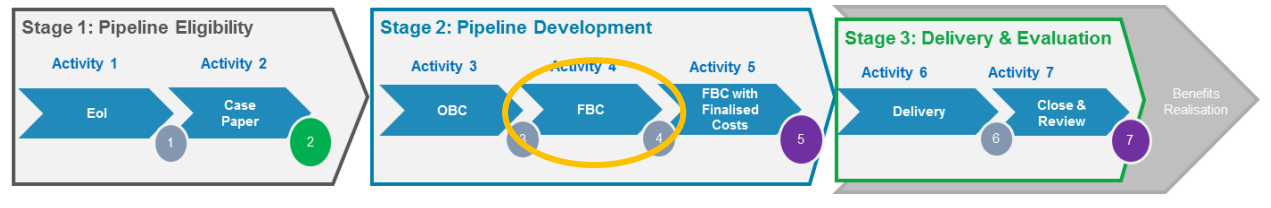


## Section A: Scheme Summary

<b>Name of scheme:</b>	<b>GBF Enterprise Zone: Langthwaite Business Park Extension</b>
<b>Applicable funding stream(s) – Grant or Loan:</b>	Local Growth Fund – up to March 2021 Getting Building Fund – up to March 2022
<b>Growth Fund Priority Area (if applicable):</b>	
<b>Approvals to date:</b>	<b>Decision Point 3:</b> Combined Authority Board approval, 4 September 2020 <b>Change Request:</b> Managing Director approval, 21 February 2020 (to acquire the site) <b>Change Request:</b> Managing Director approval, 21 May 2021 (to revise funding budgets following the scheme securing Getting Building Fund)
<b>Forecasted full approval date (decision point 5):</b>	December 2021
<b>Forecasted completion date (decision point 6):</b>	December 2022
<b>Total scheme cost (£):</b>	£6,509,000
<b>Combined Authority funding (£):</b>	£417,000 - Local Growth Fund £1,800,000 - Getting Building Fund £4,292,000 – Funding source to be determined
<b>Total other public sector investment (£):</b>	£0
<b>Total other private sector investment (£):</b>	£0
<b>Is this a standalone project?</b>	Yes
<b>Is this a programme?</b>	No
<b>Is this project part of an agreed programme?</b>	Yes – Enterprise Zones

## Current Assurance Process Activity:



## Scheme Description:

The Langthwaite Business Park Enterprise Zone (EZ) Extension is a 9.45 hectares site, owned by the Combined Authority, located next to the existing Langthwaite Business Park, in South Kirkby, Wakefield. The scheme will be delivered in two phases, preparing the site for potential future commercial development:

- Phase 1 – will be led by Wakefield Council and by December 2021 and will deliver an extension to Onward Way creating a new access road, including cycling and walking access off Broad Lane.
- Phase 2 - will be led by the Combined Authority and by December 2022 will deliver de-risking works to make the land suitable for development and infrastructure works which will bring two serviced units to the market, capable of accommodating 9,290 sqm of floorspace. The scheme will also support the delivery of:
  - a further 11 units capable of accommodating 17,652 sqm
  - an area of open green space within the site
  - the development of new habitat from containment ponds from a sustainable urban drainage system
  - a green corridor with walkway enabling two public footpaths to be linked at the long the side of Langthwaite Beck

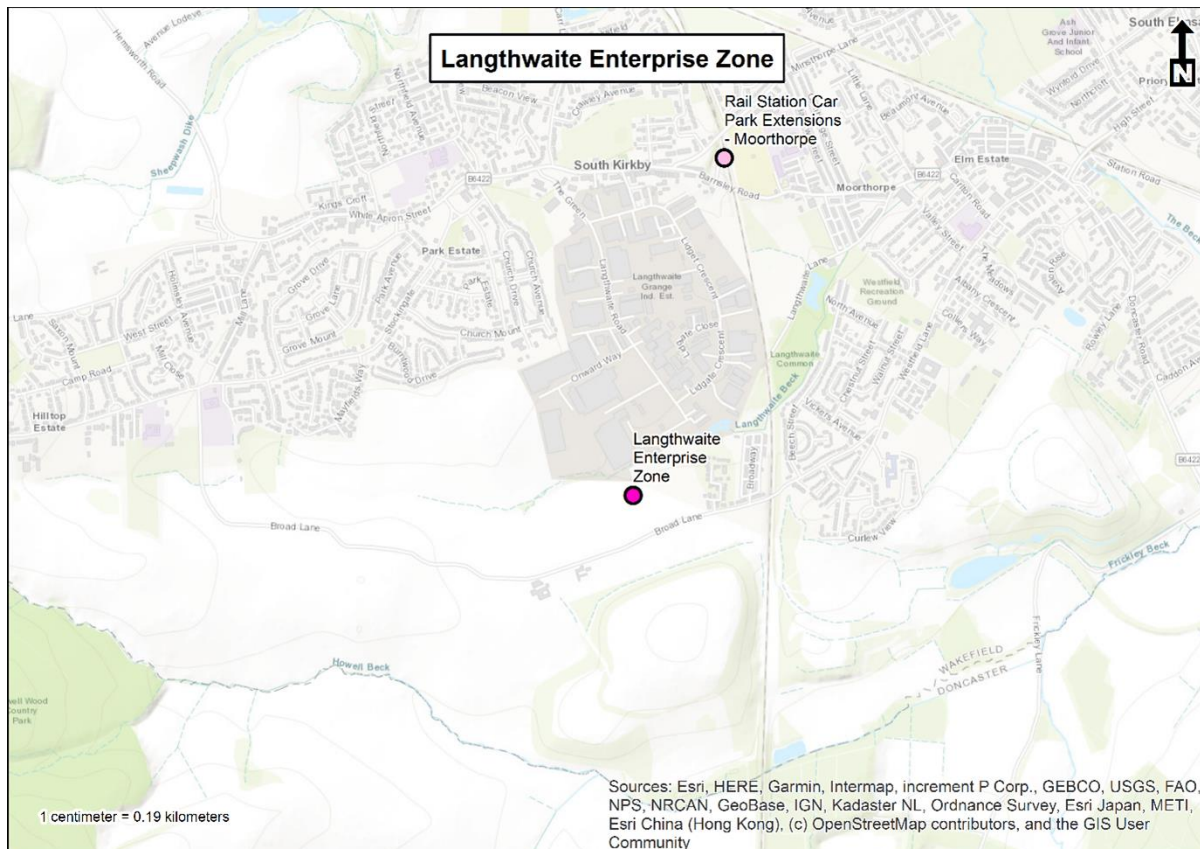


<b>Business Case Summary:</b>	
<b>Strategic Case</b>	<p>The Leeds City Region (LCR) Enterprise Zone (EZ) Programme supports delivery of high-quality employment space in advanced and innovative manufacturing and complementary sectors. The scheme supports Strategic Economic Framework (SEF) priorities “Boosting Productivity” and “Enabling Inclusive Growth.” The scheme also supports the Local Plan Policy ES8 – Langthwaite Grange Extension, South Kirkby, and the Wakefield District Economic Strategy.</p> <p>The scheme will provide premises for small medium sized enterprises (SMEs) and supports inclusive growth by unlocking employment opportunities within the deprived areas of South Kirkby and South Elmsall. The site will be accessible by cycling or walking, reducing the reliance on car ownership and at the same time encouraging a healthy lifestyle.</p> <p>The scheme will increase biodiversity on the site, by creating an open green space and new habitats for plants and animals.</p>
<b>Commercial Case</b>	<p>The market demand assessment demonstrated that there is insufficient good quality employment land and modern space to meet the requirements of both developers and businesses. It shows there is market demand that can be absorbed across West Yorkshire, including the Wakefield District which benefits from proximity to the M62, M1 and A1.</p> <p>Wakefield Council will deliver Phase 1 and Balfour Beatty has been appointed by the Combined Authority on a NEC4 Contract off the SCAPE framework to deliver Phase 2.</p> <p>Following the enabling works, the Combined Authority anticipates it will procure agents to dispose of parcels of land to the market. This would be procured via OJEU/Public Contracts Regulations 2015 compliant process.</p>
<b>Economic Case</b>	<p>A long list of options was considered covering working with private sector partners or taking a more direct approach in delivery. As the Combined Authority is the landowner, the short list focussed on combined Authority led options.</p> <p>The preferred option will see the delivery of the access road and site de-risking, so the land is suitable for commercial development, infrastructure works and will bring two serviced plots to market for development.</p> <p>The value for money assessment for the direct enabling works reflects a Benefit Cost Ratio (BCR) of 0.31:1 (Poor) which significantly improves to 16:1 (Very High) when accounting for Gross Value Added (GVA) impacts from a fully developed site. This demonstrates the value of delivering the enabling works as the catalyst to realise the wider economic and social strategic outcomes and benefits.</p>
<b>Financial Case</b>	<p>The total scheme cost is £6,509,000. Delivery of the scheme has been split into two phases:</p>

	<ul style="list-style-type: none"> <li>• Phase 1 – total cost is £1,246,000</li> <li>• Phase2 – total cost is £5,263,000</li> </ul> <p>The Combined Authority will contribute up to £2,217,000 to the scheme from the Local Growth Fund (£417,000) and the Getting Building Fund (£1,800,000). A funding strategy for further costs of up to £4,292,000 beyond March 2022 is currently being developed.</p> <p>Once the commercial units are occupied, the Langthwaite Enterprise Zone site has the potential to generate £11,000,000 Business Rate Returns to the Combined Authority by 2042. Any future sale will also see the Combined Authority, as landowner, receive capital receipts totalling £2,250,000.</p>
<p><b>Management Case</b></p>	<p>The scheme is being developed through the existing Enterprise Zone project delivery team and governance arrangements at the Combined Authority, in partnership with Wakefield Council.</p> <p>The delivery programme anticipates completion of Phase 1 by December 2021, with Phase 2 to be delivered by Balfour Beatty by December 2022.</p> <p>The monitoring and evaluation of scheme benefits, outputs, and outcomes will be undertaken as part of the Enterprise Zone programme monitoring and evaluation plan, currently in development.</p>

## Location Map

The following map shows the location of the Langthwaite Enterprise Zone Extension Phase 1 scheme.



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

For further information on Combined Authority schemes across the Leeds City Region, please refer to: <https://www.west-yorks-ca.gov.uk/growing-the-economy/leeds-city-region-infrastructure-map>