



# Birmingham Curzon

## Birmingham City Centre

### Opportunity

**A number of major investment opportunities exist centred around a new high speed (HS2) terminus station for parties interested in exploring development partner / funder and equity investment on sites ranging up to 3.3 hectares and covering a selection of commercial and residential uses.**

Birmingham City Council as promoter is working with the Homes England as well as private sector landowners to identify investable development projects within the Curzon Masterplan area. There is a strategic opportunity to help shape projects at an early stage, as these are expected to come forward over the next 18 months.

#### **Project Promoters:**

Birmingham City Council and multiple private landowners

#### **Scale:**

£1 bn+ GDV

#### **Sector:**

Office, Residential

#### **Location:**

Birmingham City Centre

#### **Investment Type:**

Development partner / funder;  
Equity investor

#### **Planning Status:**

Curzon Masterplan and Investment Plan published and available

[birmingham.gov.uk/  
birminghamcurzonhs2](http://birmingham.gov.uk/birminghamcurzonhs2)

# Overview

## Background

**Birmingham will be at the heart of the UK High Speed Rail network providing a once in a century opportunity to radically enhance the city's national rail connectivity, and accelerate its economic growth potential. A brand new city centre HS2 station, Birmingham Curzon, will be the catalyst for a major mixed use regeneration scheme in a prime location.**

The Birmingham Curzon Masterplan sets out the City Council's aims for the station and demonstrates the regeneration potential of the surrounding 141 hectares Masterplan area that could result in a £4 billion economic uplift.

The Masterplan establishes the following:

- The aspiration for the delivery of an integrated world class station
- A series of project milestones to achieve this and to support wider growth and regeneration of the area

The project milestones include:

- Station design to create a landmark terminus building and visitor arrival experience
- Creation of a high quality public realm and shared space within the city centre terminus

## Project Description

**The Masterplan area covers 141 hectares and comprises over 30 strategic development opportunities within the extended City Centre Enterprise Zone. These sites can provide around 4,000 new homes and 600,000 sqm of commercial, leisure and retail floorspace.**



With preparatory work underway the station will be operational by 2026, and there are already opportunities to bring forward development across the wider Masterplan regeneration area.

A £724 million investment programme has been agreed with Government for Curzon. This programme will integrate the station into the city centre, lead to the expansion of the Midland Metro network and provide the necessary infrastructure to unlock key sites bringing growth and development forward within the city and beyond.

The Creative Quarter centred on Digbeth, is a key part of the HS2 Masterplan area and is home to more than 400 creative companies making it a powerful digital hub. Likened to Shoreditch in London, Digbeth is definitely a vibrant quarter, with its eclectic mix of street art, music venues, street food vendors and bars and pubs. Regeneration plans in this part of the city aim to enhance its distinctive character and provide scope for new commercial development.

## Project Promoter and Partnerships

**Birmingham City Council as promoter is working in partnership with the Greater Birmingham Solihull LEP and West Midlands Combined Authority and Homes England.**





# Kimmerfields

## Swindon

### Opportunity

With the Kimmerfields scheme provisionally anchored by a Global Top 200 office occupier, investors have the opportunity to form a joint venture as a site wide development/investment partner, or to invest in specific residential (inc. PRS), grade A office, retail, or 4 star hotel accommodation. This is a £150 million investment opportunity to support the creation of a new commercial and residential quarter in the centre of Swindon, just 50 minutes from London.

#### Project Promoters:

Swindon Council and Homes England

#### Scale:

£200 million GDV

#### Sector:

Residential (inc.PRS) and Commercial, Hotel

#### Location:

Central Swindon

#### Investment Type:

Joint venture with developer/investor for the whole or asset-specific investments

#### Planning Status:

Full outline permission

[switchontoswindon.com/  
invest/kimmerfields](http://switchontoswindon.com/invest/kimmerfields)

# Overview

## Background

Swindon, with a population of 225,000, is one of the fastest growing towns in the UK, and part of the Fast Growth Cities Network with Oxford, Cambridge and Milton Keynes. Only 50 minutes by train from central London with 4-5 trains per hour, it is also close to Heathrow airport and central to the M4 corridor. Swindon has a vibrant business cluster hosting many major UK and global brand names including Nationwide Building Society, Zurich Insurance Group, UK Research and Innovation, and BMW. Swindon boasts the 8th highest Gross Value Added per worker in the UK.

Compared to neighbouring large towns and cities such as Reading, Oxford, Bristol, and Bath, rents in the office, retail and residential sectors have considerable scope to rise given the right conditions. The Council's response is a bold vision to create a new and thriving centre for the town based on quality development and a real sense of place to encourage new companies to locate, and for people to live, work and play.

## Project description

The Kimmerfields site is located in Swindon town centre, 200m from the railway station, and is the focus of the Council's vision of creating a new commercial and residential centre for the town, with details as follows -

- 450 residential apartments including the potential for 200-300 PRS units
- Up to 30,000 m<sup>2</sup> grade A office space
- Up to 10,000 m<sup>2</sup> retail space
- 100 bed 4 star hotel
- New civic public realm
- The 'Bus Boulevard', a high quality public transport interchange and place making initiative

A global top 200 company is already in advanced negotiations with the promoters to deliver a 10,000 m<sup>2</sup> office building at Kimmerfields, demonstrating confidence in the project.



## Project Promoter and Partnerships

The project is being promoted jointly by Swindon Council and Homes England who between them own all the land required for this development. Their advisors include Montagu Evans, Savills, and Barton Willmore. Investors may wish to be aware that this is the first of £1 billion Swindon town centre regeneration pipeline that will come to the market in the coming years and the Council is open to discussing a long term relationship with an investor partner for these opportunities.





# North Essex Garden Communities

## Opportunity

A significant strategic partnering opportunity with North Essex Garden Communities Ltd with the potential for significant investment at scale over a long-term horizon. This aims to deliver 43,000 new homes with physical, digital and social infrastructure in three new garden communities across the North Essex corridor - located to the north east of London and less than an hour from the Capital. It is the largest of the projects within the government's Garden Towns and Villages (GTV) programme.

**Project Promoters:**

North Essex Garden  
Communities Ltd (NEGC)

**Scale:**

Significant investment  
opportunity

**Sector:**

Residential (inc. PRS),  
employment, rapid transport,  
physical, digital and community  
infrastructure

**Location:**

North Essex

**Investment Type:**

Strategic partner

**Planning Status:**

Draft Local Plan

[ne-gc.co.uk](http://ne-gc.co.uk)

# Overview

## Background

**The UK's housing market requires a significant increase in the supply of high-quality homes across the country. In response, Government has committed to a key goal of building 300,000 new homes each year. Garden communities are a crucial element of this agenda. By building urban areas from the ground up we can create digitally integrated, future-proofed housing that provides high quality living in brand new communities alongside long-term, low risk investment opportunities.**

While the programme is predicated on the need for new communities, investors should be aware that these new settlements will be the most advanced in the country, likely to be innovative in their use of digital infrastructure and modern methods of construction, and will offer transformational investment opportunities in digital, physical and community infrastructure, rapid transport, and employment land as well as residential (PRS) opportunities.

There is the potential to offer a range of opportunities to deploy capital at different stages in the project delivery cycle and through multiple investment platforms to maximise potential returns and diversify risk either across a single garden community or a portfolio of multiple garden communities.

## Project description

**North Essex is a key strategic location in the UK, placed to the north east of London and less than hours travel to the capital. It is well served by road and rail, home to the UK's largest freight port at Felixstowe/Harwich and the third-largest airbound freight gateway at London Stansted Airport. It is also within half an hour of Cambridge and the Oxford-Cambridge Arc.**

North Essex has seen significant growth in recent years and growth is forecast to continue. Dealing with these anticipated levels of future growth requires a radical approach that transcends administrative boundaries, an approach that focuses on North Essex as a whole.

As a strategic response, three new garden communities have been identified in North Essex which could deliver a total of around 43,000 homes over the next 50 years. North Essex Garden Communities Ltd (NEGC) is exploring the wide range of delivery mechanisms available to best deliver and finance the programme, including creating a Locally Led Development Corporation which could have planning as well as compulsory acquisition powers.

The project is in its early stages but NEGC is particularly interested in opening up discussions with investors and employers for whom participation in such a large, long-term, high profile and strategically significant project has a particular appeal.

## Project Promoter and Partnerships

**NEGC has been formed and is owned by the 4 local authorities covering North Essex as a necessary strategic delivery company to plan, progress and deliver the 3 new communities. NEGC has UK government backing as a designated Garden Town within the national GTV programme.**





# Otterpool Park

## Folkestone

### Opportunity

**Otterpool Park is a proposed garden town in Kent which offers substantial residential and commercial investment opportunities with an estimated GDV of circa £2.8 billion.**

Discussions with investors will be welcomed in due course to inform design of options and structures. These might include joint ventures/partnering for the whole site or early phases, or investment in infrastructure.

#### **Project Promoters:**

Folkestone and Hythe District Council, Homes England, and Cozumel Estates.

#### **Scale:**

Circa £2.8 billion GDV.

#### **Sector:**

Residential and commercial.

#### **Location:**

Kent near Folkestone, Ashford and Eurotunnel linking to London and Europe.

#### **Investment Type:**

Joint ventures, partnering or infrastructure investment.

#### **Planning Status:**

Site allocated in draft local plan.

**[Otterpoolpark.org](https://www.otterpoolpark.org)**

# Overview

## Background

Otterpool Park is around 700 hectares, set between Folkestone and Ashford. The proposal comprises around 10,000 homes and approximately 100,000 sq metres of commercial floor space with supporting infrastructure including transport improvements.

## Project description

The vision for the new community includes:

- High quality and innovative design
- Community facilities including schools, health facilities and local services
- Cutting edge technologies
- Local employment opportunities
- Strategic landscaping, parks and open space
- High quality public realm

The site has excellent transport links. Westenanger Station, on site, has direct trains to Charing Cross, Folkestone and Ashford International with services to Paris (2 hours), Brussels (3 hours) and London via HS1. The Channel Tunnel is 5 minutes away and the Port of Dover 25 minutes.

The surrounding landscape includes the Kent Downs Area of Outstanding Natural Beauty. The site is also close to the seaside town of Folkestone which offers beaches, a thriving cultural scene and a good range of services including shops, further education and health facilities.



## Project Promoter and Partnership

**The promoters, Folkestone and Hythe District Council and Cozumel Estates are in a collaboration agreement and control around 72% of the site, through ownership and land options. Homes England has recently acquired 150 acres of land and is looking to become a strategic delivery partner.**

Central Government granted the project garden towns status in Nov 2016 and is providing £1.5 million capacity funding, access to the Planning Inspectorate on policy preparation and assistance with unlocking issues across government. The project is supported by the South East Local Enterprise Partnership.

Engagement with local communities and stakeholders started in December 2016 and is ongoing. This includes Kent County Council, neighbouring authorities, businesses, parish councils, statutory agencies and the local community.

The preferred option for delivery is through a joint venture. There may be an opportunity for key investors to be directly involved in the delivery arrangements.





# Telford Investment Cluster

Telford, Shropshire

## Opportunity

**This project is an immediate investment opportunity for developers, equity investors and forward funding for identified occupiers, with no barriers preventing development in Telford.**

Telford Investment Cluster is an industrial opportunity on 50 hectares of prime development land, and part of the regions Advanced Manufacturing and Innovation Corridor. The sites available for purchase provide the ability to deliver a mixture of industrial units to meet demand from national and international firms in a highly skilled employment location.

**Project Promoters:**

Telford Council

**Scale:**

£105m GDV

**Sector:**

Industrial and Advanced Manufacturing

**Location:**

Telford, Shropshire

**Investment Type:**

Developers, equity investors and forward funding for identified occupiers

**Planning Status:**

Allocation in the recently adopted Local Plan outline consents December 2018

[enterprise-telford.co.uk](http://enterprise-telford.co.uk)

# Overview

## *Background*

**Telford growth corridor located west of Birmingham on the M54 was created as a New Town and retains a legacy of publicly owned land for commercial and residential development, predominantly in the ownership of Government, Homes England. Telford has been identified as the fastest growing town in the region and identified by Department for International Trade as a key location for FDI.**

Already boasting a central location, access to a skilled workforce and affordably priced land, the town is transforming the land offer into immediately deliverable opportunities free from constraints. The Telford Land Deal, differentiates Telford from its rivals through the investment of over £44m into de-risking and preparing sites for the market.

Since its launch, the Telford Land Deal has attracted £236 million of investment to the area and prompted the sale of £25 million worth of land. It has created over 1000 new jobs as well as stimulating the construction of over 86,000 sqm of commercial floor space. Investors include Magna International, a supplier to nearby Jaguar Land Rover, Polytec a reinforced plastics supplier and German plastics and polymer specialist Craemer Group.

## *Project Description*

**Whilst significant investment has already been secured there remains a strong continuing demand for industrial floor space both for advanced manufacturing, engineering, logistics and in growing sectors including Agri Technology and digital.**



The Town has a strong defence cluster with MOD, Leidos, GKN and BAE and is home to two internationally renowned Universities - University of Wolverhampton and Harper Adams University.

The sites have been fully de-risked with planning in place and delivery is underpinned by a multi-skilled consultancy service BIT-Group wholly owned by Telford Council who provide a full turnkey solution. The Cluster sites which offer greater flexibility and range than a traditional Enterprise Zone provide and scope for the Authority to provide build and leaseback solutions.

Ability to deliver a range of industrial units to meet demand and spread risk in already established employment locations along the northern edge of Telford. Sites have direct, fast connectivity into the M54 corridor and regional road network, rail and railfreight access.

Each development within the cluster can be delivered in phases and therefore the opportunity exists for positive return for longer term investment over the phased construction period.

All the sites that form the investment opportunity benefit from allocation in the recently adopted Local Plan have outline planning consents in place (December 2018) with others subject to applications due for determination in the next 6 months. In addition a large proportion of sites.

The Telford Investment Cluster is particularly attractive at a time, and in support, of the drive for growth through the UK Governments Industrial Strategy.

## *Project Promoter and Partnerships*

**The project is being promoted by Telford Council in partnership with Homes England and The Marches Local Enterprise Partnership. Advisors to the project include the commercial and property firm Lambert Smith Hampton.**



# York Central

## City of York

### Opportunity

**This is a strategic opportunity to work with the York Central Partnership, to discuss and explore innovative approaches to commercial project engagement from investors looking to engage in this prime city centre mixed use project.**

Flexible investment structures are possible, which could include opportunities such as debt finance, co-investment, direct development, equity or development partner. The scheme has a potential gross development value of some £750 million over a ten year development period.

**Project Promoters:**  
York Central Partnership

**Scale:**  
£750 million GDV

**Sector:**  
Mixed-use residential,  
commercial & office-led

**Location:**  
City of York

**Investment Type:**  
Debt, co-investment, equity or  
partner

**Programme:**  
In excess of 10 years

**Planning Status:**  
Allocated in local plan

[makeityork.com/yorkcentral](https://makeityork.com/yorkcentral)

# Overview

## Background

Uniquely located next to the City of York's existing retail and business core and the railway station. It is one of the largest brownfield sites in England with some parts of the site not used for more than 150 years.

The York Central Partnership has now acquired the freehold of all the land for development and is in the process of creating a masterplan for the site. More than £60 million of public investment has already been secured to deliver key infrastructure to de-risk and accelerate the project, with potential for further funding from partners.

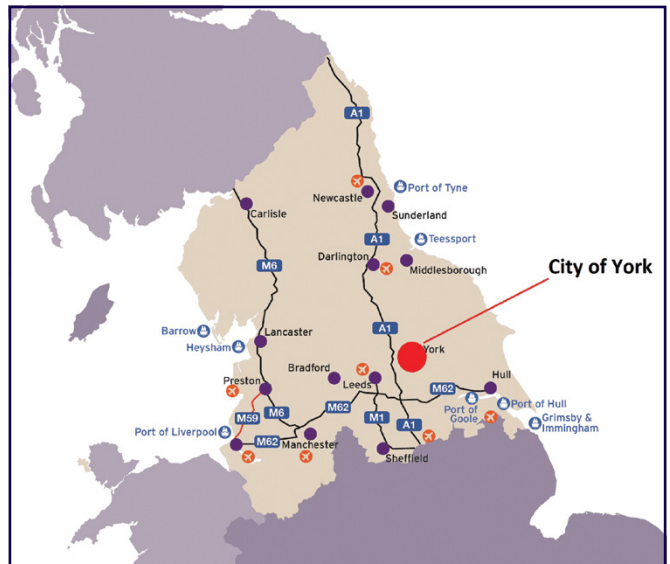
## Project Description

The site has been designated a Housing Zone as well as an Enterprise Zone, offering new commercial occupiers incentives of up to 100% business rate relief. At the heart of the site sits the National Railway Museum, which welcomes around 750,000 visitors a year and has plans to implement its own £50 million masterplan proposals to improve the setting of this world-class museum as part of the wider scheme.

45 hectares are available offering the opportunity to create a series of new city centre neighbourhoods, including residential and a high-quality central business district with its own entrance to the city's railway station.

Key project detail;

- Creation of a new central business district with opportunity to deliver up to 7,000 new jobs
- 1,700 to 2,500 new homes with opportunity for Build-to-Rent/Private Rented Sector housing opportunities
- Up to 100,000 sq metres of office, leisure and retail use
- A new western entrance to the existing York railway station
- New public square and entrance to the National Railway Museum



## Project Promoter and Partnerships

York Central is being enabled by a collaborative development partnership, the York Central Partnership, which brings together Network Rail, the National Railway Museum, Homes England and the City of York Council, who between them own the land that forms York Central.

City of York Council is the local authority who administers planning applications within the area. The project is located within the West Yorkshire Combined Authority and Leeds City Region LEP and also forms part of the Northern Powerhouse.

