

## Project Overview

Project Title	Langthwaite Enterprise Zone – Wakefield
Main Funding Programme	Strategic Investment Fund (SIF)
Current Forecast Project cost	£12,678,000
Funding Applied for from the Combined Authority now	£11,626,000
Other public sector funding amounts and sources	£417,000 from the Local Growth Deal £404,160 from the Getting Building Fund
Private sector funding amounts and sources	N/A

## Scheme Description

The scheme was originally developed as part of the Leeds City Region EZ programme which has an overarching objective of “unlocking, enabling, and accelerating site development to deliver local economic growth”.

The Langthwaite site amounts to 9.45 hectares and is located to the north of Broad Lane and south of Langthwaite Grange Industrial Park in South Kirkby, Pontefract.

The Combined Authority funding of £12,678,000 will enable the delivery of phase 1 of the site development plan by October 2024 and includes:

- Project development costs: such as completion to detailed design, secure outline planning approval, and finalising the Section 106 Agreement.
- Create an extension to the existing industrial estate by providing an access road to the site from Onward Way.
- Undertake full site de-risking works, such as remedial earthworks and site infrastructure such as services, roads, and balancing ponds (collecting surface water and releasing into drainage system).

## Business Case Summary

### Strategic Case

In line with current policy priorities, the scheme supports delivery of Investment Priority 3 “Creating Great Places and Accelerated Infrastructure” of the Combined Authority’s West Yorkshire Investment Strategy, as well as the West Yorkshire Mayor’s pledge to “create 1000 well paid, skilled jobs for young people” and “support local businesses”.

### Economic Case

A value for money assessment calculates a Benefit Cost Ratio (BCR) of between 2.1 and 2.6, classifying the scheme as high value for money.

### Commercial Case

Following a review of procurement options, the scheme will progress to a direct Design & Build award.

This will reflect a resumption of the Pre-Construction Service Agreement (PCSA) from the original scheme, with services now required to include a refresh of the supplementary desktop and intrusive surveys and market supply chain evaluation to understand the changes and impact on the project costs and programme since January 2022.

#### Financial Case

The total scheme cost is £12,678,000 of which £11,626,000 will be funded by the Combined Authority's Single Investment Fund (SIF). The remaining balance of £821,160 comprises historical costs which funded the early stages of business case development, of which £417,000 was funded from the Local Growth Deal and £404,160 from the Getting Building Fund.

The Combined Authority scheme is not funding delivery of the commercial units, however as the landowner, the Combined Authority is in the process of developing and finalising its asset development plan, which will explore the best route to full site development, including plot sales and commercial arrangements with prospective developers.

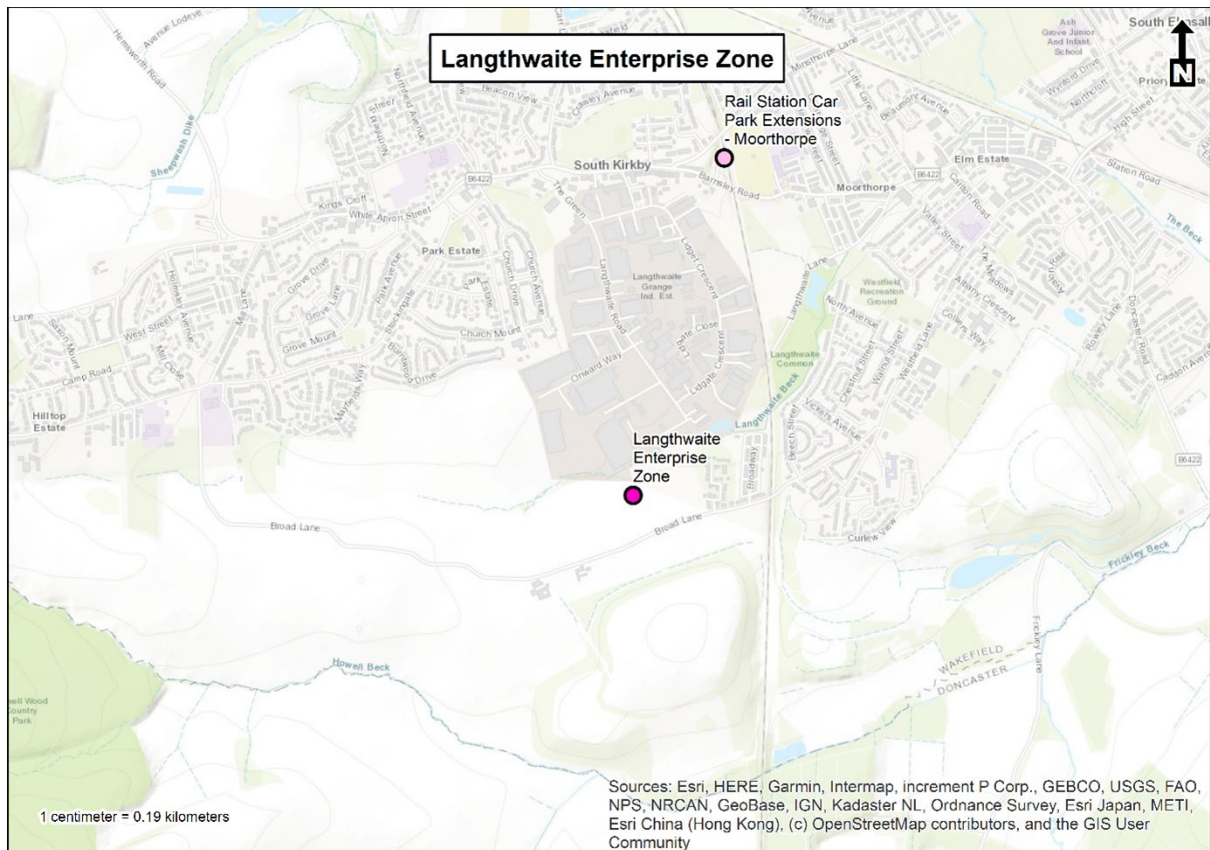
#### Management Case

The Combined Authority is leading the development and delivery of the scheme, establishing a Project Board and working in partnership with Wakefield Council and relevant stakeholders.

The scheme is seeking to secure Planning consent and parcels of land required to deliver the access road by September 2023, to support a start on site in October 2023 with completion of the works by October 2024.

## 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.westyorks-ca.gov.uk/growing-theeconomy/leeds-city-region-infrastructure-map>