



CHESHIRE SCIENCE CORRIDOR ENTERPRISE ZONE BOARD

MINUTES OF MEETING HELD THURSDAY 28 NOVEMBER 2017, BIRCHWOOD PARK

1. Attendees and Apologies

EZ Board Members:

Robert Mee, Chair of EZ Board
Cllr Paul Bates, Cheshire East Council
Cllr Russ Bowden, Warrington Council
David Slater, CNS

In Attendance:

John Adlen, Cheshire & Warrington LEP
Chris Capes, Cheshire West & Chester Council
Cllr Brian Clarke, Cheshire West & Chester Council
Sean Davies, MSP
Stephen Fitzsimmons, Warrington & Co.
Chris Farrow, Ellesmere Port Development Board
Jane Gaston, Peel Environmental
Katrina Michel, Marketing Cheshire
Martin O'Rourke, Patrizia
Heather Standidge, Cushman & Wakefield
Joel Tagg, BEIS
John Willis, Skills & Growth Company
Andrew Round, Cheshire East Council

Apologies:

Caroline Baker, Cushman & Wakefield
Philip Cox, Chief Executive of Cheshire & Warrington LEP
Steve Park, Warrington & Co.
Steve Richmond, Astra Zeneca
Gary Steen, Cheshire & Warrington LEP Board Member
Paul Vernon, Thornton Science Park

2. Previous EZ Board Minutes

All matters arising from the previous EZ Board held on 21st September have been actioned or will be covered in this Board.

Corrections to previous minutes:

- The representative from Cheshire East Council is Councillor Paul Bates not Peter Bates as stated.
- Patriza are Asset Mangers for Birchwood Park not Managing Agents

Minutes were agreed for sign off.

3. Declarations of Interest

Cheshire East Council declared an interest in Part 1, Item 1, Alderley Park Business Cases.

4. Governance

4a) Changes in membership/attendance

The following changes in membership/attendance were noted and agreed:

- Chris Capes is the new Cheshire West & Chester Council officer representative, replacing Tony Clark
- Martin O'Rourke will attend the EZ Board meetings as the representative for Birchwood Park replacing Jonathan Walsh.
- Stephen Fitzsimmons will attend the EZ Board meetings as the representative from Warrington & Co replacing Steve Park.

4b) Compliance with Local Assurance Framework

The Board agreed the changes to Board proceedings as required by the National and Local Assurance Framework for LEPs.

4c) Updated Terms of Reference

The Board agreed the updated Terms of Reference

4d) Reminder of Conflicts of Interest Declaration

The Board noted the reminder of the LEP's policy on declarations of interest

4e) 2018 Meeting Dates

The Board agreed the following meeting dates and locations for 2018:

- Thursday 25th January (Alderley Park)
- Thursday 22nd March (Thornton Science Park)
- Thursday 17th May (Birchwood Park)
- Thursday 19th July (Alderley Park)
- Thursday 20th September (Thornton Science Park)
- Thursday 22nd November (Birchwood Park)

5a) Growth Director's update

John Adlen provided an update on the key development activities that had taken place during the period since the last EZ Board, which included:

- Procurement of legal advisers to support the LEP in the negotiating and drafting of a legal agreement for the purchase of a proportion of a sub-station at New Bridge Road, Ellesmere Port.
- Ongoing negotiations with Redsun Developments regarding the creation of a 'Put Option' to support the speculative development of new industrial floorspace on Hooton Park. Cushman & Wakefield have been appointed to advise the LEP.
- Berwick's have been appointed as search consultants to support the appointment of the DIT funded Key Account Management post. Twelve applications have been received so far.

5b) EZ site updates

Alderley Park

Sean Davies reported that MSP had recently produced a revised strategic plan for the site, which will see a total of £90m investment. The refurbishment of the Glasshouse, including significant extension, will be completed in 2019. Cancer Research UK had now started moving staff on site, following the fire at Christie's. Royal London have agreed to relocate onto Alderley Park. MSP are developing their 'science services' offer for tenants at AP.

Birchwood Park

Martin O'Rourke reported that BISN, a US based oil company manufacturing 'plugs' for oil wells, had completed the lease on 713 Cavendish Avenue This is the last of the new units to be occupied. Plans are progressing for the next phase of development, which is likely to be further industrial speculative units. Two offices in Newton House both of c.3,000sq.ft have been let to an IT company and training company each employing c.40 people. There has been a delay in the fit out of new office space for Cavendish Nuclear and they are now expected to locate onto the site sometime in 2018.

Ellesmere Port

Chris Farrow reported that the ground breaking for the Prowell facility on the Cabot Carbon site had taken place and that long-term they have plans for a customer park on site. Discussions ongoing with Redsun regarding supporting speculative development at Hooton Park.

Protos

Jane Gaston reported that Peel Environmental is currently in discussions with two potential energy generators at Protos and are dealing with an enquiry from an advanced

manufacturing firm. Peel have instructed Scottish Power to undertake feasibility work on strengthening grid connections at Protos.

Thornton Science Park

In Paul Vernon's absence, John Adlen reported that Thornton Science Park are in discussions with a German manufacturing regarding the potential to create a c. 80,000 sq ft composites R&D facility on the site.

5a) Investment Programme

Heather Standidge presented an updated forecast of the retained business rates based on the first year of operations of the EZ and the indicative investment set out in the Development and Investment Strategy. The Development and Investment Strategy and Site Development Plans were now largely complete, apart from some minor additions and the final versions will be circulated in the New Year. It was noted that this concluded Cushman & Wakefield's existing commission.

5d) BRD Applications

The Board approved the following Business Rate Discount applications:

- Cook Compression
- BISN Oil Tools Ltd

5. Marketing and Communication

6a) Marketing and Promotion Update

John Adlen reported that the following marketing and promotional activities had been undertaken over the last period:

- 19th September – Growth Director was a panel member at the Insider Cheshire – Ripple Effect business breakfast at Alderley Park
- Presentation at the launch of the Cheshire and Warrington MIPIM programme on key investment opportunities in the sub-region
- 25th September – Growth Director made a presentation to the DIT Advanced Manufacturing DSK event in Manchester, which brings together the DIT national and key overseas advanced manufacturing sector specialists.
- Hosted Cheshire Science Corridor table at the Kings School Science & Technology Dinner – Friday 10th November 2017
- Attended DIT event in Manchester with Baltic/Nordic Fintech companies seeking to invest in the NPH
- Attended the launch of the Anti-Microbial Resistance Centre at Alderley Park

6b) Upcoming Events

John Adlen reported that plans were progressing with Place NW to host a regional conference on the development of science and technology clusters across the North West to be held at the Manchester Museum of Science & Technology on 22nd February.

6c) MIPIM 2018

Katrina Michel reported that preparation for MIPIM 2018 is well underway and the Science Corridor will once again be one of the region's key investment propositions to be presented in Cannes. Following on from last year's successful delegation, this year the region is taking a substantially bigger stand in a more prominent location. Marketing Cheshire are managing the organisation of the Cheshire & Warrington delegation and in the coming months the focus will be on generating corporate sponsorship, securing venues, stand design and development of the MIPIM programme, including on and off stand events. A Science Corridor event is being planned focused on the Energy Innovation District proposals.

6d) Value Proposition Consultancy

John Adlen reported that Regeneris Consulting and Breeze Inward Investment have been appointed to develop a series of value propositions for Cheshire and Warrington, the Science Corridor plus five sector propositions.

6. Finance

7a) Finance update

John Adlen reported that there was significant fluctuation in the forecast business rates going forward and that work was underway with the local authority finance and ratings teams to determine the causes of this fluctuation. He stated that one potential reason impacting on the level of retained business rates was the 2017 Rating revaluation, which had seen a reduction in rateable values against the EZ baseline that was submitted to CLG, which was based on the 2010 Ratings list, which in turn had been based on an April 2008 valuation, i.e. immediately before the financial crisis.

7. Any Other Business

None to report.