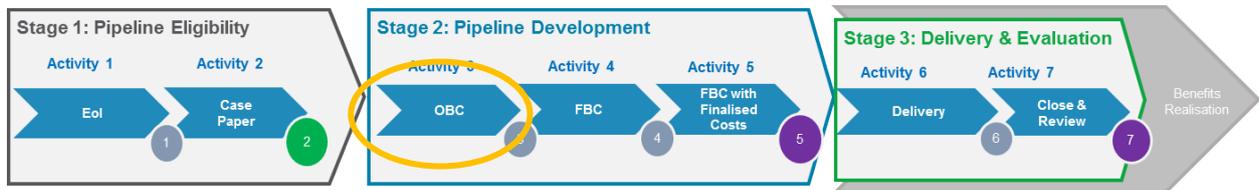


Section A: Scheme Summary

Name of scheme:	Enterprise Zone: Parry Lane
PMO scheme code:	GD-PA4-021f
Lead organisation:	Bradford Council
Senior responsible officer:	Kate Thompson, West Yorkshire Combined Authority
Lead promoter contact:	Dave Partridge, Bradford Council Jessica McNeill, West Yorkshire Combined Authority
Case officer:	Asif Abed, West Yorkshire Combined Authority
Applicable funding stream(s) – Grant or Loan:	Grant – Local Growth Deal 3 LCR Enterprise Zone Programme
Growth Fund Priority Area (if applicable):	Priority Area 4 – Infrastructure for Growth
Approvals to date:	<p>Decision Point 2 Case Paper: Combined Authority Board 14 December 2017 - Indicative EZ Programme approval of £20 million from the Local Growth Fund, with approval of £302,000 of development costs.</p> <p>Call for Projects Case Paper: Combined Authority Board 28 June 2018 - Indicative approval of a further £24.939 million through over programming against the Local Growth Fund, with approval of a further £1.541 million of development costs.</p> <p>The EZ Programme to date has secured indicative approval of £44.939 million from the Local Growth Fund, with approval of £1.923 million development costs.</p>
Forecasted full approval date (decision point 5):	July 2020
Forecasted completion date (decision point 6):	March 2025
Total scheme cost (£):	£18.885 million
Combined Authority funding (£):	£7.480 million
Total other public sector investment (£):	£0

Total other private sector investment (£):	£11.405 million
Is this a standalone project?	Yes
Is this a programme?	No
Is this project part of an agreed programme?	Yes – Enterprise Zones

Current Assurance Process Activity:



Scheme Description:

The Parry Lane Enterprise Zone site is located off the outer ring road (A6177) in the Bowling Back Lane area of Bradford. The ring road provides direct access to the M606 and the wider motorway network. The Bowling Back Lane area is designated as a Business Development Zone by the Council and is an established employment area. The scheme seeks to deliver site enabling and de-risking works to make the development a more viable proposition for the private sector. Working with the private sector, it is anticipated that full site development could be realised by March 2025, with delivery of up to 16,900 sqm of commercial floor space capable of accommodating 489 jobs, generating up to £166 million GVA, and potential business rates income of approximately £5.3 million over the period to 2042.



Business Case Summary:

Strategic Case

The Leeds City Region Enterprise Zone Programme supports the Leeds City Region Strategic Economic Plan (SEP) vision and the principle of 'good growth' by supporting delivery of high-quality employment space in advanced and innovative manufacturing and complementary sectors.

The site has the potential to accommodate up to 16,900 sqm of commercial floorspace depending upon the scheme layout and development option taken forward. Subsequently, the site could support up to 489 new jobs.

The scheme will provide opportunity to deliver a new junction at Sticker Lane and highway which will improve the marketability of the site, currently unsuitable for heavy vehicles, restricting the potential of Bowling Back Lane as a major route in and out of Bradford city centre.

Commercial Case

Parry Lane was identified as a Phase 2 Enterprise Zone site by West Yorkshire Combined Authority (WYCA) and its partner Bradford Council. Since being included in the programme, the site has also been identified as a development priority through Bradford Council's Business Development Zones (BDZ) programme. As part of this work, site visits were carried out to identify development opportunities and property market research was undertaken to inform masterplan proposals.

	<p>The market demand assessment demonstrates that there is a lack of good quality supply of modern industrial accommodation in Bradford Parry lane.</p> <p>The Local Growth Deal funding will be utilised towards procurement and delivery of an initial site enabling works contractor (site clearance, site access) and to secure outline planning consent as part of site de-risking.</p> <p>Options on the preferred route for development are being considered, either via a private sector developer or through direct delivery by the public sector.</p>
Economic Case	<p>Options reflected what could be done in the timeframe and therefore focuses on land assembly, remediation and infrastructure rather than above ground development, with each option scored against defined Critical Success Factors (CSF's).</p> <p>Council site remediation and access - was chosen as the preferred way forward. This option involves securing funding to obtain outline planning permission, remediate the site and the acquisition of one area of land at Sticker Lane to provide a new access road to and through the site to Parry Lane. This option with the new access improves the marketability of the site and would have a catalytic impact on the wider area and delivers against all of the CSFs, summarised as:</p> <ul style="list-style-type: none"> • Contributes to the wider economic objectives and strategies • Provides the best Value for Money • Is considered more deliverable in the timescales due to only one land interest required • Is the most financially viable scheme
Financial Case	<p>The total costs to achieve full site development have been estimated at £18.885 million.</p> <p>The net development value has been estimated at £11.04 million.</p> <p>Given the above, this business case is to consider the Combined Authority contribution of £7.48 million through the Local Growth Deal (LGF) to fund the viability gap. The LGF funding is to cover site enabling work costs comprising of site remediation and site access works.</p> <p>A costed risk register has been provided with risk costs totalling £1.649 million profiled into the estimates.</p>
Management Case	<p>The scheme will be developed and delivered through the existing Enterprise Zone project delivery team and governance arrangements at the Combined Authority, in partnership with Bradford Council.</p> <p>The delivery programme anticipates completion to site enabling works including the access road by March 2022, with delivery of the full site development by March 2025.</p> <p>The monitoring and evaluation of scheme benefits, outputs, and outcomes will be undertaken as part of the Enterprise Zone programme plan currently in development.</p>

