# Appendix 1

## Summary of projects

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Location</th>
<th>Key Impacts</th>
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</table>
| **Project:** Brookfield Park, Phase 2  
**Applicant:** Network Space Developments Ltd | Aintree, Liverpool | • Delivery of 76,650 sq ft new floorspace  
• Delivery of 149 gross direct jobs |
| Phase 2 will comprise construction of 76,750 sq ft 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. | 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. Broookfield Business Park Phase 2 extends to 4.5 acres of development land and sits behind an implemented Phase 1 scheme. | |
| 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. | | |
| **Project:** Gerard's Park, Phase 2  
**Applicant:** Northern Trust Limited | St Helens. | • Delivery of 35,605 sq ft new floorspace  
• Delivery of 69 gross direct jobs |
| 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. | 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). Phase 2 immediately adjoins Phase 1 and will share access roads and other infrastructure. | |
| **Project:** Image Business Park  
**Applicant:** Seybourne Estates Limited | Knowsley Industrial Park, Knowsley. | • Delivery of 65,000 sq ft new floorspace  
• Delivery of 127 gross direct jobs |
| The scheme involves the demolition and clearance of | The site forms part of the wider Image Business Park, within the established | |


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.

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.

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<tr>
<th>Project: Magazine Point</th>
<th>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.</th>
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<tbody>
<tr>
<td>Applicant: Redsun Projects Limited</td>
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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.

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.

Other than in relation to Unit 3,
the development will be undertaken speculatively, and will either be let or sold to owner
occupiers.

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<thead>
<tr>
<th>Bromborough, Wirral.</th>
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<td>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.</td>
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- Delivery of 54,672sq ft new floorspace
- Delivery of 107 gross direct jobs

**Recommended for progression outside the Light Industrial Projects Fund:**
**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.