

# THE MJ

## Inward Investment Guide to the UK

A special supplement produced by **THE MJ** for the **mipim UK** event, 19-21 October 2016, Olympia, London



**INSIDE:** England's regions – London, the South East, the South West, East of England, the West Midlands, the East Midlands, Yorkshire & Humberside, North West, North East **PLUS:** Scotland, Wales and Northern Ireland



**COMMENT**

**Sajid Javid**  
Secretary of State for  
Communities and Local  
Government

# A new era for the regions

**B**ritain is open for business. It's a phrase you've probably heard from a lot of politicians since June and I suspect you'll hear it a lot here at MIPIM UK over the next few days. But it's a message that bears repeating.

The people of Britain have taken the historic decision to leave the European Union. But we're still one of the world's biggest, strongest economies. And we're still a safe, stable centre for investment.

Nowhere is that more true than in the property markets. Housing is the big challenge facing Britain and this Government is taking real action to tackle it. Through reform of planning laws, improvements to infrastructure and direct investment, we've already got the market moving again: in 2014/15 the number of new dwellings was up 25% on the previous year.

But there's a lot more work to do and that means more opportunities for savvy, long-term investors. By 2039 the number of households in England alone is set to reach 28 million – that's 210,000 new households every year. There's already a long pipeline of projects looking for investors; you'll meet many of them at this event.

And, as you can see from this brochure, the opportunities aren't limited to the traditional hotspots of London and the South East. This Government is determined to build a Britain that works for everyone. That is why we're working hard to grow regional economies right across the country.

So, enjoy the next few days, take a look at all the exciting opportunities on offer and, above all, remember that Britain is open for business. YOUR business.

## What's inside

- 3 Overall regional focus
- 4-5 London region
- 6 South East region
- 8-9 Milton Keynes
- 10-11 Basingstoke
- 12-13 Thurrock
- 14 South West region
- 16 West Midlands region
- 17 East Midlands region
- 18-19 Leicester City
- 20 Eastern region
- 21 North West region
- 22-23 Bolton
- 24 Yorkshire & Humber Region
- 25 North East region
- 26 Northern Ireland
- 27 Lisburn
- 28 Scotland
- 30 Wales



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## Welcome to our investors' guide

**W**e would like to extend a warm welcome to delegates at this year's MIPIM UK event at London's Olympia and a particular welcome to investors.

This guide, produced by the publishers of *The MJ*, the UK's leading weekly magazine for local government leaders, gives a snapshot description of each of England's nine regions and the devolved countries of Scotland, Wales and Northern Ireland. Each write-up also includes details of the Local Enterprise Partnerships in each region, some of which overlap with neighbours.

While the Brexit result meant a temporary economic slowdown in the UK, surveys since then show how the economy has bounced back. Cranes continue to dominate the skyline of Britain's cities, especially in the core cities, but also in smaller towns and cities like Milton Keynes, Leicester, Basingstoke and Bolton.

The Government has emphasised that regeneration and housing must be at the heart of its policies and only this month the new communities secretary Sajid Javid (*see above*) announced a £3bn fund to boost housing. In



addition it is pressing on with devolving more powers to urban local government such

as in the North with the so-called Northern Powerhouse and in the Midlands with the Midlands Engine. The UK is also set this year to have the highest GDP growth in the G7 economies.

The UK is open for business and we hope this guide will help investors get some idea of the great opportunities available for them.

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# The UK continues to be a top destination for investors

A record number of investments were made by foreign firms in the UK in 2015/16 and despite Brexit forecasts continue to show a buoyant economy

A record number of investments were made by foreign firms in the UK in the year to April 2016, according to the Department for International Trade (DIT). There were some 2,200 inward investment projects, up 11% on the previous year and data shows the UK is the most popular destination in the European Union for overseas firms. Inward investors generated the second highest number of jobs ever. Across the country, 2,213 inward investment projects were secured in 2015 to 2016, an 11% increase on the previous year. This led to around 116,000 jobs being created or safeguarded – the second highest number on record.

Although these figures refer to the year before the Brexit vote on 23 June the UK economy since then remains robust and a series of indicators since the summer show it has been business as usual. The big change has been the decline in sterling which has helped exports and tourism and is certainly a boon to overseas investors.

The IMF's recent *World Economic Outlook* predicted that GDP would grow by 1.8% this year, the highest among the G7 countries, and 1.1% next year 'based on the assumptions of smooth post-Brexit negotiations and a limited increase in economic barriers.'

The IMF said depreciation of the pound is projected to push inflation in the United Kingdom up to about 0.7% this year, with a further sharp increase expected for next year, to about 2.5%, before gradually reaching the Bank of England's target of 2% in the next few years.



Almost 1,600 new jobs a week were created by foreign direct investment in 2015 to 2016. UK Trade & Investment (UKTI), now part of the DIT, helped to secure four out of five of the projects that created these jobs. Since 2010, nearly 390,000 new jobs have been created through foreign direct investment in the UK.

Dr Adam Marshall, acting director general of the British Chambers of Commerce, said: 'Keeping the UK attractive to overseas investors is important for our future success. Last

year's up-tick in foreign direct investment is a welcome boost to business, and a good indicator of underlying confidence in the UK economy. As Britain approaches a time of economic change, we must continue to welcome investors that are willing to make a sustained, long-term commitment all across the country.'

The USA remained the UK's largest source of inward investment providing 570 projects. This was followed by China (including Hong Kong) with 156 and India with 140.

Demonstrating the UK's attractiveness to an ever-

widening pool of global investors, investments originated from a record 79 countries and the UK became the top European destination for projects from emerging markets. Projects from Latin America rose by 240% and those from Central and Eastern Europe surged by 131%.

The regions and the devolved administrations also played an important role in the UK's success:

- the Northern Powerhouse saw a boost to FDI projects by nearly a quarter (24%) in 2015 to 2016
- 14,797 new jobs were created in the Midlands Engine – a rise of 9% from the year before
- 5,443 new jobs were created in Wales – an increase of 7% from the previous year – through 97 projects; in total, almost 7,000 jobs were created or safeguarded by FDI
- Northern Ireland secured 33 projects, which created and safeguarded a total of 3,144 jobs with the number of jobs per project rising to 95, the highest figure in the UK
- Scotland attracted 108 projects, with 5,905 jobs created or safeguarded.

## NEW PROJECTS AND JOBS

UNITED KINGDOM		
UK region	Number of FDI projects	Sum of number of new jobs
East Midlands	85	3,678
East of England	116	3,280
England (excluding London)	1,043	39,716
London	889	24,191
North East	77	2,991
North West	151	7,715
Northern Ireland	33	2,068
Scotland	108	4,178
South East	253	5,507
South West	89	2,434
Wales	97	5,443
West Midlands	168	11,119
Yorkshire and the Humber	104	2

Source: Department for International Trade

## TYPES OF FOREIGN DIRECT INVESTMENT (FDI)

UNITED KINGDOM						
Types of investment	2011/12	2012/13	2013/14	2014/15	2015/16	Increase %
New investments	752	777	820	1,058	1,130	7%
Expansions	506	577	677	740	821	11%
Mergers and acquisitions (including joint ventures)	148	205	276	190	262	38%
<b>Total</b>	<b>1,406</b>	<b>1,559</b>		<b>1,988</b>	<b>2,213</b>	<b>11%</b>

Source: Department for International Trade

London's skyline has seen a profusion of iconic office blocks with exotic names such as The Shard, Cheesegrater, Walkie Talkie and the Gherkin

# London's boom continues



London has shaken off initial concerns about the impact of Brexit and continues to be the powerhouse of the UK

While the Brexit result in June 2016 was a shock to Londoners who voted overwhelmingly to remain in the EU, economic figures and forecasts since then show the capital's economy has bounced back from an initial dip.

Commercial developers continue to invest in London and residential house prices, although static in the more expensive inner areas due more to stamp duty rises rather than Brexit, continue to increase.

Rises are now higher – as much as 20% in the past year – in outer London areas, especially where Crossrail, the new 118km rail crossing from Reading in the West to Shenfield in the East, is passing through.

The inexorable growth in London's population, due to its booming economy, means developers look further and further afield for new opportunities.

In the past decade an extra 600,000 households have been added on to the capital's housing

stock and the current population is now 8.63 million.

Its skyline has seen a profusion of iconic office blocks with exotic names such as The Shard, Cheesegrater, Walkie Talkie and the Gherkin.

The Olympic Park in Stratford and the developments around King's Cross and Battersea Power Station are well advanced. Areas like Hayes in the West, through which Crossrail will pass, or Croydon in the South, have seen house price rises of 20% a year.

Crossrail is Europe's largest infrastructure project and its first section, now named the Elizabeth Line, opens in 2018.

It will transform travel across the city, boosting the economy by billions of pounds and supporting thousands of new jobs and homes.

The Elizabeth Line will be named after the UK's longest-serving monarch when it becomes fully operational through central London in 2018.

A fleet of 66 new 200-metre long trains built in the UK will run on the Elizabeth Line,



Aquatics Centre of the Queen Elizabeth Olympic Park in Stratford, East London

featuring nine walk-through carriages, air conditioning, CCTV and real-time travel information. Each train will be able to carry up to 1,500 people.

Stretching over 60 miles from Reading and Heathrow in the West across to Shenfield and Abbey Wood in the East, the Elizabeth Line will stop at 40 stations – 10 newly-built and 30 newly-upgraded – and serve

approximately 200 million people each year.

The Elizabeth Line will change the way people travel around London and the South East and add much-needed new capacity to the Capital's transport infrastructure.

Andrew Wolstenholme, Crossrail chief executive says: 'The Crossrail programme has now reached 75% completion.

The remaining 25% of the programme will present a new set of challenges as we finish installing the critical components that will transform this major infrastructure project into an operating railway.

'The Elizabeth Line will be vital to the future success of the capital and we're fully focused on completing the delivery safely, on time and on budget, for

our handover to Transport for London in 2018.'

London is the ninth largest city in the world and the largest metropolitan area in the EU.

If it were a country it would be the eighth largest in Europe. It also has more overseas visitors than any other city in the world.

London's economic centre is the City, the world's leading financial centre and a source of huge tax revenues for the UK, which has expanded into Docklands to the East.

London generates almost a quarter of the UK's GDP and is forecast to continue expanding. In addition the capital attracts daily commuters from the South East and East of England regions.

The London economy has consistently outperformed the UK over the past decade, especially during the recent recession where its high concentration of business services helped shield London from cuts in other sectors.

The outlook is for London to remain at the forefront of UK economic growth given its concentration of high value added exporting service sectors.

London is also expected to account for an increasing share of UK employment over the coming decade, adding an additional 319,000 jobs, or more than one in every eight jobs created across the country.

The wider Greater London area will account for one in four jobs created.

A study by Oxford Economics for the Corporation of London shows a key feature of London is that its polarisation from the rest of the UK economy in terms of economic performance stems from its ability to attract highly skilled workers.

Over the coming decade, Greater London's working-age population is projected to expand by over 620,000,

with 155,000 expected in Central London. By contrast, the working age population of the UK (excluding London) is projected to decline over the same period.

All this also comes at a price in terms of shortage of suitable housing and an overcrowded transport system, though the latter has in recent years attracted millions of pounds in investment to upgrade lines, trains and ageing signalling.

Crossrail alone adds 10% to transport capacity. But because of its expanding employment, cultural opportunities, nightlife, cosmopolitan cuisine and plentiful parks the capital will always encourage young people with disposable incomes.



**The Elizabeth Line, named after the UK's longest-serving monarch, will become fully operational in 2018**

## London Enterprise Panel

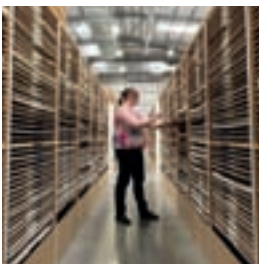
The London Enterprise Panel advises the Mayor of London, Sadiq Khan, on action to:

- Provide strategic investment to support private sector growth and employment.
- Promote enterprise and innovation and the acquisition of skills for sustained employment in London.
- Protect and enhance London's competitiveness.

Consistent with London's unique governance arrangements, the panel's role is not to be the same as that of other local enterprise partnerships.

The Panel has an advisory role and works within the framework set by the London Plan and other mayoral strategies.

The London Enterprise Panel covers Greater London, including all 32 London boroughs and the City of London. London's Enterprise Zone is situated at the Royal Docks.



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## The South East LEP

The South East Local Enterprise Partnership (LEP) is the business-led, public/private body established to drive economic growth across East Sussex, Essex, Kent, Medway, Southend and Thurrock.

The LEP is one of 39 partnerships set up by the Government to be the key body determining strategic economic priorities while making investments and delivering activities to drive growth and create local jobs.

As well as being the biggest LEP outside of London, SE LEP is also one of the most local.

It operates a fully devolved model with increased reach into local communities through local delivery partnerships in East Sussex, Kent and Medway, Essex and Thames Gateway South Essex.

Stretching along the coast from Harwich to Peacehaven, the market towns, small cities, coastal communities, and villages of the South East LEP area offer an exceptionally diverse choice of places to live and work.

With nine ports, high-speed rail links, and national and regional airport capacity, it is the most significant economic gateway and strategic route between mainland Europe, London and the rest of the country, with access to global destinations. The area is also home to eight major universities.

The South East LEP will inject almost half a billion pounds worth of government investment into the area through its Growth Deal. It sees at least £84.1m invested in the SE LEP area in 2015-16, supporting the delivery of up to 35,000 jobs and 18,000 new homes and over £100m in private investment over the period to 2021.

Thurrock in the Thames Gateway, with its new port, is flourishing from its links to overseas markets



# Good transport links and skilled labour

After the capital, England's South East region is the most prosperous part of the country with good rail and road links, an established IT industry and attractive countryside and towns

The South East is the second most prosperous region in England after London. It boasts the country's largest economy and highest per capita income. It is also one of the country's biggest regions – the third largest in England, covering 19,100km<sup>2</sup> and representing 8% of the total area of the UK.

With London on the doorstep, it extends northwards as far as Milton Keynes while to the South it includes a long stretch of the coastline just a few miles across the English Channel from France and Belgium. Towns like Basingstoke boast numerous headquarters of European companies while Crawley, next to expanding Gatwick Airport, and Thurrock in the Thames Gateway to the East, with its new port, are both flourishing from their links to overseas markets.

With its constituent counties, Berkshire, Buckinghamshire, East Sussex, Hampshire, the Isle of Wight, Kent, Oxfordshire, Surrey and West Sussex, the South East is the largest UK region in terms of population which stood at 8.7 million in the last census, 14% of the national total.



Southern England's coastline is only a few miles across the English Channel from France and Belgium

It also densely populated, with 458 people per km<sup>2</sup> according to the latest figures, the third highest of all the regions.

A fifth of them live in rural areas, while people in the South East enjoy the longest life expectancy in the UK.

It is an economically active region, responsible for nearly 15% of the UK's output according to the most recent survey.

This is reflected in its unemployment rate, the joint lowest together with the South West at just 6.0%, while the number in employment stood at nearly 76%, higher than the UK's 71.5% overall.

The workforce providing those levels of productivity is relatively highly educated. The percentage of the region's working age population without

any qualifications is just 6.9% on the latest figures, compared with 9.9% for the country as a whole.

High levels of economic activity and an educated workforce are also reflected in how much people in the region are paid. In April 2012, median gross weekly earnings for full-time adult employees stood at £556, the highest outside London and above the UK median of £506.

The gross disposable household income of south east residents was the second highest in the UK after London at £18,100 per head in 2011, compared with £16,000 for the UK.

Relative wealth inevitably also affects house prices, which are the country's second highest, averaging £299,000 on the latest figures compared with £242,000

for the UK, increasing by 2.9% in the year to June 2013, compared with 8.1% in London.

Private enterprise completed construction of 17,300 new homes in the South East in 2011/12, the highest level of all the English regions and countries of the UK, contributing 16% to the national total.

The region has several major universities, attracting students from throughout the UK and abroad. The best known is the University of Oxford, famous for its ornate colleges and its rowing teams on the Thames.

The pioneering Open University, which made higher education available through open learning to people everywhere, is based in Milton Keynes.

The main road transport routes are the motorways connecting to the M25 which circles London and connects routes from other parts of the country, while the main intercontinental air connection is Gatwick Airport. Heathrow Airport is in Greater London but also serves the South East region.

Major rail routes include High Speed 1 passing through Kent and connecting to the Channel Tunnel, while the ports of Dover and Folkestone run ferry services to mainland Europe.

# CRAWLEY

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Queens Square



The Broadway

# OPPORTUNITY



The Galleria



NOVA



Nexus

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# Welcome to

**Take a look at one of the fastest growing and most successful business cities in the UK!**



**M**ilton Keynes has experienced significant growth over recent years, with levels of population and employment growth amongst the highest of any local authority, levels of Gross Value Added per head among the highest in the UK, and a thriving entrepreneurial culture.

Over the last six years Milton Keynes has received many economic accolades and has been recognised as one of the five Fast Growth Cities by renowned think tank Centre for Cities. In a recent study by recruitment firm Glassdoor Milton Keynes was named the second best place to work after Cambridge, based on hiring opportunities, cost of living, and overall job satisfaction.

**Why MK?**

With projections for further substantial housing and population growth, the council and partners are keen to build on current economic success and to make 'a great city greater'. The MK Futures Commission 2050, established to look at the future of the city and to establish an ambitious vision for the city, identifies six big projects that will drive local economic growth and offer opportunities for residents and businesses alike.

And already, there are exciting developments arising within these projects.

The work of the National Infrastructure Commission around the Cambridge-Milton Keynes-Oxford Corridor sees Milton Keynes placed at the centre of a knowledge intensive cluster. With this comes opportunities for infrastructure improvements, the potential to work more closely with Oxford and Cambridge to utilise investment, employment and higher education possibilities, and the opportunity to open Milton Keynes to a wider residential and commercial market.

Already work is underway to improve east-west transport links: the next phase of the East-West Rail project will see the upgrade and reconstruction of lines linking Milton Keynes and Princes Risborough, facilitating

**The success of the city is widely recognised by many including, independent think-tank Centre for Cities which for six years has reported economic successes in many areas**

passenger and freight services between Milton Keynes and London via Aylesbury.

And improvements to Bletchley station and the dualling of sections of the A421 are further enhancing the connectivity of the area and opening up new areas for development.

**Growing Technology in MK**

Milton Keynes is also leading the way in sustainable transport and smart technologies. The internationally recognised Transport Systems Catapult is putting Milton Keynes on the map, becoming a 'magnet' for attracting innovation activity in Intelligent Mobility, making it the 'go-to' place for technology companies. The

MK:Smart project and inclusion in programmes such as Go Ultra Low cities, demonstrates the ambition of the city and commitment to innovate and sustain economic growth.

Low carbon transport is key to the development of Milton Keynes.

As part of Milton Keynes Councils Low Carbon Living Agenda, this programme will focus on achieving a significantly higher adoption of electric vehicles than the national average; proposals have been received for a range of direct interventions to make ownership and operation of electric vehicles more attractive, some of which include the provision of night time charging points,

Electric Vehicle Experience Centre, allocated lanes for buses and electric vehicles and free parking.

**With projections for further substantial housing and population growth, the council and partners are keen to make 'a great city greater'**

**New Developments**

Renaissance: CMK, a 2050 project aimed at strengthening the city centre, is being



# Milton Keynes



supported by exciting plans for Milton Keynes' tallest building.

This exceptional office led mixed-use development within Central Milton Keynes, to be undertaken by Sterling Property Ventures on behalf of Milton Keynes Development Partnership (MKDP), will see the 1.5 acre site transformed with grade A office space, apartments for rent, ground level public realm and amenities and a skyline restaurant.

And with an estate of approximately 265 developable acres, MKDP offers a range of sites for potential investors.

#### Opportunities

Milton Keynes has all the ingredients to Live, Work and

Play under one roof – we are one of fastest-growing cities in the country, home to thousands of exciting career opportunities. The city offers everything from modern serviced apartments to executive homes with prices a fraction of what you'll pay in London. When it comes to leisure time, there's so much choice. Milton Keynes has everything from extreme sports and wide open spaces to top shopping and fine dining.

Invest Milton Keynes, part of Milton Keynes Council, plays a vital role in attracting, locating and retaining national and international businesses, providing essential information on location, demographics and supporting companies

into making the decision to locate, relocate or expand in Milton Keynes. Pam Gosal, Head of Corporate Economic Development and Inward Investment at Invest Milton Keynes, highlights the working uniqueness of Milton Keynes; "What makes Milton Keynes special is our geographical location and accessibility. It's a city people want to work in and one

that is increasingly attracting the high levels of skilled people that companies need to develop and grow." Many existing businesses in Milton Keynes have expanded in recent years, including John Lewis, one of the biggest and most respected retail brand names

in the country, which has now opened its third distribution centre. 2016 has brought further investment with Waitrose opening of a new state-of-the-art national distribution centre, one of the largest in the UK covering a site of 934,000 sq ft.

#### CONTACT DETAILS

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**Twitter:** @investmk

**YouTube:** [www.youtube.com/investmk](http://www.youtube.com/investmk)



**Invest  
Milton Keynes**

# Basingstoke. Built for business and designed for life

**B**asingstoke is a town that is in the right place: in a great location and strong position to deliver its full potential.

The hi-tech town, surrounded by beautiful Hampshire countryside, is within a 45 minute train journey of London Waterloo and with fast M3 links to the capital and the south coast ports, it has four international airports within an easy hour's reach.

With a £4bn investment programme underway bringing massive private and public investment to the town, Basingstoke and Deane Borough Council has a clear and ambitious vision for the future. The council is working innovatively with the property industry on major property projects across residential, commercial and leisure sectors using its own land and resources.

Key development projects are underway in Basingstoke which deliver on all fronts of work, rest, and play. These include the regeneration of Basing View, the town's central business district near its railway station, the delivery of up to 8,000 new homes on land in public-ownership at Manydown and an exciting new leisure scheme at Basingstoke Leisure Park.

With one of the largest investment property portfolios (valued at £247m) and cash investment portfolios (£160m) of all local authorities in England,

the council has a track record of supporting initiatives to keep the local economy thriving by good use of its own assets. Examples of this are the development of the largest combined John Lewis at home and Waitrose in the country on council land and the council's £7m refurbishment of its own shopping area The Malls.

Named one of the most financially resilient local authorities in the UK, the council's commercially-minded and proactive approach is paying dividends, igniting interest amongst investors and developers, helping to position Basingstoke for an even more successful future.

Leader of Basingstoke and Deane Borough Council Cllr Clive Sanders said: "Basingstoke is exceptional, in a well-connected location and with considerable land, property and financial resources.

"This gives us tremendous opportunities. The council is not only using its own assets to drive investment into the borough but working proactively with the private sector to secure the delivery of major growth projects that will benefit housing, employment and quality of life in the borough.

"We have even created our own £25m Invest to Grow Basingstoke Fund, working with CBRE, to provide loans to help kick-start property projects to help boost the local economy."

**"Basingstoke is exceptional, in a well-connected location and with considerable land, property and financial resources"**

**Cllr Clive Sanders,  
Leader of Basingstoke  
and Deane BC**

## Key investment areas:

### Basing View

Already the location for a wide variety of organisations from start-ups to global corporates, this 65-acre business district is undergoing major redevelopment and transformation, creating a modern, sustainable, commercial community situated within the town centre. The master plan for the area includes a mix of new office space, a business class hotel, residential accommodation and supporting amenities.

Basing View has already secured significant new investment with a £50m Network Rail regional operating and national training centre plus the largest combined John Lewis at home and Waitrose store in the country. Now, as a

result of the borough council agreeing terms with experienced property developer Abstract Securities, a new speculative Grade A office development starts on site this autumn. This new five-storey 60,000 sq ft office building aims to achieve a BREEAM excellent rating.

From April 2017 approximately half of Basing View will be designated as an Enterprise Zone, providing 100% rates relief of up to £275,000 over a five-year period – which will be attractive to organisations of all sizes.

### Manydown

Basingstoke and Deane Borough Council and Hampshire County Council are procuring a joint venture partner to help develop one of the largest residential developments in public ownership in the South East of England. Manydown is a large greenfield site of around 843 acres at the edge of Basingstoke, in the councils' joint ownership which is being designed to deliver a wide range of housing to accommodate the needs of future residents in Basingstoke.

The development could ultimately see the delivery of 8,000 homes over two local plan periods developed in a manner that is consistent with 'garden town' principles. The first phase of approximately

3,400 homes, together with associated infrastructure and some commercial and retail space, is allocated in the adopted Basingstoke and Deane Local Plan.

### Basingstoke Leisure Park

Situated on the edge of the town centre, the 63 acre Basingstoke Leisure Park including a swimming pool with flumes, a bowling alley, a 10-screen cinema, and ice-rink offers 200,000 sq ft of leisure and restaurant floor space. A regional draw, especially since the arrival of indoor skydiving centre Airkix, the park is owned by Basingstoke and Deane Borough Council.

Working with Property Company of the Year NewRiver on a £200m vision the council aims to achieve a major step change in the attractions on offer, revitalising its appeal for the future.

Plans include doubling of the existing leisure facilities to 500,000 sq ft and including a 300,000 sq ft designer outlet centre in response to unmet demand along the M3 corridor.

For more information on what Basingstoke has to offer, visit [www.basingstokebiz.com](http://www.basingstokebiz.com) or email: [business@basingstoke.gov.uk](mailto:business@basingstoke.gov.uk)

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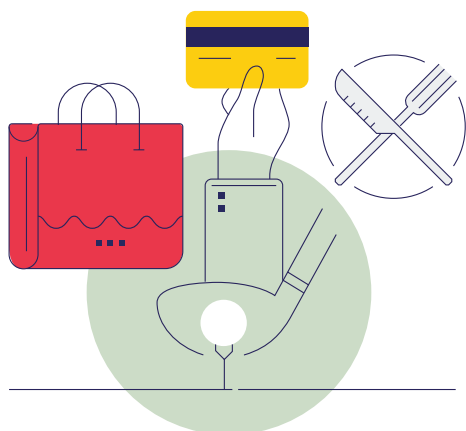
## MANYDOWN

One of the largest  
**residential developments**  
in public ownership in the South East  
up to 8,000 new homes



## BASING VIEW

A unique business district  
**located in the town centre**  
including new grade A offices,  
a business class hotel and amenities



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# Viewing recommended

Located within a predominantly rural area, nestled between east London, Kent and Essex, we are delighted to introduce you to Thurrock.

Thurrock is situated in substantial grounds of 165km<sup>2</sup>, 70% of which is green belt. It boasts 18 miles of riverfront, wildlife areas of natural beauty and many period features including two historic forts. Excellent access to some of the best shopping facilities in the region and transport links into London and further afield.

Thurrock has recently benefited from extensive renovation and investment, however there is still plenty of scope for development opportunities with the council open for discussion with interested parties.

Early viewing advised...



**Y**es, that's right, Thurrock. Once known only for its motorway services, Lakeside Shopping Centre, the docks and the biggest traffic jam on the M25, Thurrock is getting a name for itself for all the right reasons...

Thurrock has one of, if not THE largest and most ambitious growth programmes in the country. Situated in the heart of the Thames Gateway, more than £6bn of investment is driving the creation of 26,000 new jobs and 20,000 new homes over the next 20 years. That will be over a fifth more homes than present and is necessary to cater for the population growth of around 10% every decade.

With that many additional people choosing Thurrock as their home, the council and its partners in the Growth Partnership – South Essex have been strengthening the identity of Thurrock: the place and demonstrating that it is open for business. 5,000 new jobs were created in the borough between 2007 and 2013. 1,170 new businesses have already set up over the last five years.

### Convenient transport links

And it is the agile and imaginative

council that has been creating the conditions for this to happen. Taking advantage of its strategic positioning on the M25 and A13 corridors, with excellent transport links west into London, north and east into Essex and south into Kent, Thurrock is geographically in a very good position for business. Add to that it being host to three international ports, which are at the heart of global trade and logistics, and within easy access to Stansted and the City of London airports. The council knows this is a huge unique selling point.

Indeed, any one of Thurrock's growth hubs would excite your average local authority – Thurrock has six of them. These include: the UK's most modern container shipping port and Europe's largest logistics park, (DP World, London Gateway) where more than 5,000 jobs are being created; the South East's largest green technology park (Thames Enterprise Park); expansion of the 129 year old Port of Tilbury; and the colossal redevelopment of an entire town, including a 600,000 sq ft brand new tv and film studios, building on the success of the Royal Opera House moving to High House Production Park, Purfleet.

Each hub is crucial to the economy of the borough, providing

opportunities for businesses, residents and investors. Securing high quality, well paid jobs for local people is crucial. That is why the council are working so closely with businesses, schools and colleges to match local people with local jobs, raise income levels which will in turn improve the health and well-being of the communities and ultimately reduce the longer-term call on public services.

### Ripe for development

In 2015/16, housing completions doubled as a result of the housing industry's positive reaction to Thurrock's planning and growth strategies.



A recent peer review inspection from the LGA reported that "Thurrock has a very positive growth story, which has been developed and delivered... with a strong appetite to do more with major schemes under discussion... Business engagement is a growing strength with private sector partners confirming that the council are positive to work with".

And it is paying off with a recession defying 25% growth in its business base between 2007 and 2013.

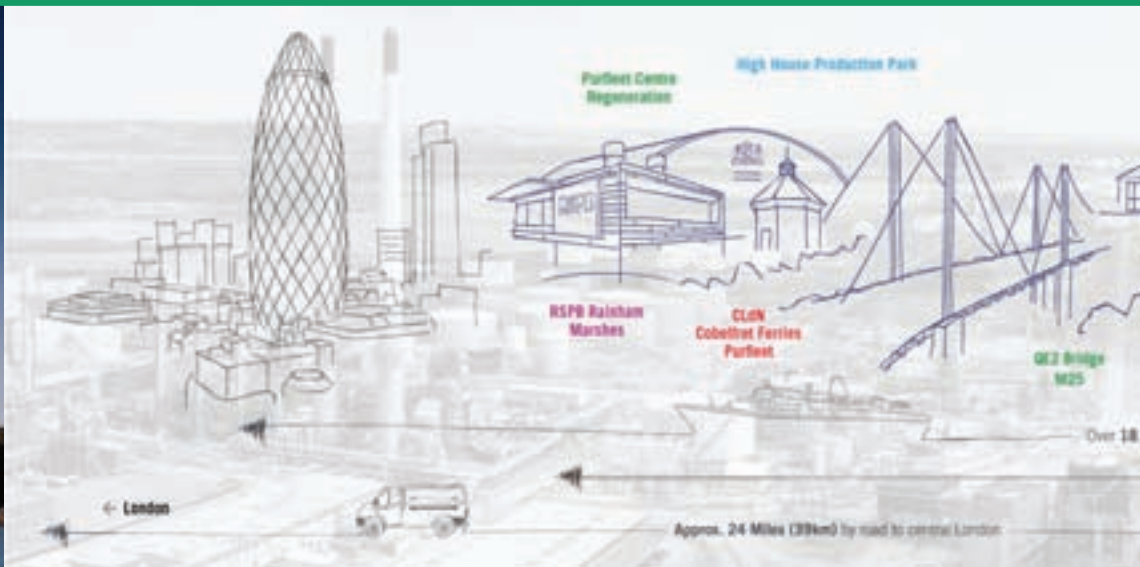
Thurrock has led the way in leveraging the value of its own landholdings and assets to support growth, including its, literally groundbreaking wholly-owned

housing development company, *Gloriana*, and a programme of business space developments.

*Gloriana* was set up to bring forward difficult development sites, prove the market is viable to entice developers, set a quality standard for all to match and last but by no means least, generate an income stream back into the council's general fund. Its first development, in Tilbury, will have its first completed homes in the coming months.

The new business centres in Tilbury and Grays are thriving and, again, generating an income stream that pays for the council's regeneration and economic development team, and that's before the added benefit of more business rates, local jobs, local spending.

To further drive growth in the borough, in 2014 the council resolved to prepare a new Local Plan. The momentum created by the original Core Strategy had saturated capacity in certain locations and generated interest in previously dormant sites. The six growth hubs have been the main focus for stimulating the Thurrock economy over the recent years and will continue to be so for a few years more. But the council also





recognises the need to look wider than those distinct areas to get the most out of this growth spurt. And that new homes alone do not lead to sustainable economic development.

**Schools and leisure facilities**

The continual focus on education standards and opportunities has seen some of the most significant improvements to Thurrock residents. This is a far cry from the Thurrock of a decade ago, which languished at the bottom of too many league tables. The historically low attainment rates have been almost completely reversed. Investment in good schools and academies, some among the most

improved in the country and the new South Essex College's £45m Thurrock Campus in the heart of Grays, with links to the Royal Opera House and National College for Creative and Cultural Industries in Purfleet, all provide fresh opportunities for local young people, provide a workforce fit for the new businesses and support wider socio-economic advances.

The Lakeside centre expansion will provide a more versatile and extensive leisure and retail offering, creating 3000 new jobs and another magnet for both investors and people wanting to make Thurrock their home.

**Period features**



And let's not forget – or perhaps you never knew – Thurrock is steeped in history and has a unique cultural identity.

From the two historic forts, one the site of Queen Elizabeth I's famous "heart of a king" speech whilst amassing her fleet to face the Spanish Armada, to the Empire Windrush momentous

disembarkation at Tilbury, to Dracula relocating from Transylvania to Carfax House, Purfleet or any one of the other 239 listed buildings or 23 ancient woodlands. This alongside a new "cultural entitlement" ethos, coinciding with the Royal Opera House's arrival promulgating a creative and artistic spirit

throughout the borough.

Once described as the "third worst council in the country", Thurrock has gone from strength to strength. The council and its many partners are influencing investment by big business and central government. Billions of pounds worth of investment is developing and designing Thurrock into a place to work, live and play.

In 2015/16 the council's performance in determining applications was one of the highest in the country and at the time of writing were the joint top performing planning authority for development management, due to the speed of their decision-making. This makes Thurrock an even more attractive place to invest.



# INVEST IN THURROCK

For more information on how you can get in on the Thurrock action contact [opportunity@thurrock.gov.uk](mailto:opportunity@thurrock.gov.uk)

or see

[thurrock.gov.uk/developers](http://thurrock.gov.uk/developers)

 [thurrock.gov.uk](http://thurrock.gov.uk)



# Hi-tech haven for entrepreneurs

Seaside, an ancient coastline, historic cities, lovely countryside and a flourishing hi-tech sector make England's South West one of the UK's most alluring regions

**T**he South West of England from Wiltshire to Devon and Cornwall is known as the UK's holiday area, with beautiful beaches and countryside and historic towns and cities like Exeter, Bath, Wells and Salisbury. But it also boasts some of the nation's most advanced high-tech industry and its principal city, Bristol, is a booming cultural metropolis undergoing major regeneration with a fast-growing growing hi-tech sector.

Dramatic coastlines, wild moors, picturesque villages and one of the UK's biggest ports make the English south west a varied and alluring region.

It includes two popular national parks, Dartmoor and Exmoor, and four World Heritage Sites, including Stonehenge and the 'Jurassic Coast', famous for its fossils.

Covering the counties of Devon and Cornwall in the extreme South West of England, together with Somerset, Dorset, Wiltshire, Gloucestershire and

the city of Bristol, it is the largest English region.

Occupying 23,800km<sup>2</sup>, 18% of the total area of England, it is bigger in area than both Wales and Northern Ireland and has eight cities: Salisbury, Bath, Wells, Bristol, Gloucester, Exeter, Plymouth and Truro.

Latest figures showing the South West had a population of 5.3 million, 8% of the UK total, of whom almost a third live in rural areas, the highest proportion of all the English regions.

This makes it relatively sparsely populated, with a population density in mid-2012 of 224 people per km<sup>2</sup>, the lowest of all English regions, although higher than that of Wales, Scotland and Northern Ireland.

Devon for example encompasses sandy beaches, fossil cliffs, medieval towns and moorland national parks. The English Riviera is a series of picturesque, south coast harbour towns including Torquay, Paignton and Brixham. The

## Local Enterprise Partnerships in the South West

**West of England (WoE): Bath and North East Somerset; Bristol; North Somerset; South Gloucestershire, Cornwall & Isles of Scilly (C&IOS): Cornwall, Isles of Scilly; Heart of South West (HotSW): Devon, Somerset, Plymouth, Torbay (inclusive of**

**Dartmoor and Exmoor National Parks and 13 district councils); Dorset: Bournemouth, Poole, Dorset (inclusive of six district councils); Gloucestershire: (GFirst): Gloucestershire (inclusive of six district councils); Swindon & Wiltshire Swindon; Wiltshire**

South West Coast Path follows the coastline, taking in the towering cliffs of the northern Exmoor Coast and rock formations on the fossil-rich southern Jurassic Coast.

The South West attracts many people not just for holidays but to relocate, and its age profile is older than that of the UK as a whole. The rate of net migration from other regions into the South West is relatively high and it has the highest proportion of older people among the regions of England.

However, people enjoy a life expectancy among the highest in the country and economically the region holds up well,

responsible for 7.7% of the UK's gross value added – more than £100bn – on the latest figures.

The most economically productive areas within the region are Bristol, the M4 corridor and south east Dorset which are all areas with the best links to London. Bristol alone accounts for a quarter of the region's economy, with the surrounding areas of Gloucestershire, Somerset and Wiltshire accounting for a further quarter.

Bristol's economy has been built on maritime trade, though since the early 20th century aeronautics have taken over as

the basis of the city's economy, with several major companies in the sector located in the area.

More recently defence, telecommunications, information technology and electronics have been important industries in Bristol, Swindon and elsewhere. The region is also economically active. Residents are relatively prosperous with gross disposable household income the fourth highest among the English regions.

The region has several universities including those at Bristol, Plymouth, Bath and Bournemouth. The region lies on several main line railways, notably the Great Western Main Line – about to be electrified – running from London to Bristol, Exeter, Plymouth and Penzance in the far west of Cornwall and the South Western Main Line from London and Southampton to Bournemouth, Poole and Weymouth.

Three major roads enter the region from the East, including the M4 motorway from London to South Wales via Bristol and the M5 from the West Midlands through Gloucestershire, Bristol and Somerset to Exeter. Passenger airports include Bristol, Exeter, Newquay and Bournemouth.



**D**evon offers the perfect balance of thriving business environment and quality of life in a creative and inspiring setting.

It is already home to a number of world-class international companies and successful SMEs. It has a dynamic business community where creativity, innovation and entrepreneurship flourish and where companies find the right conditions for their businesses to prosper and grow.

The area is well-connected by road, rail and air and the multi-million pound investment in superfast broadband means that it has never been easier and faster to do business on a national and international level.

**Devon is one of the best places in the UK to live, work, invest, learn and visit. Whichever way you look at it, Devon delivers!**

Three leading universities give access to a pool of talented and highly-qualified graduates and contribute to the innovative and entrepreneurial spirit present throughout Devon's workforce.

Devon offers great value for its businesses with lower than UK average rent and business rates and competitive labour costs.

There are a wealth of development sites and premises across Devon for

businesses - from multinationals, to innovative start-ups and manufacturers. Exeter Science Park, home to the Met Office's supercomputer and Skypark close to Exeter Airport, are just two sites that are expected to benefit from Enterprise Zone status and Business Rate relief from April 2017.

Devon is consistently ranked the best place to live in England by the likes of Country Life magazine and it offers a unique lifestyle that combines culture, breath-taking scenery and opportunities for a variety of outdoor activities.

**More information about relocating or expanding your business to Devon can be found at [www.investdevon.co.uk](http://www.investdevon.co.uk)**



**Local enterprise partnerships**

**Black Country , Greater Birmingham & Solihull, Coventry & Warwickshire, The Marches, Stoke-on-Trent & Staffordshire and Worcestershire**

regions in England, occupying 13,000km<sup>2</sup>, 5% of the total area of the UK.

It has a population of 5.6 million according to the latest census, almost 9% of the UK total, with a density of 434 people per km<sup>2</sup>, close to the England average.

It is a relatively urbanised region – Birmingham and the surrounding conurbation has one of the lowest proportions of its population living in rural areas at 15.1% compared with 17.6% in England as a whole.

And it is a relatively young place – latest figures show that under-16s make up 19.5% of the population, one of the highest regional percentages in England.

Nevertheless, the proportion of the working age population with no qualifications is the highest in England on the latest figures at 13.6% compared with 9.5% for England.

The West Midlands generated 7% of the UK's economic output in 2011. Historically, employment in the West Midlands has been dominated by manufacturing, including major carmakers and although employment in the sector has substantially declined, it still accounts for around one in 10 of the workforce.

Housing is relatively good value compared to the rest of the country. The average house price in the West Midlands in June 2013 was £184,000, higher than in any of the northern regions or the East Midlands but substantially lower than the south of England and well below the UK average of £242,000.

Apart from Birmingham, the main cities and towns in the West Midlands include Coventry, Hereford, Shrewsbury, Stafford, Stoke-on-Trent, Telford, Wolverhampton and Worcester.

There are nine universities: Aston, Birmingham City, Coventry, Keele, Staffordshire, University of Birmingham, University of Warwick, University of Wolverhampton and University of Worcester, as well as three university colleges.

Local authorities in the **West Midlands** have formed a new combined authority to take on devolved economic powers from Whitehall and promote the region at an international level

**T**he new West Midlands Combined Authority (WMCA) is formed of the 12 local authorities and three of the four Local Enterprise Partnerships working together to move powers from Whitehall to the West Midlands and its locally elected politicians.

Historically, the West Midlands was the 'workshop of the world'. Now its challenge is to create jobs, enhance skills, develop prosperity and drive economic growth. Along with the East Midlands, the regions

have been dubbed 'the Midlands Engine.'

The agreement with government will see it make an annual contribution worth £40m for 30 years to support an overall investment package that will unlock £8bn, alongside the creation of up to half a million jobs.

Martin Reeves, chief executive of the WMCA, says: 'At the heart of the UK, the West Midlands has a long and proud history of industry, innovation and diversity in its cities, towns and villages. The region includes

nationally significant assets, such as Shakespeare's birthplace, which support a high quality of life. The area's vibrant cities and towns create a patchwork of urban environments with unique characteristics, complemented by villages and countryside that are easily accessed and enjoyed by millions.'

He adds: 'Our economic strengths include advanced manufacturing and engineering, as well as a number of growing dynamic sectors. Our population of over 4 million contains a highly skilled pool of talent, reflecting the hundreds of globally competitive businesses, from Carillion to Moog and from Jaguar Land Rover to Cadbury who make this area their home.'

The region is the only part of the UK to operate a trade surplus with China, and Mr Reeves says 'with the Government's backing to the Midlands Engine for growth and commitment to the West Midlands devolution deal, we are now empowered to deliver real sustained growth in the region.' The proposed new High Speed Rail 2 will also stop at Birmingham while the recently

redeveloped Birmingham New Street station with its canopy enveloping a huge shopping mall is one of England's great transport regeneration projects.

The West Midlands can claim to be the place where it all started back in the 18th century in what became known as the Industrial Revolution. Today visitors can tour sites such as Iron Bridge which celebrate the skill and vision of those early pioneers.

Birmingham, the urban centre of the West Midlands, is known as Britain's second city and was once the world's greatest industrial metropolis.

The city has undergone a renaissance in recent years and now boasts a range of ambitious architectural and environmental developments, museums and industrial heritage sites.

Large areas of the West Midlands are sparsely populated, however, and with attractive scenery and the 'Shakespeare Country' centred on the Bard's birthplace, Stratford-upon-Avon, there is much to draw the discerning visitor.

Along with London it is one of the only two landlocked



Rendering of the new Birmingham New Street station



**T**he eastern part of the Midlands, sometimes known with the West Midlands as the Midlands Engine, consists of Derbyshire, Leicestershire, Lincolnshire, Northamptonshire, Nottinghamshire and Rutland and is home to nearly five million people

There are four cities, Derby, Leicester, Lincoln and Nottingham; other major towns include Boston, Chesterfield, Corby, Grantham, Hinckley, Kettering, Loughborough, Mansfield, Northampton and Wellingborough. The region is close to London and good rail connections from the renovated St Pancras station in the capital help the East Midlands thrive as an economic hub.

The East Midlands offers visitors a wonderful variety of attractions ranging from the scenic Peak District and Lincolnshire Wolds to the coastal resort of Skegness and several historic cities such as Nottingham, Lincoln and Derby.

The North West of the region is dominated by the southern part of the Pennines forming the Peak District National Park which welcomes 22 million visits a year – almost a third of all visits to national parks in England.

The region is also notable for its forests: Sherwood Forest, home of the legendary Robin Hood in Nottinghamshire, and the newly developing National Forest, mainly located in Leicestershire.

It is the fourth largest English region with an area of 15,600km<sup>2</sup> covering 12% of the total area of England, and comprises the five counties of Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire.

Industries including coal mining and the textile industry are no longer the feature they once were but the manufacturing sector is still a major force and makes the highest contribution to the regional economy. As a proportion of total regional output, manufacturing is greater in the East Midlands than in any other part of the UK.

Agriculture is more important in the flatter lowlands to the South and East of the region and the East Midlands has the highest proportion of agricultural land of all UK regions.

More than 6% of the UK's economic output was generated in the East Midlands according to the latest figures. In April 2012, median gross weekly earnings for full-time adult employees in the East Midlands



With direct transport links to the capital, a growing population, national parks and seaside and its status as part of the Midlands Engine, the **East Midlands** region is an attractive destination for investors

were £477, lower than the UK median of £506 but substantially above the North East and Yorkshire and The Humber figures.

The latest figures estimate the population of the East Midlands at 4.6 million, 7.2% of the UK total, and it is projected to grow at a faster rate than any other English region over the next 25 years.

Nevertheless it is relatively sparsely populated, with a population density of only 282 people per km<sup>2</sup>, the lowest for any English region apart from the South West. The local authority area with the smallest population is Rutland with an estimated 38,400 residents.

The projected population increase is not spread evenly across the region, so the pressure to build houses to meet demand increase the supply of affordable housing is not uniform.

There was a 0.9% increase in house prices in the East

Midlands in the year to June 2013, compared with 3.1% for the UK as a whole. This was higher than the more northern regions and the South West, but lower than London and the surrounding regions.

The area is well served for higher education with Bishop Grosseteste University College, Lincoln, the University of Derby, De Montfort University,

Leicester University, the University of Lincoln, Loughborough University, the University of Northampton, Nottingham Trent University and Nottingham University.

Between them they had around 149,000 undergraduate and postgraduate students at the last count, 6.5% of the total in the UK.

The region, particularly the

North and West, is well served by transport links. East Midlands Airport in Leicestershire is situated between the three main cities of Derby, Leicester and Nottingham.

There are high-speed trains to London with connections to the West Midlands and the South West. The M1 motorway runs through a large part of the area and serves the three largest conurbations.

## The seven Local Enterprise Partnerships

- **Derby and Derbyshire, Nottingham and Nottinghamshire** – Derbyshire and Nottinghamshire counties including the cities of Derby and Nottingham;
- **Greater Lincolnshire (GLLEP)** – Lincolnshire county and North Lincolnshire district;
- **Leicester and Leicestershire (LLEP)** – Leicestershire county and Leicester city;
- **Northamptonshire (NEP)** – Northamptonshire county;
- **South East Midlands (SEMLEP)** –

- Bedfordshire, Buckinghamshire and Oxfordshire and boroughs and districts of Northampton, Kettering, Corby, South Northamptonshire and Daventry;**
- **Greater Cambridge/Greater Peterborough** – including Rutland; and
- **Sheffield City Region (SCR)** – Sheffield economic area including the districts of Bassetlaw in Nottinghamshire and Chesterfield, Bolsover, Derbyshire Dales and North East Derbyshire.

# A city for the future

Leicester welcomes technology businesses looking for a base in the heart of England

**L**eicester is a truly forward-looking city. It's a place with big ideas and even bigger ambitions, which have been recognised on the global stage by its approach and management of the reinterment of King Richard III, and can be summarised in the amazing achievements of its sporting clubs and its regeneration agenda which has transformed the city centre.

Leicester was the first city in the UK after London to have an elected mayor, which ensures that it has a strong voice, directional leadership, and stability, as well as a streamlined approach to decision-making that international businesses demand.

Connectivity of all types is a major benefit of locating in Leicester. With fast, direct trains to London St Pancras (home of the Eurostar), travellers can be in Paris in as little as four hours. The planned electrification of the Midland Mainline will reduce travel to London to less than an hour. Network Rail has announced that they will be investing over £1bn in the region, bringing with it many economic benefits. Leicester has two international airports, East Midlands Airport (EMA) and Birmingham Airport (BHX) on its doorstep, with East Midlands Airport holding the title of the second largest freight handling airport in the UK. There is also easy access to M1, M69 and M6 motorways, ensuring Leicester is well connected.

Leicester's further strengths include our established universities (University of Leicester, Loughborough University, and De Montfort University) educating students from around the world to a very high standard in a range of disciplines. The city is home to 50,000 students and a potential market of 22 million consumers live within a three hour drive of our central location.

Leicester City Council is leading the way to making the growing city an investment hotspot through its regeneration and inward investment programme.

Following the election of Sir Peter Soulsby as City Mayor in May 2011, his first decision in post was to push ahead with an area of the city that was the largest unused employment land site. This was branded as Pioneer Park and over the last several years it has flourished.

The total size of the park is 8.68 hectares and has a range of offers from start-ups through to development sites perfect for bespoke development. It includes;

- Dock, 35,000 sq ft of grade A office, laboratory and commercial space ranging from 20-69m<sup>2</sup>
- Dock 2, "under construction" opening in early 2018 offering 12 workspaces ranging from 58-145m<sup>2</sup>.
- Number Two Exploration Drive
- Development site of 3.7 hectares
- The National Space Centre
- Development site of 1.3 hectares

Pioneer Park has a number of benefits; under 2 miles from the city centre, on four local bus routes, easily accessible by road being under 3 miles away from the western bypass linking the M69 and M1 to the north of Leicester, 2.5 miles away from Leicester's train station and under 20 miles from East Midlands Airport.

Bart Van Der Meer, Senior Vice President Marketing and Sales, Endosoft, says: "When looking for somewhere to further grow our UK business we found Dock was perfect, we have been really impressed with Pioneer Park and how well it has served us."

Dock, a local authority intervention to kick-start the regeneration in the area, was completed in September 2013, utilising the largest area of brownfield land in Leicester City.

**"Meeting clients in such a professional environment adds a lot to our credibility and has helped us win work."**

– Aaron Wardle,  
Director, Swipe and Tap



The decision to build Dock – an innovation style building – was driven from a need to create workspaces for technology businesses. After three years of trading, Dock is home to 39 businesses over 53 workspaces, a combination of office, commercial and laboratories ranging from 20-69m<sup>2</sup>, creating a community of like-minded businesses.

Aaron Wardle, Director, Swipe and Tap, says: "Dock is a very impressive building and works really well for our business as we grow, with its features like super-fast broadband and a selection of meeting rooms. Meeting clients in such a professional environment

adds a lot to our credibility and has helped us win work. Being at the heart of a community of like-minded, high growth technology businesses has been really useful and given great opportunity for collaboration."

Following on from the huge success of Dock, it was decided to invest in the next stage of the park – Dock 2 is under way with completion due March 2018; this will provide six commercial and six office spaces ranging from 58-145m<sup>2</sup>. There is very strong pre-let demand, as there was with Dock.

Andy Bowyer, Managing Director, Magna Parva, says:

"As a space company who does business all over Europe, Dock is a great location to be based from. The mix of office and production space has been great. We're really excited to be moving into Dock 2 as soon as it is ready."

Such successful public sector-led regeneration work resulted in a private developer investing in a piece of brownfield land and building Number Two Exploration Drive, a 1167m<sup>2</sup> office building. This was successfully sold to a private company who now have their headquarters there.

Determined to continue to drive the progress on Pioneer



**“We have been really impressed with Pioneer Park and how well it has served us.”**

– Bart Van Der Meer,  
Senior Vice President  
Marketing and Sales,  
Endosoft

Park, the City Council are now exploring options for other development on the site as well as an area-wide master plan to pull together all the stakeholders and combined objectives.

The University of Leicester is also pushing ahead with the development of a space park on the 3.7 hectare site, an extension of their campus,

bringing potential employees and businesses to the area pre start-up.

Leicester is investing in its future and is proud to do so. Heavily featured in local, national and international press recently has been the discovery of the remains of King Richard III, and it is hard to ignore the buzz created by Leicester City Football Club's success in the Premier League recently. The club is adding vast amounts to Leicester's economy. Recent figures show that football spectators who spend money on accommodation, transport, food and drink, add nearly £17m a year to our local economy. That could rise by an additional £5m this season as the club competes for the first time in the group stage of the Champions League and welcomes visiting fans to the city – plus an extra £1.3m for each extra round in the competition. There will also

be a host of intangible benefits to the city, such as enhanced media profile and increased workplace morale, which could boost tourism, inward investment and productivity.

Leicester City Football Club is not the only highly successful club in the city, they are joined by Leicester Tigers, who recently unveiled a brand new £8m stand at their stadium, and Leicester Riders basketball team, who this year moved into their £4.8m arena.

Rich in theatre and culture, the state-of-the-art Curve is one of the most popular and unique theatres in the UK, creating and staging world-class productions.

The unique design of the award-winning, 100,000m<sup>2</sup> (1,150,000 sq ft) Highcross shopping centre graces Leicester's retail sector, with big names like

**“The mix of office and production space has been great.”**

– Andy Bowyer,  
Managing Director,  
Magna Parva

John Lewis and Debenhams and a further 120 other famous stores attracting shoppers. High-end retailers such as Apple, Reiss, Lacoste and Hugo Boss offer a luxurious shopping experience while The Lanes is home to an abundance of Leicester's distinct independent stores including in the recent £3m refurbishment of the Victorian grade II listed Silver Arcade shopping centre.

Belgrave Road in the north of the city is known as the Golden

Mile – here, you can find a unique Asian shopping experience and award winning restaurants. The area is well known for selling jewellery, sarees, and tempting Indian sweets and savouries.

Leicester is home to a number of new investors who have recently set up in the city, including Hastings Direct, IBM, and PRS/PPL, who join longstanding existing companies such as Caterpillar, Pepsico, Santander, Triumph, Boden, Next, Dunelm, DPD, DHL, and Everards.

Leicester has many exciting development opportunities ranging in size across the city, some within council ownership, and some in private ownership. Leicester is a 'can do' city and is keen to encourage development and take forward exciting opportunities.



## Local Enterprise Partnerships in the East of England

The region is home to two local enterprise partnerships (LEPs), both dedicated to driving growth and enterprise.

The New Anglia LEP aims to create 95,000 more jobs, 10,000 new businesses and 117,000 more homes by 2026 through its strategic economic plan.

It has also established the Great Yarmouth and Lowestoft (New Anglia) Enterprise Zone, which covers six sites on the strategically important energy coastline.

In addition, it has also worked with local authority partners to negotiate City Deals for both Ipswich and Norwich (pictured).



And the Greater Cambridge and Greater Peterborough aims to create an economy with 100,000 major businesses and create 160,000 new jobs by 2025.

It is looking to develop a low-carbon, knowledge-based economy balanced wherever possible with advanced manufacturing and services.

The county of Essex does not have its own LEP, but is part of the larger South East LEP, which also includes Kent.

# The best of both worlds

From the academic spires of Cambridge to state-of-the-art science parks and ground-breaking technology, the **East of England** has something for everyone

**W**ith its beautiful coastline, unspoilt countryside, historic cities and fascinating heritage, the East of England has a unique character all its own.

It includes the Fens in the central northern part of the region and the Norfolk and Suffolk Broads as well as several large forests, which are all popular with tourists.

It is the second largest English region by area at 19,100km<sup>2</sup>, covering 8% of the UK total, with a diverse make-up combining predominantly built-up areas in Essex, Hertfordshire and Bedfordshire with scattered towns in Cambridgeshire and Suffolk and the mainly rural area of northern Norfolk.

Like many other parts of England, council leaders and LEPs in the East of England have been discussing devolution with central government. These discussions have led to two deals coming forward, one for Norfolk/Suffolk and the other for

Cambridgeshire/Peterborough.

The two proposed deals are worth more than £1.5bn and include commitments for two combined authorities, chaired by directly-elected mayors.

If the deals are agreed, elections for the directly-elected mayors would take place in May 2017.

According to the latest census, the region had a population of 5.9 million at mid-2012, 9% of the UK total, of whom 28.9% lived in rural areas, one of the highest regional proportions.

Population density on the latest figures was 309 people per km<sup>2</sup>, below the England average of 411 but above the UK average of 263. In mid-2012, the median age of the region's residents was 41.0 years, above the UK figure of 39.7 years.

The region generated nearly 9% of the UK's economic output in 2014, with a GVA of £139bn. The GVA per head figures for the region rose from £22,137 in 2013 to £23,063.

And the unemployment rate was lower than the national

average at 3.2% in the three months between May and July compared with 4.9% for the UK, while the employment rate for the same period was the second highest in the UK at 78.1%, beaten only by the South East (78.3).

Around 20% the UK's cereal farms are in the East of England, a region characterised by large expanses of arable land with crops ranging from high intensity cereal production to labour intensive vegetable production in the Fens.

Sugar beet is also grown in large quantities with much of the UK's sugar production based in Suffolk and Norfolk.

The region is home to six universities. The University of Cambridge is one of the world's most ancient and prestigious centres of learning, and with a strong science and IT offering it is the centre of a thriving commercial high-tech community of science parks and entrepreneurial start-ups.

The area around Cambridge and Peterborough currently has a

population of 1.3 million people, which is estimated to grow to 1.5 million by 2031. The area boasts 700,000 jobs, 60,000 enterprises and generates £30bn a year.

Other universities are East Anglia, Essex, Hertfordshire, Bedfordshire and Anglia Ruskin, based on three main campuses in Cambridge, Chelmsford and Peterborough.

The region also boasts excellent connections with the rest of the world through London Stansted and London Luton airports. Stansted welcomed 2.5 million passengers during August, making it the busiest month for footfall in nine years.

The August figures bring the total number of people to have travelled through Stansted to 23.9 million in the last year, an increase of 8.6% over the previous 12 months

Whereas 1.43 million passengers flew during June from London Luton Airport, which was a 17.7% increase in passenger numbers compared with the same month last year.

# Northern Powerhouse awakes

With a cultural heritage that is internationally renowned and some of the largest cities in England, it is clear why the **North West** has been setting the agenda for economic growth and devolution

**T**he North West region consists of the five counties – Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside, and two cities that are famous the world over – Liverpool and Manchester.

It is the third most heavily populated region in the UK (7.1 million), after the South East and London and has grown by 0.4% over the last decade.

In 2014, the North West generated £150bn in gross value added (GVA), making it the third highest figure out of the 12 UK standard regions and counties, with only London and the South East outperforming the region.

The per head figure in the North West at £21,011 was just 85.4% of the UK average, while London, the most prosperous region, had a GVA of £42,666 per head or 173% of the UK average.

Greater Manchester is also playing a key part in the Government's Northern Powerhouse devolution agenda. Health and social care services are being brought together and elections for the region's first directly-elected mayor will take place in May 2017.

The Greater Manchester Combined Authority has also gained new powers around transport, planning and housing, along with additional funding from central government.

The area is also benefiting from the continued success of Manchester Airport, which handles more than 22 million passengers a year.

In 2014, the North West generated £150bn in gross value added, making it the third highest figure out of the 12 regions and counties, with only London and the South East outperforming the region



More than 60 airlines offer direct flights from Manchester Airport to over 200 destinations worldwide and more than 19,000 people are directly by the airport, which also supports a further 42,500 jobs in the North West.

The city of Liverpool needs little introduction, particularly to music and football fans the world over. After all, who hasn't heard of the Beatles, Liverpool Football Club or Everton? And with a population of more than 466,000, the city is one of the largest in the country. No wonder *Rough Guides* stated Liverpool was in the 'top three cities in the world' to visit in 2014.

The region also has its own devolution deal. The Liverpool City Region Combined Authority incorporates the local authority districts of Halton, Knowsley, Sefton, St Helens, Wirral, and of course, Liverpool.

As part of the agreement between the combined authority and Whitehall, a single investment fund (SIF) worth a total of £458m over the next five years was established for the region.

The SIF brings together local and national funds with those secured through devolution and will help to deliver the city region's targets for growth and secure long-term prosperity for

our residents and businesses.

Like Greater Manchester, the combined authority will also be headed by a directly-elected mayor after the inaugural poll is held in May 2017.

And the Liverpool Cruise Terminal has earned a reputation as one of the most desirable cruise destinations in Europe. Centrally placed in the Irish Sea, it has proved to be an ideal starting point for North European and Norwegian fjord cruises.

Named after one of the city's most famous sons, Liverpool John Lennon Airport welcomed almost 4.3 million passengers in 2015 and the city centre's new

retail and leisure development, Liverpool One recorded a footfall of more than 28 million people in 2015.

Away from Liverpool and Manchester, the region is also home to a multitude of cities and towns, including Blackpool, Lancaster and Rochdale.

The region also boasts several major universities, including Liverpool John Moores, the University of Manchester and Lancaster University.

With more powers and government funding heading to the North West, the region is setting the pace for others to follow.

## Local Enterprise Partnerships in the North West

The North West region is home to several different local enterprise partnerships (LEPs), who are working with local authorities and private sector organisations to develop the region's economy.

The Greater Manchester LEP sits at the heart of the city region's governance arrangements and alongside the Greater Manchester Combined Authority, it jointly owns the Greater Manchester

Strategy (GMS), which sets out a series of priorities to secure sustainable economic growth.

The Cheshire and Warrington LEP aims to make its region the best place to do business in the UK and its plans include increasing annual GVA by at least £10bn to some £30bn by 2030 and creating more than over 20,000 jobs with a key focus on manufacturing and exports.

And the Liverpool City Region LEP works closely with more than 500 members, political leaders and businesses to pull the right levers to

boost economic growth. Among its many achievements is an Investment Hub for the region to provide potential investors with

a fully co-ordinated investment service, which has been set up by the LEP with help from the local authorities.





**This is Bolton**

**W**ith improved transport links, a buoyant retail and leisure scene, great office and living accommodation and fantastic outdoor spaces, Bolton is evolving into a vibrant, welcoming place to live, work and visit.

The investment in the town is only part of the story as over £1bn of public and private investment has been generated in recent years across the borough including the huge Logistics North and Rivington Chase developments which are having a significant impact in economic development and regeneration across the wider region.

**Connected Bolton**

Bolton's £48m, state-of-the-art transport interchange; new 30,000 sq ft of Grade A office space and improved public realms are all great news for the town and with excellent motorway connections and a superb digital infrastructure, the town is well connected for 21st century living.

Bolton's new state of art of transport interchange, due to open in 2017 is really positive for businesses, residents and visitors. The development establishes an integrated public transport system with new buildings, office space and skywalk linking the bus and rail facilities. The electrification of the railways also brings fast, modern, clean and eco-friendly transport to the town while slashing journey times to just 12 minutes to Manchester and less than two and a half hours to London. When completed it will make life easier for commuters, reduce environmental pollution, improve public health and stimulate business investment and create jobs.

Kier Group plc are building the interchange as part of the Transport for Greater Manchester funded scheme.

Bolton's geared up for business, creating attractive modern office spaces and facilities for firms to grow. The £6.5m Bolton Central development adds further Grade A office space to the town centre. Its ideal location provides easy access to the new Transport Interchange and the new Newport Street retail gateway. Robinson Construction will complete the site early 2017.

**Invest in Bolton**

With over £260m invested in the town centre, developments are creating an attractive retail and leisure mix for residents and visitors.

The Market Place is undergoing a £20m refurbishment by the owners Moorgarth Group to create a first class leisure and retail destination. The Victorian basements have already been transformed into family-friendly restaurants and bars area with Prezzo, Nandos, Gourmet Burger Kitchen, Pepe's and Great Ale All Year Round, open already, with more opening soon. The Amazonia children's play area features a café, play and train area as well as an 18 hole adventure golf zone and the nine screen cinema opens in October which is managed by the Light Cinema. The centre has also attracted TopShop and other major retailers to provide a full leisure offer.

The University Master Plan, including new Academic Village to attract and retain new talent is critical for Bolton to help business access a well-educated and skilled workforce for their long-term success. The town has already invested £100m in the Innovation Zone Knowledge Campus housing Bolton College, Bolton Sixth Form College and the University of Bolton including the recently opened Science, Technology, Engineering and Mathematics centre (STEM) and University Technical College. In addition the University's Halls of Residence are set to be replaced with a new, £40m Academic Village comprising up to 750 units to house the town's



# Destination Bolton

growing student population.

Work has begun on the 12 month project to construct a £10m Centre for Advanced Performance Engineering (CAPE) incorporating a National Centre for Motorsport and Engineering focusing on high performance cars for Bolton University along with a six-court sports hall and sports pitch with floodlighting for the Sixth Form College.

Subject to a planning application the new £9m flagship Audi dealership is due to open up on the former Bolton Community College site on Manchester Road, whilst there are also online plans to

convert Bow Street car park into a centre for independent and artisan retailers. Also in the town centre there are exciting plans for for a mixed use development at Church Wharf.

**Evolving fast**

Logistics North is the North West's largest logistics and manufacturing development with four million sq ft of office, manufacturing and warehousing floor space. The area, which extends over 250 acres, offers a wide range of freehold and leasehold opportunities and is

expected to deliver around 7,750 permanent jobs. The infrastructure works have been completed for the whole site and Aldi, MBDA and Joy Global have already set up base here and one and a half million sq ft has been completed or is under construction. The area provides direct access to Junction 4 of the M61 and is within four miles of the M60 and M62 giving access to over 21 million consumers within a two hour drive. The site will also include a 550 acre country park which will further enhance the areas appeal to businesses and their employees.

The £265m redevelopment



The Octagon Theatre, which plays an important role attracting visitors to enjoy the highly acclaimed productions and also supporting education and the local community, is earmarked for a £10m upgrade. The £4.3m awarded by the Arts Council England's Large Capital Grants Scheme adds to the £2m already pledged by Bolton Council which will fund the plans to improve the existing building which is expected to cost £10m.

Plans address essential improvements including disability accessibility requirements, extensions, replacement seating and air conditioning. In addition there are proposals to upgrade the front of the building and create more space for rehearsal studios for actors, students and youth theatre – it will provide more room for community work and improve production and backstage facilities, meeting and office spaces. The work requires the building to close for ten months from 2018 to 2019 but theatre productions will continue at other venues in the town.

Bolton's building a new home for mummies and a great place for families to visit with the £3.8m Bolton and Museum Egyptology Gallery. The gallery's centrepiece is a replica tomb of Thutmose III who ruled Egypt for almost 54 years when he created the largest empire Egypt has ever seen. The plans are for the gallery to be built in the roof space above Central Library so visitors can appreciate the atmospheric ambience and space to show the extensive collection at its best. The project also includes the full Egyptology collection online and conservation of the collection and use as a cultural, scientific and educational resource which is expected to be open to the public in 2018.

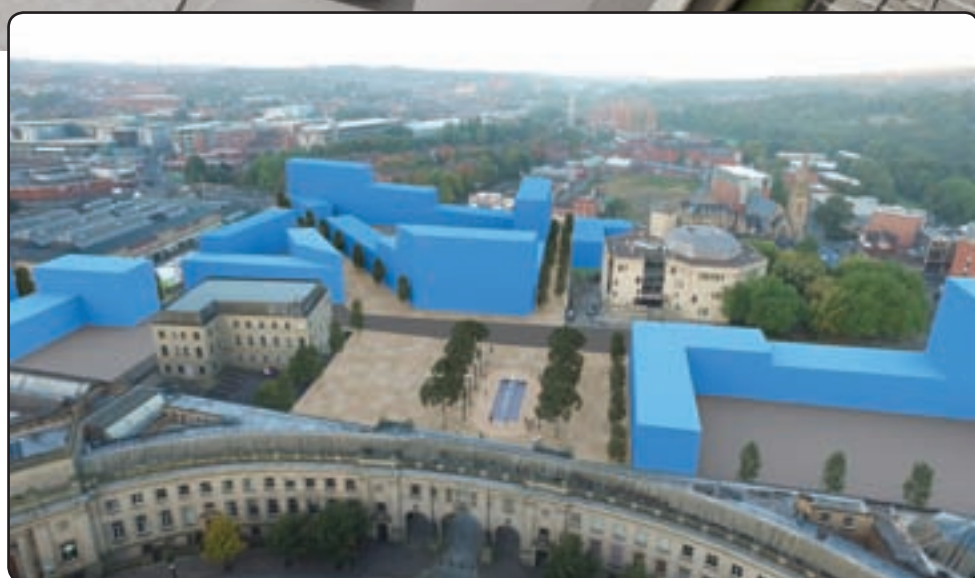
There's also many other great places to see and visit. Located on the edge of the West Pennine Moors, Bolton offers easy access to beautiful country spaces and parks and picturesque towns that have comparatively affordable housing. It also has many acclaimed cultural and leisure assets in addition to those mentioned above there's the new £6.5m Albert Halls redevelopment which will include new restaurant, conference and wedding facilities. Plus there's a rich and diverse history and heritage with many listed buildings such as Smithills Hall and Hall I th Woods.

Substantial public investment has been provided to help create an attractive retail and leisure mix for residents and visitors including improved public realm. Most notably the £3m Newport Street development is well under way to make a wide tree-lined pedestrian boulevard providing a contemporary link from the new Interchange to the heart of the town centre. The initiative is focused on a transforming the open public space and shop fronts into a safe and attractive walkway into Victoria Square accessing the main shopping malls, cafés, restaurants, museum and leisure areas. Warden Construction has now completed Phase 1 of the development.

### Find out more

It's an exciting time for Bolton and the town centre is evolving into a great place to live, work and visit.

Business Bolton and its partners work hard to attract and retain business in the town and can help with property relocation, recruitment services and business support.



of the former 180 acre Horwich Loco Works is one of the largest regeneration schemes ever seen in the North. Known as 'Rivington Chase' it will provide 1,700 new homes, employment areas, local shops and facilities creating up to 1,350 new full-time jobs. To support this growth almost £20m investment is planned for a new sports, leisure and health centres plus there are state-of-the-art 3G all-weather pitches being installed and developments to increase school pupil places in the local

area. Phase 1 of the new £9.85m Horwich Leisure Centre is now finished and the development is scheduled for completion at the end of 2017 and once completed work is planned to start on the new GP Health Centre Hub which will be built on the former leisure centre plot.

### Visit Bolton

Bolton has a first class culture and leisure offer, key to sustaining the

long-term growth of the town.

The town has successfully raised its profile as a place to visit attracting 6.4 million visitors in 2014 and generating £405m from tourism which supports 5,127 full-time jobs across the borough. Hosting major events has helped drive this with the Ironman UK Triathlon boosting the local economy by £2.6m in 2016 and the 11th Bolton Food and Drink Festival attracting 263,424 visitors, making it one of the biggest festivals of its type in the country.

To find out more about development opportunities contact **Business Bolton** on **01204 336222**, or email: **businessbolton@bolton.gov.uk** or visit **www.investinbolton.co.uk**, or by Twitter: **@businessbolton**

Tourism in Yorkshire and the Humber is worth over £7bn – more than the whole tourism expenditure in Ireland or Denmark



# Bridging the gap

The region of Yorkshire and Humberside covers a diverse area ranging from the port of Hull and the cathedral city of York to the countryside of the East Riding and rural Yorkshire itself

**T**he region of Yorkshire and the Humber acts as a bridge between the North of England and the Midlands. It consists of South Yorkshire, West Yorkshire, the East Riding of Yorkshire (including Hull), the shire county of North Yorkshire and the city of York itself.

The region also includes North Lincolnshire and North East Lincolnshire. In addition the newly formed West Yorkshire Combined Authority brings together the public sector in the form of the five West Yorkshire districts plus York, and the business sector through the Leeds City Region Enterprise Partnership (LEP). It also incorporates the former Passenger Transport Executive (Metro).

The combined authority (CA) has a governing board of nine political leaders, plus the chair of the Leeds City Region Enterprise Partnership (LEP). It is supported by an officer organisation that undertakes their Boards' policies and actions.

The Local Enterprise Partnership and the CA have a joint vision for economic growth in the city region. As part of this vision, the officer body's mission is to be the driving force for delivering an outstanding economy with better connectivity and services for

businesses, people and places, on behalf of the CA.

Covering more than 15,000 km<sup>2</sup>, Yorkshire and Humberside is the fifth largest region in England. Yorkshire and the Humber has a population of 5.2 million – larger than Scotland. The largest cities in the region are Leeds and Sheffield. Leeds is one of the fastest growing cities in the UK with a population of 771,000.

Scattered around the region are also Doncaster, Bradford, Kingston-upon-Hull, Rotherham and Grimsby, which all have populations of around 100,000.

But the majority of people (80%) live in urban areas with populations of more than 10,000

The latest figures for Yorkshire and the Humber from the RBS Regional Growth Tracker (October 2015) show that Wakefield, Calderdale and Kirklees and North Yorkshire all grew at a rate of 2.5% to 3%, during the second quarter of 2015.

For Wakefield, that has meant a 1.8% point drop in its unemployment rate.

The region's coastline plays an important part in the local economy. Associated British Port's facilities on the Humber – Hull, Goole, Grimsby and Immingham – contribute £2.2bn to the UK economy every year.

The Humber ports support 33,000 jobs, handle more than 65 million tonnes of cargo and provide strong trading links with mainland Europe and Scandinavia

And in 2017, Hull will be home to one of the UK's largest port developments; a £310m Green Port Hull project with Siemens.

The Grimsby Institute and the Humber LEP are jointly funding

a new £7m centre of excellence for the ports, energy and logistics sectors (see panel).

'Logistics are vital to supporting the Humber's growing renewables sector, as a source of new career opportunities and in consolidating our status as the UK's Energy Estuary,' said Humber LEP vice chair, Mike Parker.

The York, North Yorkshire

and East Riding LEP recently welcomed figures that show private sector employment rose by 17,200 in 2014.

According to the Business Register and Employment Survey (BRES), public sector employment in the same period fell by an estimated 4,800 meaning net jobs growth of 12,400 for the area. The York, North Yorkshire and East Riding LEP economy grew by faster than national average in 2012 and 2013 with 6.1% growth and claimants of out of work benefits are at their lowest levels ever.

The sector with the strongest figures for jobs growth was the accommodation and food sector with 19.3% more jobs in 2014 than 2013.

Information and communication employment also increased significantly with 18.9% growth. The financial and insurance industry and the construction industry also performed well with 17% and 11% respectively.

The best performing areas of the York, North Yorkshire and East Riding LEP were Ryedale with 1,400 more jobs (a 5.4% increase), East Riding with an increase in employment of 3,800 (a 3.2% increase) and York with an increase of 2,900 jobs (2.8% increase).

Tourism in Yorkshire and the Humber is worth over £7bn, which is more than the whole tourism expenditure in Ireland or Denmark. Around 216 million visits to Yorkshire are made every year, which is equivalent to the total number of visitors to Walt Disney attraction theme parks worldwide.

## Local Enterprise Partnerships

York; North Yorkshire and East Riding; Leeds City Region; Greater Lincolnshire and Humber



The Yorkshire Dales featuring stone-built villages, stunning landscapes and vibrant communities





Reflections of St Mary's Lighthouse near Whitley Bay, Northumberland, England

# Time for the North East to shine

Famed for its the stunning scenery and manufacturing industry, the North East of England is a big region with even bigger economic plans

**T**he North East region covers Northumberland, County Durham, Tyne and Wear, and the Tees Valley, and forms part of the border between England and Scotland.

According to the latest figures from the Office for National Statistics, the North East has a total population of 2.6 million and boasts an average population growth rate of 0.3%.

The North East Local Enterprise Partnership estimates the region contributed a gross value added (GVA) of £35.4bn to the UK economy in 2014, and represents 2.2% of the UK and 2.6% of the English economy.

Between 2004 and 2014, the GVA in the North East area rose by 34%, with annual growth rates of around 3% per year.

Public services, transport and manufacturing make the largest contribution to the area's GVA, and its manufacturing sector outperforming the UK average.

Newcastle upon Tyne is the

largest city in the North East with a population of just under 280,000. The city is famous for its vibrant night life, football team and is also home to the Great North Run, which is the largest half-marathon in Europe. Sunderland is the second largest city in the region with a population of 177,000 and it is also home to the Nissan car manufacturing plant, which has built more than 8 million cars since it was first opened in 1986. The Nissan factory is one of the largest of its kind in the country in the North East Chamber of Commerce estimate that one in three cars built in the UK car now come from Nissan's Sunderland plant.

The cathedral city of Durham is the county town of County Durham and other large towns and cities in the region include Gateshead, Middlesbrough and Stockton-on-Tees.

The North East is also home to five universities – Durham, Newcastle, Northumbria, Sunderland and Teeside, which



**The North East LEP is responsible for the delivery of the North East Strategic Economic Plan, which**

**aims to create 100,000 extra jobs for the region by 2024, bringing the total number of people employed in the North East to 1m.**

**Covering the local authority areas of County Durham, Gateshead, Newcastle upon Tyne, North Tyneside, Northumberland, South Tyneside and Sunderland, the LEP also manages the £330m North East Growth Deal and £55m North East Investment Fund.**

**The LEP area's Enterprise Zone includes the Ultra Low Carbon Vehicle sites adjacent to the A19 in Sunderland and the River Tyne North bank, including, Swan Hunter in North Tyneside, Neptune Yard in Newcastle and the Port of Tyne North Estate.**

**'It has been an unsettling time for many North East businesses following local devolution decisions and I would like to take this opportunity to inform the Government that the North East LEP remains committed to continuing to deliver for all our stakeholders,' said LEP chair, Andrew Hodgson.**

**'We are keen to ensure that business leadership and engagement remain at the heart of strategic economic growth.'**

all offer world-class teaching and research facilities, covering a wide variety of subjects.

The region has excellent transport connections, with rail

links allowing easy access to both London and Edinburgh. Newcastle International Airport has been serving the people of the North East for more than 75 years. In

2015 it helped enable 4.6 million passengers fly to 80 different destinations all over the world.

It also supports 3,200 jobs on site and a further 4,600 across the region.

The airport serves a catchment area of the North East, South Scotland, Cumbria, and North Yorkshire and contributes £646m into the regional economy yearly.

And the region also has a strong oil and gas industry, having benefited from North Sea oil and gas. The North East Chamber of Commerce estimates that 65,000 people in the region work in that sector.

The latest figures from the Office for National Statistics show the North East had an unemployment rate of 7.5% between May and July this year, and an employment rate of 70.9%, which had increased by 0.4% since the previous quarter.

According to the North East LEP, 888,000 people were employed in the area in 2015 and nearly 47,000 jobs have been added over the past two years.

As the region prepares for the future, it is facing forward and ready to create more jobs and opportunities for the people who live there and the businesses that are based there.

The Belfast metropolitan area dominates in population terms, accounting for more than a third of the region's inhabitants



# Young and upwardly mobile

It might be the smallest constituent member of the United Kingdom, but with 55% of the population under the age of 40, **Northern Ireland** has one of the youngest populations in Europe

Occupying the North East of the island of Ireland, the province covers 13,600km<sup>2</sup>, equivalent to 6% of the total area of the UK, and shares a border with the Republic of Ireland.

And while the region's economy is the smallest of the four countries of the UK, the latest figures from the Northern Ireland Composite Economic Index (NICEI) show its economy grew by 0.4% in the first quarter of this year.

The figures also show over the last two years annual output increased by 1.3%, which is less 0.7% than the GDP growth figures for the UK as a whole (2%).

The Northern Ireland construction bulletin also shows output in the first quarter of 2016 was up by 3.4% over the quarter and up by 2.3% over the year.

And another indicator of economic wellbeing – total sales by companies in Northern Ireland – rose by 2% on the

previous year to £65.8bn in 2014.

Northern Ireland enjoys certain advantages as it forges its future. Its universities are of high quality, labour costs are low, and unlike the rest of Britain, the region has a land border with a Eurozone country.

The Belfast metropolitan area dominates in population terms, accounting for more than a third of the region's inhabitants. In mid-2012, Northern Ireland's population density was 134 people per km<sup>2</sup>, the second lowest of all UK countries.

The current unemployment rate in Northern Ireland is 5.6% in Northern Ireland, which is higher than the rest of the UK average (4.9%).

And figures from the *Northern Ireland Labour Force Survey* show the unemployment rate in the province has decreased by 0.7% over the last year and is now at its lowest level since 2009.

'I am greatly encouraged by the continuing signs of



**Ben Crom Reservoir in the Mourne Mountains, County Down**

improvement in economic conditions, especially across our labour market,' says economy minister, Simon Hamilton.

According to recent figures by the Nationwide Building Society, the average house price in Northern Ireland is £128,562,

compared to the UK average of £204,238.

'This is a time of great potential for Northern Ireland and we have laid strong foundations which are helping underpin the recovery of Northern Ireland's economy,' says first minister, Arlene Foster.

'Significant progress has already been made in terms of jobs and investment. Over the last five years Invest Northern Ireland has delivered the promotion of 42,488 new jobs, £3bn of employment related investment, £589m of business investment in research and development, £38m of loans made through the Growth Loan Fund, and a 9.1% growth in manufacturing exports in 2015-16 from 2014-15.

'These achievements have benefited the whole of Northern Ireland and have delivered a return of almost £6 of investment in our economy for every £1 of Invest NI support,' adds Ms Foster.

# 'The right combination' for investment

One of Northern Ireland's leading Council areas, Lisburn Castlereagh City will once again showcase investment opportunities to potential investors and developers at MIPIM UK.

Lisburn & Castlereagh City Council will profile what the City has to offer, including over half a million sq ft of new city centre developments and a number of prime sites earmarked for new hotel, retail and office development.

The Council led investment team will promote the City under the banner of 'The Right Combination', and there is no doubt Lisburn Castlereagh City certainly has the right combination for investment; with the right mix of property and location, skills and talent; ambition and opportunity, as well as being Northern Ireland's best connected, business friendly city. Many businesses operating in the area cite the convenient location, high quality



(L-r) Councillor Uel Mackin; Syd Hawthorne, Plastec owner and inward investor; Dr Theresa Donaldson and Tom Hawthorne, PlastecNI

workforce and superior broadband connections as the main reasons they chose to set up in Lisburn Castlereagh.

Councillor Uel Mackin, Chairman of the Council's Development Committee, said: "The Council's Investment Team will be focused on ensuring that they get in front of as many key investors as possible, and to this

end we are busy scheduling one to one meetings to take place during MIPIM. We are anticipating yet again, a very busy, but well worthwhile few days at the event.

"I am delighted to say we will also be joined on the stand by a number of key local investors including Tom Hawthorne from PlastecNI, an Australian based multinational, who have already

invested £4m to develop a state of the art 180,000 sq ft business park in Lisburn. They are also proactively looking at other investment opportunities across the City."

Dr Theresa Donaldson, Chief Executive, Lisburn & Castlereagh City Council, added: "I am delighted that the Council is once again leading the way for local government in Northern Ireland by choosing to exhibit at MIPIM UK. We very much believe that the Council has a key role to play in promoting the City for investment, and the only way to do this is to get out and tell everyone why they should make Lisburn Castlereagh their preferred investment location.

"Within the Lisburn Castlereagh area there are a wide range of properties and sites available to cater for a variety of sectors. The area is not only attractive to multi-national companies it is home to a cluster of exciting, successful high technology companies producing a range of products and services from cloud

computing solutions to advanced diagnostic electronic devices.

"Businesses wishing to relocate to the Council area or expand their current operations can access the Council's unique 'Soft Landing Programme' providing a package of incentives and information making the transition as smooth as possible. This unique programme of incentives and information for prospective companies forms part of Lisburn Castlereagh's pro-business welcoming culture."

*If you would like to book a meeting with the Lisburn Castlereagh Investment Team at MIPIM email: jamesgcca@gmail.com*

To hear more about the range of properties and opportunities within the Council area visit Lisburn & Castlereagh City Council on stand E14 at MIPIM or tweet to @invest\_LCCC and follow #LCCC\_RightCombination.

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The Kelpies are 30-metre-high horse head sculptures, standing next to a new extension to the Forth and Clyde Canal in The Helix, a new parkland project built to connect 16 communities in the Falkirk Council area

# Taking the high road to economic growth

For thousands of years, the nation of **Scotland** has forged its own path and today is known throughout the world as leader in fields as diverse as renewable energy and whisky

**C**overing the northern third of the island of Great Britain, the country has its own Parliament and devolved government.

Outright independence was rejected in a referendum two years ago and although there has been speculation about its future in the aftermath of the UK decision to leave the EU, it remains a full member of the United Kingdom.

It shares a border with England to the South and is otherwise surrounded by water, with more than 790 islands, and includes seven cities: Aberdeen, Dundee, Edinburgh, Glasgow, Inverness, Stirling and Perth.

Edinburgh, the country's capital and second-largest city, was the hub of the Scottish Enlightenment of the 18th century, which transformed

the country into one of the commercial, intellectual, and industrial powerhouses of Europe.

The second largest city, Glasgow, was once one of the world's leading industrial centres and now lies at the heart of the Greater Glasgow conurbation, while the waters surrounding Scotland, including a large sector of the North Atlantic and the North Sea, contain the largest oil reserves in the European Union.

The average number of people per km<sup>2</sup> in Scotland is 68, among the lowest of the EU countries. However, there are huge variations across the country.

The Western Isles and the Highlands have just nine people per km<sup>2</sup>, whereas Glasgow has 3,395.

Although Edinburgh is the capital of Scotland, the largest



Piper outside Edinburgh Castle

city is Glasgow, which has just over 584,000 inhabitants. The Greater Glasgow conurbation, with a population of almost 1.2 million, is home to nearly a quarter of Scotland's population.

Separate legal, educational and religious institutions distinct from those in the remainder of the UK have all contributed to the distinctive Scottish culture and national identity.

Traditionally, the Scottish economy has been dominated by heavy industry, including shipbuilding in Glasgow, coal mining and steel, though de-industrialisation during the 1970s and 1980s saw a shift towards a more service-oriented economy as in the rest of the UK.

Industries associated with the extraction of North Sea oil, however, continue to be important employers, centred on

Aberdeen in the North East of the country.

Scotland is also leading the way with renewable energy, with more than 300 companies involved in the sector.

Scotland is also famous for introducing the world to the game of golf, which was first played at the Old Course at St Andrews in the 1400s.

According to figures published in the EY *Scottish Attractiveness Survey* in May, the country is also enjoying a record amount of foreign direct investment (FDI).

The survey found Scotland secured 119 FDI projects last year, an increase of 51% on the previous year, and more than double the UK's 20% increase.

Software was the top-performing sector in the survey, with 19 projects and a 170% increase.

'The majority of FDI projects for Scotland in 2015 were new rather than expansions,' says EY senior partner, Mark Harvey.

'This ability to attract a higher proportion of new, first-time investors signals a positive future for Scotland.'

The latest official figures, which were published in September, show the unemployment rate in Scotland has fallen by more than 1% over the last economic quarter to reach 4.7% and is now below the UK rate.

Scotland's employment level increased by 51,000 over the quarter to 2,631,000, making it the largest quarterly rise on record.

Scotland also continues to outperform the UK on female employment, unemployment and inactivity rates

'While these figures are welcome the Scottish Government is absolutely committed to taking further action,' said the Scottish cabinet member for the economy, Keith Brown.

'In addition, £100m will be injected into our capital spending plans this year, providing a significant boost to the £6bn worth of projects already under construction, and supporting activity and jobs in key sectors of the Scottish economy.'

'The statistics also continue to show that Scotland is outperforming the rest of the UK in terms of youth employment and I am very pleased that the female employment rate has risen over the quarter, a testament to our work to ensure women have the same equality of opportunities in the labour market as their male counterparts.'

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Attracting more than 600,000 visitors annually, Wales boasts three national parks, five areas of outstanding beauty and many castles



# The land of rugby, song and enterprise

With its rugged coastline, stunning countryside and proud industrial heritage, it's no wonder that Wales is a popular destination for businesses and holidaymakers alike

Following a string of new announcements by the Welsh Government, including a £4m fund for social businesses and a trade mission to Japan, the Welsh economy is set to go from strength-to-strength.

'Post-referendum our message to our international partners must be that Wales remains very much open for business,' says Welsh economy secretary, Ken Skates.

'This outward-looking and proactive approach is vital to our work to build a stronger and fairer economy and one that benefits every section of society and every part of Wales.'

The country is the third biggest member of the United Kingdom. It is smaller in area than Scotland, but larger than any English region except South West. It covers 9% of the total area of the UK at 20,700km<sup>2</sup>.

The region is generally mountainous, with its highest



Newport is a cathedral and university city and a unitary authority area in Wales

peaks in the North and central areas, especially in Snowdonia.

Attracting more than 600,000 visitors annually, Wales boasts three national parks, five areas of outstanding natural beauty and many castles, most of them built to maintain the English conquest in times past.

Although the vast majority of the population speaks English, the country has retained a distinct cultural identity and is officially bilingual, with all government documents and signs produced in both English and Welsh.

Wales has its own devolved

government based in Cardiff and is divided into 22 council areas responsible for the provision of all local government services, including education, social work, environment and roads services.

Wales' economy depends on the public sector, light and

service industries and tourism.

Cities like Swansea and Cardiff have enjoyed massive regeneration in recent years, with many large companies and global brands – such as the BBC – investing heavily in the region.

The Cardiff city region now has a population of 1.5 million, with 40% of the workforce educated to degree level.

According to the latest set of official statistics, unemployment was 4.1% between May to July, down from 6.5% over the same three months in 2015.

The employment rate in Wales stood at 73.2% during the same time period, which was up from 71.3% in 2015. This compares to the UK rate for the same period, which was 74.5% and up from 73.5% a year earlier.

'Employment in Wales is increasing faster than the UK average and now stands at an historic high level, with 34,000 more people in work now than 12 months before,' says first minister, Carwyn Jones.

While the average weekly earnings for full-time adult employees in Wales stands at £473, compared to £527 in the rest of the UK.

The gross value added per head in Wales is £17,573 and the average household wealth stands at £214,200.

'We continue to have big ambitions for Wales and its economy and are determined to deliver on them for the people of Wales,' adds Mr Jones.



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