



Cheshire Science Corridor Enterprise Zone Board

Date: Thursday 20 September 2018
Time: 13:00-15:00
Location: Birchwood Park

Item 1 – Attendees and Apologies

EZ Board Members:

Robert Mee, Chair of EZ Board and LEP Board Member
Cllr Paul Bates, Cheshire East Council
Tony Bochenski, Independent Member
Cllr Russ Bowden, Warrington Council
Cllr Brian Clarke, Cheshire West & Chester Council
Christine White, Astra Zeneca

In Attendance:

John Adlen, Cheshire & Warrington LEP
Chris Capes, Cheshire West & Chester Council
Philip Cox, Chief Executive of Cheshire & Warrington LEP
Stephen Fitzsimons, Warrington & Co.
Lisa Harris, Cheshire West & Chester Council
John Willis, Skills & Growth Company

Apologies:

Gary Steen, LEP Board Member

Item 2 – Previous Minutes

Meeting Title	Cheshire Science Corridor Enterprise Zone Board	
Date	19 July 2018	
Time	13:00-14:00	
Location	Alderley Park	
Agenda Item		Action/Decision
1.	<p>Attendees and apologies</p> <p>EZ Board Members: Robert Mee, Chair of EZ Board Cllr Paul Bates, Cheshire East Council Tony Bochenski, Independent Board Member Cllr Rus Bowden, Warrington Borough Council Christine White, Astra Zeneca</p> <p>In Attendance: John Adlen, Cheshire and Warrington LEP Philip Cox, Cheshire and Warrington LEP Stephen Fitzsimons, Warrington & Co. John Willis, Skills & Growth Company</p> <p>Apologies: Cllr Brian Clarke, Cheshire West & Chester Council Lisa Harris, Cheshire West & Chester Council Gary Steen, LEP Board Member Joel Tagg, BEIS</p>	
2.	<p>Previous EZ Board minutes</p> <p>All matters arising from the previous EZ Board held on 17 May 2018 have been actioned or will be covered in this board.</p> <p>Tony Bochenski pointed out a number of misspellings of his surname to be corrected.</p>	Minutes agreed and signed off
3.	<p>Declarations of interest</p> <p>No declarations of interest were recorded.</p>	
4.	<p>Alderley Park Update</p> <p>Sean Davies and Peter Crowther from Bruntwood gave a presentation to update Board members on progress to date and future plans for Alderley Park.</p>	
5.	<p>Governance</p> <p>Robert Mee proposed a change to the format of future Board meetings due to the increase in the number of investment business cases coming forward. In future, a single Board meeting (rather than the two-part meetings) will be held for the full EZ Board members only given the confidential nature of the business cases.</p>	Approved

	<p>Board meetings will continue to rotate around the key sites in the EZ, Alderley Park, Birchwood and Thornton Science Park. However, instead of expecting all landowners to attend each meeting and provide updates, the Board will receive an update from the landowners/stakeholders hosting that particular EZ Board.</p>	
6.	<p>EZ investment cases</p> <p>The EZ Board considered the following investment business cases:</p> <p>a) Helix Business Park (Phase 2) Proposal from Gaerwen Properties Limited for an investment of £669,347 to deliver a £3.3 million project to develop three industrial units totalling 3,705 sq m (39,882 sq ft) at Helix Business Park, Ellesmere Port. The scheme could generate c.£67k per annum in retained business rates, providing a payback of c.10 years and potentially generating up to £1.47m in retained business rates over the next 22 years.</p> <p>b) Aviator (Hooton Business Park) Proposal from Redsun Projects Ltd for an investment of £1,701,418 from the EZ to deliver a £10.79m project to bring forward the delivery of 11,600 sq m (125,044 sq ft) industrial unit at Hooton Business Park (Aviator) in Ellesmere Port. The scheme could generate c.£209k per annum in retained business rates, providing a payback of 8.1 years and potentially generating up to £4.59m in retained business rates over the next 22 years.</p> <p>c) Rhino Products (Newport Business Park) Proposal from Andrews 4 Property Limited for an investment of £792,670 to deliver a £6.1m project to develop a 7,822 sq m (84,196 sq ft) manufacturing/warehouse facility and offices for as a new HQ for Rhino Products Limited at Newport Business Park. The scheme could generate c.£146k per annum in retained business rates, providing a payback of c.5.4 years and potentially generating up to £3.21m in retained business rates over the next 22 years.</p> <p>d) New Bridge Road Substation Proposal for the LEP to invest £749,285 to enter into an agreement with Peel Land & Property to in the New Bridge Road area of Ellesmere Port in order to remove a key development constraint on the remaining Enterprise Zone (EZ) development sites in the area and facilitate the development of a new £70m paper manufacturing plant on the former Cabot Carbon site investment (not in the EZ).</p>	<p>Approved in principle subject to clarifications and draft legal agreement</p> <p>Approved in principle subject to clarifications and draft legal agreement</p> <p>Decision deferred subject to a number of clarifications by the applicant</p> <p>Approved</p>
7.	<p>Operational update</p> <p>e) Growth Director's update The EZ Board considered and noted the Growth Director's report on key development activities undertaken during the last period.</p>	

	<p>f) Business Rate Discount applications</p> <p>The following Business Rate Discount applications have been approved by the EZ Steering Group and were ratified by the EZ Board:</p> <ul style="list-style-type: none"> ▪ Ebb3 Ltd (Alderley Park) ▪ Zool Digital (Alderley Park) <p>8. Marketing and communications</p> <p>a) Marketing and promotion activities</p> <p>The EZ Board considered and noted the Growth Director’s report on marketing and promotional activities undertaken during the last period.</p> <p>b) Upcoming events</p> <p>The Growth Director reported that he had been invited to speak at the North West Business Insider’s ‘Golden Triangle’ breakfast event on 25 September at Alderley Park.</p>	Approved
9.	<p>Finance update</p> <p>The Growth Director reported that a meeting had been held with Warrington Borough Council regarding their NNDR3 return and a request for data sharing for the underlying background data has been made. Once the data has been received the Growth Director will be able to complete the financial spreadsheet model and share the analysis with the EZ Board.</p>	
10.	<p>AOB</p> <p>None</p>	

Item 3 – Declarations of interest

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

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

Item 4 – Alderley Park update

Martin O'Rourke to provide an update to the EZ Board on progress at Birchwood Park.

Item 5 – Governance

Nothing to report.

Item 6 – EZ investment business cases

The Board will recall that it approved 'in-principle' the Helix Business Park and Hooton Business Park business cases at the July Board and in the case of the Rhino investment via correspondence following a number of clarifications.

In summary, the three business cases are:

- **Helix Business Park (Phase 2)** - a proposal from Gaerwen Properties Limited for an investment of £669,347 to deliver a £3.3 million project to develop three industrial units totalling 3,705 sq m (39,882 sq ft). The scheme could generate c.£67k per annum in retained business rates, providing a payback of c.10 years and potentially generating up to £1.47m in retained business rates over the next 22 years.
- **Rhino, Newport Business Park** - a proposal from Andrews 4 Property Limited for an investment of £792,670 to deliver a £6.1m project to develop a 7,822 sq m (84,196 sq ft) manufacturing/warehouse facility and offices for as a new HQ for Rhino Products Limited. The scheme could generate c.£146k per annum in retained business rates, providing a payback of c.10 years and potentially generating up to £3.21m in retained business rates over the next 22 years and providing a payback of 5.4 years.
- **Aviator, Hooton Park (Phase 1)** a proposal from Redsun Projects Ltd for an investment of £1,701,418 from the EZ to deliver a £10.79m project to bring forward the delivery of 11,600 sq m (125,044 sq ft) industrial unit. The scheme could generate c.£209k per annum in retained business rates, providing a payback of 8.1 years and potentially generating up to £4.59m in retained business rates over the next 22 years and providing a payback of 5.4 years.

Heads of Terms have been agreed the three parties and the LEP has appointed DWF to draw up the necessary legal agreements. The terms sheets for each investment are attached at Appendices A-C.

Recommendation

That the EZ Board approves the investment and instructs the LEP executive officers to execute the necessary legal agreements relating to the three investments above.

Item 7 – Operational update

Item 7a) Growth Director's update

The following key development activities were undertaken during the last period:

- Negotiating Heads of Terms for the following EZ investment business cases:
 - Helix Business Park Phase 2
 - Rhino Newport Business Park
 - Hooton Park
- Supporting the Thornton Science Park Taskforce to procure a consultancy team to support the university to identify a JV partner for the site.
- Development of an EZ Investment Proposal for financing of EZ investments to the three Cheshire and Warrington local authorities.

Item 7b) Business Rate Discount applications

No Business Rate Discount applications were received during the last period.

Item 8 – Marketing and communications

Item 8a) Marketing and promotion update

No marketing or promotional activities were undertaken during the last period apart from regular social media posts on Twitter, LinkedIn, etc.

Item 8b) Upcoming events

The Growth Director has been invited to speak at the North West Business Insider's 'Golden Triangle' breakfast on 25 September at Alderley Park.

Item 9 – Finance update

The Growth Director has prepared an EZ Investment Proposal for the three local authorities to consider financing the EZ investment pipeline utilising their prudential borrowing capabilities.

A meeting of the LEP and three local authority finance teams has been arranged for early October to review the position in relation to retained business rates from the EZ.

Item 10 – AOB