



Cheshire Science Corridor Enterprise Zone Board

Date: Thursday 28 January 2021

Time: 13:00-15:00

Location: Microsoft Teams Call

Agenda

- (1) Attendees and apologies
- (2) Previous minutes from the EZ Board of 22 October 2020
- (3) Declarations of interest
- (4) Governance
- (5) EZ investment programme update
- (6) EZ investment cases
- (7) Operational update
 - (a) Growth Director's update
 - (b) Business Rate Discount applications
- (8) Marketing and communications
- (9) Finance
- (10) AOB

Item 1 – Attendees and Apologies

EZ Board Members:

Robert Mee, Chair of EZ Board and LEP Board Member
Peter Broxton, LEP Board Member and Vice Chair of the EZ Board
Cllr Richard Beacham, Cheshire West & Chester Council
Tony Bochenski, Independent Member
Cllr Russ Bowden, Warrington Borough Council
Chris Farrow, Independent Member
Katie McConnell, LEP Youth Board Member
Annette McDonald, Independent Member

In Attendance:

John Adlen, Cheshire and Warrington LEP
Gemma Davies, Cheshire West and Chester Council
Stephen Fitzsimons, Warrington & Co.
Philip Kerr, Cheshire East Council
Joel Tagg, Cities & Growth Unit
Martin Wood, Cities & Growth Unit

Apologies:

Cllr Amanda Stott, Cheshire East Council
Philip Cox, Cheshire and Warrington LEP

Item 2 – Previous Minutes

Attached as Appendix A.

Item 3 – Declarations of interest

EZ Board members and attendees to declare any personal or professional interests in an agenda item in line with the Cheshire and Warrington Local Enterprise Partnership's Local Assurance Framework.

Any Board member or attendee declaring an interest can remain in the meeting while the item is discussed but are only allowed to answer direct questions about that item and should refrain from promoting the item in any way.

Item 4 – Governance

No items

Item 5 – EZ investment programme

The table below provides the latest position on the approved EZ investments.

Project	Total Project Cost (£)	Total EZ Investment Committed (£)	EZ Investment Drawn Down to Date (£)	Remainder to be Drawn Down (£)
Glasshouse	27,800,000	3,872,876	3,872,876	-
Aviator Phase 1	10,786,918	1,701,418	1,192,529	404,589
Helix Phase 2	3,728,223	669,347	656,992*	-
Newport Rhino	6,187,228	792,670	792,670	-
New Bridge Road Substation	1,698,180	590,857	590,857	-
Quadrant Phase 2	13,340,000	3,618,000	-	3,618,000
Blocks 22-24 Alderley Park	4,000,000	4,000,000	936,115	3,063,885
Aviator Phase 2	7,304,479	1,024,156	-	1,024,156
Total	74,845,028	16,269,324	8,042,039	8,110,630

*Outturn investment for Helix Phase 2 was less than anticipated in the business case.

- **Quadrant Phase 2** – three out of the five units let and in discussions with prospective tenants on the final two units.
- **Blocks 22-24 Alderley Park** – MSCP is nearing completion (February 2021), the conversion of Blocks 22-24 has been designed to RIBA Stage 4 and a contractor appointed to strip out and undertake remedial works which are on target to be completed in March 2021.
- **Aviator Phase 2** – Legal agreement completed in December 2020, developer expects to start on site within the next 6 months.
- **Newport Business Park** – early stage discussions with Gaerwen Properties about the development of circa 180,000 sq ft of industrial floorspace at Newport Business Park, business case expected in Spring 2021.

Item 6 – EZ investment cases

No items

Item 7 – Operational update

Item 7b) Growth Director's update

The following key development activities have been undertaken during the last period:

- Executing legal agreements for Blocks 22-24 and Aviator Phase 2
- Working on the finalisation of the EZ Borrowing Facility and drawing down the first tranche of loans
- Meeting with a company about potential development of a new bio-fuels facility at Protos
- Meeting with a company regarding the potential development of a carbon fibre R&D centre in the sub-region
- Working with Crewe Town Board on the development of a Town Investment Plan and Stronger Towns Fund bid
- Supporting Ellesmere Port in preparation for a potential Freeport submission
- Working with local authority partners on the development of a number of Housing Pathfinder schemes across the sub-region
- Undertaking a strategic review of the proposed football centre of excellence at Knights Grange

Item 7c) Business Rate Discount applications

The following Business Rate Discount applications have been approved by the EZ Steering Group and are recommended for ratification by the EZ Board:

- **Maniere De Voir** (Birchwood Park) – an online fashion retailer, the company has developed its own online e-commerce platform, its own production selection algorithm to the tailor customer experience and its own automatic sizing guide. The company is also currently working on an augmented reality app that will enable customers to virtually try on clothing. In addition, the company undertakes extensive R&D in fabric and product development, including seamless and breathable activewear. The company has grown over 500% in 5 years and revenues are expected to exceed £20m in 2020, up from £10.3m in 2019 and the business will be featured in the Sunday Times Top 100 Growing Companies. In terms of the sector test, although the company is ostensibly a retailer, it does have a significant digital presence and undertakes R&D activities and is reflective of the blurring of lines between sectors with a significant online presence.

Item 8 – Marketing and communications

Work is ongoing to redesign the Cheshire Science Corridor website to include:

- Wider non-EZ sites within the Science Corridor – i.e. Capenhurst, Hurdsfield, Daresbury, Jodrell Bank, etc.
- Information of key sectors within the Science Corridor – i.e. life sciences, energy (including nuclear), clean growth/tech, advanced manufacturing, etc.
- Information on careers available within the Science Corridor, including profiles on key people/roles and links to the LEP's new job opportunities portal.
- Interactive map of the Science Corridor sites and assets.
- Information on key businesses within the Science Corridor.

Item 9 – Finance update

A verbal update will be provided.

Item 10 – AOB

Members are invited to table any other items of business.