



CURRENT INVESTMENT OPPORTUNITIES

- 01 Birmingham Curzon
- 02 Eastgate, Church Hill/Homer Road, Solihull Town Centre
- 03 Friargate Coventry
- 04 i54 South Staffordshire Western Extension
- 05 Interchange Commercial District and Canalside Living Quarter Wolverhampton
- 06 MIRA Technology Park Southern Manufacturing Sector Nuneaton
- 07 Paradise Birmingham
- 08 Telford Investment Cluster

COMING SOON TO INVESTORS

- 01 Birmingham International Station Integrated Transport Exchange Solihull
- 02 City Centre South Coventry
- 03 DY5 Dudley's Business and Innovation Enterprise Zone
- 04 Dudley Town Centre
- 05 Friar Park, Sandwell
- 06 Greater Icknield and Smethwick
- 07 M6 Junction 10 Cluster Walsall
- 08 Perry Barr Regeneration, Commonwealth Games 2022 and Legacy
- 09 The Brewers Yard Wolverhampton
- 10 Transforming Nuneaton
- 11 UK Central Hub and HS2 Interchange Solihull

ONES TO WATCH

- 01 Creative Quarter Royal Leamington Spa
- 02 Former Ironbridge Power Station
- 03 Springfield Campus Wolverhampton
- 04 Walsall Town Centre
- 05 West Bromwich Eastern Quarter

MARKET DATA

- 01 West Midlands Housing Data
- 02 West Midlands Investment Market
- 03 West Midlands Logistics Data
- 04 West Midlands Retail Data



West Midlands
Combined Authority

West Midlands Housing Data

Acknowledgment:
Sourced by Knight Frank

The housing market has slowed across much of the country over the last few years, with political uncertainty contributing to a moderation in both price growth and activity but the West Midlands appears to be significantly more robust than other parts of the UK. London or the South East, for example, reported falls of 8-9% in sales volumes over the same period against 4% for the West Midlands.

Even with this level of growth, the average house price in the West Midlands is around £201,000, notably lower than the UK average. This price differential underlines just one of the key drivers of the market – its relative affordability compared to other areas of the UK, especially those in the south of England. The average income to average house price ratio sits at 7.6 across England as a whole. In the West Midlands it is 6.8, significantly cheaper than the South East (10.2), or London (12.2), for example. This gives the West Midlands a significant advantage at attracting and retaining a skilled workforce, which in turn will help drive long-term economic growth.

Indeed, fairly robust economic expansion is forecast over the next decade, according to Oxford Economics, with gross value added (GVA) in the West Midlands, a measure of the value of goods and services produced in an area, set to climb 14% by 2030.

Given the uplift in both job creation, amenity, transport and population, the demand for both city living, and property in the towns and villages within the region, is expected to continue to grow.

KEY FACTS

16% HIGHER



Price growth has remained resilient. Since the June 2016 referendum average values are **16%** higher in the WM, outperforming the national growth rate of **10%**



GVA IN THE WEST MIDLANDS

Oxford Economics, with gross value added (GVA) in the West Midlands, a measure of the value of goods and services produced in an area, set to climb **14%** by 2030.



HOUSE PRICE RATIO

The average income to average house price ratio sits at **6.8** in the WM, significantly cheaper than London at **12.2**

West Midlands Investment Market

The West Midlands investment market experienced a stronger than expected 2019, bucking the wider UK trend with volumes up 7% at £2.3bn.

This was driven by the Living Sector, which saw £1bn of investment across the region, up 143% on the previous year. In addition, the Birmingham office investment market where volumes were £395m (in 14 transactions), an improvement of over £95m year on year.

However, despite industrial volumes being down 16%, prime yields remained constant at circa 4.5% through the year, although it should be noted that the definition of prime narrowed as investors become more forensic in their analysis of risk and stock selection.

We have seen a buoyant start to 2020, with the reduced political uncertainty and the passing of the EU exit deal. From an office perspective Birmingham's relatively high prime yield in global terms of 4.75% will look very attractive indeed. We also anticipate that renewed investor confidence combined with strong occupational market dynamics will cause investors to return to the funding of speculative development.

With the government's desire for a strong domestic policy, and an openness to increases in public spending, particularly focussed on infrastructure and the regions, the West Midlands is exceptionally well placed to benefit. With significant announcements on infrastructure and public investment anticipated during 2020, this will strengthen the region's investor profile and provide the opportunity for us to more widely diversify the global investor interest in our market.

Acknowledgment:
Sourced by JLL

KEY FACTS

£2.3bn INVESTMENT



There was **£2.3bn** of investment in the West Midlands in 2019, up **7%** on 2018 and the third highest year on record, after 2014 (**£2.9bn**) and 2016 (**£2.6bn**).

TWO MAJOR CITIES



The biggest sector was Living, which saw **£1.0bn** of investment across the region, up **143%** on the previous year and comfortably the highest ever volumes and share of total investment.

INTERNATIONAL INVESTMENT



International investors accounted for **58%** of total investment, the highest ever share. The America's region was the biggest, accounting for **21%** of total investment.

REGIONAL TRANSACTION



£190m - the biggest individual regional transaction in 2019 was M7's purchase of The Mailbox from Brockton/Milligan Retail.

West Midlands Logistics Data

Acknowledgment:
Sourced by Savills

Occupier activity within the West Midlands has risen following the initial decline in activity post Brexit referendum.

Take-up for units over 100,000 sq ft in 2019 reached 3.66m sq ft representing a 7.5% increase on 2018 which is an extremely positive indicator given the recent headwinds the region has faced. Consequently, the increase in take-up has reduced the amount of vacant warehouse space by 4% from 2018 to stand at 7.2m sq ft through 40 separate units, based upon past take-up trends this equates to just 1.51 years' worth of supply left within the region. The current supply revolves around two major cities, Coventry has the largest amount of vacant space totalling 1.18m sq ft closely followed by Birmingham with 0.83m sq ft.

Throughout the past ten years, occupiers demand in the West Midlands has originated from 3PL's and the Automotive sector accounting for 10.84m sq ft and 9.93m sq ft of the total take-up respectively. According to forecasting house RealFor, the West Midlands is set to see continued rental growth at an average of 2.2% per annum which would push prime rents to c.£7.50 by 2023.

KEY FACTS

7.5%
INCREASE



Take-up for units over **100,000 sq ft** in 2019 reached **3.66m sq ft** representing a **7.5%** increase on 2018.

TWO MAJOR CITIES



The current supply revolves around two major cities, **Coventry** has the largest amount of vacant space totalling **1.18m sq ft** closely followed by **Birmingham** with **0.83m sq ft**.

2.2%
RENTAL GROWTH



The West Midlands is set to see continued rental growth at an average of **2.2%** per annum which would push prime rents to **c.£7.50** by 2023.

West Midlands Retail Data

Acknowledgment:
Sourced by Avison Young

KEY FACTS

457,000 PEOPLE



Retail employs **457,500** people in the West Midlands
(Source: Experian)

PRIME



Prime yields lowest in Birmingham (**5.25%**) and
Stratford-upon-Avon (**5.5%**) (Source: PMA/Avison Young)

£31.8bn



West Midlands total pool of retail
expenditure = **£31.8**billion (Source: Experian)

£3.2bn INVESTED IN RETAIL



West Midlands retail has seen **£3.2** billion invested
over the last **5 years** (Source: PropertyData)

RETAIL SPACE

42 m² ft

42 million sq ft of retail space in the region's 5 largest
city centres (Source: GOAD)

SHOPPING CENTRES



West Midlands Region is home to **2** of the UK's largest
shopping centres – The Bullring and Merry Hill, which
together attract **57 million** visitors per annum.

Birmingham Curzon

Birmingham Curzon is a 141 hectare regeneration area at the heart of the city and the UK High Speed rail network.

OPPORTUNITY

Centred around a new High Speed 2 (HS2) terminus station a number of major investment opportunities exist 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 Homes England as well as private sector landowners to help bring forward investable development projects within the Curzon regeneration area. There is a strategic opportunity to help shape projects at an early stage, as these are expected to come forward over the next 2–5 years.



THE FACTS

Promoter:

Birmingham City Council and multiple private landowners

Scale:

£1bn+ GDV

Sector:

Office, Residential, Hotel and Leisure

Location:

Birmingham City Centre

Investment Type:

Development partner/funder; Equity investor

Programme:

2020–2036

Planning Status:

Strategic masterplan in place

Website:

www.birmingham.gov.uk/birminghamcurzonhs2



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

DESCRIPTION

The 141 hectare regeneration area comprises over 30 strategic development opportunities and is within the extended City Centre Enterprise Zone. These sites can provide around 4,000 new homes and 600,000m² of commercial, leisure and market floorspace.

With preparatory work underway the station will be operational by 2029. A £724m investment programme has been agreed with the UK Government for Curzon, which 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.

The arrival of HS2 will be the catalyst to unlock and accelerate a range of development and regeneration initiatives including an expansion of the city's office core as well as opportunities around the Science Park and Knowledge Hub, which is home to five universities and colleges and 25,000 students.

The Creative Quarter centred on Digbeth, Birmingham's former industrial heartland, is a key part of the Curzon regeneration area and home to more than 400 creative companies making it a powerful digital hub. Digbeth has an eclectic mix of street art, music venues, street food vendors, bars and pubs and regeneration plans aim to enhance its distinctive character and heritage buildings as well as providing scope for new commercial development.

PROMOTER AND PARTNERSHIPS

Birmingham City Council as promoter is working in partnership with public and private sector landowners to bring forward development as well as the Greater Birmingham Solihull Local Economic Partnership and West Midlands Combined Authority to provide infrastructure funding.

LOCATION

The Curzon HS2 terminus occupies a city centre location adjacent to main retail, and business districts as well as Creative Quarter and the Knowledge Hub and benefits from exceptional local and regional connectivity.



Eastgate, Church Hill/Homer Road, Solihull Town Centre

Solihull Town Centre presents a range of occupier, investment and development partner opportunities.

OPPORTUNITY

Through a phased development approach, the Business & Commercial Quarter offers opportunities from 2020, the first being the Council's Westgate scheme to deliver 10,600m² of Grade A office and collaborative space at the head of Homer Road between the town centre and rail station. The building will be ready for occupation in Summer 2022 and occupier interest is invited.

Solihull Metropolitan Borough Council are also inviting developers to engage and explore innovative design and delivery solutions for the development of Eastgate, Church Hill/Homer Road - a prime site within the Quarter. The site will incorporate civic and office functions for the Council alongside prime residential and mixed-use retail and leisure opportunities at the heart of Solihull town centre.



THE FACTS

Promoter:

Solihull Metropolitan Borough Council

Scale:

£100m+ GDV

Sector:

Housing, Commercial and Retail

Location:

Solihull Town Centre

Investment Type:

Development Partner

Programme:

Market engagement commencing in Spring 2020. Preferred bidder stage currently programmed for Spring 2021

Planning Status:

Town Centre site with existing town centre uses

Website:

www.investinukcentral.com



BACKGROUND

Solihull town centre is already a leading regional retail, leisure and office location with a number of high profile occupiers and international retailers and brands.

The Solihull Town Centre Masterplan identifies the strategic development opportunity sites in the town centre, as well as the additional infrastructure requirements necessary to facilitate this development and wider growth.

Investment in accessibility through improved junctions, corridors and public realm across the centre is underway, creating connected quarters and supporting development. Designs are being developed for a new Integrated Transport Hub at Solihull rail station, incorporating new facilities and development, alongside a pioneering Low Carbon Energy Network, reducing operational costs for new and existing commercial and public sector schemes.

The first opportunity site to come to market, led by the Council, is the 10,600m², Grade A office development Westgate: 21 Homer Road – delivering prime collaborative working spaces in a key location between the High Street and Solihull rail station.

Bookending the Business & Commercial Quarter, the Eastgate, Church Hill/ Homer Road site is strategically significant with connectivity into the High Street Retail Core. Its scale and potential are highly significant for Solihull.

DESCRIPTION

The project objectives for the Eastgate site and the desired outputs are:

- The re-provision of Council accommodation as an ancillary occupation, which offers public facing co-located services within a building which is flexible and capable of adapting to future change



Westgate, 21 Homer Road

- The delivery of retail, leisure, Food & Beverage and ancillary uses to create a distinctive, vibrant new quarter within the town - enhancing activity throughout the day and into the evening, in a scheme that is connected to, and integrated with the rest of the town centre
- To provide a good mix of quality private and affordable housing units within an attractive setting, including community space, which connects with and supports the vitality of the wider town centre
- The provision of attractive and high-quality public spaces including a significant new public space for the town centre and linkages to create a lively hub and meeting place for residents, workers, shoppers and customers
- To improve town centre permeability and pedestrian flows through the provision of high-quality linkages, spaces, paths and other transport movements

PROMOTER AND PARTNERSHIPS

The site is under the majority ownership of Solihull Metropolitan Borough Council, with third party ownerships to the north of the masterplan site alongside the High Street.

The site is being promoted by Solihull Metropolitan Borough Council, supported by the West Midlands Combined Authority.

LOCATION

Located immediately off Junction 5 of the M42 Motorway, the town centre offers exceptional connectivity via road and rail. Solihull town centre is minutes away from Birmingham Airport, connecting to 140 direct international destinations, and the planned High Speed Interchange station connecting to London in 38 minutes.



Friargate Coventry

Friargate is an Office-led mixed-use and multi-phase development providing many options for investment.

OPPORTUNITY

Friargate JV Project Limited is open to various investment structures to accelerate the delivery of future phases including offices, residential, retail, leisure and hotels.

Friargate has already delivered a framework of new infrastructure, new public spaces and the first high quality office building, One Friargate, occupied by Coventry City Council and The Financial Ombudsman Service. The project is about to commit to a new 100-room boutique hotel for completion in 2021 and a second office building, Two Friargate for 2023.



THE FACTS

Promoter:

Friargate JV Project Limited

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



BACKGROUND

Less than one hour from London, Friargate is one of the largest mixed-use developments in the West 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 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. One Friargate completed in September 2017 and fully occupied with 2,323m² of the 11,613m² floorspace let to The Financial Ombudsman Service, an inward investor with a view to possible expansion as further buildings are brought forward.

The building won a number of awards in 2018, including the British Council for Offices (BCO) regional awards: Best Corporate Workplace and the LABC West Midlands Awards: Best Public Service Building.

Friargate also won the 2017 West Midlands Regeneration Project of the Year, West Midlands Property Awards.



DESCRIPTION

The whole development will provide 297,290m² and generate 15,000 new jobs. In total, Friargate will deliver 25 sustainable new buildings including 213,677m² of Grade A offices, two hotels, 19,974m² of retail, up to 400 new homes plus 10,219m² of leisure space.

Planning Consent for a second office building, Two Friargate, has been granted, extending to 12,635m² net. Detailed construction design is underway to deliver a contemporary Grade A office building, perfect for modern business. The hotel is further advanced with planning consent and a contractor appointed in readiness for a start on site

PROMOTER AND PARTNERSHIPS

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

The JV Company consolidates a long-standing working arrangement with Coventry City Council to help accelerate project delivery while working closely with Coventry and Warwickshire Local Economic Partnership, and West Midlands Combined Authority.

LOCATION

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



i54 South Staffordshire Western Extension

i54 South Staffordshire Western Extension is an Advanced Manufacturing development adjacent to Junction 2 of the M54 Motorway.

OPPORTUNITY

The Western Extension at the i54 South Staffordshire development is seeking a development partner and investors for 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 40 hectares for development and help continue the expansion of the growing cluster of advanced manufacturing businesses around i54/Junction 2 of the M54 motorway.

The project will help address the regional shortfall in strategic employment land targeted specifically at high value manufacturing.



THE FACTS

Promoter:

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

Scale:

£200m+ 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:

2020–2025

Planning Status:

Outline planning consent for 24 hectares.
Access road and infrastructure under construction.

Website:

www.i54online.com



BACKGROUND

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

Local Authority partners, City of Wolverhampton Council, Staffordshire County Council and South Staffordshire Council, who delivered the successful i54 South Staffordshire business park, have progressed plans to extend the existing park with this new development opportunity well underway.

DESCRIPTION

Within the 40 hectares site 24 hectares are owned by City of Wolverhampton Council and 16 hectares owned by Severn Trent’s property vehicle, Midlands Land Portfolio Ltd. All parties are collaborating to realise the full potential of the site with 24 hectares providing up to 100,000m² of floor space and the remaining 16 hectares a further 60,000m² .

Working with Black Country and Stoke and Staffordshire Local Enterprise Partnerships the partners have secured outline planning consent for the 24 hectares and associated access road.

Construction of the access road will be completed early 2020. Platform Preparation and Services Infrastructure works will follow in Spring 2020 with development plots being available during 2021.

The site’s location with excellent regional and national accessibility makes i54 a highly desirable investment opportunity. Further Investment in land and Infrastructure is planned for the wider M54 Junction 2 area including the proposed West Midlands Rail Interchange at Four Ashes approximately four kilometres north of the i54 development.

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 Local Enterprise Partnerships and West Midlands Combined Authority.

LOCATION

i54 South Staffordshire is an internationally significant advanced engineering business park occupying a prime location in the centre of the UK, within the Black Country Enterprise Zone. Its position adjacent to the M54 Motorway, and its own dedicated access to Junction 2, makes it one of the best-connected and most central hubs for advanced manufacturing in the UK.

It is already home to a number of leading manufacturers and has been the focus of huge investment from Jaguar Land Rover as it consolidates its plans for growth in the West Midlands, building on the existing expertise in the UK’s traditional manufacturing heartland.



Interchange Commercial District and Canalside Living Quarter

A mixed-use city centre development with Offices adjacent to City Interchange and Canalside living within five minutes walk.

OPPORTUNITY

The promoters welcome the interest of developers and investors for a range of opportunities around the Canalside/Interchange area, across a range of investment and delivery structures.

Plots within the Canalside and City Interchange area offer investment suitable for residential, leisure and commercial developments. Potential exists for up to 92,903m² of commercial and leisure floorspace aligned to the excellent location of the City Interchange as well as over 1,000 new homes as part of the first phases of the Canalside Quarter.



THE FACTS

Promoter:

City of Wolverhampton Council, Canal & River Trust

Scale:

£250m+ 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



BACKGROUND

The Wolverhampton Canalside and City Interchange project is the next phase of a highly successful city centre mixed use regeneration programme, providing direct access into the High Speed 2 (HS2) network.

The £150m transformation to the Interchange area is creating an integrated commuter hub and modern railway station incorporating 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 works for the tram extension are underway.

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

DESCRIPTION

Wolverhampton has the potential around the transport interchange to grow its office offer by up to 93,000m² over ten years. This would allow the City to capitalise upon its location and connectivity as a Commercial Gateway of regional significance. The centrepiece being i9 – a distinctive new landmark office 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 is due to be completed in 2020. Alongside this a new multi-storey car park completed in 2017 which serves Interchange with much improved access arrangements enabling the metro line extension to come forward. The construction of the next phase of the Interchange masterplan, i9, has commenced onsite delivering 6,503m² of Grade A office space.



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. It forms part of the West Midlands Combined Authority’s Walsall to Wolverhampton Inclusive Growth Corridor programme.

LOCATION

Located side by side in a unique waterside location, Interchange Commercial District and Canalside Living Quarter are situated in an enviable city centre location at the heart of the City’s integrated transport network.



MIRA Technology Park Southern Manufacturing Sector

This major southern extension to HORIBA MIRA's Technology Park provides for a further automotive-related development in Nuneaton, Warwickshire.

OPPORTUNITY

A £200m 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.



THE FACTS

Promoter:

HORIBA MIRA Ltd

Scale:

£260m GDV

Sector:

Industrial with focus on automotive manufacturing and R+D

Location:

Nuneaton, Warwickshire

Investment Type:

Forward funding for identified occupier(s)

Programme:

2020–2022

Planning Status:

The site is identified in the draft local plan for employment use (B1/B2) associated with MIRA and the automotive industry

Website:

<https://www.miratechnologypark.com/>



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 Jaguar Land Rover as occupiers, 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.

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 139,716m², on completion it will comprise 394,830m². The Southern Manufacturing Sector comprises an additional 59 hectares linking directly into the existing MIRA Technology Park site. It provides a highly complementary opportunity for approximately 232,250m² of automotive related advanced manufacturing facilities.

The site benefits from the recent delivery of major power and road infrastructure investment to facilitate the development of MIRA Technology Park. Whilst progressing through planning an early application would enable delivery of the development by late 2021.



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. HORIBA MIRA works closely with key stakeholders in the Enterprise Zone and Southern Manufacturing Sector which includes Leicestershire and Coventry & Warwickshire Local Economic Partnerships, West Midlands Combined Authority, Hinckley and Bosworth Borough Council and North Warwickshire Council.

LOCATION

Being situated on a major arterial route with excellent transport links in the centre of the Midlands, MIRA Technology Park has exceptional access to those manufacturing and supply companies at the heart of the UK automotive sector. The location, together with the UK’s most comprehensive automotive proving ground and test facilities, makes MIRA Technology Park the preferred site for many world-class automotive brands.



Paradise Birmingham

Paradise is a high quality mixed-use development that introduces new public realm to a historic city centre setting.

OPPORTUNITY

The opportunity for investment is available in partnership with Hermes Investment Management, including co-investment/development finance to support Phases two and three 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-centre, mixed-use developments. Paradise will benefit from the continuity and commitment of this working partnership that has already delivered 408,770m² of development through some of the most significant and challenging regeneration projects in the UK including Brindleyplace in Birmingham, Piccadilly in Manchester and King's Cross in London.



THE FACTS

Promoter:

Paradise Circus Limited Partnership

Scale:

£700m GDV

Sector:

Mixed-use including commercial, retail, leisure and hotel

Location:

Birmingham City Centre

Investment Type:

Development partner or funder

Programme:

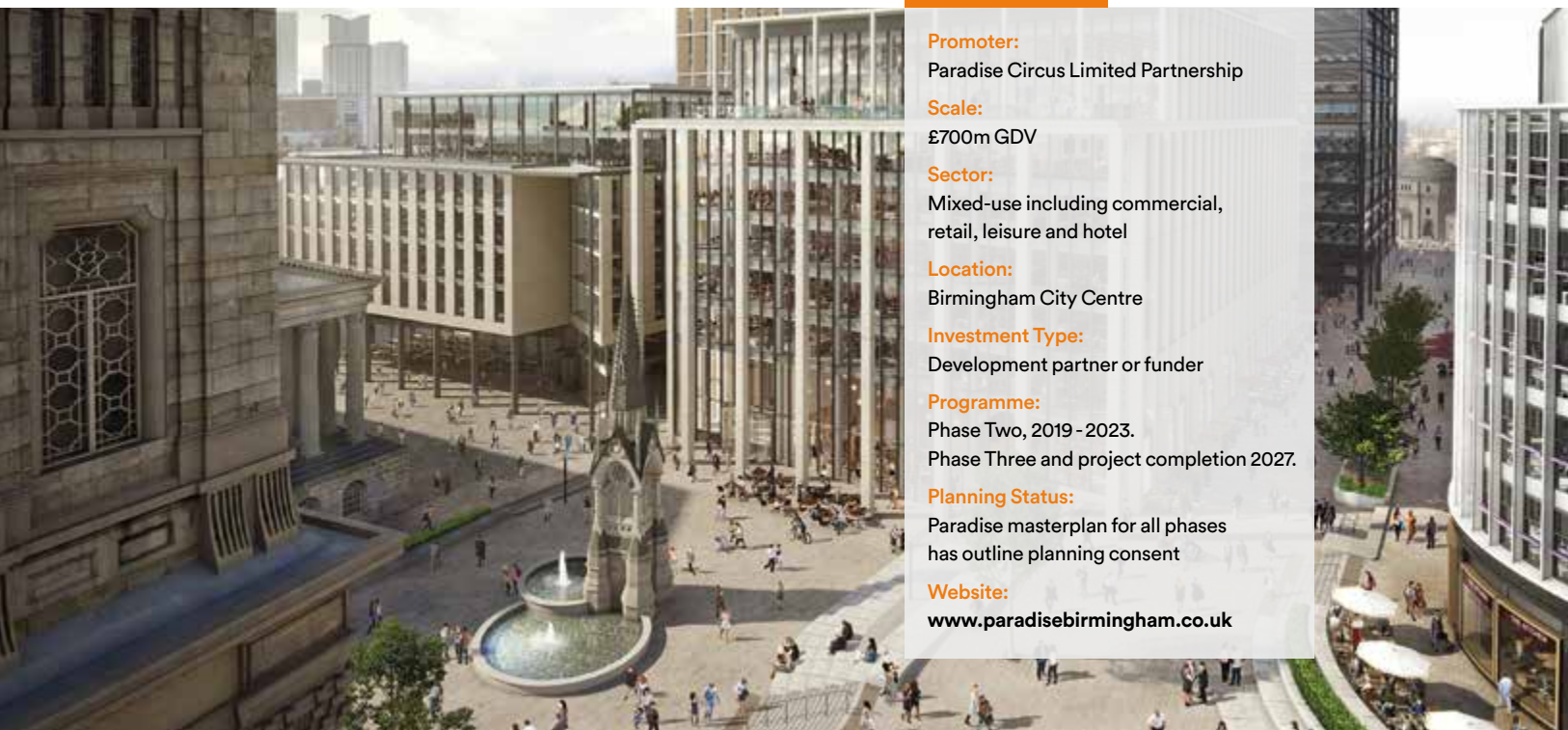
Phase Two, 2019 - 2023.
Phase Three and project completion 2027.

Planning Status:

Paradise masterplan for all phases has outline planning consent

Website:

www.paradisebirmingham.co.uk



BACKGROUND

Located on a 69,000m² site at the city's heart, Paradise links Birmingham's civic and cultural quarters. Comprising ten individually designed buildings across the £1bn development, it is one of the largest and most strategically important city centre schemes outside of London. Paradise comprises almost 185,000m² of high quality commercial, retail, leisure and hotel space, all set in superbly crafted public realm, truly befitting its exemplary historical setting.

Phase One lettings are well progressed. International professional services firm PwC has taken all the 13,935m² of commercial space in One Chamberlain Square and relocated its 2,000 strong Birmingham team in January 2020 with the potential to accommodate a further 300 people by the end of 2020 in its cutting edge space. Indian eatery Dishoom will be located on the ground floor.

Leading global business law firm DLA Piper will relocate to Two Chamberlain Square in 2020, taking 3,716m² on the top two floors. Award winning wine bar and restaurant Vinoteca will open in Spring 2020.

DESCRIPTION

Phase One comprises One Chamberlain Square and Two Chamberlain Square providing 15,980m² and 17,000m² of Grade A office and ground floor retail space respectively. Works to complete in Spring 2020 also incorporate the much improved and enhanced Chamberlain Square and connected public realm, together with associated highways alterations and a basement car park that initially provides up to 300 car park spaces. This will link with the completion of other significant neighbouring projects such as the West Midlands Metro extension to Broad Street, the £13m refurbishment of Centenary Square and HSBC's relocation of its business and personal banking headquarters from London to nearby Broad Street.



Paradise Phase Two includes One Centenary Way, a 26,010m² office building, with space for shops and restaurants at the ground and upper ground level due for completion in late 2022; A new 4 star hotel with approximately 250 bedrooms; and Three Chamberlain Square, offering 13,006m² of Grade A Offices/Retail together with new public realm, including Ratcliff Square, will complete Phase Two in approximately 2023.

Phase Three has outline planning permission to deliver a further five buildings and a new large public square, completing the improvements in pedestrian connectivity and public space across the city. This will encompass 64,855m² 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.

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. 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.

LOCATION

Paradise sits at the true heart of the city, between the Council House, Town Hall and Museum & Art Gallery and the business and entertainment zones further west. Easily accessible, and with its own tram stop, the development is also just a few minutes' walk from New Street station and Grand Central.



Telford Investment Cluster

This cluster offers sites for new Industrial or Advanced Manufacturing development strategically located close to the M54 corridor.

OPPORTUNITY

Telford Investment Cluster is an immediate investment opportunity for developers, equity investors and forward funding for identified occupiers.

The cluster of sites is an industrial sector opportunity on 50 hectares of prime development land, and part of the region's Advanced Manufacturing and Innovation Corridor. The sites available for purchase provide the ability to deliver a mixture of industrial units to meet demand from national and international firms in a highly skilled employment location.



THE FACTS

Promoter:

Telford and Wrekin Council

Scale:

£105m GDV

Sector:

Industrial and Advanced Manufacturing

Location:

Telford, Shropshire

Investment Type:

Developers, equity investors and forward funding for identified occupiers

Programme:

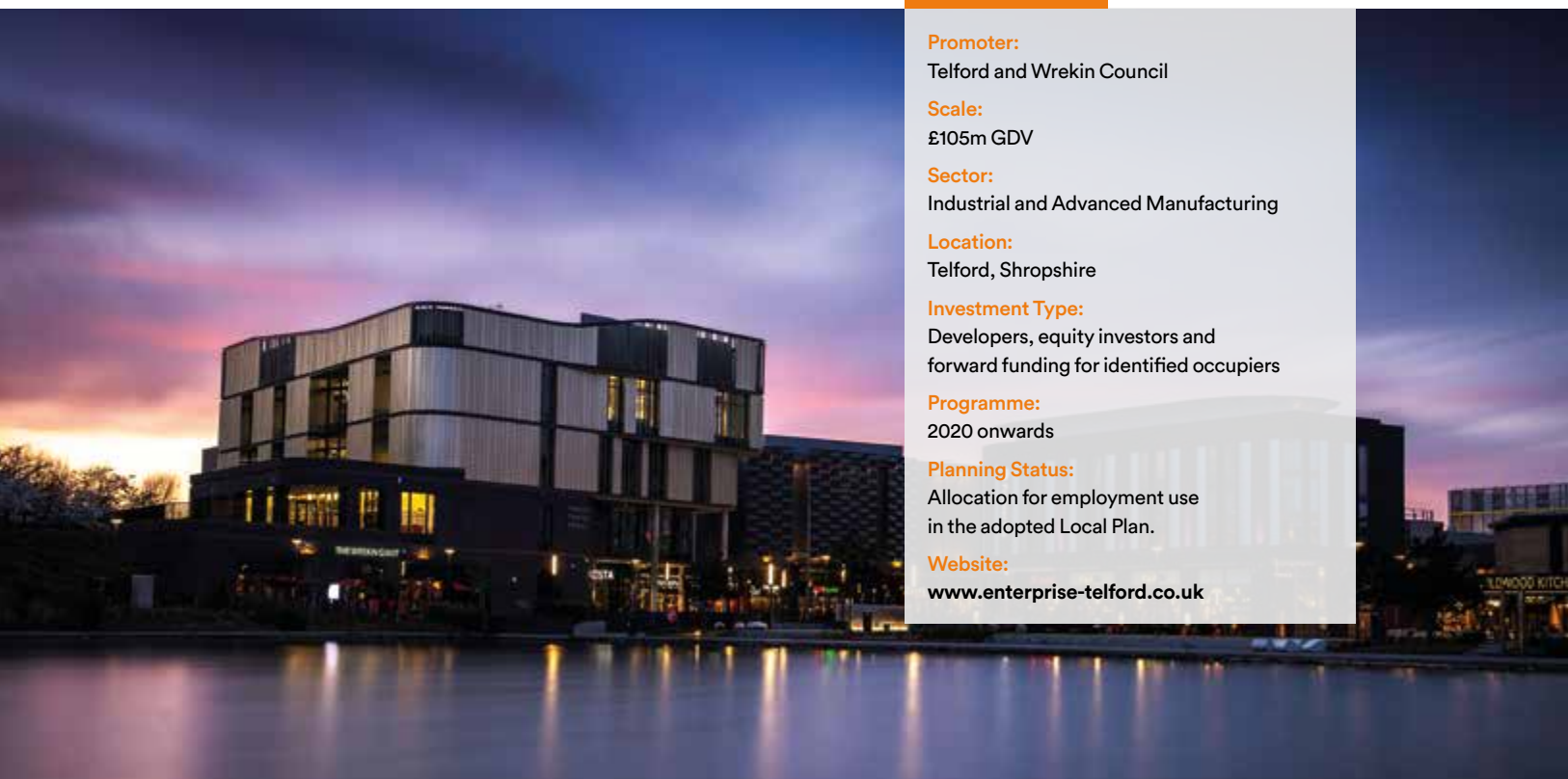
2020 onwards

Planning Status:

Allocation for employment use in the adopted Local Plan.

Website:

www.enterprise-telford.co.uk



BACKGROUND

Telford located west of Birmingham on the M54 was created as a New Town in 1968 and retains a legacy of publicly owned land for commercial development, predominantly in the ownership of the Government through Homes England.

Already boasting a central location, access to a skilled workforce and affordably priced land, the town is transforming the land offer into immediately deliverable opportunities free from constraints. The Telford Land Deal conceived in April 2016 differentiates Telford from its rivals.

Since its launch, the Telford Land Deal has attracted £236m of investment to the area and promoted the sale of £27.3m worth of land. It has created over 1,100 new jobs as well as stimulating the construction of over 86,000m² of commercial floor space. Investors include Magna International, a supplier to nearby Jaguar Land Rover and German plastics and polymer specialist Craemer Group.

DESCRIPTION

Whilst significant investment has already been secured in the area there remains a strong continuing demand for industrial floor space.

The delivery of the sites is underpinned by a multi-skilled consultancy service BIT-Group, wholly owned by Telford and Wrekin Council, who provide a full turnkey solution, and with no barriers preventing development in Telford. Therefore as a developer/investor there is the ability to deliver a range of industrial units to meet demand and spread risk in already established employment locations along the northern edge of Telford.

Each development within the cluster can be delivered in phases and therefore the opportunity exists for positive return for longer term investment over the phased construction period.



All the sites that form the investment opportunity benefit from allocation in the adopted local plan. In addition a large proportion of sites are also subject to outline planning consent granted in December 2018.

The Telford Investment Cluster is particularly attractive at a time, and in support, of the drive for growth through the UK Government’s Industrial Strategy.

PROMOTER AND PARTNERSHIPS

The project is being promoted by Telford and Wrekin Council in partnership with Homes England and The Marches Local Enterprise Partnership.

LOCATION

Telford is the fastest growing town in the West Midlands with over 600,000 people living within a 30-minute peak time recruitment catchment area. As a new town Telford benefits from a modern road network ensuring excellent connectivity for businesses with direct links to the highway network, four airports within an hour’s drive and a direct train link to London.



Birmingham International Station Integrated Transport Exchange

This redevelopment will transform Birmingham International Station into one of the world's best-connected, fully-integrated and multi-modal transport exchanges. This project will seamlessly incorporate existing rail and high-speed rail connectivity, light-rail Metro trams and a people mover, traditional and Sprint buses, private vehicles, cycles and pedestrians, creating a new and outstanding gateway to the UK.

OPPORTUNITY

This is an opportunity to become involved with a large-scale and high-profile transport redevelopment project which offers a long-term return on investment.

The plan is to redevelop the current Birmingham International Station on the UK's West Coast Mainline and create a world-leading, multi-modal transport exchange providing new connections to surrounding assets including Birmingham Airport, the National Exhibition Centre, Jaguar Land Rover, Birmingham Business Park and the new HS2 Interchange Station at the Arden Cross development site.

According to a recent MODex benchmarking assessment, this redevelopment will move Birmingham International Station into the world's top-ten best connected transport exchanges, alongside the likes of Kings Cross St Pancras and Beijing's Wangjing Station.

Early market engagement will begin in March 2020 for this six-year redevelopment project.



THE FACTS

Promoter:

The Urban Growth Company on behalf of Solihull Council

Scale:

Up to £350m GDV

Sector:

Infrastructure and Commercial

Location:

Solihull

Investment Type:

Infrastructure and Construction

Programme:

2020–2026

Planning Status:

Subject to planning consent in 2020/21

Website:

www.ugcsolihull.uk



BACKGROUND

The UK Central Hub in Solihull is set to become a world-leading, international gateway, at the heart of the UK, bringing together air, rail and road networks. As well as being home to Birmingham Airport and providing direct access to the UK's Motorway network, The Hub also boasts Birmingham International Station, which will be directly connected to the new HS2 Interchange Station via a new automated people mover.

With the arrival of high-speed rail, forecasts suggest that the number of passengers using Birmingham International Station will increase by 239% over the next 20 years.

The Urban Growth Company (UGC), a special-purpose delivery vehicle established to coordinate and deliver infrastructure and development across The Hub more widely, is leading the plan to redevelop and transform Birmingham International Station.

DESCRIPTION

The plan to create a fully-integrated transport exchange at Birmingham International Station – bringing together multiple modes of transport ahead of HS2's arrival – is one of a number of initiatives and projects being progressed by the UGC at The Hub.

The UGC's Hub Growth & Infrastructure Vision predicts that there is the potential to create an environment which will support 70,000 jobs, 5,000 homes and 650,000m² of commercial space, generating £6.2bn GVA per annum – the same as the city of Southampton.

Through vastly-improved transport connectivity, there is also an opportunity to bring 1.3m people to within a 45-minute public transport commute of The Hub, above and beyond the immediate impact of HS2.



PROMOTER AND PARTNERSHIPS

The UGC is a local, special-purpose delivery vehicle established and wholly owned by Solihull Council and supported by the West Midlands Combined Authority and Greater Birmingham & Solihull Local Enterprise Partnership. The UGC oversees and coordinates investment into the UK Central Hub in order to fully maximise the economic opportunities associated with the arrival of high speed rail.

The UGC is seeking a suitably experienced commercial partner to work with the company to complete the design and build of this high-profile transport exchange.

LOCATION

The UK Central Hub in Solihull is at the heart of the UK's transport network, offering development opportunities that have direct access to the national rail network, future high speed rail, Birmingham Airport and the Motorway network. It is also home to world-class assets such as the National Exhibition Centre and major international businesses including Jaguar Land Rover, Rolls Royce and Fujitsu.



City Centre South Coventry

City Centre South Coventry is an urban mixed-use development with significant residential, retail and leisure components.

OPPORTUNITY

The developer, Shearer Property Group, welcomes the interest of development funding partners to discuss a range of investment opportunities associated with the City Centre South development.

City Centre South marks the next stage of the ongoing regeneration of Coventry's city centre. The site is located in the southern part of the city centre and comprises 69,000m² including Bull Yard, Shelton Square, Market Way, City Arcade and Hertford Street.



THE FACTS

Promoter:

Shearer Property Group

Scale:

£450m+ GDV

Sector:

Mixed city centre uses with significant retail, leisure and residential components

Location:

Coventry City Centre

Investment Type:

Range including partnership, direct development or co-investment

Programme:

2020–2026

Planning Status:

Progressing towards an outline planning application

Website:

www.spglondon.com



BACKGROUND

Shearer Property Group is appointed as the Developer to deliver the City Centre South scheme. The group have a proven track record of delivering mixed-use development including Southgate Centre Bath, Grand Arcade Cambridge, the Former Dickins & Jones Department Store in Regent Street London and Parkway, Newbury.

Located in a strategically important location close to the railway station, the Friargate Business District and the Council's new Waterpark, City Centre South will deliver an ambitious multi-million pound mixed use urban regeneration scheme transforming both the quality of Coventry's residential, retail and wider city centre offer and the surrounding physical environment/public realm.

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

DESCRIPTION

Shearer Property Group's development proposal for Coventry will deliver a cutting edge retail and leisure offer, a significant number of new homes (for sale and rent), restaurants, hotel and other city centre uses to provide a vibrant, modern live, work and play experience.

The scheme is set to deliver a range of transformational 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 visitor population and generation of an extra £20 million a year of income to the city.

As well as creating an exciting destination 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.

PROMOTER AND PARTNERSHIPS

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.

LOCATION

A city full of potential in a great location at the heart of the UK, just one hour from London Euston rail terminus. A young and vibrant city attracting new investors with continuous development and regeneration. The city has two world renowned universities, over 55,000 students and European City of Sport 2019, UK City of Culture 2021 and Commonwealth Games 2022 Partner City.



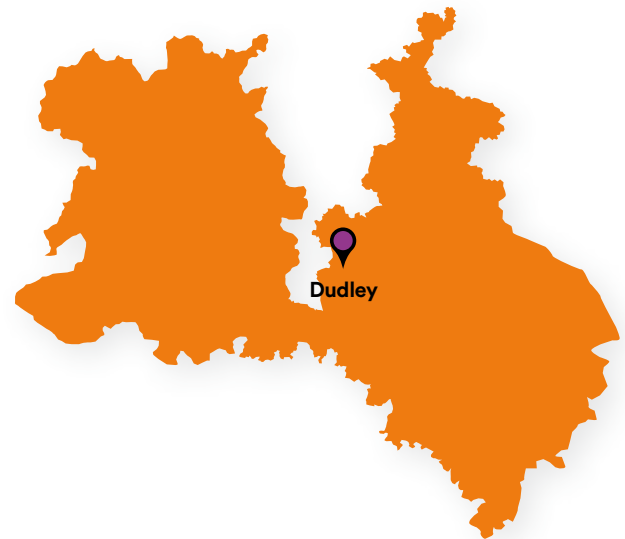
DY5 Dudley's Business and Innovation Enterprise Zone

DY5 Enterprise Zone offers new opportunities in mixed-use Industrial, Residential and Office developments.

OPPORTUNITY

Dudley Council is seeking to secure a development partner and equity investor for forward funding new industrial, office, retail, residential and mixed-use development. The promoter particularly welcomes interest in establishing long-term development partnerships.

Dudley Council is working to deliver refurbished floor space and new mixed-use development across six areas. There is a strategic opportunity to help shape the nature and usage of the projects at an early stage, over the next three to five years.



THE FACTS

Promoter:

Dudley Council

Scale:

£100m GDV

Sector:

Mixed use Industrial, Residential and Office

Location:

Dudley

Investment Type:

Development partner; Equity investor

Programme:

2020–2025

Planning Status:

Planning certainty provided via a Local Development Order and an outline design led masterplan signalling use – type and suggested development density

Website:

www.dudleybusinessfirst.org.uk



BACKGROUND

DY5 covers 70 hectares, with six main areas offering office, technology, leisure and residential high density mixed-use development opportunities all within an attractive waterfront location. It has already attracted millions of pounds of new investment and has delivered new speculative industrial development. Further investment is now required to deliver future commercial and residential opportunities.

The enterprise zone is set to benefit from major infrastructure investment, improving connectivity and adding to the attractiveness of the area. The £449m Wednesbury to Brierley Hill Metro Extension will provide a direct link to Birmingham and the wider West Midlands by 2023. The enterprise zone is also home to a new Music Institute, 'Resonance', which will open in 2020, providing degree qualifications in a range of specialisms linked to the music industry, including sound production, lighting and staging.

DESCRIPTION

DY5, created in 2017, includes exciting new investment opportunities for residential, office and mixed-use development. It can offer business rate relief for commercial occupiers, streamlined local authority planning support and potential to access land remediation funding for new development.



Investment options in the six areas include:

Waterfront – 8 hectares comprising existing commercial office space suitable for refurbishment and potential residential conversion.

Archill – 17 hectares with potential for a mixed-use office and residential development.

Harts Hill – 14.5 hectares with potential for industrial development.

Canal Walk – 7 hectares with potential for a residential led mixed-use development.

Blackbrook Valley – 6 hectares with potential for industrial development.

Pensnett – 17.5 hectares of recently delivered industrial development.

PROMOTER AND PARTNERSHIPS

The promoter, Dudley Council, is bringing forward the sites working closely with the Black Country Local Economic Partnership, West Midlands Combined Authority and private sector partners.

LOCATION

Dudley is undergoing an exciting transformation with over £1bn of investment on site or planned for development in the coming years.

It is the historic capital of the Black Country, a region located in the heart of the West Midlands and the centre of the UK. It is close to the M5 and M6 Motorways, just 13 kilometres from Birmingham City Centre and within easy reach of Birmingham Airport.



Dudley Town Centre

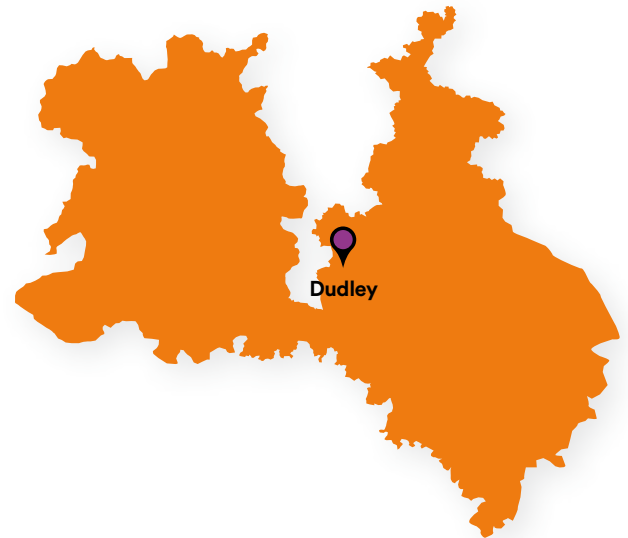
A town centre offer that is seeking partners for mixed-use developments across a comprehensive investment programme.

OPPORTUNITY

Dudley Council is seeking investors to work in partnership with the local authority, West Midlands Combined Authority and Homes England to bring forward a phased programme of development of residential, retail, leisure and employment projects across Dudley Town Centre.

This comprehensive investment programme includes the following projects:

- Portersfield retail, leisure and residential scheme
- Dudley Transport Interchange
- Housing and employment sites
- Dudley Gateway infrastructure package



THE FACTS

Promoter:

Dudley Council

Scale:

£110m GDV

Sector:

Mixed-Use. Housing, employment and leisure

Location:

Dudley Town Centre

Investment Type:

Developer partner

Programme:

2020–2025

Planning Status:

Design phase with a masterplan in accordance with Local Plan policies

Website:

www.dudley.gov.uk



BACKGROUND

The aim is to improve economic performance of the town centre and capitalise on the £1bn of investment planned or on site in the borough over the coming years.

The investment programme takes a multi-dimensional approach and includes developing the visitor economy, promoting new retail, leisure, commercial and housing uses within the town centre, and improving connectivity in the town, with direct connections to national and international rail and airport hubs.

Improvements to the urban environment include the improvement of heritage assets and underutilised opportunity sites and buildings. These will create improved conditions to enable the private sector to invest into the town, bringing vacant premises back into use and improve accessibility to generate increased levels of visitor attraction.

A new Institute of Technology, offering qualifications in modern manufacturing technologies, will bring a further 500 students into the town centre and the £24m 'Forging Ahead' initiative will see the Black Country Living Museum expand further working with Dudley Zoological Gardens, home to the Medieval Dudley Castle and Dudley Canal and Tunnel Trust. There is a major opportunity to significantly develop the visitor offer in the town centre.

DESCRIPTION

The project comprises a number of significant (vacant) sites in a town centre location. The development of a new Midland Metro line through Dudley Town Centre in 2023, complemented by a new transport interchange which 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 £82m Portersfield retail, residential and leisure development but will be part of a package of over £500m 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 2020, providing a test track and innovation centre for an exciting light rail solution. It also includes incubator space for startups focussing on the new technologies that Very Light Rail will bring.

The announcement of funding from the West Midlands Combined Authority for the St Thomas Quarter (Dudley Town Centre) will provide further investment opportunities for town centre led residential schemes to compliment the planned investment elsewhere in the town.

PROMOTER AND PARTNERSHIPS

Dudley Council is developing this programme with support from the Black Country Local Economics Partnership. Partners including Avenbury Developments, Midland Metro, Transport for West Midlands, Heritage Lottery Fund, European Regional Development Fund, Dudley Zoological Gardens, Black Country Living Museum and the University Technical College.

LOCATION

Dudley is undergoing an exciting transformation with over £1bn of investment on site or planned for development in the coming years.

It is the historic capital of the Black Country, a region located in the heart of the West Midlands and the centre of the UK. It is close to the M5 and M6 Motorways, just 13 kilometres from Birmingham City Centre and within easy reach of Birmingham Airport.



West Midlands
Combined Authority

Friar Park, Sandwell

The promoters will be seeking a delivery partner to invest and develop this residential led development, that is in close proximity to the heart of UK's Motorway and Rail network.

OPPORTUNITY

Friar Park is a residential development opportunity for 750 new homes in the Bescot and Friar Park Priority Intervention Area. Working jointly, Sandwell Council and West Midlands Combined Authority intend to promote a planning application and undertake remediation. Once de-risked, they will seek a partner to deliver the scheme.



THE FACTS

Promoter:

Sandwell Metropolitan Borough Council
& West Midlands Combined Authority

Scale:

£150m GDV

Sector:

Residential led development

Location:

Sandwell

Investment Type:

Delivery partner

Programme:

2020–2025

Planning Status:

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

Website

www.sandwell.gov.uk/FriarPark



BACKGROUND

Following the West Midlands Combined Authority's acquisition of the former Sewage works from Severn Trent, the Friar Park site is now jointly owned by Sandwell Council and the Combined Authority. The two partners have signed a joint agreement to work together to bring forward a comprehensive residential scheme on one of the largest and longest neglected brownfield sites in the region. It is intended that a detailed Masterplan will be prepared to guide the residential scheme and this will be followed by an Outline Planning Application to establish the principle of development.

DESCRIPTION

The 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 strategic site provides the best and largest opportunity to contribute towards the delivery of this supply. The site extends to approximately 26 hectares with 14 hectares owned by Sandwell Council and the remainder by the West Midlands Combined Authority. The Combined Authority have allocated funding to enable the remediation of the site to be completed.

A planning application is anticipated during 2020, with the first phase of remediation in 2021. Construction is planned for 2022 and beyond.

PROMOTER AND PARTNERSHIPS

Sandwell Council are promoting the site together with West Midlands Combined Authority and the Black County Local Enterprise Partnership.

LOCATION

Sandwell is home to 325,000 people and around 9,000 businesses who collectively employ over 140,000 people. Sandwell is strategically located adjacent to the UK's second city and with 90% of the population of England and Wales less than 2 hours away accessible either from the Strategic Road Network (M5 and M6 Motorways) or from the national rail network.



Greater Icknield and Smethwick

Greater Icknield and Smethwick is a significant Residential led mixed-use development at the heart of the West Midlands region.

OPPORTUNITY

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

The project covers a development area of 137 hectares, able to accommodate approximately 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 West Bromwich.



THE FACTS

Project Promoter:

Sandwell Metropolitan Borough Council
and Birmingham City Council

Scale:

£850m GDV

Sector:

Mixed-use Residential

Location:

Smethwick, Sandwell and Birmingham

Investment Type:

A range of delivery and investment options

Programme:

2020–2027

Planning Status:

The sites are allocated in the
adopted Local Plans

Website:

www.birmingham.gov.uk/planning

www.sandwell.gov.uk/
GreaterIcknieldAndSmethwick



BACKGROUND

The areas of Greater Icknield and Smethwick are prime development areas. The location is in close proximity to extensive retail and leisure facilities in Birmingham City Centre and affords direct access onto the region's highway network, with easy access to the national Motorway and Rail networks, including the planned High Speed Rail (HS2) station at Birmingham Curzon.

DESCRIPTION

Greater Icknield and Smethwick are identified as strategic development areas to accommodate large areas of growth.

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, with associated infrastructure to support the new community, helping to relieve the high demand for housing land in this sought-after area. It will also assist in regenerating extensive areas of land surrounding the new Midland Metropolitan University Hospital which is already attracting substantial investment. The first phase is under construction for 143 new modular style homes with further phases to come forward for development. The Grove Lane area has received Housing Zone status from Central Government and granted £224,000 of capacity funding in March 2017 to assist in bringing the development forward. The majority of land is privately owned with recent significant developer interest signifying the attractiveness and potential for investment in this area.



In the adjacent area falling within Birmingham City Council boundary, public sector partners have been active with land assembly to bring forward 3,000 homes, the most recent of which has been the acquisition of the majority of the Birmingham City Hospital site by Homes England. This facility is being masterplanned by Homes England and will subsequently be marketed to investor developers for 800 new quality homes. In 2018, the first phase of 207 new homes and open space on Icknield Port Loop also commenced. Major infrastructure improvements are planned along Dudley Road, as the main connection to the city centre, and a new secondary school is also planned for the area.

PROMOTER AND PARTNERSHIPS

The project is being promoted by Sandwell Metropolitan Borough Council and Birmingham City Council, working in partnership with a range of private sector developers, the West Midlands Combined Authority, and Homes England given the area's status as a Housing Zone.

LOCATION

Greater Icknield and Smethwick borders Birmingham City Centre and the gateway to Sandwell, part of the Black Country. A range of transport modes are available including bus, rail and Metro, and easy access to the Motorway network and proximity to major retail and employment opportunities makes this area an attractive and sustainable location for investment.



M6 Junction 10 Cluster

This strategic cluster of sites around M6 Junction 10 offers new industrial developments in the UK's manufacturing heartland.

OPPORTUNITY

As promoter Walsall Council is seeking development partners and forward funding on a number of significant sites to bring forward exciting new industrial development.

With 58 hectares of highly accessible and developable employment land this cluster of opportunity meets increasing market demand and addresses the identified regional shortfall in strategic employment land.



THE FACTS

Project Promoter:

Walsall Council

Scale:

£300m+ GDV

Sector:

Advanced Manufacturing,
Construction Technologies,
Transport Technologies, Logistics

Location:

M6 Junction 10, Walsall

Investment Type:

Forward funding developers,
and identified occupiers

Programme:

2020–2025

Planning Status:

Allocated employment land in the Council's
Site Allocation Document adopted in
January 2019

Website:

https://go.walsall.gov.uk/regeneration_intro



BACKGROUND

The area around M6 Junction 10 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 sought after area.

The local road network has recently seen substantial improvements with £26m of investment and Junction 10 of the M6 is due to benefit from a £78m enhancement expected to commence in June 2020 and completed in Spring 2023.

DESCRIPTION

The project comprises the development of a number of significant vacant employment sites within a 1.75 kilometres radius of M6 Junction 10, some of which are defined within the Black Country Enterprise Zone.



Development partners can invest in delivery of the sites in different ways from land acquisition through to development finance. 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 been selected as developer partner for the 18 hectare Phoenix 10 site, one of the largest employment opportunity sites in the West Midlands region and jointly owned by the UK Government and Walsall Council. The site is connected to and highly visible from the main Motorway network, and a significant multi-million pound public investment has been agreed to undertake enabling works and prepare the site for the delivery of major employment space.

An 8 hectare former Gasholders site within the cluster has been acquired from the National Grid to facilitate future development, and Walsall Council are working closely with private landowners within the cluster to support further development opportunities. Development is being informed by masterplanning within the Black Country Enterprise Zone.

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.

LOCATION

Located at the heart of the UK Motorway network at J10 of the M6 the cluster is a highly attractive location for investment. In addition, the M54 which connects to the M6 at J10a provides direct connection to the i54 Business Park at J2 which is home to Jaguar Land Rover's Engine Manufacturing Centre, Moog Aerospace and other global business. There is also easy access via the M6, M5 and M42 to Birmingham Airport as well as direct Motorway routes to Manchester and Heathrow Airport.



Perry Barr Regeneration, Commonwealth Games 2022 and Legacy

Perry Barr is at the heart of the Birmingham 2022 Commonwealth Games, incorporating the Athletes' Village and revamped Alexander Stadium. The Games is a catalyst for growth including commercial floorspace and ultimately more than 5,000 new homes.

OPPORTUNITY

With more than 60 hectares of brownfield land at Perry Barr there is an opportunity for investment to deliver an exciting vision for the regeneration of Perry Barr as part of the Commonwealth Games legacy.

The development of the Athletes' Village together with significant investment in sustainable transport and placemaking will act as a catalyst for significant housing growth in Perry Barr. The Village development represents the first phase of a wider programme to ultimately deliver more than 5,000 new homes as well as driving opportunities for schemes to enhance the local centre.



THE FACTS

Project Promoter:

Birmingham City Council

Scale:

£180m GDV c. (Phase One)

Sector:

Residential

Location:

Perry Barr, Birmingham

Investment Type:

Development partner/funder; Equity investor

Programme:

2020–2031

Planning Status:

Full planning approval in place for the development of Phase One, the Athletes' Village residential development. The wider regeneration of Perry Barr is identified in the Birmingham Development Plan (the City's Local Plan).

Website:

www.birmingham.gov.uk/perrybarregen



BACKGROUND

Identified as a key area of growth in the Birmingham Development Plan the city is capitalising on the opportunity presented by hosting the 2022 Commonwealth Games to transform Perry Barr, accelerating the delivery of an ambitious vision for the area. This transformation is a key legacy outcome for Birmingham and investment will provide much needed housing, a high quality public realm, and significantly improved transport infrastructure.

This will include a redeveloped rail station and multimodal transport interchange, a 'sprint' bus rapid transit route linking Birmingham to Walsall along the A34, and a segregated 2-way cycle route, complemented by highway improvements which unlock development opportunities and create a high quality environment.

Developing a sense of place will also be key, creating a truly attractive lifestyle offer and distinctive location for visitors to the area through the mix of activities – including a new school and enhanced access to leisure facilities, high quality spaces and distinctive buildings.

Identified as a new Inclusive Growth Corridor for the region investment in infrastructure, sustainable transport and placemaking will be the platform for creating value uplift and sustaining growth in the Perry Barr area.

DESCRIPTION

The development of Phase One, the residential element of the Athletes' Village, comprises new permanent accommodation on the former Birmingham City University teaching campus near Perry Barr Greyhound Stadium and the One Stop Shopping Centre, off the A453 Aldridge Road.



During the Games this will provide accommodation for c. 6,500 athletes and officials; after the Games the residential accommodation will be retrofitted to provide more than 1,000 new homes – one and two-bed apartments and three and four-bed town houses which will be brought forward for sale and rent. The scheme will include community facilities and significant green public space.

The Games-time Village will also include a range of temporary ancillary facilities such as a dining hall, a transport mall, medical facilities and a number of other essential services for athletes and team officials to use, accommodated on land to the east of Wellhead Lane. The site of these temporary facilities will provide for the second phase of housing growth, providing up to 500 new homes, new public space, and access to local leisure facilities.

Land assembly to complement the highway improvements at Birchfield Island will enable the creation of a new 'Birchfield Gateway' with significant landmark buildings bringing a new vibrancy to the centre and accommodating some 400 residential units.

Within the Perry Barr area, there are a range of further opportunities for residential development. Around 50 sites have been identified, with capacities ranging up to 300 units.

The Council is developing a disposal strategy that will set out how the sites in its ownership will be marketed for 2023 onwards. It is also developing a strategy to promote the development of sites outside its ownership.

PROMOTER AND PARTNERSHIPS

Birmingham City Council is assembling key sites for delivery and will work with other landowners to unlock opportunities. The plans for the area have also received strong support from the West Midlands Combined Authority and the UK Government.

LOCATION

Perry Barr centre is just 1.6 kilometres from Alexander Stadium, which will play a pivotal role during the Games as the venue for the Opening and Closing Ceremonies and Athletics competition.



West Midlands
Combined Authority

The Brewers Yard Wolverhampton

The Brewers Yard is a key city centre mixed-use regeneration site adjacent to Wolverhampton Railway Station and Wolverhampton University, at the heart of the City of Wolverhampton.

OPPORTUNITY

The public and private strategic delivery partnership will look to secure investors and occupiers to help deliver this ambitious residential-led mixed-use regeneration project.

Through partnership working the opportunity exists to accelerate site preparation and fast track delivery, leading to de-risked phasing of key investible opportunities from regional, national and international funding institutions.



THE FACTS

Promoter:

City of Wolverhampton Council
and Court Collaboration

Scale:

£250m GDV

Sector:

Residential led mixed-use development

Location:

Wolverhampton City Centre

Investment Type:

Forward funding; Development funding

Programme:

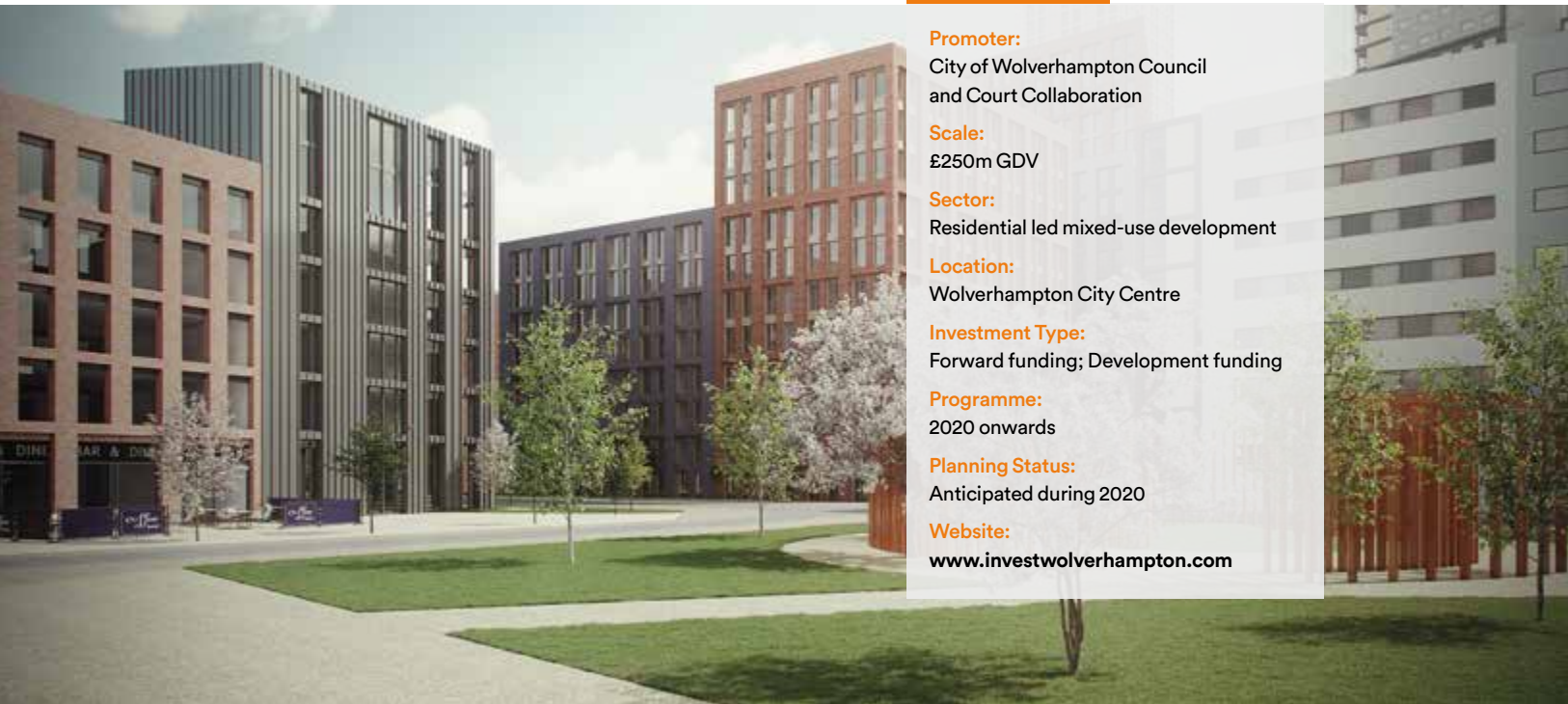
2020 onwards

Planning Status:

Anticipated during 2020

Website:

www.investwolverhampton.com



BACKGROUND

The Brewers Yard is located to the North East of the city centre and plays a major part in the regeneration of that area of the city alongside Wolverhampton University's Springfield Campus.

Located just a few hundred metres from the train station which provides quick, direct access to Birmingham, London and Manchester, the site also offers great accessibility to the city centre and University Campuses.

The objective is to deliver transformational place making, quality public open space and innovative construction techniques in a key city centre location. The project will support and address growing city centre housing market demand for a quality product with mixed tenure options, and build upon existing and emerging regional and national transport infrastructure links adjacent to Wolverhampton Railway Station and Wolverhampton University.

DESCRIPTION

The proposed scheme sees the regeneration of a 10-acre brownfield site to provide a mixed use development of 1,300 residential units, both a mixture of townhouses and apartments, and 5,575m² of new retail and commercial space. The scheme aims to deliver high quality, affordable living in some of Wolverhampton's tallest towers alongside high quality, well thought out public realm.

The scheme is set to deliver a number of benefits to the local area, not least the new residential accommodation, but through hundreds of permanent new jobs, over 1,000 construction jobs plus built environment apprenticeships and training opportunities being offered to students of the university.



Planning consent is being sought for the development during the course of 2020, with an anticipated construction start in mid - 2021.

The ultimate objective will be to progress a transformational mixed-use regeneration scheme via a delivery partnership that will deliver over 1,300 homes with complimentary mixed-use/commercial uses.

PROMOTER AND PARTNERSHIPS

The promoters for The Brewers Yard are the City of Wolverhampton Council and Court Collaboration, in tri-partite Joint Venture with West Midlands Combined Authority.

LOCATION

The Brewers Yard site lies close to the city centre and adjacent to the University of Wolverhampton and Springfield Campus. It is within a 5-minute walk to the City Interchange and Wolverhampton Rail station providing direct access to London, Birmingham and Manchester and into the High Speed 2 (HS2) network.



Transforming Nuneaton

Aimed at creating a thriving, vibrant town with an ambitious and aspirational programme of mixed-use development including residential, leisure and offices.

OPPORTUNITY

The promoters are seeking a developer for a prime development site in the heart of Nuneaton town centre. Anchored by Warwickshire County Council's new library and business centre, this 2 hectare site provides the perfect opportunity for a private developer to bring in new mixed uses to the town, building on the new McCarthy and Stone development opposite and linking to the wider ambitions for the town.

Nuneaton town centre is the largest town in Warwickshire, near Birmingham and East Midlands airports and High Speed 2 Hub at UK Central, the first stopping point on HS2 from London. It is also the mainline station town for the 200,000m² auto technology campus MIRA Technology Park and is on the doorstep of two major research universities



THE FACTS

Promoter:

Warwickshire County Council, Nuneaton & Bedworth Borough Council

Scale:

£100m+ GDV

Sector:

Leisure, Office, Residential and Retail

Location:

Nuneaton Town Centre

Investment Type:

Forward funding, Joint Venture Developer

Programme:

2020–2028

Planning Status:

Existing employment land, detailed planning required

Website:

www.warwickshire.gov.uk/transformingnuneaton



BACKGROUND

Nuneaton is a well located West Midlands town providing a mix of retail, office and leisure, and currently limited amount of town centre residential. The centre has already seen investment on the edge of the town. In 2019 CoFresh invested over £10m in a new 130,000m² manufacturing and distribution centre, and Goodman recently completed a new 230,000m² unit. In the town centre, recent investments include a 1600m² gym from a major café/bar chain Loungers opened a 380m² store, and work began on creating additional residential space adjacent to the first phase of the Transforming Nuneaton programme. Improved infrastructure has also been added with improved road and new rail links delivered by the County Council and the Coventry & Warwickshire Local Enterprise Partnership, including direct rail services to Leamington Spa via Coventry, with further planned infrastructure to come.

DESCRIPTION

Transforming Nuneaton comprises the development of several key sites in Nuneaton town centre alongside supporting infrastructure improvement schemes. The local councils have secured significant funding to date to advance the ambitions including government's Local Growth Fund (£7.5m), Warwickshire County Council (£19.5m), West Midlands Combined Authority (£1.5m) and are now developing substantial proposals for the Future High Street Fund and the Towns Fund.

Vicarage Street is a 2 hectare site adjacent to the ring road and directly linked to the primary shopping area. This newly assembled site will house Warwickshire County Council's new library and business centre, a landmark 4,200m² building, forming the cornerstone of this site. With recently approved investment of £19.5m Warwickshire County Council will progress plans whilst working with a developer for the remainder of the site.



Planning advice has been sought for prospective developers and initial site investigations and topographical surveys are complete with no areas of concern. This site presents a significant opportunity to introduce a mixed-use residential development into the heart of the town.

In addition, adjacent to the shopping area, Abbey Street is a 2.3 hectare site in full public ownership, with advanced plans for a leisure led development. Key investigative work has already been completed alongside land assembly, with outline design currently being developed.

A prospectus including plans to regenerate Nuneaton town centre and the surrounding area are available, including a detailed capacity study for the town, developed with advice from the planning authority.

PROMOTER AND PARTNERSHIPS

Warwickshire County Council and Nuneaton and Bedworth Borough Council are working together with the Coventry & Warwickshire Local Enterprise Partnership and the West Midlands Combined Authority.

LOCATION

Nuneaton, Warwickshire's largest town, lies in an area of high growth in the West Midlands, particularly in the auto, aero and logistics sectors, and is a rail mainline town with excellent road links. Only a short drive from both Birmingham International and East Midlands Airports and the new High Speed 2 Hub at UK Central, MIRA Technology Park and two major local universities. It has direct rail connections with journey times to London of 75mins and to Birmingham in 30mins.



UK Central Hub and HS2 Interchange

The Hub sits at the centre of the UK's transportation network and is unique in offering development opportunities which benefit from unrivalled connectivity. With the arrival of high speed rail and with a redeveloped Birmingham International Station at its heart, The Hub will become Europe's best-connected destination for business, leisure and living; a new and outstanding gateway to the UK.

OPPORTUNITY

The UK Central Hub in Solihull offers opportunities for long-term equity investors, large-scale development funders and operational partners interested in infrastructure, energy, transport and large-scale, mixed-use development.

With the new HS2 Interchange Station at its heart, a new 140-hectare development site known as Arden Cross will form a new, mixed-use, sustainable urban quarter, creating an environment to deliver thousands of new jobs and homes, as well as leisure facilities and unrivalled connectivity. The opportunity at The Hub is unlike any other in the UK; it benefits from a combination of factors that no other national proposal, either in place or planned, can compete with.

It is unrivalled in terms of the scale of the development proposals, the infrastructure investment, the proximity to major conurbations and nine leading universities being in the vicinity.

Additionally, Solihull boasts one of the strongest economies in the UK with high levels of employment, above-average incomes and access to a highly-skilled workforce comprising an enviably youthful demographic.



THE FACTS

Promoter:

The Urban Growth Company on behalf of Solihull Council

Scale:

£2bn+ GDV

Sector:

Mixed-use: infrastructure, commercial, healthcare and residential

Location:

Solihull

Investment Type:

Long-term equity investor, large-scale development funder and operational partner (property, utilities and infrastructure)

Programme:

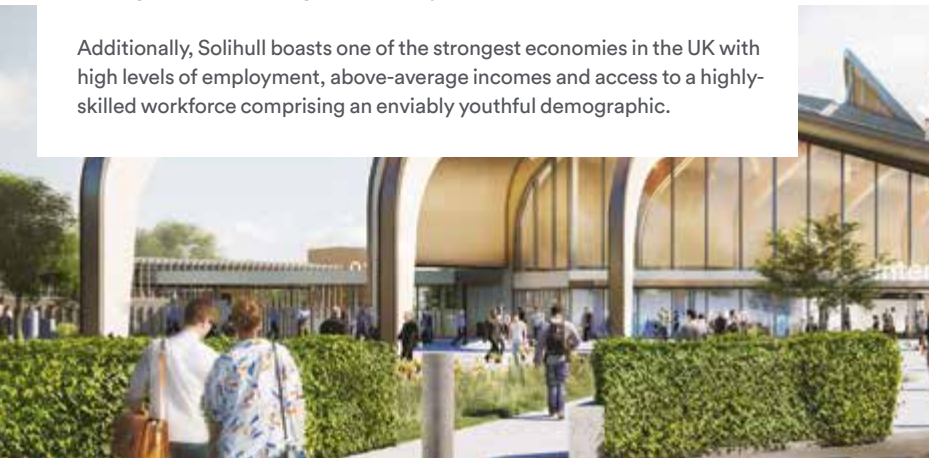
Phase One (up to 2023),
Phase Two (2024–2028)
Phase Three (2029 onwards)

Planning Status:

Proposed for development in Solihull Council Draft Local Plan

Website:

www.ugcsolihull.uk



BACKGROUND

The UK Central Hub in Solihull is a 1,300 hectare area of land in Solihull, just off Junction 6 of the M42 Motorway. It is home to Birmingham Airport, the National Exhibition Centre (NEC), Birmingham International Station, Birmingham Business Park, Jaguar Land Rover and the 140-hectare Arden Cross development site which will be the location of the new HS2 Interchange Station.

On behalf of Solihull Council, the Urban Growth Company’s task is to maximise the opportunities associated with the arrival of HS2 at The Hub, by aligning the growth plans of all the stakeholders and creating a unified framework for development, as well as leading and delivering major infrastructure investment.

The UGC’s Hub Growth & Infrastructure Vision predicts that The Hub has the potential to support 70,000 jobs, 5,000 new homes, 650,000 m² of commercial space and generate £6.2bn GVA per annum. With vastly improved connectivity, it also predicts bringing 1.3 million people to within a 45-minute commute of The Hub, above and beyond the impact of HS2.

DESCRIPTION

The UGC is delivering four key, strategic projects at The Hub to ensure it becomes Europe’s best-connected destination for business, leisure and living:

- Working with HS2 Ltd to deliver additional and improved infrastructure around the HS2 Interchange Station site, facilitating the creation of a new, sustainable, mixed-use quarter at Arden Cross to deliver genuine economic growth, create high-value jobs and generate opportunities for local people. UGC has signed the first Construction Framework Agreement with HS2 and is co-ordinating, designing and funding a programme of significant infrastructure improvements;



- Leading the redevelopment of Birmingham International Station on the West Coast Mainline to create a world-leading, multi-modal transport exchange, seamlessly connecting the HS2 Interchange Station, the NEC, Birmingham International Station and Birmingham Airport as well as passengers travelling from outside The Hub;
- Ensuring the future-proof supply of energy essential for the growth and decarbonisation plans of partners including Jaguar Land Rover and Birmingham Airport, as well as development at Arden Cross; and
- Alongside new and improved public transport, the UGC is working with Solihull Council and Highways England to coordinate improvements to the local and strategic highway network. It is also bringing together major stakeholders like the Airport and the NEC to make best use of the 40,000+ existing car parking spaces across The Hub and ensure that future provision factors in changing patterns of car use and ownership.

PROMOTER AND PARTNERSHIPS

The UGC is a local, special-purpose delivery vehicle established and wholly owned by Solihull Council and supported by the West Midlands Combined Authority and Greater Birmingham & Solihull Local Enterprise Partnership. The UGC oversees and coordinates investment into the UK Central Hub in order to fully maximise the economic opportunities associated with the arrival of high speed rail. Approximately £52m of public investment has been secured in UK Central by UGC and Solihull Council over the past four years, out of a planned programme of almost £400m. This is in addition to investment by partners including HS2, Birmingham Airport, NEC, Birmingham Business Park, Highways England and Jaguar Land Rover.

LOCATION

The UK Central Hub in Solihull is at the heart of the UK’s transport network, offering development opportunities that have direct access to the national rail network, future high speed rail, Birmingham Airport and the Motorway network. It is also home to world-class assets such as the National Exhibition Centre and major international businesses including Jaguar Land Rover, Rolls Royce and Fujitsu.



Creative Quarter Royal Leamington Spa

The Old Town of Leamington Spa is being regenerated as a new Creative Quarter – a focus for the burgeoning gaming industry and other creatives, providing cool space and the urban lifestyle that is key to further expansion of one of the UK's leading creative clusters.

OPPORTUNITY

A partnership is in place to both deliver projects and to encourage investment in the area of south Leamington Spa, known locally as Old Town.

This is planned to be delivered both through direct investment from the local authority and its development partner on Council owned sites and further development by third party investors and developers as part of a coordinated initiative.

There are opportunities for new creative offices and mixed use schemes to service buoyant demand from the creative sector, where demand currently considerably outstrips supply. The town is known as 'Silicon Spa', due to its UK leading games developer cluster, including both blue-chip companies and a large network of smaller creative businesses.

Regularly voted among the Best Places to Live in the UK, Leamington Spa is only one hour from London and 20mins from Birmingham. It is also home to 6,000 students from the University of Warwick.



THE FACTS

Promoter:

Complex Development Projects
and Warwick District Council

Scale:

£50m+ GDV

Sector:

Mixed Use Leisure, Office and Residential

Location:

Royal Leamington Spa Town Centre

Investment Type:

Funding and Development Opportunities

Programme:

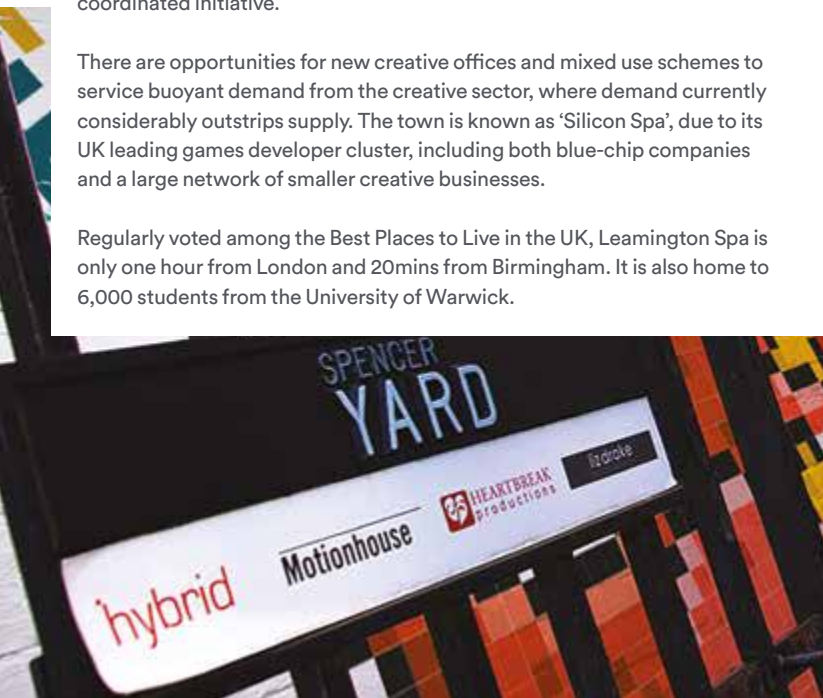
2020–2028

Planning Status:

Existing employment and residential,
mixed use sites, detailed planning required

Website:

www.leamingtoncreativequarter.co.uk



BACKGROUND

The town is one of the most buoyant market towns in the Midlands, located in an area with the fastest growth measured by productivity gains, outside of London, and home to a large amount of employment in knowledge intensive and creative businesses.

The South of the town has historically underperformed against the area to the North of the river. The new Creative Quarter is a key redevelopment site, prime for regeneration given its location next to the station and pleasing architecture. There is a well-established talent base with high demand for office space which is of high priority with the local authorities for investment. There is a diverse selection of successful creative individuals and companies attracted by a strong pool of local talent and a lively local creative community. The focus of this has been around the Old Town area, where nationally and internationally acclaimed companies such as Motion House, Heartbreak Productions and The Assembly music venue are based.

Recent investments to the local area include the 3,716m² HQ's of designer furniture maker Vitsoe on relocation from London, the £17.2m 187 bed The Union student development at Althorpe St and the £17.4m purchase of The Parade by property investor REI.

DESCRIPTION

Complex Development Projects Ltd (CDP) are in partnership with Warwick District Council to deliver an ambitious masterplan to regenerate the Old Town of Leamington Spa as a new Creative Quarter. It will regenerate and breathe new life into the Old Town of Leamington Spa whilst enhancing the economic development of the new town and joining up the two distinct areas.



The geography covers an area stretching down from the River Leam to the canal, with Bath Street as the spine, and lies between the commercial centre of the town and the mainline railway station. It also includes some of the Town Centre to the North of the river including part of Hamilton Terrace (up to Newbold Street).

The Creative Quarter will not only restore several key buildings but also create a new gateway into the town, as well as improve the routes and environment from the railway station to the town centre. It will support the growth of the district's thriving creative community by establishing a sustainable creative place in Royal Leamington Spa.

CDP and its partners are keen to work with investors and developers interested in regenerating privately owned site in the area with the potential to be acquired and regenerated to create space to support the Creative Quarter plans.

PROMOTER AND PARTNERSHIPS

CDP and Warwick District Council are working in partnership with Warwickshire County Council and Coventry & Warwickshire Local Enterprise Partnership (CWLEP).

LOCATION

Royal Leamington Spa is a beautiful, historic and affluent spa town in the middle of Warwickshire in close proximity to Warwick and Stratford-upon-Avon, and located only one hour from London by train, with direct rail links to major cities like Birmingham and Manchester. It is located in a high growth area of the West Midlands, close to HQ centres for National Grid, Aston Martin Lagonda, Dennis Eagle, Jaguar Land Rover and games development.



West Midlands
Combined Authority

Former Ironbridge Power Station

The developers of the site will be bringing forward a high-quality design-led development right in the heart of Shropshire, close to the birthplace of the industrial revolution.

OPPORTUNITY

The former Ironbridge Power Station site has been masterplanned for a new development incorporating a range of housing, employment and leisure uses and associated community facilities.

At the centre of the site will be the re-use of the site's former rail connection, which will not only improve the sustainability credentials of the new development but has the potential to significantly improve public transport connections for local residents and tourists in to this part of the West Midlands region.



THE FACTS

Promoter:

Harworth Group plc from Shropshire Council

Scale:

£250m+ GDV

Sector:

Housing, employment, leisure and community uses

Location:

Ironbridge, Shropshire

Investment Type:

A range of future delivery and investment options

Programme:

2020–2036

Planning Status:

Outline planning application submitted in late 2019

Websites:

www.ironbridgeregeneration.co.uk

www.investinshropshire.co.uk/current-property-availability/current-developments/former-ironbridge-power-station



BACKGROUND

The power station ceased to generate power in 2015 and was sold by previous owner, Uniper, to the Harworth Group plc following the completion of decommissioning works in June 2018.

It is located on the southern bank of the River Severn approximately one kilometre from Ironbridge village. The boundaries of the eastern part of the site lie immediately adjoining, but excluded from, the Ironbridge Gorge World Heritage Site which is a key visitor attraction.

Since buying the site, Harworth Group plc has both masterplanned development and began the 27- month demolition programme for the site, which included the demolition of its four iconic cooling towers in December 2019.

DESCRIPTION

The former Ironbridge Power Station forms the largest single redevelopment site in Shropshire. Its 142 hectare located on the border of neighbouring Telford at the heart of Shropshire is in a rural environment with good road and rail connectivity to the Black Country and wider West Midlands.

Harworth Group plc has submitted an outline planning application to both Shropshire Council and Telford & Wrekin Council as they seek permission for the 142 hectare site’s long term redevelopment. They have also submitted a separate application to extract up to 1.9million tonnes of sand and gravel to Shropshire Council.



The outline application includes plans for 1,000 homes, a new local centre to contain a mix of leisure, commercial, retail and health uses, a primary school, nature corridors, public open space and the re-use of the site’s pump house to support either retail, community or river-based uses. This site’s 20 hectares of employment land has the potential to create 4,520 jobs.

The application is supported by a number of key documents which explain how the plan has been arrived at, including a detailed Design & Access Statement, a full Transport Assessment and a series of environmental plans including flood risk and ecological assessments.

The application follows eighteen months of detailed consideration, including two public consultations held on-site in 2018 and 2019 which attracted nearly 1,000 people in total, establishing a detailed understanding of the site’s assets and constraints and considering the site’s role in supporting Ironbridge’s leisure & tourism offer. The application is expected to take between six to twelve months to consider and then determine.

PROMOTER AND PARTNERSHIPS

The Former Ironbridge Station is being promoted by Shropshire Council, working in partnership with site owner and developer the Harworth Group plc.

LOCATION

The Ironbridge Power Station site is located in the historic setting of Ironbridge on the Telford and wider Shropshire border in close proximity to the M54 Motorway and wider West Midlands region.



Springfield Campus

Phase Two of Springfield Campus provides a unique opportunity for sector industry partners to co-locate on, what will become, Europe's largest specialist construction and built environment campus.

OPPORTUNITY

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

Phase One, which covers nearly half of the site, is nearing completion and the promoter is looking to consider a range of delivery, investment and partnership arrangements with a scale of investment options for the remaining 24,000m² to complete Phase Two.



THE FACTS

Promoter:

University of Wolverhampton

Scale:

£125m+ GDV

Sector:

Education/Construction/Training

Location:

Wolverhampton City Centre

Investment Type:

Investor, co-development, development funding

Programme:

2020 onwards

Planning Status:

Phase Two: As part of the local area plan

Website:

www.wlv.ac.uk/Springfield



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, facilitating innovation and delivering the technical and professional experts required by this country.

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 over £300m.

The vision of the super campus is to create a hub where the education elements in Phase One sit alongside sector leading innovation, research and training generated from private sector occupiers in Phase Two.

Within Phase One the successful opening of the West Midlands Construction University Technical College 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 co-location or co-delivery of a demand for education, research and innovation.

Phase Two is site ready for investment with services and infrastructure in place and a number of plots available.

PROMOTER AND PARTNERSHIPS

The University of Wolverhampton as promoter of the development is working in partnership with the City of Wolverhampton Council, 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.

LOCATION

The University of Wolverhampton and Springfield Campus is in close proximity to the proposed Canalside Living Quarter, and within five minutes walk to the City Interchange and Wolverhampton Rail station providing direct access into the High Speed 2 (HS2) network. It forms part of the West Midlands Combined Authority's new Walsall to Wolverhampton Inclusive Growth Corridor programme.



Walsall Town Centre

A town centre mixed-use development with excellent access to the heart of the UK's motorway network.

OPPORTUNITY

The promoter Walsall Council is seeking a range of investment opportunities including development partners, forward funding and occupiers in new office, retail, leisure, residential and mixed-use town centre developments.

The prospect to work in partnership with the Council and other agencies is being developed to secure the delivery of a number of attractive investment opportunities in support of the Council's long term vision for the town centre. This will build on the significant investment in the Waterfront scheme and world-class New Art Gallery.



THE FACTS

Promoter:

Walsall Council

Scale:

£300m+ GDV

Sector:

Mixed-use Retail, Leisure,
Office and Residential

Location:

Walsall Town Centre

Investment Type:

Development partners, forward
funding and occupiers

Programme:

2020–2025

Planning Status:

Walsall Town Centre Area Action Plan
adopted January 2019

Website:

https://go.walsall.gov.uk/regeneration_intro



BACKGROUND

Since 2007 over £425m of investment has been delivered in the town centre resulting in the development of circa 85,000m² of floorspace (retail, leisure, office, health and education uses), as well as both a 100-bed and 60-bed hotel. The Council has acquired the Saddlers Centre shopping centre, with its direct access to Walsall Railway Station.

Walsall Town Centre is located in close proximity to M6 Junction 10. The town centre also benefits from frequent bus and rail services to nearby centres and Birmingham New Street. In 2019 there were significant improvements to rail services on the Chase line into Walsall and the introduction of direct rail services from Walsall to Birmingham International and London Euston. There are plans to enhance links further through the introduction of passenger services to Wolverhampton, which will also include opening two new stations on the line at Darlaston and Willenhall. HS2 connectivity will also help to realise growth.

DESCRIPTION

The Walsall Town Centre Masterplan was published in July 2019 providing a visionary and deliverable framework for physical change in Walsall town centre over the next 15-20 years.

The Masterplan's 'catalytic interventions' will tackle the current challenges, enhance Walsall's significant opportunities and improve the environment within the town centre to create a strong identity and a Walsall experience which will attract private sector investment.



The Council is currently preparing a project to deliver 2 key masterplan interventions; Transforming the Rail Station and Connected Hubs. These interventions will improve connectivity between transport hubs, modernise and re-purpose existing retail space, create a vibrant public space in the heart of the town centre, and attract new leisure and residential uses.

There are other development opportunities in the town centre, including commercial sites with a ring road frontage for approximately 73,000m² of office floorspace by 2026, and sites for residential development close to Walsall Railway Station which offer conveniently located town centre living.

Proposals are being informed by the visionary Walsall Town Centre Masterplan which is underpinned by the Town Centre Area Action Plan (January 2019) which provides the planning framework for the town centre and, together with the Masterplan, the basis for future planning and investment decisions.

PROMOTER AND PARTNERSHIPS

The town centre development programme is being led by Walsall Council working closely with existing occupiers and private landowners, and fully supported by key partners the Black Country Local Enterprise Partnership, West Midlands Combined Authority and Homes England. It forms part of the West Midlands Combined Authority's new Walsall to Wolverhampton Inclusive Growth Corridor programme.

LOCATION

Walsall town centre is ideally located within the West Midlands region, at the heart of the UK's Motorway network. The central location of Walsall Railway Station gives convenient links to Birmingham City Centre and further afield. The increase in passenger services to and from the station will further enhance Walsall as a location to invest in and the interventions set out in the town centre masterplan will support future investment.



West Midlands
Combined Authority

West Bromwich Eastern Quarter

A mixed-use Residential led opportunity to shape a long-term sustainable development in the Eastern Quarter of the town centre.

OPPORTUNITY

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

The project covers a number of sites that form a development area cluster of 22 hectares in West Bromwich, Sandwell's strategic centre. This is an opportunity to be a major development partner in the regeneration of the eastern part of the town centre delivering over 1,600 new homes, leisure, and key ancillary commercial and retail floorspace.



THE FACTS

Promoter:

Sandwell Metropolitan Borough Council

Scale:

£100m+ c. GDV

Sector:

Mixed-use Residential led

Location:

West Bromwich, Sandwell

Investment Type:

A range of delivery and investment options

Programme:

2020–2027

Planning Status:

The sites are consistent with local planning policy and the West Bromwich Area Action Plan

Website:

www.sandwell.gov.uk/WestBromwichEasternQuarter



BACKGROUND

West Bromwich has undergone significant regeneration in the last 15 years that has seen the town fulfil its performance and status as one of four strategic centres in the Black Country. The addition of the New Square development has supplied a significant level of high quality retail and leisure, setting the pace and scale for change in the town. The relocation and amalgamation of four Sandwell College campuses has resulted in a large student population, and award winning new housing developments. The public realm and key transport nodes have also undergone a significant upgrade.

DESCRIPTION

The eastern side of the town centre represents an enormous opportunity for regeneration, capitalising on its accessibility to Birmingham City Centre, public transport nodes, the town’s retail centre and new homes. The scale of this opportunity is the total transformation and long-term sustainable development of the Eastern Quarter of the Town Centre.

It offers a prime opportunity to redevelop in the inner town centre at a scale not often seen in such a central location. The opportunity sites cluster around key transportation links to Birmingham within 15 minutes via a frequent Metro service and the proximity of J1 of the M5 Motorway are particularly attractive features of this location.



Through land assembly with willing vendors, supported by the public sector significant development opportunity exists, Sandwell Council is working to support the delivery of more than 1,600 new town centre homes in West Bromwich and a supporting leisure, retail and commercial offer, which will bring new users and sustain the long-term viability of the town centre. The aspiration is for more high-quality town centre living accommodation, that will not only retain the existing but continue to attract a skilled workforce, that will sustain and support the growth of traditional town centre uses, supporting retail and business. Initial works to bring these opportunities to the market are currently underway, comprising land assembly, site clearance and remediation.

As part of its investment strategy West Bromwich is also bidding for the Town Fund and Future High Street Fund with a potential total public investment leverage of £50m.

PROMOTER AND PARTNERSHIPS

The West Bromwich ‘East’ project is being promoted by Sandwell Council working in partnership with a range of private sector developers and the West Midlands Combined Authority.

LOCATION

The location is a prime town centre contiguous cluster of development sites, much of which being within Sandwell Council’s ownership. There are excellent links to Birmingham via West Bromwich Central Metro Stop delivering passengers to/from Birmingham city centre in 15 minutes, with a service frequency of six minutes. Junction 1 of the M5 Motorway is 1.6 kilometres away and the main West Bromwich bus station is adjacent to the sites. These excellent transport links, with proximity to the heart of the retail centre and employment opportunities, make this area a sustainable location for investment in new housing and business to meet the town and region’s growing needs.

