
10.172ha

PHASE B
ENABLING WORKS (Service
diversions AII)

PHASE C
NEW ROUNDABOUT and Pond
(Inc. contributory S278 works)

SITE 2

SITE 1

9.334ac

SITE 2

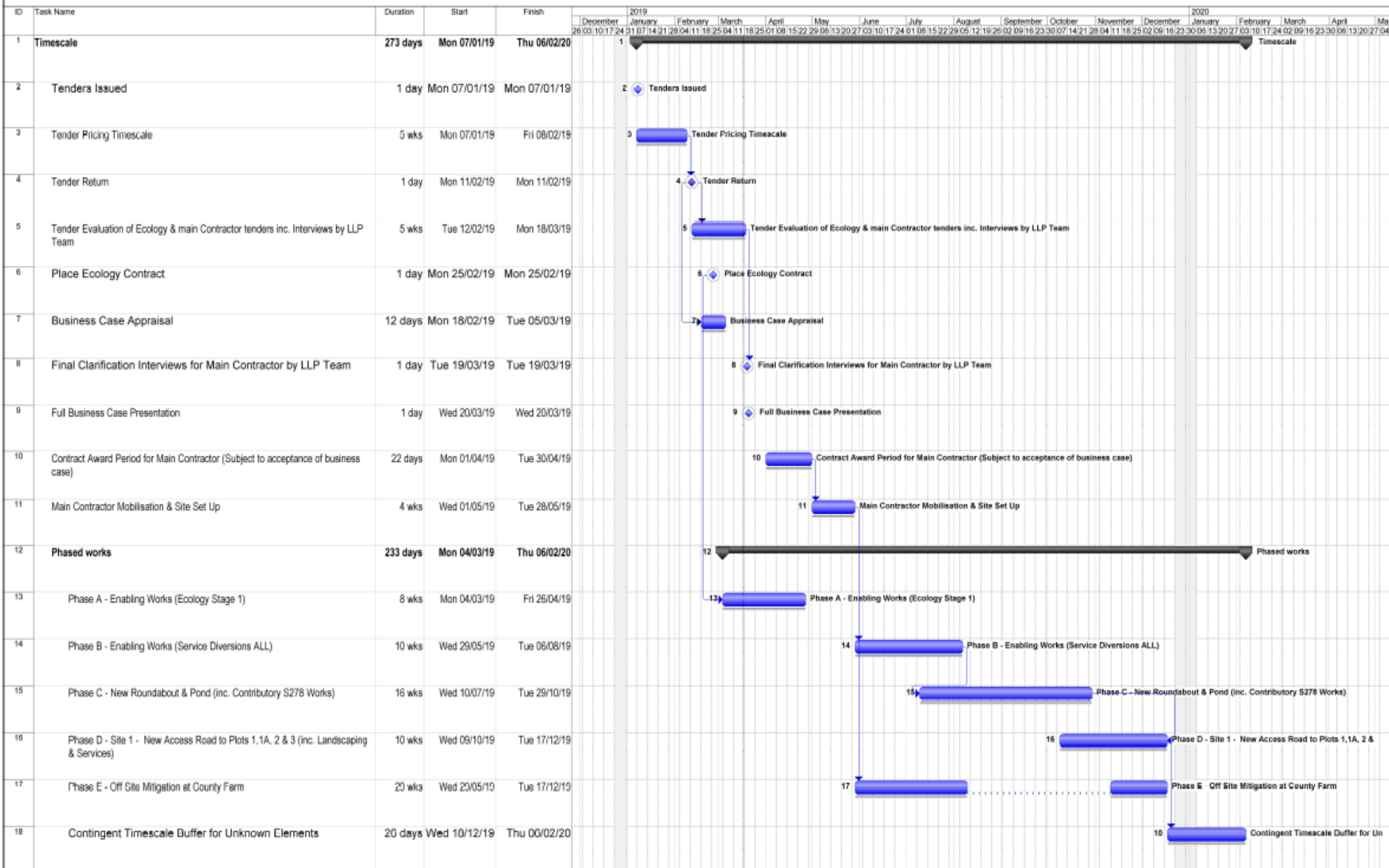
41.850ac
16.650ha



Site	Area	Notes
SITE 1	25.195 ac / 10.172 ha	
SITE 2	41.850 ac / 16.650 ha	



Road One, Winsford.
Road Construction, Ecology Mitigation & Service Diversions
PHASES A to E



Winsford Industrial Estate - Road Construction, Ecology Mitigation & Service Diversions

Years ended (31 March)	Cash Flow Rev E				Total
	2017	2018	2019	Future	
	£	£	£	£	£
Land Acquisition, etc	0	0	0	0	0
Pre Planning Fees		220,000.00			220,000.00
Tender Process Fees	0	25,000.00	105,000.00		130,000.00
Phase A Enabling works (Ecology Stage 1)	0	0.00	287,000.00		287,000.00
Phase B (Enabling Works (Service Diversions ALL))	0	0.00	1,132,000.00		1,132,000.00
Phase C New Roundabout (inc. Contributory S278 works)	0	0.00	1,093,000.00		1,093,000.00
Phase D New Access Road to Plots 1, 1A, 2 and 3 (inc. Landscaping & Services)	0	0.00	1,339,000.00		1,339,000.00
Phase E Off Site Mitigation at County Farm	0		175,000.00		175,000.00
Professional Fees on phases A to E			631,000.00		631,000.00
Completion of remaining roads & infrastructure				6,994,000.00	
Total capital expenditure (LEP)	0	245,000.00	4,762,000.00	0	5,007,000.00
Cumulative expenditure	0	£245,000.00	£5,007,000.00	£12,001,000.00	£12,001,000.00

Note: All figures to the nearest thousand pounds

Economic Benefits

- 34,700m² (373,000 ft²) of new commercial floorspace or 57,000m² (614,000 ft²) when including the delivery of Tiger Trailers
- Supports the creation of 1,260 new jobs, 500 of which are currently being delivered with Tiger Trailers
- 484 net additional jobs with a cumulative GVA +£247m over 10 yrs
- Excellent value for money, BCR of 51 and £10,000 cost per net additional job, based on total public sector costs
- Delivery of wider economic benefits to surrounding area

Summary

- Addressed all the conditions of the Outline Business Case
- Scheme has all planning consents, cost certainty, preferred contractor to be appointed, subject to LEP grant award
- FBC independent appraisal concluded “We recommend the project for LEP Board approval”
- Clear route to delivery of all the infrastructure works and the consented commercial floorspace
- Market conditions and occupier demand remain strong