

UK Central Hub and HS2 Interchange

Investment ready project



Solihull, West Midlands

Opportunity

With multiple phases leading up to 2032 and beyond, The Hub presents a wide range of equity and development partner opportunities. There is also a strategic opportunity to shape the project at an early stage, as the The Hub becomes a major engine for growth at a national level.

Set at the heart of the UK's transportation network with direct access to future high speed rail, national rail, Birmingham Airport, the NEC and Jaguar Land Rover, and with plans to create a new urban quarter, The Hub will become Europe's best connected destination for business, leisure and living.

Overview

Background

The Hub is a unique concentration of global businesses and strategic economic assets. It has a wide range of development opportunities, including the 140 hectares Arden Cross development site which will be home to the HS2 Interchange Station, Birmingham Airport, Birmingham Business Park, the National Exhibition Centre (NEC) and Jaguar Land Rover.

The Hub is being developed around a contemporary set of place making principles, creating a compelling place to live and work.

Led by the Urban Growth Company (UGC) – a special-purpose delivery vehicle tasked with realising the full economic potential of the infrastructure investment and growth plans of all stakeholders involved - The Hub has already secured investment from the UK Government, the West Midlands Combined Authority, HS2 Ltd and Highways England. Over £925 million of direct investment has been allocated for infrastructure investment in and around The Hub, with further growth planned in five year tranches.

Project Description

As an international gateway located at the centre of the UK, The Hub is at the heart of the air, road and rail network – home to Birmingham Airport offering direct connections to 140 destinations and alongside direct access to the M42 motorway and the West Coast rail line. Plans to create a fully-integrated transport hub at Birmingham International Station – bringing together future high speed rail, existing rail, air, trams, buses, private vehicles and bicycles by 2025 – will also provide significant investment opportunities.

The UGC's Growth & Infrastructure Plan predicts that The Hub has the potential to create up to 77,500 new jobs, 775,000 sqm of commercial space, 4,000 homes and £4.1 billion GVA per year.

Since the publication of the Hub Growth & Infrastructure Plan, the UGC has published a number of supporting documents which lay the foundations for attracting investment including; a Framework Plan which details the primary and secondary infrastructure requirements and timings to deliver sustained and coordinated growth across The Hub; and a Value Capture Framework & Toolkit outlining how investment in infrastructure can be recovered and reinvested.

The UGC has also agreed a schedule of changes with HS2 Ltd to upgrade previous plans for a parkway-style station at the Arden Cross site, which will deliver the infrastructure needed to develop a new, fully-connected, urban quarter with the HS2 Interchange Station at its heart.

Project Promoter and Partnerships

The project promoter UGC, on behalf of Solihull MBC is working in partnership with Greater Birmingham and Solihull Local Enterprise Partnership and West Midlands Combined Authority.

Project Promoter:
Urban Growth Company
(on behalf of Solihull MBC)

Scale:
£2bn+ GDV

Sector:
Mixed use – infrastructure,
commercial and residential

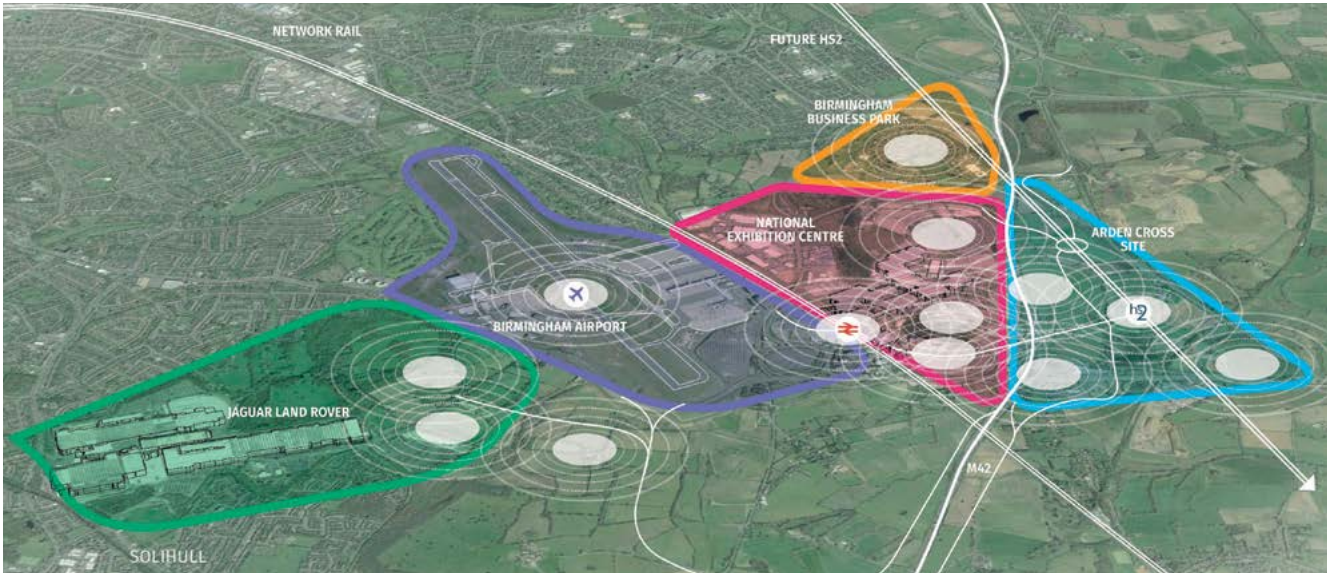
Location:
Solihull, West Midlands

Investment Type:
Equity investor, developer
& development funder

Programme:
Phase 1 (2018-2022)

Planning Status:
Proposed within Solihull
Draft Local Plan

Website:
www.ugcsolihull.uk



Redditch Gateway

Investment ready project



Redditch, Worcestershire

Opportunity

Development finance and forward funding based on identified occupiers is sought from investors, to deliver one of Worcestershire's priority and much sought after development sites.

Redditch Gateway offers opportunities on a multi phased mixed commercial development.

Overview

Background

Redditch is located adjacent to the M40 / M42 corridor, which represents an important sub-regional focus for economic growth. The M42 is seen as an economic gateway and has been identified as a priority by the Greater Birmingham and Solihull LEP, and its potential significance for North Worcestershire is recognised at a strategic level.

The corridor offers immediate access to both existing and planned infrastructure including Birmingham International Airport, the National Exhibition Centre and potentially High Speed 2 and accommodates a number of key businesses with strengths in advanced manufacturing and business services.

The Redditch Gateway development is an exciting opportunity to build on the town's wealth of engineering and manufacturing expertise. The new development aims to promote and enhance supply chain links and to further develop the skills of the local labour market.

Located in North Worcestershire its employment catchment area covers part of South Birmingham, Solihull and the Black Country with more than 6 million people within commutable distance of the development.



Project Description

The Redditch Gateway development is set to deliver up to 2,300 jobs to the area as well as an increase in economic growth, through the development of high-quality headquarters-style manufacturing and distribution facilities.

Redditch Gateway extends to circa 78 acres and is strategically located on the eastern fringes of Redditch 2.5 miles from the town centre. The development site is accessed via the A4023 which good links to the A435 and the Midlands motorway network at J3 of the M42 2.5 miles north. The site is therefore in easy reach of Birmingham International Airport and links to London via the M40 motorway

Strong growth in the area alongside supply constraints mean this is an excellent opportunity to invest in a major commercial development at the heart of the country that seeks to strengthen the UK's industrial and distribution sector.

The project has also secured funding from Worcestershire Local Enterprise Partnership and Homes England.

Project Promoter and Partnerships

Worcestershire County Council, Redditch Borough and Bromsgrove District Councils are working in partnership to bring the site forward which includes the developer Stoford, Warwickshire County Council, Stratford on Avon Borough Council and key economic partners including Worcestershire LEP, Greater Birmingham and Solihull LEP and Coventry and Warwickshire LEP.

Project Promoter:
Stoford Developments

Scale:
£100m+ GDV

Sector:
Commercial

Location:
Redditch, Worcestershire

Investment Type:
Development finance and forward equity funding

Programme:
2018-2023 (8 phases)

Planning Status:
Outline application approved January 2018

Website:
www.stoford.com/site/redditchgateway

Birmingham

Opportunity

The opportunity for investment is available in partnership with Hermes Investment Management, including co-investment/development finance to support Phases 2 and 3 or on a building-by-building basis.

Argent and Hermes enjoy a strong track record for delivery with a particular strength in the creation of successful city-scale, mixed use developments. Paradise will benefit from the continuity and commitment of this working partnership which has already delivered 408,770 sqm of development through some of the most significant and challenging regeneration projects in the UK including Brindleyplace in Birmingham, the Piccadilly area in Manchester and the redevelopment of King's Cross in London.

Overview

Background

Located on a seven acre site at the city's heart, Paradise links Birmingham's civic and cultural quarters. Comprising ten individually designed buildings across three phases, the £1 billion development is one of the largest and most strategically important city centre schemes outside of London. Paradise comprises almost two million square feet of high quality commercial, retail, leisure and hotel space, all set in superbly crafted public realm, truly befitting its exemplary historical setting.

International professional services firm PwC has taken all the 13,935 sqm of commercial space in One Chamberlain Square and will be relocating its 1,400 strong Birmingham team in 2019. It will have the potential to accommodate a further 1,000 people for its planned regional expansion.



Project Description

Due for completion in 2019, construction of Phase 1 is well underway and includes One Chamberlain Square and Two Chamberlain Square that comprise 15,980 sqm and 17,000 sqm of Grade A office and ground floor retail space respectively. Phase 1 also incorporates the much improved and enhanced Chamberlain Square and connected public realm, together with associated highways alterations and a basement car park that initially provides c. 300 car park spaces. Phase 1 completion links with the completion of other significant neighbouring projects such as the Midland Metro extension to Broad Street, the £13 million refurbishment of Centenary Square and HSBC's relocation of its business and personal headquarters from London to Arena Central.

Paradise Phase 2 includes One Centenary Way, a c. 26,010 sqm office building, with space for shops and restaurants at the ground and upper ground level; a new 4* plus hotel with approximately 250 bedrooms and Three Chamberlain Square, offering 13,006 sqm of Grade A Offices/Retail. It also includes new public realm to include a new square, in addition to that being delivered as part of Phase 1.

Phase 3 has outline planning permission to deliver a further five buildings and a new large public square, completing the improvements in pedestrian connectivity and space across the city. This will encompass c. 64,855 sqm of grade A office and ground floor retail space. The project is within the Birmingham City Centre Enterprise Zone (EZ) and has delivered infrastructure works with EZ funding.

Project Promoter and Partnerships

The project promoter is a joint venture between Hermes and Birmingham City Council.

The Paradise redevelopment is being brought forward through Paradise Circus Limited Partnership (PCLP), a private-public joint venture between British Telecom Pension Scheme (BTPS) and Birmingham City Council; Hermes Investment Management manages the investment on behalf of BTPS. PCLP is delivering the enabling works including the creation of serviced development platforms for the Building Developers. The private sector funding for the specific buildings is being managed by Hermes Investment Management, which has partnered with Canada Pension Plan Investment Board (CPPIB) on the first phase of the development. Advisors to the project to date include Legal BLP, Hogan Lovells and Eversheds; Engineers Arup and PBA; Architects Glenn Howells and Eric Parry; Landscape Architects Grant Associates; QS Faithful & Gould Atkins and Planners Deloitte and Turley.

Project Promoter:
Hermes / Birmingham
City Council

Scale:
£550 million GDV (Phase 2 & 3)

Sector:
Mixed-use including commercial,
retail, leisure and hotel

Location:
Birmingham City Centre

Investment Type:
Development partner or funder

Programme:
2018 – 2021 (Phase 2)
Phase 3 and project
completion 2026

Planning Status:
Paradise masterplan for
all phases has outline
planning consent

Website:
www.paradisebirmingham.co.uk

MIRA Technology Park Southern Manufacturing Sector



Investment ready project



Nuneaton, Warwickshire

Opportunity

A £150 million funding opportunity for occupier-led investment in the industrial sector with potential also for a multi-phased development approach.

The Southern Manufacturing Sector provides a rare opportunity for a strategic automotive-related manufacturing facility with associated links to the extensive R&D facilities at MIRA.

Overview

Background

MIRA Technology Park is one of the UK's leading Enterprise Zones, and with over 40 major international automotive engineering companies such as Bosch, Toyota and Bharat Forge as occupiers on the Park, it comprises Europe's largest and fastest growing automotive R&D cluster.

The Technology Park lies at the centre of the UK's automotive heartland, within an economic growth corridor accessed from the newly upgraded A5 between Atherstone and Hinckley in Warwickshire.



Project Description

The Technology Park contains 40 major test facilities and over 106 kilometres of test tracks making it a world class facility and a global attraction for companies to the UK. The synergy between the industry cluster and facilities at the existing MIRA Technology Park provides an opportunity for companies at the forefront of new transport technologies to capitalise on this centre of technological development in the transport industry.

Whilst the Technology Park benefits from an existing planning consent for 185,806 sqm, on completion will comprise 325,160 sqm. The Southern Manufacturing Sector comprises an additional 90 acres linking directly into the existing MIRA Technology Park site. It provides a highly complementary opportunity for approximately 139,355 sqm of automotive related advanced manufacturing facilities, and benefits from the recent delivery of major power and road infrastructure investment to facilitate development.

The site benefits from the off-site infrastructure already delivered for MIRA Technology Park. Whilst progressing through planning an early application would enable delivery of the development by mid/late 2020.

Project Promoter and Partnerships

The Technology Park development is being promoted and delivered by HORIBA MIRA who are both owners and operate their facilities from the Park. They work closely with key stakeholders in the Enterprise Zone and Southern Manufacturing Sector which includes Leicestershire and Coventry & Warwickshire LEAs, West Midlands Combined Authority, Hinckley and Bosworth Borough Council and North Warwickshire Council.

Advisors to the project to date include legal Winckworth Sherwood, Cushman and Wakefield, planners Barton Wilmore, architects Geddes, engineers Waterman and Hoare Lea, QS Quantem and highways Milestone.

Project Promoter:
HORIBA MIRA Ltd

Scale:
£150m GDV

Sector:
Industrial with focus on automotive manufacturing and R&D.

Location:
Nuneaton, Warwickshire

Investment Type:
Forward funding for identified occupier(s)

Programme:
2018 - 2020

Planning Status:
The site is identified in the draft local plan associated with MIRA and the automotive industry

Website:
www.miratechologypark.com

Interchange Commercial District and Canalside Living Quarter

Investment ready project



Wolverhampton City Centre

Opportunity

The promoters would welcome the interest of developers and investors to discuss a range of investment opportunities around the Canalside / Interchange area, and are open to discussions about possible investment and delivery structures.

The plots across the Canalside and City Interchange offer investment opportunities suitable for residential, leisure and commercial developments. The potential exists for up to 92,903 sqm of commercial and leisure floorspace aligned to the excellent locational advantages of the City Interchange as well as 250 new homes as part of the first phases of the Canalside Quarter

Overview

Background

The Wolverhampton Canalside and City Interchange project is the next phase of a highly successful city centre mixed use regeneration programme.

The Interchange area is undergoing a £150 million transformation to create an integrated commuter hub with a modern railway station that will handle more than 4.7 million passengers a year, improved facilities for motorists and cyclists and extended Metro services. Works to redevelop the station began in December 2017 and enabling works for the tram extension are underway.

Less than 5 minutes' walk from the City Interchange, the new Canalside Quarter will represent an extension to the city centre and will offer residential, leisure and commercial opportunities within a historic setting. The historic infrastructure of the canal, railway viaduct and the associated heritage buildings from the Victorian era provide a rich multi-layered canvas within the site.

Improvements to the City of Wolverhampton Station will provide direct access into the High Speed 2 (HS2) network.



Project Description

The Wolverhampton Canalside and City Interchange project is the next phase of a highly successful city centre mixed use regeneration programme. Around the transport interchange there exists potential for Wolverhampton to grow its office offer by up to 93,000 sqm over ten years. This potential capitalises upon the locational advantages and connectivity of Wolverhampton to offer the potential for a Commercial Gateway of regional significance. The centrepiece of this office offer is i9 – a distinctive new landmark building within two minutes' walk of the railway station and five minutes from the city's retail centre.

The construction of the new station building began in December 2017. This is a major milestone and the work is due to be completed in 2020. Alongside this a new multi-storey car park completed in 2017 will serve Interchange with associated reconfigured access arrangements enabling the tram line extension to come forward. There has also been a funding application submitted for i9 – the next commercial phase of the Interchange masterplan comprising 6,503 sqm of Grade A office space.

Project Promoter and Partnerships

The Canalside and Interchange programme is promoted by City of Wolverhampton Council in partnership with Canal and River Trust, Ion Development, West Midlands Combined Authority, Homes England, Network Rail, West Midlands Rail, Virgin Trains and Midland Metro Alliance.

Project Promoter:

City of Wolverhampton Council
/ Canal & River Trust

Scale:

£150m+ GDV

Sector:

Mixed-use

Location:

Wolverhampton

Investment Type:

Developer partner
/ funding; equity

Programme:

The City Centre regeneration programmes identifies a range of sites for delivery across 0-3, 3-6 and 6-10 year programmes with associated infrastructure

Planning Status:

Planning certainty provided by recently adopted Area Action Plan and Masterplan signalling use-type but remaining flexible on detailed design

Website:

www.investwolverhampton.com



West Midlands
Combined Authority

i54 Western Extension

Investment ready project



Innovation Drive, Coven, Wolverhampton

Opportunity

The Western Extension at the i54 development is seeking a development partner and investors for the forward funding of new development with an identified occupier.

The opportunity to shape a highly significant public and private sector led employment project which will deliver up to 100 acres of land for development and help continue the expansion of the growing cluster of advanced manufacturing businesses around i54/Junction 2 of the M54 motorway.

Overview

Background

The i54 Business Park, South Staffordshire is home to Jaguar Land Rover's Engine Manufacturing Centre, Moog Aerospace and other global businesses and with its own direct access to J2 of M54 motorway the scheme is highly accessible to the national road and rail network.

Local Authority partners, City of Wolverhampton, Staffordshire County Council and South Staffordshire Council who delivered the successful i54 business park are progressing plans to extend the park by a further 100 acres (40 hectares).



Project Description

60 acres are owned by City of Wolverhampton Council which worked in partnership with Staffordshire County Council and South Staffordshire Council to deliver i54. 40 acres are owned by Severn Trent's property vehicle, Midlands Land Portfolio Ltd and all parties are collaborating to realise the full potential of the 100 acres. The 60 acres providing up to 100,000 sqm of floor space and the further 40 acres up to 60,000 sqm of floor space.

Working with the two relevant Local Enterprise Partnerships, Black Country LEP and Stoke and Staffordshire LEP the partners are securing outline planning consent programmed for later in 2018.

Construction of the access road and services infrastructure will be undertaken during 2019 with platform preparation works following on in 2020.

The site's location with excellent accessibility makes i54 highly desirable. Further Investment in land and Infrastructure is planned for the wider M54 Junction 2 area including the potential West Midlands Rail Interchange at Four Ashes c. 4 kilometres north of i54.

Marketing of the i54 Western Extension site to developers and end users on a design and build basis will be targeted for occupation specifically by the Advanced Manufacturing Sector.

Project Promoter and Partnerships

The City and County Councils will be working as a Joint Venture and are fully supported by the Black Country and Stoke and Staffordshire Enterprise Partnerships and West Midlands Combined Authority. The project scheme will help address the regional shortfall in strategic employment land specifically targeting high value manufacturing.

Advisors to the project include AECOM, Ancer Spa, Pick Everard, JLL and Staffordshire County Council.

Project Promoter:

City of Wolverhampton, Staffordshire County, South Staffordshire Council and Severn Trent's property vehicle Midlands Land Portfolio Ltd.

Scale:

£600m+ GDV

Sector:

Advanced Manufacturing
– Aerospace, Automotive, Technical, Research & Development

Location:

i54 South Staffordshire
(Junction 2 of M54)

Investment Type:

Developer partner; forward funding with an identified occupier

Programme:

2018 - 2025

Planning Status:

Formal adoption and outline consent 2018

Website:

www.i54online.com

Friargate Coventry

Investment ready project



Coventry City Centre

Opportunity

The promoter, Friargate Coventry LLP, is ready and open to discuss possible investment structures in the form of partnership, direct development or co-investment to accelerate the delivery of future phases which will include offices, residential, retail, leisure and hotels.

Friargate is a multi-phase, multi-use development project that can provide many options for investment. It can build on the track record that has already delivered a framework of new infrastructure, new public spaces and the first high quality office building, now occupied by Coventry City Council and the The Financial Ombudsman Service.

Overview

Background

Less than an hour from London, Friargate is one of the largest mixed-use developments in the Midlands. An ambitious new business destination, Friargate is delivering prime new office space, hotels, homes, shops, restaurants and public space – all next to Coventry railway station and only a five minute walk from the city centre.

Selected as UK City of Culture in 2021 and taking part in the 2022 Commonwealth Games, Coventry is a city very much on the rise.

Coventry City Council's building One Friargate was completed in September 2017 and is now fully occupied. Part of the 11,613 sqm building is let to The Financial Ombudsman Service an inward investor that acquired 2,323 sqm in Coventry with a view to future possible expansion as further buildings are brought forward.



Project Description

The whole development will provide 297,290 sqm and generate 15,000 new jobs. In total, Friargate will deliver 25 sustainable new buildings including 213,677 sqm of Grade A offices, two hotels, 19,974 sqm of retail, up to 400 new homes plus 10,219 sqm of leisure space.

Planning Consent for a second office building Two Friargate, has been granted, extending to 12,635 sqm net. Detailed construction design is about to commence in order to deliver a contemporary Grade A office building, perfect for modern business, for occupation by 2021.

Friargate benefits from direct access to London in under an hour and is only 10 minute train journey from Birmingham Airport – with connections to Dubai and the USA. There are few developments, anywhere in the country, that are as well connected as Friargate.

Project Promoter and Partnerships

Friargate Coventry LLP is a UK registered limited partnership that was established to deliver the Friargate project. It is owned and controlled by the Cannon Kirk Group, a Dublin-based development and property investment business that includes US venture capital, Oaktree Capital Management, among its shareholders.

The promoter has a long-standing formal working arrangement with Coventry City Council to formalise strategic and political support and to help accelerate project delivery. It is also working closely with Coventry and Warwickshire LEP, West Midlands Combined Authority and advisors GVA.

Project Promoter:
Friargate Coventry LLP

Scale:
£700m+ GDV

Sector:
Office led mixed use

Location:
Coventry, City Centre

Investment Type:
Range including partnership, direct development or co-investment

Programme:
Under construction, phased over a 15 year period

Planning Status:
Friargate Masterplan approved, first building built, second building with detailed approval

Website:
www.friargatecoventry.co.uk



West Midlands
Combined Authority

Birmingham Curzon

Investment ready project



Birmingham City Centre

Opportunity

A number of major investment opportunities exist centred around a new high speed (HS2) terminus station for parties interested in exploring development partner / funder and equity investment on sites ranging up to 3.3 hectares and covering a selection of commercial and residential uses.

Birmingham City Council as promoter is working with the Homes England as well as private sector landowners to identify investable development projects within the Curzon Masterplan area. There is a strategic opportunity to help shape projects at an early stage, as these are expected to come forward over the next 18 months.

Overview

Background

Birmingham will be at the heart of the UK High Speed Rail network providing a once in a century opportunity to radically enhance the city's national rail connectivity, and accelerate its economic growth potential. A brand new city centre HS2 station, Birmingham Curzon, will be the catalyst for a major mixed use regeneration scheme in a prime location.

The Birmingham Curzon Masterplan sets out the City Council's aims for the station and demonstrates the regeneration potential of the surrounding 141 hectares Masterplan area that could result in a £4 billion economic uplift.

The Masterplan establishes the following:

- The aspiration for the delivery of an integrated world class station
- A series of project milestones to achieve this and to support wider growth and regeneration of the area

The project milestones include:

- Station design to create a landmark terminus building and visitor arrival experience
- Creation of a high quality public realm and shared space within the city centre terminus



Project Description

The Masterplan area covers 141 hectares and comprises over 30 strategic development opportunities within the extended City Centre Enterprise Zone. These sites can provide around 4,000 new homes and 600,000 sqm of commercial, leisure and retail floorspace.

With preparatory work underway the station will be operational by 2026, and there are already opportunities to bring forward development across the wider Masterplan regeneration area.

A £724 million investment programme has been agreed with Government for Curzon. This programme will integrate the station into the city centre, lead to the expansion of the Midland Metro network and provide the necessary infrastructure to unlock key sites bringing growth and development forward within the city and beyond.

Project Promoter and Partnerships

Birmingham City Council as promoter is working in partnership with the Greater Birmingham Solihull LEP and West Midlands Combined Authority.

Project Promoter:
Birmingham City Council and multiple private landowners

Scale:
£1 bn+ GDV

Sector:
Office, Residential

Location:
Birmingham City Centre

Investment Type:
Development partner / funder; Equity investor

Programme:
2018–2036

Planning Status:
Curzon Masterplan and Investment Plan published and available

Website:
www.birmingham.gov.uk/birminghamcurzonhs2

Birmingham International Station Integrated Transport Exchange & International Quarter



Investment ready project

Solihull

Opportunity

This is an opportunity for a sophisticated investor or developer to become involved at an early stage in one of the UK's most exciting transport related real estate developments.

Phase 1 is to redevelop Birmingham International Station and create a world-leading, multi-modal transport exchange. A construction partner will be sought for the station redevelopment within the next 36 months. Capital commitment requirement: £200-£300 million.

Phase 2 provides further potential commercial development at an adjoining site to create a new 'International Quarter' within The Hub. Partners are sought to influence and be involved with the wider commercial opportunities around the station.

Overview

Background

Birmingham Interchange will be the first stop outside London on the UK's flagship £50 billion High Speed 2 rail scheme. This project will link planned and existing local and regional transport to HS2 and has the potential to facilitate significant, wider mixed-use commercial development in and around the current Birmingham International Station.

The Hub is an international gateway at the heart of the UK, bringing together air, road and the rail network. As well as being home to Birmingham Airport and providing direct access to the UK's motorway network, The Hub will also bring together future high speed rail alongside the current West Coast Main Line through Birmingham International Station. Forecasts suggest the number of passengers using Birmingham International Station is set to triple, with over 15 million customers per year using it by 2036.

The Urban Growth Company – a special-purpose delivery vehicle set up to coordinate and deliver infrastructure and development across The Hub more widely – is leading a two-phase plan at the Birmingham International Station site.



Project Description

The plan to create a fully-integrated transport exchange at Birmingham International Station – bringing together future high speed rail, existing rail, air, trams, buses, private vehicles and bicycles by 2025 – is one of a number of initiatives and projects being led by the UGC at The Hub. The UGC's Hub Growth & Infrastructure Plan predicts that there is potential to create up to 77,500 new jobs, 775,000sqm of commercial space, 4,000 homes and £4.1 billion GVA per year.

Since the publication of the Hub Growth & Infrastructure Plan in early 2017, the UGC has published a number of supporting documents which lay the foundations for attracting investment including; a Hub Framework Plan which details the primary and secondary infrastructure requirements and timings to deliver sustained and coordinated growth across The Hub; and a Value Capture Framework & Toolkit outlining how investment in infrastructure can be recovered and reinvested.

The UGC has also agreed a schedule of changes with HS2 Ltd to upgrade previous plans for the HS2 Hybrid Act parkway-style station at the Arden Cross site, which will deliver the infrastructure needed to develop a new, fully-connected, urban quarter with the HS2 Interchange Station at its heart.

Project Promoter and Partnerships

The Urban Growth Company (UGC) is a local delivery vehicle formed by Solihull Metropolitan Borough Council and supported by the West Midlands Combined Authority and Greater Birmingham & Solihull LEP. The UGC will oversee the investment into UK Central Hub area and will realise the economic impact of the High Speed 2 Interchange site located at Arden Cross triangle site, the first planned HS2 site north of London.

Project Promoter:
Urban Growth Company
(on behalf of Solihull MBC)

Scale:
Phase 1: Up to £3m
Phase 2: £7m - 1.4bn

Sector:
Phases 1 & 2: infrastructure
and commercial

Location:
Solihull, West Midlands

Investment Type:
Phase 1: infrastructure,
construction
Phase 2: equity investor,
developer & development funder

Programme:
Phase 1: 2018 - 2025
Phase 2: part of The Hub's four-
phase programme up to 2032

Planning Status:
Schemes subject to planning
consent expected during
2018/2019

Website:
www.ugcsolihull.uk



City Centre South Coventry

Coming soon to investors



Coventry City Centre

Opportunity

The promoter, Shearer Property Group, would welcome the interest of development funders to discuss a range of investment opportunities associated with the City Centre South development.

Overview

Background

Located in a strategically important location close to the railway station, Friargate development and the Council's new Destination & Leisure Facility, City Centre South will deliver an ambitious multi-million pound mixed use regeneration scheme transforming both the quality of Coventry's retail and leisure offer and the physical shopping environment.

Shearer Property Group has been appointed as the developer to deliver the City Centre South scheme.

The Council has secured a £98.8 million grant from the West Midlands Combined Authority towards the cost of the scheme.

Once the development is complete, Coventry is expected to elevate its position to become the second largest retail destination in the West Midlands.



Project Description

City Centre South marks the next stage of the ongoing regeneration of Coventry's city centre. The site is located in the southern end of the city centre and comprises 17 acres including Bull Yard, Shelton Square, Market Way, City Arcade and Hertford Street.

Shearer Property Group's development proposal for Coventry includes a major department store, 3 flagship fashion stores, up to 50 new retail units, a multi storey car park, a cinema and other leisure uses, restaurants, private and rented residential, student accommodation and a hotel.

The scheme is set to deliver a number of benefits, including the creation of around 1,500 permanent jobs and over 2,000 construction jobs, increased footfall to the city centre, a significantly broadened catchment shopper population and generation of an extra £20 million a year of income to the city.

As well as serving as a vibrant and enticing quarter in its own right, City Centre South will act as an interface between a number of other key city centre schemes, which together will regenerate the whole city centre and deliver a step change in people's perceptions of the city.

Project Promoter and Partnerships

With over 30 years' experience in complex projects, Shearer Property Group are urban regeneration specialists with a proven track record of delivering more than 278,709 sqm of mixed use development; including shopping centres, department stores and retail parks. Previous schemes include Southgate Centre Bath, Grand Arcade Cambridge, Regent Street London and Parkway Newbury.

Shearer Property Group pride themselves on their vision, extensive market knowledge and expertise in a number of key areas ranging from site identification to concept design, leasing and successful delivery. Their key focus is on managing the risks and maximising value to stakeholders.

Most of their major projects have involved working in partnership with Local Authorities and in consultation with local amenity groups to deliver effective solutions. To date, City Centre South has specifically involved Shearer Property Group working in partnership with Coventry City Council, West Midlands Combined Authority and Coventry & Warwickshire Local Enterprise Partnership.

Project Promoter:
Shearer Property Group

Scale:
£400m+ GDV

Sector:
Retail and leisure
led mixed use

Location:
Coventry, City Centre

Investment Type:
Range including partnership,
direct development or
co-investment

Programme:
2018 - 2023

Planning Status:
Outline planning
permission in principle

Website:
www.spglondon.com

Commonwealth Games Athlete's Village

Ones to watch



Perry Barr, Birmingham

Opportunity

Hosting the Commonwealth Games in 2022 will have a positive and lasting impact on Birmingham and the surrounding region. A key component of the Games will be the delivery of a Commonwealth Games Village. Based in Perry Barr the Village will accommodate 6,500 athletes and officials in Games time. After the Games the residential accommodation will be retrofitted to provide more than 1,000 new homes which will be brought forward for sale and rent.

Overview

Background

The Commonwealth Games is a “once in a lifetime” opportunity to shine both nationally and internationally; the reputational gains for Manchester and Glasgow of hosting the Games have been well documented and observed.

Birmingham has a great opportunity to become more recognised for the great city it is, alongside its regional partners – both others who have venues as part of the project e.g. Cannock Chase/ Staffordshire, Coventry, Solihull, Sandwell and Warwickshire, and those who can be engaged in a variety of ways – with enormous potential gains for business, sport, tourism and the profile of the city and the region.

Based in Perry Barr the Village will accommodate 6,500 athletes and officials in Games time.

Project Description

The Athletes Village will comprise permanent accommodation and a range of temporary ancillary facilities that will be in situ for the duration of the Commonwealth Games such as a dining hub, a transport mall, medical facilities and a number of other essential services for athletes and team officials to use. The Village will be situated on a 24hectare site at Perry Barr off the A453 Aldridge Road. The site is the location of the old University of Central England and Birmingham City University campus near Perry Barr greyhound stadium and the One Stop Shopping Centre, and is just one mile from Alexander Stadium, which will play a pivotal role during the Games.

The Village will act as a catalyst for significant housing growth in Perry Barr as the first phase of a wider programme to deliver up to 3,000 new homes in the area. The Perry Barr site is primarily in public sector ownership.

As part of the Village development, there are plans to invest in wider infrastructure in the surrounding area, including local access improvements, a proposed new bus interchange, the introduction of a SPRINT rapid bus service along the A34, and work to upgrade Perry Barr railway station.

Ensuring there is a successful legacy of housing for the city and regenerating Perry Barr in a sustainable way; will be guided by the emerging Urban Centres Framework which will encompass masterplanning principles and a public realm strategy i.e. what the environment will be like in terms of green spaces, street furniture etc.

Project Promoter:

Birmingham City Council and Homes England

Scale:

£180m GDV c.

Sector:

Residential

Location:

Birmingham, Perry Barr

Investment Type:

A disposal strategy will set out how the units will be marketed

Programme:

2018 - 2022 onwards

Planning Status:

Identified in the local plan

Image copyright Glancy Nicholls Associates 2017.



Project Promoter and Partnerships

Birmingham City Council are working closely with Homes England to assemble the site for delivery. The Games have also received strong support from the West Midlands Combined Authority. Savills are appointed as property advisors and Arcadis as employers' agent.

Greater Icknield and Smethwick

Ones to watch



Birmingham and Sandwell

Opportunity

The promoters are open to all aspects of delivery and investment options with the opportunity to shape parts of the future site's development.

The project covers a development area of 137 hectares, able to accommodate up to 5,000 new homes. It offers one of the largest opportunities for brownfield regeneration in the UK and is ideally located between the centres of Birmingham and Sandwell.

Overview

Background

The areas of Greater Icknield and Smethwick are prime development areas, strategically located on the boundary of Birmingham City and Sandwell. The location affords direct access onto the region's highway network and with easy access to the national Motorway and Rail networks, including the planned High Speed Rail (HS2) station at Birmingham Curzon.

The surrounding neighbourhoods have seen significant regeneration and development over recent years, with new housing in the area and the construction of the new Midland Metropolitan Hospital comprising £353 million of investment into the area.

Project Description

In Sandwell, housing delivery will be concentrated on the Grove Lane area of Smethwick, located close to the boundary with Birmingham. The area will deliver up to 860 new homes over a phased period, helping to relieve the high demand for housing in this sought-after area. The first phase is under construction for 143 new modular style homes with further phases to come forward for development. The majority of land ownership is privately owned.

The area received Housing Zone status in November 2016 from Central Government and has been granted £224,000 of Large Sites and Housing Zone Capacity Funding in March 2017 to assist in bringing development forward. Further public funding has been sought for a new primary school, highways improvements and heat network infrastructure.

In the adjacent area falling within Birmingham City Council boundary, public sector partners have been active with land assembly, the most recent of which has been the acquisition of the majority of the Birmingham City Hospital site by Homes England, the UK Government's Housing Agency. This land is surplus to health requirements and is now being de-risked by Homes England and will subsequently be marketed to developers for the development of around 800 new quality homes.

Project Promoter and Partnerships

The project will be promoted by Sandwell Council and Birmingham City Council working in partnership with a range of private sector developers, West Midlands Combined Authority and Homes England given the area status as a Housing Zone. Consultants are reviewing the existing Masterplan as a prime area for future development and phasing options.

Project Promoter:
Sandwell Metropolitan Borough Council and Birmingham City Council

Scale:
£850m GDV

Sector:
Mixed Use Residential

Location:
Smethwick, Sandwell

Investment Type:
A range of delivery and investment options

Programme:
2018 - 2025

Planning Status:
The site is allocated in the adopted Local Plan

Image for illustration only.



Birmingham Life Sciences

Coming soon to investors



Birmingham

Opportunity

The University of Birmingham is seeking investors for a range of options including equity, forward funding and JV development partners across the site.

This is a unique opportunity to invest in the development of the Birmingham Life Sciences Park to harness world-leading academic and clinical strengths together with accelerating life sciences research in the region, and taking innovative new healthcare treatments and technologies from early development to real life application.

Overview

Background

The site is 3 miles from Birmingham City Centre which has a huge range of business, cultural and retail facilities. In addition the University of Birmingham is home to a range of historical, scientific, cultural and sporting assets open to the community. The University of Birmingham who owns the 4 hectare site is working with partners to develop and construct a new Life Sciences Park. The site is located in Selly Oak, South Birmingham immediately adjacent to the combined life sciences infrastructure of Birmingham Health Partners, a strategic alliance between the University of Birmingham, University Hospitals Birmingham and Birmingham Women's & Children's NHS Foundation Trusts.



Project Description

The Birmingham Life Sciences Park will create new state of the art facilities and technology platforms and will act as the entry point for businesses to access the Birmingham and wider West Midlands Life Sciences ecosystem.

It will provide space for the development of innovative companies in life sciences and create opportunities for export-rich growth and employment. It will also have the potential to provide a world-class environment for businesses to start up and grow, as well as for those which are expanding or wishing to relocate. Development of the site in South Birmingham will establish the infrastructure to enable a new set of industries / businesses to grow, driving innovation into the healthcare system in key areas such as diagnostics, digital health care and advanced therapeutics.

Through Birmingham Health Partners the area has outstanding life science facilities and access to expertise located on one campus. The Birmingham Life Sciences Park will be located adjacent to these facilities where its activity can easily interact with clinical academics, scientists and researchers in the University, and clinicians and other health professionals within the health service.

Birmingham Life Sciences Park has the potential to deliver up to 46,000 sqm of new innovation and business co-location space including offices and laboratories. Outline planning permission has been granted by Birmingham City Council for a Life Sciences Campus (business, research use), plus ancillary uses and car parking. Substantial remediation of the site was undertaken before the purchase of the land was completed.

- Phase 1: Innovation Buildings (16,000 sqm). will deliver the eco-system (expertise and facilities) to support accelerated innovation, from concept to clinic with a focus on diagnostics; clinical trials; advanced therapies; integrated data platforms and space for entrepreneurial health technology innovators and training.
- Phase 2: Commercial space (30,000 sqm). will provide the opportunity to invest in high quality laboratory and office accommodation on the Park for growing biomedical businesses. This will include opportunities to configure space for business scale-up and innovating businesses wanting to co-locate within the Birmingham Health Partners eco-system

The area also benefits from excellent transport links; the University has its own railway station with journey times of under 10 minutes to Birmingham City Centre, and 30 minutes to Birmingham International Airport, which operates direct flights to over 100 national and international destinations.

Project Promoter and Partnerships

The University of Birmingham is working closely in partnership with its NHS partners through Birmingham Health Partners, Greater Birmingham and Solihull Local Enterprise Partnership, Birmingham City Council and West Midlands Combined Authority who are actively promoting this opportunity.

Project Promoter:
University of Birmingham

Scale:
£400m GDV

Sector:
Life Sciences, Research,
Commercial

Location:
Selly Oak, South Birmingham

Investment Type:
Range of investment
and delivery options

Programme:
2020 - 2025

Planning Status:
Outline planning permission

Bescot Friar Park

Ones to watch



Wednesbury, Sandwell

Opportunity

The Friar Park residential site is a major development opportunity in the West Midlands seeking investment to support the delivery of key infrastructure that will unlock the site

This brownfield urban site comprises a development opportunity for up to 750 residential units in an area of high housing demand and is a key part of the Bescot and Friar Park Priority Intervention Area for Sandwell Council.

Overview

Background

The residential site of Friar Park is on land owned by Sandwell Council and Midlands Land Portfolio. The scheme is expected to be delivered by a development partnership of Sandwell Council and Midlands Land Portfolio Ltd (a subsidiary of Severn-Trent plc).

Early investment is being sought to help the partners address key barriers to enable the delivery of over 750 new homes on the site. Midlands Land Portfolio have draft Heads of Terms with Sandwell Council and are working towards a development agreement with a strong desire to see development commence on site in the near future.

Project Description

The site is approximately 26 hectares with 14 hectares of the freehold owned by Sandwell Council and the remaining 12 hectares being owned by Midlands Land Portfolio Ltd. Extensive land remediation is required to bring the site forward estimated at £12 million. It is anticipated that funding will be supported by Homes England and from West Midlands Combined Authority for assistance with the cost of land remediation.

This large residential site is in an area of the West Midlands region with strong housing demand. Sandwell Council's Housing need has been calculated as 1,450 homes per year for the period 2014-2036 and this large strategic site provides the best and largest opportunity to contribute towards the delivery of this housing supply.

Estimated project timeline

Should funding be secured for remediation and site preparation, the promoter anticipates that first homes could be built on site in 2020/2021.

Project Promoter and Partnerships

The promoters Sandwell Council and the Midlands Land Portfolio Ltd are bringing forward the sites working closely with the Black Country Local Enterprise Partnership and West Midlands Combined Authority.

Project Promoter:

Sandwell Metropolitan
Borough Council
Midlands Land Portfolio Ltd

Scale:

Projected to be £100m+ GDV

Sector:

Residential led development

Location:

Sandwell

Investment Type:

Development Partner

Programme:

2018 - 2025

Planning Status:

The site is allocated in the
adopted Development Plan
for residential development

Image for illustration only.



M6 Junction 10 Cluster

Coming soon to investors



Walsall

Opportunity

The M6 Junction 10 Cluster is seeking investors for the forward funding of exciting new industrial development in the UK's manufacturing heartland.

The opportunity is to invest through a developer partner role in the overall delivery of 58 hectares of developable employment land in a highly accessible location surrounding M6 J10. This land can meet the needs of a market where there is currently a regional shortage of readily available sites and identified demand.

The area includes one of the largest employment opportunity sites in the West Midlands Region, the Phoenix 10 site owned jointly by the UK Government and Walsall Council. This site is connected to and highly visible from the main motorway network, and £35 million of public investment is being utilised to undertake enabling works and prepare the site for the delivery of major employment space, with a development partner for this scheme already identified.

Overview

Background

The area around Junction 10 of the M6 is a highly attractive setting for manufacturing and logistics businesses given its place at the heart of the UK's motorway network, providing direct access for both customers and suppliers. Walsall Council is working to directly support the delivery of a number of vacant employment sites in this highly accessible location to meet existing demand.

The local road network has recently been the subject of a £26 million scheme to improve local routes while Junction 10 itself is due to benefit from a £65 million enhancement expected to commence in August 2019 and be completed in late 2021.



Project Description

The project comprises the development of a number of significant vacant employment sites in a highly desirable location within a 1.75 kilometres radius of Junction 10 of the M6. A number of these are defined sites within the Walsall part of the Black Country Enterprise Zone while others are major opportunities outside the Zone.

Development partners can invest in delivery of the sites in different ways from land acquisition through to development finance. Development of these sites for employment/commercial uses will play an important role in helping address the current supply shortage of industrial premises in the region. Walsall Council has already taken a lead role in supporting delivery of two of the key sites within the Cluster to act as a catalyst for future investment. Henry Boot Developments have recently been selected as their preferred developer for one of the sites - the 18 hectares Phoenix 10 site, procured jointly with the UK Government as the other landowner, while a former Gasholders site has been acquired from National Grid to facilitate future development.

Other sites within the Cluster are in private ownership but the Council is working closely with the landowners to support future development. Development is being informed by masterplanning work for the Enterprise Zone sites and is supported by both completed and planned investment in highways infrastructure, namely the £26 million Darlaston Strategic Development Area Access Project and the proposed £65 million M6 Junction 10 enhancement.

Located at the heart of the UK motorway network the Cluster is an attractive location for business. Given the M6's connectivity to the M54 these sites are all also within a short drive time of the growing group of advanced manufacturing businesses at i54 M54 J2 which includes JLR's Engine Manufacturing Centre offering potential supply chain opportunities.

Project Promoter and Partnerships

Walsall Council is working closely with private landowners and is fully supported by the Black Country Local Enterprise Partnership and West Midlands Combined Authority who have funding available to help support delivery. The project will help address the identified regional shortfall in strategic employment land.

Advisors to the project include Cushman and Wakefield, DWF and Geldards LLP.

Project Promoter:
Walsall Council

Scale:
£300m+ GDV

Sector:
Advanced Manufacturing,
Construction Technologies,
Transport Technologies, Logistics

Location:
M6 Junction 10, Walsall

Investment Type:
Forward funding for
new development

Programme:
2018 - 2025

Planning Status:
Allocated employment land
in the Council's emerging Site
Allocation Document which is
due for adoption in 2018

Solihull Town Centre

Ones to watch



Solihull

Opportunity

With a strong future vision and masterplan, Solihull Town Centre presents a range of equity investment and development partner opportunities.

Part of the wider UK Central Solihull growth and development plans, there is potential for up to 11,700 sqm of new commercial and leisure development, 74,620 sqm of new office development and up to 1,400 new homes – creating a compelling destination to live, work and visit.

Initial opportunities are available from 2018, through a phased development approach, aligned with significant investment in public realm and transport infrastructure.

Interest from partners is sought for a new landmark office scheme at a key gateway location, near to Solihull Train Station, with potential to create up to 13,000 sqm Grade A office space. Future development opportunities include 'Solihull Living' – creating a range of prime residential and mixed use opportunities in the heart of the retail core.

Overview

Background

Solihull Town Centre, at the heart of the Midlands, is a thriving commercial, retail and residential centre, with strong identified growth potential.

Located off Junction 5 of the M42, the town centre offers exceptional connectivity via road and rail. The town centre is minutes away from Birmingham Airport, connecting to 140 direct international destinations, and the planned HS2 rail station connecting London in 38 mins.

Already a sought after location for international occupiers, national and independent brand retailers and attracting significant private sector investment, the town centre masterplan identifies new opportunities for development across a wide range of sectors.

- Home to leading international retailers and brands, including John Lewis, Apple and Tesla
- Exceptional connectivity, with direct access to an affluent retail and leisure catchment
- A retail vacancy rate that is 75% lower than the national level
- Strong office market and location of global companies including BNP Paribas, RWE nPower and Xoserve
- Solihull train station passenger growth is predicted to increase by 50% over the next 10 years, to around 3,400 people per day.



Project Description

With low vacancy rates and high take up of space across the retail, leisure and office sectors, coupled with significant demand for commercial space, Solihull Town Centre offers a strong opportunity for growth and development.

Investment in accessibility across the centre and public realm is already underway, creating connected quarters, with planned landmark developments at key gateways to the town.

There is also feasibility work being undertaken for the relocation of Solihull train station, with potential for further commercial development surrounding a new site.

Project Promoter and Partnerships

The Solihull Town Centre Masterplan is promoted by Solihull Metropolitan Borough Council, in partnership with developers and landowners and supported by the West Midlands Combined Authority.

Project Promoter:
Solihull Metropolitan
Borough Council

Scale:
£200m GDV

Sector:
Commercial and Residential

Location:
Solihull, West Midlands

Investment Type:
Range of equity investment
and development partner
opportunities will be available

Programme:
Phased development from 2018

Planning Status:
Proposed within Solihull
Draft Local Plan

Website:
www.investinukcentral.com

Springfield Campus

Coming soon to investors



Wolverhampton

Opportunity

Springfield Campus in Wolverhampton is a strategic investment opportunity of a nationally significant development at the heart of the West Midlands.

Phase 2 is at an early stage of development and the promoter is looking to consider a range of delivery, investment and partnership arrangements with a scale of investment options.

Overview

Background

The site of the former Springfield brewery is being transformed into Europe's largest specialist construction and built environment campus, bringing together businesses and the education sector to maximise the impact on the economy. The £100 million development is acting as the catalyst for economic and social regeneration, tailored to creating jobs and delivering the technical and professional experts required by this country.

Project Description

The new development will act as a smart specialisation hub in the region, and over a 30-year project lifecycle bring an estimated GVA benefit to the Black Country of £314.5 million. The University of Wolverhampton will deliver a seamless employer integrated education and training pathway through the regeneration of one of Wolverhampton's most iconic landmarks.

The successful opening of the West Midlands Construction UTC in November 2016, closely followed by the Elite Centre for Manufacturing Skills hub demonstrates a considerable public sector commitment to the Campus.

Moving Wolverhampton University's School of Architecture and Built Environment onto the Campus in 2019/20, delivers the glue which will hold the public sector offer together, and thereby unlocking private sector industry partners, professional bodies, and supply chain members help create the vision for the Campus, by colocation or co-delivery of a demand for education, research and innovation.

Over a 30-year business case lifetime, the delivery and operation of the £100 million plus investment in the Springfield Campus will support 5,631 net additional Full Time Equivalent jobs within the Black Country, with such employment gains bringing an additional £495 million in GVA over the period.

Project Promoter and Partnerships

The University of Wolverhampton as promoter of the development is working in partnership with the City of Wolverhampton, the Black Country Local Enterprise Partnership and the West Midlands Combined Authority. The University has an established Springfield Board which oversees the development, and reports into the University's Board of Governors. The University have commissioned a number of advisors including Associated Architects, Atkins, Couch Perry Wilkes and Rider Levett Bucknall.

Project Promoter:
University of Wolverhampton

Scale:
£125m+ GDV

Sector:
Education/Construction/Training

Location:
Wolverhampton

Investment Type:
Investor, co-development, development funding

Programme:
2018 onwards

Planning Status:
Phase 2: As part of the local plan

Website:
www.wlv.ac.uk/Springfield



DY5 Enterprise Zone

Coming soon to investors



Brierley Hill, Dudley

Opportunity

DY5 - Dudley's Business and Innovation Enterprise Zone is a major investment opportunity in the West Midlands seeking development partner/funder and equity investment on sites ranging up to 3.3 hectares and covering a selection of commercial and residential uses. The promoter particularly welcomes interest in joint ventures/development partnerships.

The development sites are a key part of the DY5 Enterprise Zone with a range of mixed use developments including office, residential, retail and hotel.

Overview

Background

The DY5 Business and Innovation Enterprise Zone covers 40 hectares within Brierley Hill, offering office, technology, leisure and residential high density mixed use development opportunities in the strategic centre of Dudley. The developments are in a prime waterfront location incorporating historic canal basins. A major metro link to Birmingham city centre and beyond is to be completed in 2023, the major retail shopping centre of Merry Hill is adjacent to the site making this a most desirable development opportunity within the West Midlands region.

The DY5 Business and Enterprise Zone is located just 8 miles from Birmingham in the centre of the Black Country and has a long history of manufacturing with 14.8 % of it's work force employed in manufacturing, compared to a national average of 8.5%. This sought after development offers a high technology hub connecting to the region's traditional manufacturing and industrial heritage, and complemented by significant high quality and modern residential units.

Project Description

The DY5 Business and Innovation Enterprise Zone is delivering exciting new opportunities to invest in the development of Dudley as a strategic centre in the West Midlands with significant residential, office and IT/digital/Head Office type development proposed. The Enterprise Zone was created in 2017 and offers numerous benefits including business rates reduction and land remediation funding.

The key projects within the area are:

Canal Walk – a residential led mixed-use development of 155,000 sqm

Archill – a development covering 153,000 sqm of mixed use office/residential and car parking

Level Street – a further mixed use office, residential, and retail development over 174,000 sqm, which also includes a new hotel with car parking

Harts Hill – an estimated 100,000 sqm development for high value and advanced technology

The Dudley Business and Innovation Enterprise Zone will be supported by new transport infrastructure including Metro and strategic rail links infrastructure (circa £40 million) and new highways and transport improvements (circa £10 million).

Project Promoter:
Dudley Metropolitan
Borough Council

Scale:
£800m GDV

Sector:
Residential, Office, Retail, Hotel,
Industrial - manufacturing

Location:
Brierley Hill, Dudley

Investment Type:
Development partner / funder;
Equity investor

Programme:
2018- 2025

Planning Status:
Design development stage

Website:
www.dy5enterprisezone.co.uk

Project Promoter and Partnerships

The promoters Dudley Metropolitan Borough Council are bringing forward the sites working closely with the Black Country Local Enterprise Partnership and West Midlands Combined Authority



Dudley Town Centre

Ones to watch



Brierley Hill, Dudley

Opportunity

Dudley Council is seeking investors to work in partnership with the Council, the Combined Authority and Homes England to develop a series of key housing, retail, leisure and employment sites on land in Dudley town centre. The aim is to improve the economic performance within Dudley Town Centre by securing investment for the development of key sites, including those in Council ownership, with associated improvements to the public realm and urban environment.

This comprehensive investment programme includes the following projects:

- Portersfield Retail / Leisure and residential Scheme
- Dudley Transport Interchange
- Housing and Employment Sites in the Town Centre
- Dudley Gateway Infrastructure Package

Overview

Background

The aims of the investment programme are to take a multi-dimensional approach to:

- Develop the visitor economy offer through investment into the Castle Hill visitor attractions;
- Promote new retail, leisure, commercial and housing uses within the town centre; and
- Bring about improvements to the urban environment.

The latter will include the improvement of heritage assets and underutilised opportunity sites and buildings. They will create improved conditions to enable the private sector to invest into the Town; bring vacant premises back into use; and improve accessibility to generate increased levels of visitor spend.



Project Description

The project comprises a number of significant (vacant) sites in a highly desirable location. The proposed development of a new Midland Metro tram line through Dudley Town Centre, complemented by a new Bus Interchange by 2022 will ensure that the town centre is well connected to the remainder of Dudley and the wider region. Development of these sites will help Dudley in delivering a step change in terms of economic development and regeneration. The sites available for development will not only complement the planned Portersfield retail, residential and leisure development but will be part of a package of over £500 million of investment planned for the town centre in the next five years. In addition to transport improvements, a new 'Very light Rail' innovation centre, backed by Warwick Manufacturing Group will begin construction in 2018, providing a test track and innovation centre for an exciting light rail solution and incubator space for start ups focussing on the new technologies that Very Light Rail will bring.

A new Institute of Technology, offering qualifications in modern manufacturing technologies will bring a further 500 students into the Town Centre and the £21 million 'Forging Ahead' initiative will see the Black Country Living Museum expand further in the years ahead. Working effectively with the adjacent Dudley Zoo – also home to the Medieval Dudley Council and also Dudley Canal Trust, the projections indicate a major opportunity to significantly develop the visitor offer in the town centre.

At the nearby Waterfront, Enterprise Zone status is already seeing jobs created. A new Music Institute, 'Resonance', will open within the Zone in 2019, providing qualifications for 400 students in a range of specialisms linked to the music industry, including sound production, lighting and staging.

Project Promoter and Partnerships

Dudley Council is looking to develop this programme with support of the Black Country Local Enterprise Partnership. Partners include Avenbury Developments, Midland Metro, Transport for West Midlands, Heritage Lottery Fund, European Regional Development Fund, Dudley Zoo, Black Country Living Museum and the University Technical College.

Project Promoter:
Dudley Council

Scale:
£110m GDV

Sector:
Mixed-Use – Housing,
Employment and Leisure

Location:
Dudley Town Centre

Investment Type:
Developer partner; forward
funding for identified occupier

Programme:
2018 - 2025

Planning Status:
Design phase with a
masterplan in accordance
with Local Plan policies

Website:
www.dudley.gov.uk

Walsall Town Centre

Coming soon to investors



Walsall

Opportunity

Walsall Town Centre is seeking investors for the forward funding of new office, retail, leisure, residential and mixed use development, continuing the success of the vibrant Walsall Waterfront scheme and world-class New Art Gallery.

The opportunity is to work in partnership with the Council and other agencies to secure the delivery of a number of attractive investment opportunities to support the Council's long term vision for the town centre, building on the significant investment across a variety of sectors that has had a transformational impact over recent years.

Overview

Background

Walsall Town Centre plays a sub-regional role as the main strategic centre for the Borough providing a retail offer as well as a mix of residential, office, leisure and education uses. Since 2007 over £429 million of investment has been delivered in the town centre resulting in the development of circa 85,000 sqm of floorspace (retail, leisure, office, health and education uses), and a 100 bed hotel. Planning consent has also been awarded for a 60 bed hotel mixed use development and consent is in place for a 2750 sqm office development. Walsall Council is seeking to promote the development of a number of key sites to continue this extensive regeneration all supported by a defined planning framework through an Area Action Plan.



Project Description

The project comprises the development of a number of key sites within Walsall Town Centre to further enhance its status as an important sub-regional centre serving a wide catchment and offering a range of uses.

Walsall Town Centre has three areas which have been the focus for recent completed development:

- Walsall Gigaport – commercial led investment via the new Walsall College and College Business and Sports Hub, Walsall Housing Group offices, and Jhoots Pharmacy HQ.
- Walsall Waterfront – leisure and residential investment including hotel, multi-screen cinema and restaurants.
- St Matthew's Quarter – retail-led investment with new Primark & Co-op stores as well as 5,100 sqm of new retail space at The Quarter

There is a further 5,500 sqm of retail/commercial floorspace either with planning consent or under construction and a number of development sites which offer investment opportunities including a 1.2 hectare mixed use opportunity with a ring road frontage and a 0.7 hectare residential site close to Walsall railway station. In total the sites amount to over 6 hectares of land and can accommodate over 115,000 sqm of commercial floorspace.

The Council is working closely with the landowners to support future development of these sites. Proposals are being informed by the emerging Town Centre Area Action Plan that is due for adoption in 2018 and which will provide the planning framework for the town centre and be the basis for future planning and investment decisions.

Walsall Town Centre is easily accessible from all parts of the borough and is conveniently located in close proximity to M6 Junction 10 which is the subject of a £65 million enhancement due to commence in 2019. The town centre also benefits from frequent bus and rail services to nearby Centres and Birmingham New Street via the newly electrified Chase Line, where there are plans by West Midlands Railways to increase passenger services to enhance the region's links to the North West, London and Wolverhampton. The town centre is therefore well placed to take advantage of the significant growth that HS2 connectivity can bring.

Project Promoter and Partnerships

The town centre development programme is being led by Walsall Council working closely with existing town centre occupiers and private landowners and fully supported by key partners the Black Country Local Enterprise Partnership, West Midlands Combined Authority and Homes England who are making resources available in support of delivery.

Advisors to the project include Cushman and Wakefield, Lambert Smith Hampton, Arcadis and Geldards LLP.

Project Promoter:
Walsall Council

Scale:
£300m+ GDV

Sector:
Retail, Leisure, Office, Residential

Location:
Walsall Town Centre

Investment Type:
Forward funding for new development

Programme:
2018- 2025

Planning Status:
Walsall Town Centre Area Action Plan due for adoption in 2018



**West Midlands
Combined Authority**