

## Appendix 1

### Summary of projects

Project Description	Project Location	Key Impacts
<p><b>Project:</b> Brookfield Park, Phase 2 <b>Applicant:</b> Network Space Developments Ltd</p> <p>Phase 2 will comprise construction of 76,750sqft of industrial workshop accommodation arranged in 2 terraces and 3 standalone units. The units will be made available for letting and will be targeted towards SME operations.</p> <p>Phase 1 was delivered by Priority Sites in 2008 and provided 57,000 sq.ft of industrial development across 13 units in small terraced and semi-detached units ranging in size from 3,000 - 10,000 sq.ft. It is well occupied.</p>	<p><b>Aintree, Liverpool</b></p> <p>The site is located within the wider Aintree Industrial Estate area, within proximity to the A580 East Lancs Road and Junction 4 of the M57. Aintree Industrial Estate is an established industrial employment location comprising predominately older multi-occupied buildings.</p> <p>Brookfield Business Park Phase 2 extends to 4.5 acres of development land and sits behind an implemented Phase 1 scheme.</p>	<ul style="list-style-type: none"> <li>• Delivery of 76,650sq ft new floorspace</li> <li>• Delivery of 149 gross direct jobs</li> </ul>
<p><b>Project:</b> Gerard's Park, Phase 2 <b>Applicant:</b> Northern Trust Limited</p> <p>Gerards Park (Phase 1) is an established and successful business park owned and managed by the Sponsor, Northern Trust. Phase 2 will provide approximately 35,605 sq.ft of industrial workshop accommodation arranged across 3 terraced blocks and providing 20 individual units, ranging from 800 sq.ft to 2,900 sq.ft.</p>	<p><b>St Helens.</b></p> <p>Located to the north of St Helens Town Centre, within the town's urban core, on the main arterial route between the Town Centre and the A580 (East Lancashire Road).</p> <p>Phase 2 immediately adjoins Phase 1 and will share access roads and other infrastructure.</p>	<ul style="list-style-type: none"> <li>• Delivery of 35,605 sq ft new floorspace</li> <li>• Delivery of 69 gross direct jobs</li> </ul>
<p><b>Project:</b> Image Business Park <b>Applicant:</b> Seybourne Estates Limited</p> <p>The scheme involves the demolition and clearance of</p>	<p><b>Knowsley Industrial Park, Knowsley.</b></p> <p>The site forms part of the wider Image Business Park, within the established</p>	<ul style="list-style-type: none"> <li>• Delivery of 65,000 sq ft new floorspace</li> <li>• Delivery of 127 gross direct jobs</li> </ul>

<p>existing obsolete buildings and the subsequent construction of 65,000 sq.ft industrial workshop accommodation arranged as 3 units of 30,000 sq.ft, 20,000 sq.ft (Units 1 and 2) and 15,000 sq.ft (Unit 3). In addition, the scheme will create a further 2.86 acres of land available for future development.</p> <p>As Units 1 and 2 are terraced, they could be combined to form a single larger unit if market demand required. Unit 3 is stand alone. The development will be undertaken speculatively, and will either be let or sold to owner occupiers.</p>	<p>Knowsley Industrial Park. Image Business Park comprises a multi-occupied existing industrial estate which was formerly the Kodak factory and now comprises a range of existing functional buildings and potential development land.</p>	
<p><b>Project:</b> Magazine Point <b>Applicant:</b> Redsun Projects Limited</p> <p>The scheme will provide 54,672 sq.ft of industrial workshop accommodation arranged as a single standalone unit (Unit 1) and a terrace divided into 4 units (Units 2A, 2B, 2C and 3) providing individual units ranging from 4,456 sq.ft to 19,305 sq.ft.</p> <p>It is assumed that Units 2A, 2B and 2C could be combined to form a single larger unit if market demand required. Unit 3 has secured a pre-sale and, presumably at the request of the purchaser, a mezzanine floor is to be installed covering the whole of the floor plate.</p> <p>Other than in relation to Unit 3, the development will be undertaken speculatively, and will either be let or sold to owner occupiers.</p>	<p><b>Bromborough, Wirral.</b></p> <p>Magazine Point is located within the wider commercial area to the north of Bromborough and close to Croft and Wirral International Business Park. Access is available to A41 and then to the M53 motorway. The site comprises cleared development land which extends to 3.87 acres.</p>	<ul style="list-style-type: none"> <li>• Delivery of 54,672sq ft new floorspace</li> <li>• Delivery of 107 gross direct jobs</li> </ul>
<p><b>Recommended for progression outside the Light Industrial Projects Fund:</b></p>		

**Project:** Sutton Fold

**Applicant:** CRT Property Investments Limited

Sutton Fold will deliver approximately 45,000 sqft of workshop accommodation arranged in 3 terraces and providing individual units ranging from 3,000 sqft to 5,000 sqft.

The applicant is CRT Property Investments Limited, a company owned by Coalfield Regeneration Trust (the CRT), a charitable company and social enterprise that was originally established by government to deliver regeneration outcomes in former coalfield areas. The CRT have successfully developed a model that delivers light industrial units in areas of demand, allowing the downstream rental income to be used in part for 'linked' local community projects. The motives and impacts of this project are therefore fundamentally different to the others in the Programme, with a stronger emphasis on social return. The CRT have successfully delivered units using this model in other coalfield areas with funding from the local LEP or other economic development bodies to support deprived coalfield communities.

The scheme is still at an early stage of design; no site investigations have been undertaken, cost information is limited, site acquisition pending and a planning application has not been submitted. The ability of the project to deliver within the programme timescales is considered high risk. See recommendations in section 2 of main report.