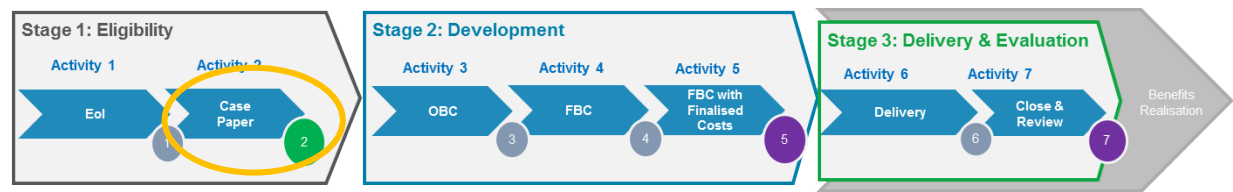


Scheme Summary

Name of Scheme:	Leeds City Region Enterprise Zones
PMO Scheme Code:	CFP-008
Lead Organisation:	West Yorkshire Combined Authority
Senior Responsible Officer:	David Walmsley
Lead Promoter Contact:	Alison Gillespie, Policy Manager Spatial Planning
Case Officer:	Fiona Limb, Programme Manager (CCAG)
Applicable Funding Stream(s) – Grant or Loan:	Growth Deal
Growth Fund Priority Area (if applicable):	Priority 1 – Growing Business & Priority 4 – Infrastructure for Growth
Approvals to Date:	<p>The prioritised Enterprise Zone Programme was approved to proceed to commence work on Activity 3 (on Phase 2 sites) and Activity 4 (on Phase 1 sites).</p> <p>This Case Paper relates to an Expression of Interest to request ‘top up’ funding to deliver the full programme.</p>
Forecasted Full Approval Date (Decision Point 5):	Unknown – this will vary by site.
Forecasted Completion Date (Decision Point 6):	March 2021 (Although full completion of site build and occupation is forecast beyond 2021 for one site)
Total Scheme Cost (£):	£49.558million
Combined Authority Funding (£):	£45.044million
Total other public sector investment (£):	£4.514million
Total other private sector investment (£):	£0
Is this a standalone Project?	No
Is this a Programme?	Yes
Is this Project part of an agreed Programme?	Enterprise Zones

Current Assurance Process Activity:



Scheme Description:

The Leeds City Region Enterprise Zones programme includes the delivery of new employment across two Enterprise Zones, comprising 10 sites across the region. The programme will help to deliver additional employment and will facilitate the “acceleration of development and delivery of high quality employment floor space in the advanced and innovative manufacturing” in alignment with partner council’s local plans.

The £49.558m programme will support and enable the 10 Enterprise Zone sites delivery through the following:

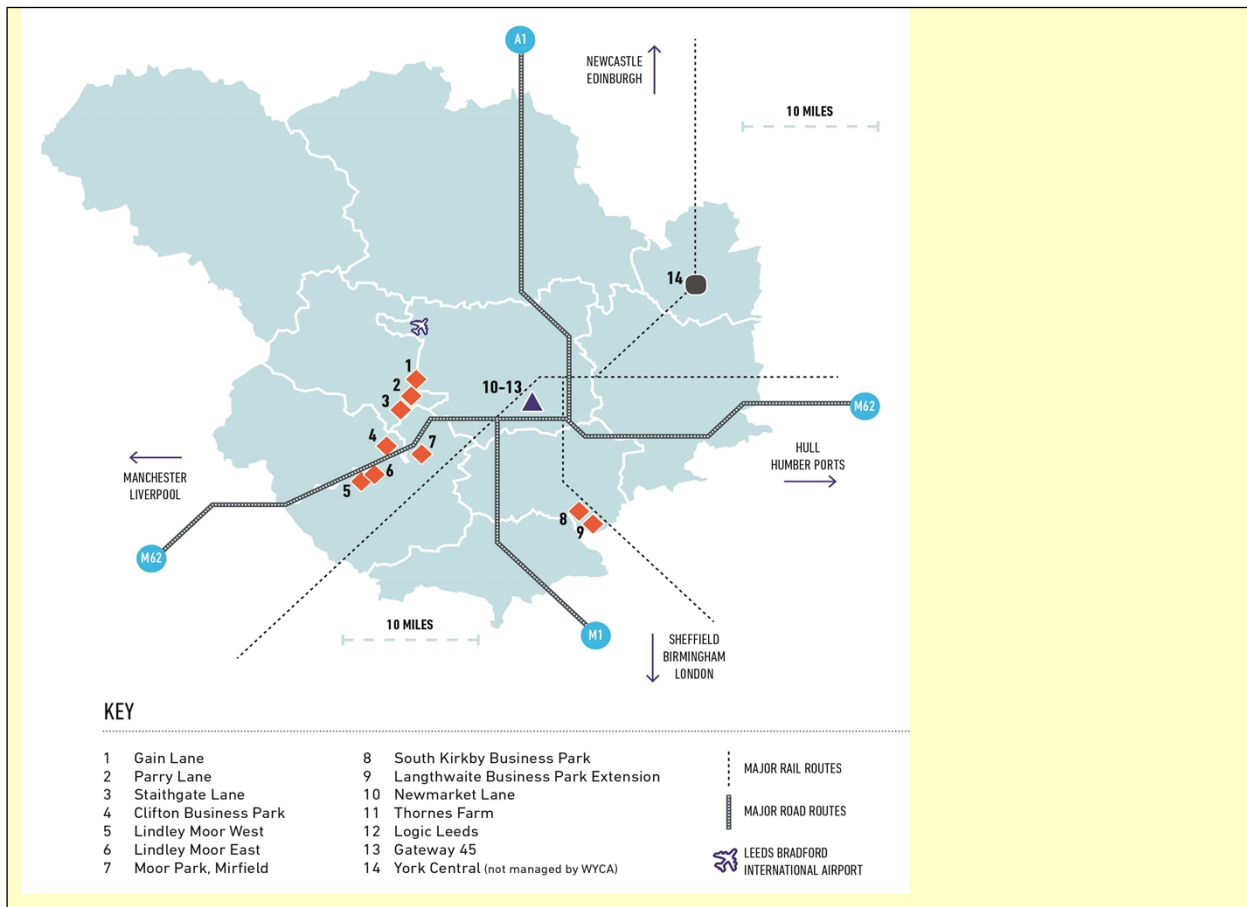
- Development of a comprehensive and targeted branding, marketing and communications package
- Support for site feasibility, investigations and master planning
- Delivery of on-site capital works and site infrastructure
- Direct support for property delivery; and
- Off-site and/or ancillary infrastructure.

Through delivery of the programme it is expected that there will be an additional 230 hectares of developed employment land (750,000 sqm of employment floor space), 15,000 jobs and an uplift of £5billion GVA.

The Enterprise Zones are split into two phases as detailed below. Phase 1 is currently on site in delivery and Phase 2 is in the development phases.

- 1) Leeds City Region Enterprise Zone Phase 1 (Leeds) (incl. Newmarket Lane, Thornes Farm, Logic Leeds and Gateway 45/Temple Green)
- 2) Leeds City Region Enterprise Zone Phase 2 (multi-site)
 - Clifton Business Park (Calderdale)
 - Staithgate Lane (Bradford)
 - Parry Lane (Bradford)
 - Lindley Moor East (Kirklees)
 - Langthwaite Business Park Extension (Wakefield)
 - Gain Lane (Bradford)
 - Lindley Moor West (Kirklees)
 - Moor Park, Mirfield (Kirklees)
 - South Kirkby Business Park (Wakefield)

Figure 1: Leeds City Region EZs Schematic Plan



Business Case Summary:

Strategic Case

Enterprise Zones are seen as a key part of the Government’s national agenda to devolve responsibility for growth and incentivise additional economic development. The Enterprise Zone programme will support the Leeds City Region Strategic Economic Plan (SEP) and the principles of ‘good growth’ and ‘inclusive growth’ through supporting the delivery of new employment sites across the region in the identified spatial priority areas. Supporting delivery of innovations, good jobs and income and improving the quality of places.

The programme is aligned with and will deliver against the SEP priorities including through delivering infrastructure to support employment sites that consider climate change, green infrastructure and integrated flood risk.

When completed the sites will accommodate new and expanded manufacturing business leading to growth in high quality, skilled employment opportunities.

Commercial Case

The sites included in the Enterprise Zone programme are all identified as employment growth areas within the partner councils’ local plans and some have already gained outline planning consent. They are seen as priority areas for bringing forward for development and Enterprise Zone status will facilitate and accelerate development on the sites through providing public sector support to overcome infrastructure constraints and market confidence issues.

Initial feasibility, market demand analysis and business case development has been completed for all sites. Independent analysis of the sites is contained within the Leeds City region Enterprise Zones Feasibility and Investment Framework (Cushman and Wakefield 2016). This framework sets out the business case for public sector investment in these sites and the potential for accelerated and enhanced business rate receipts as a

<p>Economic Case</p>	<p>The two phases of the Enterprise Zone programme have the potential to deliver significant economic benefits to the City Region, contributing towards both local and national priorities for economic growth. The full programme is forecast to deliver approximately 230 hectares of employment land, over 15,000 jobs and up to £5 billion of GVA by 2025.</p> <p>The return on the public sector investment will also be realised through the 25 year business rate receipt retention by the Combined Authority that will benefit the region.</p> <p>It is likely that the outputs and outcomes will be realised on an incremental basis as the individual sites come forward for completion.</p>
<p>Financial Case</p>	<p>The cost to deliver the programme in full has been forecast at £49.558m. This includes indicative costs for the works required to deliver the developments, including infrastructure costs, land and project and programme management costs.</p> <p>To date the programme has an indicative approval of £20 million from the Growth Deal and the Combined Authority are working with partner councils and other partners to secure additional match funding for individual sites along with through this request for an additional £24.939m from the Growth Deal. £4.494m funding has been confirmed through the Department for Transport National Productivity Investment Fund for Calderdale Council to support the Clifton Business Park site. Other funding has been approved previously from the Combined Authority budgets for development, pre-feasibility and marketing of the sites.</p>
<p>Management Case</p>	<p>The Enterprise Zones programme is an established programme being led by the Combined Authority in partnership with the partner councils, other site owners, developers and other agencies. There is an established high level governance and advisory structure for the programme that reflects this partnership approach, this includes the Leeds City Region Land and Assets Board (political and business) and the Leeds City Region Enterprise Zone Oversight Panel (officer group chaired by the LEP Chair).</p> <p>At a local level there are district delivery groups for the programme covering public and private sector interests. These groups are tasked with accelerating the delivery of the sites including site marketing along with site infrastructure and development issues.</p> <p>The programme is currently in the relatively early stages of development, with project level milestones and risks being established. A programme management budget has been identified and this will be utilised to put in place resource to provide programme and project management from the Combined Authority as lead partner, as the programme and projects move from early scoping to business case development and delivery phases. As part of this strengthening of programme governance and management arrangements a programme board will be established along with a suite of management documentation and controls.</p>