

Regeneration Investment Organisation (RIO)

[RIO closed August 2016]



BRITAIN & NORTHERN IRELAND

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UK Government Mandate for RIO



..“A new one-stop-shop has been set up (RIO) to help international investors identify and fund regeneration opportunities in the UK. These projects won't just mean new jobs in London or the South East - but right across the whole country”

The Prime Minister at the Lord Mayor's Banquet (11th November 2013).

About RIO

The Regeneration Investment Organisation (RIO) was formally announced by the British Prime Minister, David Cameron, on 11 November 2013, with specific mandate of helping international investors identify and fund regeneration opportunities in the UK.



Anthony Danaher
Chief Executive

Tony Danaher's extensive career has seen him become one of the most well-respected and well-connected individuals in the UK property and regeneration industry.

Tony began his career as a parliamentary lawyer and went on to advise and work on a series of government initiatives, including a period as Assistant Chief Executive of the London Docklands Development Corporation. He founded his consultancy, Tamesis, in 1991. Since then, Tony has advised clients ranging from Canary Wharf, HSBC and Stanhope to Development Securities, British Land and CBRE. Tony was instrumental in researching and launching MIPIM, the annual international property showcase that takes place in Cannes.

Tony has advised Lord Heseltine in his work on the UK government's Regeneration and Local Growth programme and is the Chairman of ING-Media.



Jon Pickstone
Chief Operating Officer

Jon Pickstone has extensive experience in regeneration and economic development strategy.

Prior to joining UKTI's Regeneration Investment Organisation, Jon was Assistant Director, Economic Geography at the Department for Business, Innovation and Skills where he led the 2014 Assisted Areas Review. Hitherto he was the Homes and Communities Agency's strategic lead for the Thames Gateway, Europe's largest regeneration project.

Jon began his career in economic development and town planning consultancy at Halcrow, Cushman and Wakefield, and Colin Buchanan. He is a Chartered Economic Geographer, a Fellow of the Royal Geographical Society, and a Member of the Institute for Economic Development.



Paul Marsh
Head of Projects and Finance

Paul Marsh is a specialist in major capital projects, most recently heading the team delivering a €650 Million GDV mixed use scheme in the CEE Region.

Having successfully led multi-national teams, on highly demanding and technical projects demonstrating communication skills of the highest standards, Paul has always ensured that a clear focus on the strategic objectives required to deliver the project were consistently maintained.

With a strong background in both delivery and project funding, Paul brings extensive experience to the RIO team and offers key skills across all areas of major strategic development analysis, feasibility, management and delivery.

About RIO

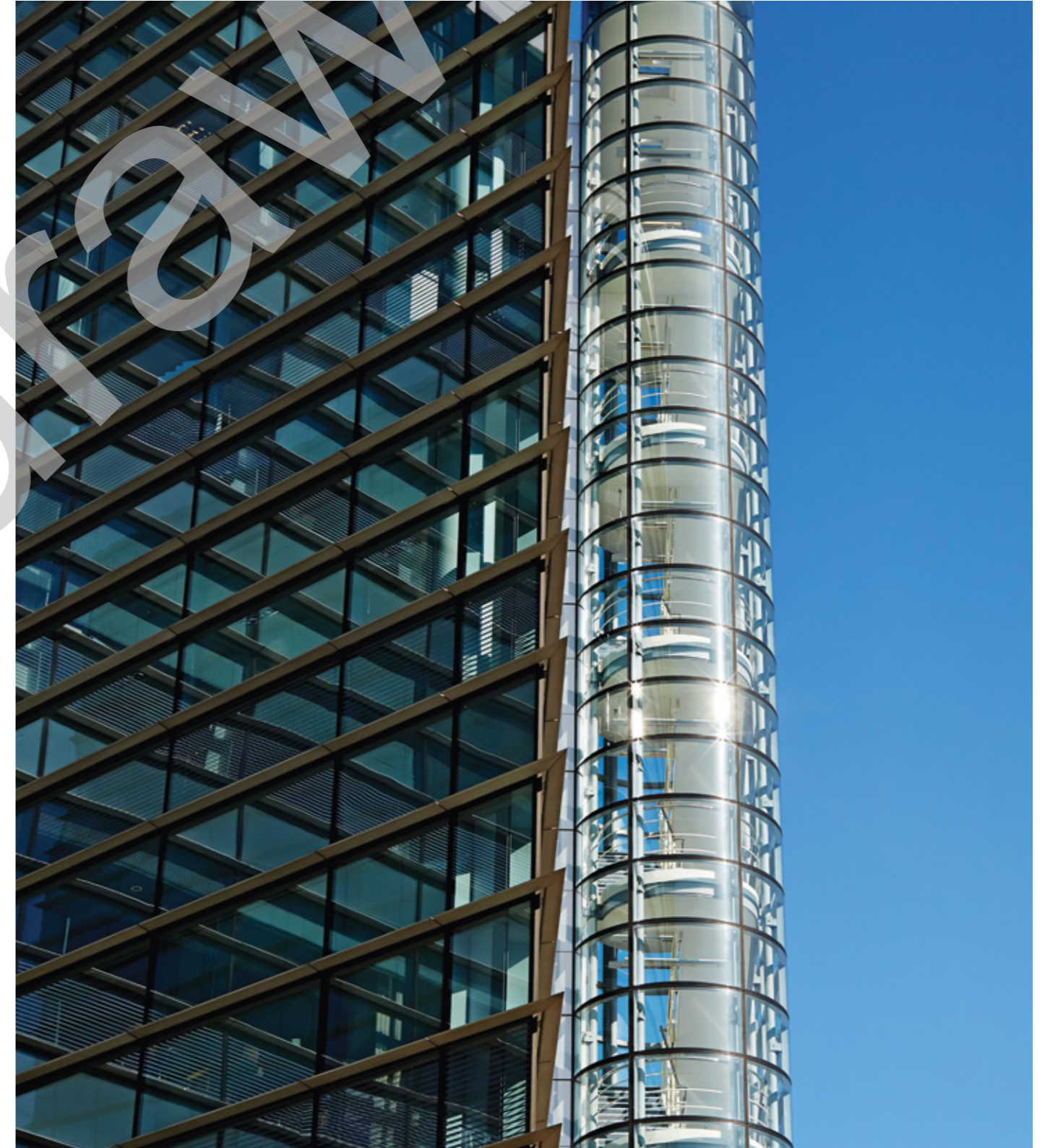


Gavin Winbanks
Head of Relationship Management

Gavin Winbanks is focused on Regeneration for UK Trade and Investment, working with the world's largest institutional Investors from 7 key markets. In his role, Gavin supports new and existing international investors to identify UK-wide regeneration opportunities working closely with project focused colleagues.

Gavin has a Bachelor of Business (International Trade) and Master of Arts (Communication Management) and joined UKTI on secondment as part of a Cabinet Office High Potential Secondment Programme.

Gavin joined from Macquarie - the international financial services firm - where his most recent role was a Chief of Staff to the CEO EMEA. He has 15 years' experience in the financial services sector and has worked in the UK, Australia and Japan.



UK - Great Market for Regeneration Investment



When at its most effective, regeneration can be at the heart of driving economic growth, helping leaders to strengthen their communities and support people back into work. Regeneration can help breathe new life into economic growth.

The vast majority of the regeneration schemes in the UK are private-sector led, generating financial returns through new residential, retail or office led developments.

Choose the UK as the place to invest in or conduct business and you will find a great place to live and work in a dynamic and transparent property market.

The World Bank rates UK process for obtaining construction permits as one of the most efficient in the EU.

UK Property headlines:

- More certainty over planning applications, less risk of wasting time and money
- 76% of major building projects decided within 13 weeks.
- Faster application process for major infrastructure projects with a 94% consent rate.
- Designated areas with simpler and more flexible planning processes.

UK Government Support for Regeneration

The Government's aim is to promote strong, sustainable and balanced economic growth in every part of the country. This is being done by providing targeted investment and reform into infrastructure for growth and regeneration.

Regeneration is seen as the vital component of the government's approach to growth and rebalancing the economy. The UK Government has recently made a series of reforms to encourage investment into the UK regeneration sector.

- **Local Enterprise Partnerships (LEPs)** are partnerships between local government and businesses that determine local economic priorities and help coordinate their delivery. The geography of the LEP areas reflects the natural economic areas of England.
- **Enterprise Zones (EZ)** offer a wide range of support to help establish and expand your business and create jobs. Their simplified planning application process includes Local Development Orders, used to grant automatic planning permission for specified types of development. By locating in one of the 31 Enterprise Zones in England and Wales you can also benefit from:
 - **Financial benefits:** You could claim up to 10% business rates relief, worth up to £275,000 over a five-year period.
 - **A business-ready infrastructure.** The zones have access to good transport links and superfast broadband.
 - **An on-site customer and supply base.** Many businesses choose EZ that can provide the good and services they need, meaning increased sales and reduced distribution costs.
 - **Long-term local investment.** All business rates growth generated within a zone for a period of at least 25 years will be reinvested to support local economic growth.

- **City Deals** are agreements between government and a city that give the city control to take charge and responsibility of decisions that affect their area. The deals give each city new powers in exchange for greater responsibility to stimulate and support economic growth in their area.

- **Local Growth Fund:** Government has awarded around £6 billion of Local Growth funding since 2014 to support strategic development aims, regeneration and local economic development.

RIO's Successes

The Regeneration Investment Organisation is key to UKTI's increasing focus on regeneration investment. UKTI has recently helped to encourage regeneration investment in:

- Leeds**
 - Thorpe Park
- Manchester**
 - Sigma Capital
 - Manchester Life
 - Owens Park
 - Manchester Airport
- Liverpool**
 - Sigma Capital
- Derbyshire**
 - Peak Resort
- Birmingham**
 - Sigma Capital
- Cardiff**
 - Cardiff Central
- London**
 - Brent Cross
 - Battersea Power Station
 - EcoWorld/Ballymore schemes



Gross Development Value of projects in 2014-2015 was £3.7 Billion.

Investing in Regeneration Through Funds

The Regeneration segment of the Real Estate Industry has historically been characterised by the public sector working in close partnership with largely private entrepreneurial organisations. From the pioneering work done on the East Coast of the United States by the Rouse Corporation to the initiatives promoted by Lord Heseltine in the 1980s and 90s in London, Liverpool and beyond, successful partnerships have typically been conspicuous by the absence of any institutional players. While this has not impeded the public sectors efforts to reverse the decline of the UK's inner cities it has limited the range of investment vehicles that can be utilised to fund or finance the growing range of schemes being brought forward by project promoters designed to sustain urban growth.

As government policies have succeeded in creating greater levels of confidence in the sustainability of the economic potency of our cities, the opportunity for greater levels of institutional involvement has taken hold. The emergence of residential as an asset class combined

with the development sectors ability to create world class mixed use schemes, has radically altered the views of Pension Funds and Insurance Companies on capital values and income streams. The Investment Property Data Bank now runs a 'Regeneration Index' which demonstrates the robustness of this area of the property sector, showing substantive outperformance over equities and bonds in the medium to long term.

In January 2015, Legal and General (L&G) announced allocation of £1.5bn to the establishment of a UK regeneration funding vehicle, with the aim of working alongside partners to secure further external funding up to £15bn. The fund will benefit from collaboration with RIO acting as an aid to help facilitate a deal pipeline.

Government remains committed to sustaining the urban renaissance, and as the launch of the RIO Fund by Legal and General demonstrates, so now does the Institutional sector.



Regeneration Opportunities in the UK

RIO works with investors to match the demands of the investors with a range of regeneration projects. There are currently over 200 regeneration projects throughout the UK to the value of £123 billion. These new regeneration opportunities include creation of 196,000 new homes and 740,000 new jobs.



RIO Projects Pipeline

RIO projects pipeline of investment opportunities is a dynamic schedule which is regularly monitored and updated with strong regeneration and development projects covering all UK regions, asset categories, projects scales and stages of development. Only a selection of investor ready projects appear in this book and on the online platform, with a number at early stages in their development.

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Royal Pier, Southampton



Overview

The vision behind Royal Pier Waterfront is to create a world class waterfront facility for the city of Southampton. The development is the 'Jewel In The Crown' of the seven projects that make up Southampton City Council's master plan to redevelop the city.

Inspired by waterfronts around the world from Cape Town to Sydney via Copenhagen and San Francisco, Royal Pier will be a mixed use scheme and will include a casino and a hotel with conferencing facilities as well as a large amount of residential, retail and office space. This will be prime waterfront residential in one of the best locations on the south coast. This project will also extend Mayflower Park which will provide a permanent and improved home for the annual PSP Southampton Boat Show enabling it to continue as one of the top shows in Europe.

Opportunity

To invest in a project with over 700 luxury waterfront apartments, a 250 bed 4-5 star signature hotel and spa, a high quality park-side office development and up to 50 new premium shops, waterside restaurants, cafés and bars. The scheme will also include a major new epicurean market, a casino (subject to successful award of licence) with leisure and entertainment facilities, a cultural/arts hub celebrating Southampton's links with land, sea and sky and over 800 metres of attractive waterfront with full public access.

QUICK FACTS

- Project Sponsor: Lucent Strategic Land Fund
- Developer: RPW (Southampton) Limited
- Project Size: £650 million
- Type: Residential-led mixed use
- Investment Type: Investor Partner/Development Finance
- Commencement: Q4 2016
- Location: Southampton

Silvertown, London



Overview

The Silvertown is a 62 acre development site in East London, adjacent to residential housing and existing commerce including:

- City Airport
- The Excel Centre
- The Royal Dock

The site will be positioned within 5 minutes' walk of the new Custom House Crossrail station - due to open in 2018. The masterplan is centred on creating a new piece of city with multiple use buildings and public realm designed by world leading architects. International and domestic businesses will occupy the flexible commercial spaces, showcasing, collaborating and working together across the campus. Silvertown will be developed over multiple phases with the first phase including an iconic new bridge across the Docks, the much loved Millennium Mills and over 850 new homes. The site has the potential for over 4m sq ft of flexible commercial spaces along with nearly 3,000 new homes.

Opportunity

The owners of the Silvertown development, The Silvertown Partnership (TSP), are seeking to secure an equity partner to take a stake in the project and to join the consortium as a funding partner. The full development cost is expected to reach £3.5bn with significant upside opportunities. Outline planning consent for the scheme was secured in December 2015 with works started on site in 2016.

QUICK FACTS

- Project Owner: The Silvertown Partnership
- Project type: Mixed use / residential
- Development cost: £3.5bn
- Investment type: Funding partner
- Status: Outline planning secured 2015, commencement on site - 2016

Heart of Slough, Slough



Overview

The Heart of Slough is an entirely new commercial district; over £45m of public investment has already been spent on infrastructure or is committed to de-risk projects and increase returns to private investors.

The scale of the ambition is significant but credible with development of 1,600 homes, 70,000 sq m of office space, a 120 bed hotel, a bus station, retail and leisure opportunities and a new cultural centre for the town known as "The Curve".

Opportunity

This opportunity focuses on:

- Development of 2,500 sqm of educational space, 1,500 residential units along with retail, leisure and commercial space.
- Over 70,000 sq.ft. of Grade A Office space next to the new Crossrail station
- Multi-site residential

Slough in London is home to 4,600 businesses with a competitive and dynamic business environment that contributes approximately £8bn to the national economy, double the UK average, relative to its size. Home to international brands, we are 10 kms from Heathrow Airport and 17 minutes (by train) to central London and excellent transport links across the UK. Local enterprise and corporate headquarters combine to provide highly skilled, highly paid employment opportunities for the Slough workforce.

QUICK FACTS

- Project Owner: Slough Borough Council and Slough Regeneration Partnership
- Project type: Mixed use / residential
- Total site area: 17 ha
- Project size: £747m
- Type: Mixed use
- Investment Type: various
- Construction: 2017-2020

Smithfield, Birmingham



Overview

Located in the heart of the city centre, Birmingham Smithfield covers 14 hectares of land bringing together a comprehensive site that includes the wholesale markets, the Bull Ring Markets and Moat Lane Gyratory.

This project provides the opportunity to reimagine this part of the city centre, retaining and strengthening existing assets while reconnecting the area and creating new environments. The Bull Ring Markets including the Indoor, Rag and Outdoor, (termed the retail markets) have played an important role in the City's development since 1166.

Opportunity

Birmingham Smithfield fits within the City's exciting growth agenda. This includes: delivering

51,000 new homes; 100,000 jobs; the infrastructure to support the City's growing population by 2031; and, continue to strengthen the City's national and international standing.

The city centre will be central to this future growth agenda as the economic hub for the

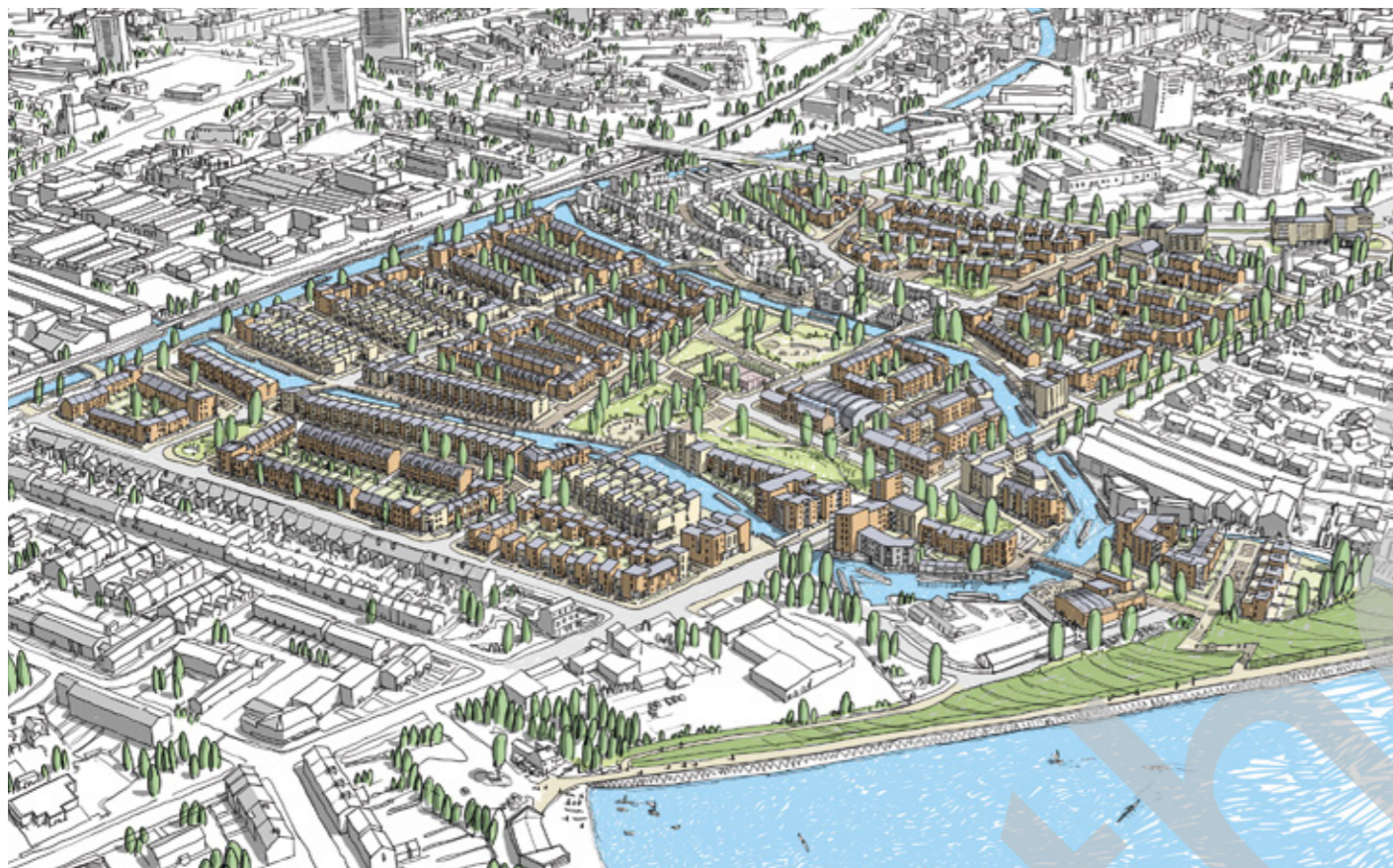
City and principle visitor and cultural destination. The growth potential for Birmingham Smithfield was first established within the Big City Plan launched in 2010.

Five strategic 'areas of transformation' are identified to deliver this growth. Birmingham Smithfield will be at the heart of the largest area, the Southern Gateway, which extends over 82 hectares.

QUICK FACTS

- Developer: Birmingham City Council
- Project size: £2bn
- Type: Large mixed use regeneration at the southern gateway to the city centre
- Investment Type: Co-investor
- Construction: Target commencement Q2 2016
- Completion: Phased over 10 year programme
- Location: Birmingham

Icknield Loop, Birmingham



Overview

Icknield Port Loop is a large scale development opportunity for a residential led mixed use scheme. It has the capacity to deliver around 1,150 new homes, with a mix of commercial, leisure, education and community uses. The proposal is to deliver a vibrant, family-orientated residential neighbourhood with supporting infrastructure and community assets, located to the immediate west of Birmingham City Centre.

Opportunity

The site offers a distinctive development opportunity with canal and reservoir frontages providing the backdrop for high quality residential development in a strategic location within walking distance of Birmingham City Centre and is the first phase of the wider regeneration of the Greater Icknield area.

QUICK FACTS

- 3,000 new homes in total with 1,150 in the first phase
- 1,000 jobs +
- Outline planning permission granted - 2011/07399/PA. Section 106 and section 111 agreements signed.
- A Joint Venture is in place with Birmingham City Council, the Homes & Communities Agency and the Canals & Rivers Trust. The site is owned and controlled by these partners

Northern Powerhouse Opportunity

Already generating a fifth of UK GDP, England's North includes the great cities of Leeds, Liverpool, Manchester, Newcastle and Sheffield.

The Northern Powerhouse Initiative seeks to strengthen these cities individually and via greater interconnectivity. Growing airports and ports and planned high-speed rail links will help places share their strengths, whilst servicing a highly-skilled workforce and cost-competitive sites. With a population of 15 million people, the scale is large and the potential high.

Government support is driving higher productivity in a region already benefitting from 4 of the world's top 100 universities. Science, technology, advanced manufacturing, and the digital and creative sectors are all noted strengths. The North's innovations have regularly advanced the world since the region gave birth to the industrial revolution. At Manchester University alone, Rutherford split the atom, the first stored-program computer was produced, and graphene was initially isolated.

A high quality of life also attracts people to live, work, study and invest. Beautiful national parks overlook cities with world-renowned musical and sporting pedigrees.

Regeneration is at the heart of many of these ambitions. Whether it is building incubators for exciting hi-tech firms, or providing Grade A office space to service increasing business demand in key locations, RIO introduces international investors to local governments and developers with proud records of getting things done.

Liverpool Waters, Liverpool



Overview

Liverpool Waters is a £5.5bn scheme to develop the historic docklands site. The site is part of the Atlantic Gateway which will deliver an unprecedented scale of co-ordinated private sector investment across the North West of England. It is a truly pioneering approach encompassing the City Regions of Liverpool and Manchester, and adjacent areas within Cheshire and Warrington to the City of Manchester.

Liverpool Waters will create a world-class high quality, mixed use waterfront quarter in central Liverpool. The site covers 60 hectares of land spreading over 2km of the world famous Liverpool waterfront.

The flagship development sits within the Mersey Waters Enterprise zone which also includes Wirral Waters.

As an integral part of Liverpool's iconic skyline, and continuing its tradition of innovation, Liverpool Waters will symbolise the city's 21st century renaissance alongside its existing heritage assets on the world stage.

Opportunity

Based on a long-term programme, Liverpool Waters includes mixed use:

- Residential - 9,000 units
- Visitor attractions / Cruise Liner Terminal / Isle of Man ferry terminal
- Office - circa 315,000 sq.m
- Retail and leisure

It will accommodate an expansion of the city centre, integrating with the adjoining areas of the city centre and the wider sub-region.

QUICK FACTS

- Developer: Peel Holdings
- Project type: Commercial / Mixed use
- Project size: £5.5bn
- Type: Mixed Use
- Investment Type: Partner
- Construction: 2017
- Completion: 2025

Mayfield, Manchester

Overview

London and Continental Railways (LCR), Manchester City Council, and Transport for Greater Manchester (TfGM) have jointly entered into a land pooling agreement which will unlock new regeneration opportunities around Manchester.

The agreement will see the Mayfield Quarter transformed into a vibrant and sustainable mixed-use development. The project is expected to deliver over 7,500 jobs through the creation of 75,000m² of office space, together with 1,300 homes, a 350-bedroom hotel, retail and leisure facilities and a new six acre city park centred along a remediated River Medlock.

Opportunity

The scheme will regenerate a significant portion of the city centre adjacent to one of its main transport hubs. The Mayfield Strategic Regeneration Framework (SRF), endorsed by Manchester City Council in January 2014, sets out a vision for Mayfield to become a distinctive new urban quarter that defines a gateway into Manchester and extends the high quality environment of the city centre. LCR continues to work closely with the Council to develop the vision for the area, maximising the regeneration benefits by careful integration with the Northern Hub and HS2 initiatives, and developing it through a combination of public and private sector investment.



QUICK FACTS

- Developer: LCR/MCC/TfGM
- Project size: £500m
- Type: Office-led mixed use
- Investment Type: Developer finance / co-investor
- Construction: Due to commence 2016
- Completion: Phased over 7 - 10 years
- Location: Manchester City Centre
- Completion: Phased over 7 - 10 years
- Location: Manchester City Centre

Manchester Place, Manchester

Overview

A prime opportunity to work in strategic alliance with Manchester City Council on the next wave of residential developments. The project consists of three zones of more than 10,000 homes in total with a combined value of over £3bn.



Northern Gateway

Extending in a north eastern arc from Victoria Station and taking in the neighbourhoods of NOMA, the Lower Irk Valley, New Cross and Collyhurst, this area extends over 150 hectares and has capacity to deliver between 5,000 - 7,000 new homes over the next 10-15 years.

Southern Gateway

The Southern Gateway straddles the main arterial route into the city from the affluent southern suburbs. Close to Manchester Central, the city's conference centre and Manchester's two university campuses it is well served by both rail and Metro link connections with good connectivity to the city.

To the east is the existing First Street development, a mixed use scheme which includes the new contemporary arts venue HOME.

To the west Great Jackson Street is an 8 hectare site which offers the potential to be transformed into an exciting new neighbourhood of up to 3,600 residential units (depending on agreed densities) as part of a mixed use scheme with river frontage that will also deliver commercial and community space and new public squares.

Eastern Gateway

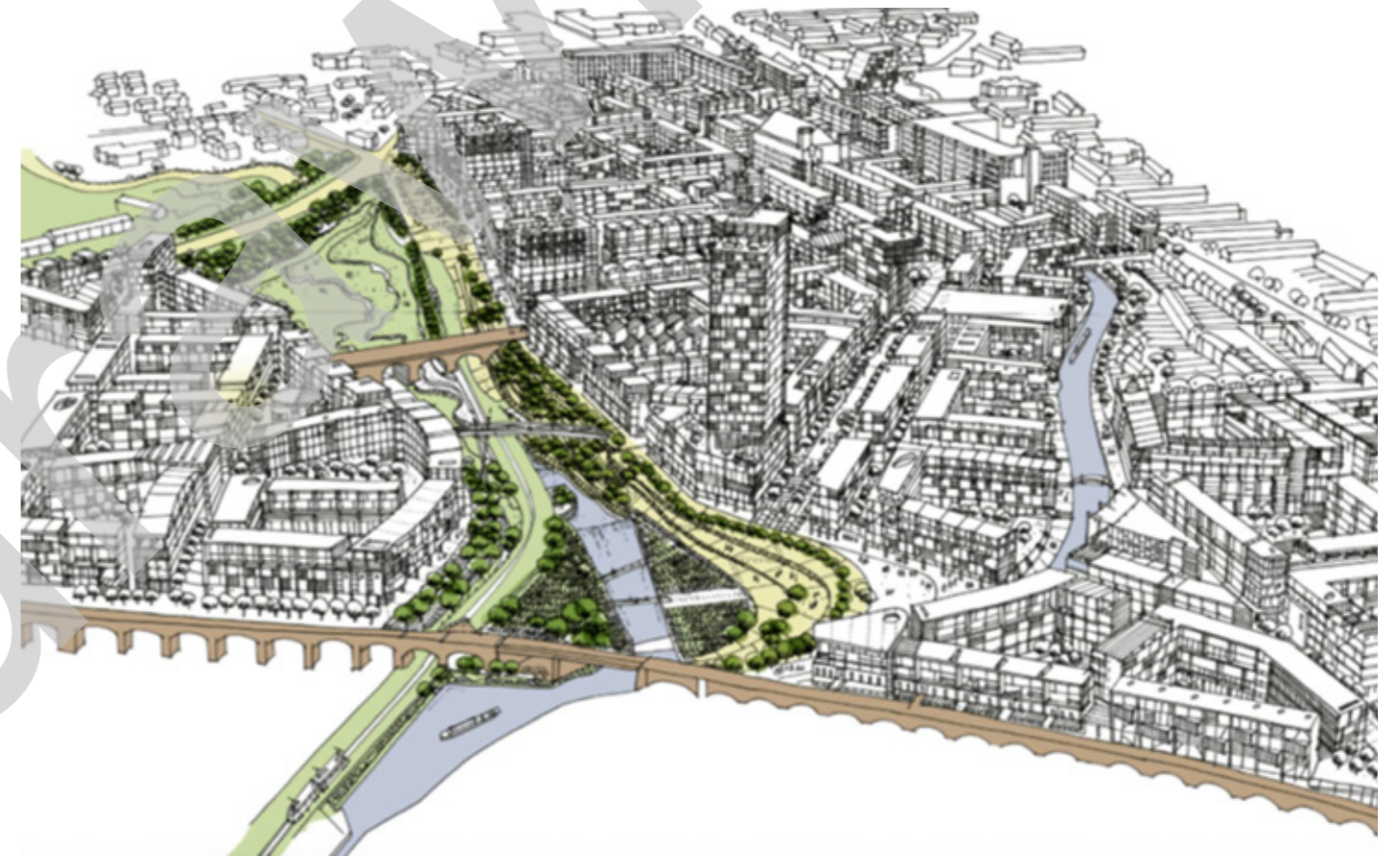
Centred around Piccadilly station and the planned HS2 the area offers vast potential for mixed use and residential development.

Piccadilly Basin is already established delivering homes in both new build and conversion properties. A masterplan for the area is already in place.

QUICK FACTS

- Project Sponsor - Manchester Place
- Developer: Manchester City Council
- Project size: Total £3bn
- Type: Residential
- Investment Type: Investor / developer
- Construction: First phase due Q2 2016
- Location: Manchester

Holt Town, Manchester



Overview

A joint venture development to deliver an iconic area of Manchester, integrating it into the regeneration of East Manchester within the 2027 Core Strategy and the Holt Town Regeneration Framework Document. The scheme is to be the focal point of the predominantly residential areas of Miles Platting, Beswick, East Bank and lower Medlock valley.

Opportunity

The area between Piccadilly and the Etihad Stadium was remediated and regenerated for the Commonwealth Games and certain elements could be once again brought back to life. At the same time the site complements the exciting opportunities of HS2 and the expanding city centre to the East creating an innovative rebalancing to the east of Manchester area taking full advantage of the Metrolink infrastructure.

QUICK FACTS

- £3.5 billion GDV
 - 97 acres
 - Over 1,000 construction jobs
 - 10,000 + post construction jobs
 - 15 million sq feet of mixed use
 - 5 million sq feet of commercial space
 - 4,000 - 6,000 new homes
- Details of the joint venture partners and multiple landowners are commercially sensitive at this time.

St Johns, Manchester



Overview

The vision behind St. Johns is to create a new best in class city centre neighbourhood; a place to live, work and play, a place for enterprise and innovation, for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities.

Over the next ten years we are creating a new mixed-use, residential-led city centre neighbourhood for Manchester. We're creating a new community that epitomises Manchester's confidence, its cultural and physical history and at the same time forges a distinctive identity for St. Johns.

Opportunity

To invest in a project with 2,400 new homes comprising a variety of low-rise residential apartments integrated with retail and workspace offerings penthouse apartments, loft units, and high-rise living. With contemporary workspace and studio space aimed at creative new industries, start-ups and collaborative working. As well as three new hotels, small, independent shops, café and restaurant units set within a series of narrow streets and intimate public green spaces.

QUICK FACTS

- Project Sponsor: Manchester City Council
- Developer: Allied London
- Project size: £1.3BN
- Type: Mixed Use
- Investment Type: Investor partner/Funder
- Commencement: 2016
- Location: Manchester

Middlewood Locks, Manchester



Overview

The master plan for the site has been conceived from the outset with the vision of creating a comprehensive residential neighbourhood for Manchester. As well as communal gardens and child play areas, proposed offerings for residents are extensive. These include future links to the city centre via a new pedestrian crossing across the A6042 into the New Bailey development and a new footbridge across the River Irwell taking residents into the heart of Allied London's St John's development.

The site sits adjacent to Salford Central train station, which as part of the Ordsall Chord works, will see a vast increase in passenger numbers with three new platforms being added and the number of trains calling at the station per hour due to double. Salford Central will effectively become the de facto rail station for workers within Manchester's CBD.

Opportunity

Middlewood Locks is positioned in an excellent location at the edge of Manchester city centre and represents an opportunity to establish a very attractive residential neighbourhood based around a remediated canal basin.

The proposed scheme incorporates a total of 2,000 residential units and c750,000sq ft of commercial accommodation, and will provide a number of amenities for residents and visitors including community gardens, restaurants, gyms, cinema and a nature trail.

The development site is currently a large cleared and fully remediated site of unequalled proportions providing an opportunity to establish a residential environment of the highest quality based around an existing canal basin. The development has secured planning permission with construction due to start in Q4 2015.

QUICK FACTS

- Developer: Scarborough Group
- Project size: £650mn
- Type: 2,000 Unit PRS scheme
- Investment Type: Co-investor / development finance
- Construction: Commenced Q2 2016
- Completion: Phased over 3-5 years
- Location: Manchester

South Bank, Leeds

Overview

Covering more than 130 hectares in a unique city centre location, Leeds South Bank represents one of the largest, most ambitious opportunities for city centre regeneration and growth anywhere in Europe. Already the base for UK and regional headquarters of Asda, Eversheds, Ernst & Young and DWF, the area is home to a developing cluster of creative and digital media businesses, an emerging educational hub and the world renowned Royal Armouries

The arrival of High Speed rail promises to have a transformational impact on Leeds and connectivity with the rest of the UK. Leeds South Bank has been selected as the location for the new HS2 station and this is set to drive development, economic and employment growth for generations to come.



Opportunity

Proposals for the regeneration of Leeds South Bank include a new city centre park, educational facilities and improved infrastructure to add to the amenities and attractions already on offer.

A new southern entrance to Leeds Railway Station is currently under construction to improve linkages for commuters and better connect Leeds South Bank to the city centre, while the £250 million New Generation Transport system promises to bring better city-wide connectivity.

QUICK FACTS

- Sponsor: Leeds City Council
- Project size: £1.5BN
- Type: Mixed use scheme, Residential/Offices/Leisure
- Investment Type: Investor/ Funder/Developer
- Completion: Final Quarter 2018
- Location: Leeds

Kirkstall Forge, Leeds



Overview

Kirkstall Forge will be an intimate and safe residential community with sustainable public transport links via a new rail station positioned only six minutes from Leeds city centre. With an integrated bus strategy, Kirkstall Forge will be a unique rural setting for the urban worker.

The buildings will be of high quality, traditional materials using modern methods of construction designed to be durable and sympathetic to its environs. The properties will feature thoughtful design, quality fixtures and fittings and a good understanding of light and space of a very high quality. Kirkstall Forge is about regeneration and bringing together people in an integrated community.

Opportunity

To invest in a new sustainable and integrated community, including 460 family homes, cafés, restaurants, and bars with a dedicated rail station giving access to Leeds city centre in six minutes.

QUICK FACTS

- Project Sponsor: Leeds City Council
- Developer: Commercial Estates Group
- Project size: £400Million
- Type: Residential
- Investment Type: Investor / developer
- Location: Leeds

Stephenson Quarter, Newcastle

Overview

The Stephenson Quarter comprises a 10 acre city centre site adjacent to the main central station. The site is 5 minutes' walk from Newcastle Quayside and 7 minutes' walk from the main retail centre.

Opportunity

Detailed planning permission for the entire site was granted in August 2009 and was implemented in June 2012. A full Environmental Impact Assessment has been undertaken on the entire site as part of the original planning application.

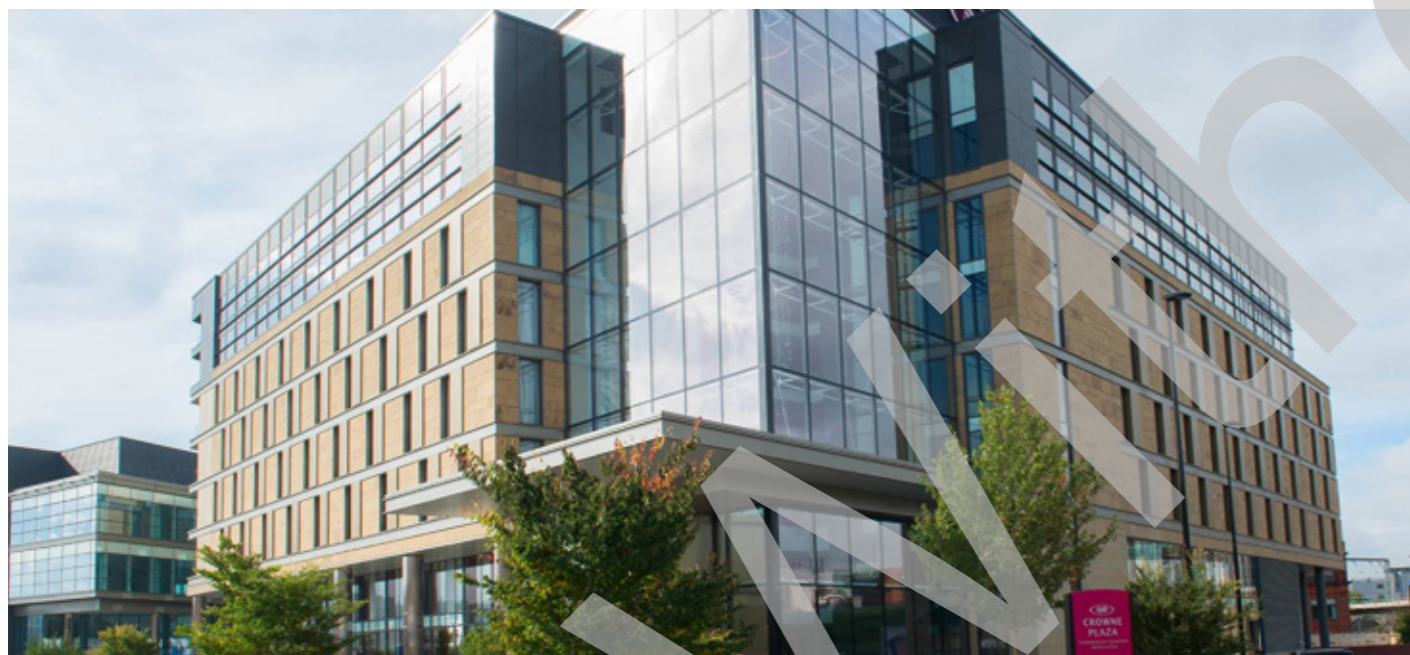
Depending on the nature of the investment, investment returns could include both finance costs and equity returns.

Phase 1

- 251 bed Crowne Plaza hotel
- completed in July. Official residence of the All Blacks Tour company during the 2015 rugby world cup games.

Phase 2

- 270,000 sq ft offices
- 40,000 sq ft retail/leisure
- Boutique hotel
- 156 residential apartments
- 3 acres of public realm



QUICK FACTS

- Owner: Clouston Group
- Project type: PRS residential
- Total site area: 1Ha
- Project size: £200m
- Type: Mixed use
- Investment Type: Various
- Construction: 2015 / 25

Science Central, Newcastle

Overview

Spanning 24 acres of prime city-centre development land in Newcastle upon Tyne, Science Central is open for business, and will support a thriving new community, rewarding jobs and ground breaking scientific advances.

Science Central is delivered by a long-term, committed partnership between Newcastle City Council and Newcastle University brought together as the Science Central LLP. The partnership purchased the land with the aim of creating a unique location where the public sector, academia, industry and communities would come together to shape a future to benefit us all.

Science Central will be an innovation hub where investors, businesses, scientists, and citizens collaborate to plan and develop solutions for tomorrow's cities.

Combining cutting-edge architecture with new public spaces, world-renowned scientific expertise and leading-edge companies, it will be an innovation hub where investors, businesses, entrepreneurs, students, scientists and citizens.

collaborate to plan and develop solutions for tomorrow's cities. It will be used as a living laboratory where solutions can be tested, demonstrated and commercialised, creating a lasting legacy of science and innovation for the North East.

Opportunity

The opportunity to invest in the largest city-centre development of its kind in the UK - has outline planning permission already secured across the 24-acre mixed-use development. And it's build-ready, with state-of-the-art telecommunications, infrastructure and utilities plugged in.

With excellent transport services linking it with the rest of the city and the region, the UK and beyond, Science Central offers bespoke development plots that can be delivered to ensure the best possible return on investment.



QUICK FACTS

- Project Sponsor: Newcastle City Council / Newcastle University
- Project size: £2BN
- Type: Commercial/ Residential / Retail / Leisure
- Investment Type: Investor/ Funder/Developer
- Location: Newcastle

Cardiff Pointe, Cardiff



Overview

Cardiff Pointe/Cardiff International Sports Village is one of the UK's leading regeneration projects. The development, as permitted, comprises 640 new private luxury townhouses and apartments on the Ely peninsula overlooking Cardiff Bay ('Cardiff Pointe') and the creation of a winter sports, leisure and retail destination on an adjoining site ('ISV'). The International Sports Village will comprise a twin pad, Olympic-standard Ice Arena ('Ice Arena Wales'); a real snow indoor ski slope with ancillary snow play area; 19,000 sq. m of fashion and sports-related retailing, cafes and bars; offices; and hotels.

Opportunity

In combination, the project forms a high-profile waterfront development that is designed to create a new national destination complementing Cardiff's reputation as a centre for sporting, social and economic excellence. Cardiff is also the capital city of Wales and represents a remarkable opportunity for international growth and development, with a resident population estimated to increase by 25% over the next 15 years.

QUICK FACTS

- £ 717m (est)
- Temporary construction Jobs: 500+
- Permanent Jobs: 2,000 approx
- Mixed use development, including Commercial, sports/leisure, health, residential and retail
- Full planning permission for Cardiff Pointe (refs. 12/00934/DCI and 12/00937/DCI, dated 5 April 2013)

Clyde Gateway, Glasgow



Overview

Clyde Gateway is Scotland's largest regeneration area and has been identified as the national regeneration priority.

The area lies to the immediate east of Glasgow City Centre and encompasses land within the City boundary and that of neighbouring South Lanarkshire.



Opportunity

The scale of the ambition is significant but credible with development potential for circa 450,000-600,000 sq m of commercial space and 10,000 new homes over the next 20-25 years. Key short and medium term projects include:

Shawfield, National Business District with plots designed to accommodate buildings from 20,000 sq ft to 300,000 sq ft.

Dalmarnock: Cross is a new major development opportunity including hotel, commercial, retail and residential. Commercial 100,000 sq m;

Dalmarnock Residential-800homes.

Current Status

Major investment in the area's infrastructure is already complete. With £1.5bn already spent, land is prepared, accessible and ready for immediate development. Clyde Gateway is inviting developer and investor interests to join those who have already benefited from the commitment to the area to date.

QUICK FACTS

- Project Owner: Clyde Gateway
- Project type: Commercial
- Total site area: 300 acres
- Total Development Cost: £2.7bn
- Investment Sought: Developer or investor
- Status: Outline planning throughout, phase successfully let
- Completion: Phased over 20-25yrs

Dundee Waterfront, Dundee



Overview

The Dundee Waterfront scheme which spans over an eight kilometre stretch of the water front is split into five zones:

Riverside: Leisure, transport and residential. Development to date includes a nature park, H&H properties and residential.

Seabraes: Leisure, commercial and residential including a creative industry hub. Developments to date include the Scottish Enterprise District 10. Central Waterfront: Leisure, commercial and residential. Developments to date include a five star Malmaison Hotel and V&A.

City Quay: leisure, residential and marina. Developments to date include residential unit and two 50,000sqft speculative commercial developments. ThePort-offers an opportunity for offshore renewables. Planning permission in principle for the development of the site for mixed energy facility exists.

Opportunity

The Dundee Water front scheme is a long-term and ambitious £1bn aimed at creating a new central business district in Dundee that will reconnect the existing city centre with the water front.

A substantial amount of public funding has been invested by Scottish Enterprise, Dundee City Council to unlock this project



QUICK FACTS

- Dundee Waterfront
- Project type: Marina / mixed use
- Total site area: 35Ha
- Project size: £1bn

- Job creation: 9000+
- Investment Type: various
- Construction: 2015 / 25

McAleer and Rushe, Belfast

Opportunity

This opportunity represents a bundle of two prime Belfast City Centre office schemes, located in the heart of the Business District.

It is well known that there is now pent up demand for Grade A office accommodation due to years of undersupply. It is also well known that the Belfast marketplace has the some of the best potential within the UK for growth over the coming years.

CBRE have recently reported that there are some 30 individual office requirements for Belfast City Centre. This report is available to interested parties on request. Timing for participation with this opportunity is therefore excellent.

The developers, McAleer and Rushe are a privately owned development, investment and construction company with 40 years of experience. They have a track record of building and delivering exceptional quality developments across the UK, in well-known locations.

McAleer and Rushe's current investment portfolio extends to 2m sqft across the UK and Ireland.



Overview

The opportunity comprises two sites as follows:

- 1 Great Victoria Street Belfast
Full planning in place for 93,000sqft of office accommodation, 2 minutes from Central Station
Typical floorplate 10,200 sqft
- 2 Bedford Square Belfast 200,000 sqft of office accommodation in arguably the most prime location within Belfast City Centre

Typical floorplate of 12,500sqft

To capitalise on the significant increase and growing demand for office space in Belfast this is a great opportunity to become a funding partner with McAleer and Rushe to deliver much needed accommodation in Belfast City Centre.

QUICK FACTS

- Location: Prime Belfast City Centre
- Project Owner: McAleer and Rushe
- Project type: Prime Grade A Offices
- Total GDV: £90m

- Floor space: c. 300,000sqft
- Investment sought: Development Finance. Flexible arrangement available

Titanic Quarter, Belfast

Overview

The Titanic Quarter is a modern hub for enterprise in Belfast, Northern Ireland.

The developers, Harcourt Developments, are looking for an equity partner to form a 50/50 joint venture to progress their next phase of development, potentially on 5 projects with a development cost of £235 m which are shovel ready. These include:

- A boutique hotel,
- Financial Services Centre,
- Major new retail development,
- Film and media hub
- Office developments with proven demand.
- Full planning is in place for all of the above projects, the retail centre is due shortly.
- It has the potential to structure parts of any transaction in a Sharia-compliant manner.

Opportunity

The Titanic Quarter is a mixed use water front development firmly rooted in the history and of character of Belfast. This will transform a 300 acre site on the banks of the River Lagan into a new Maritime Quarter with a mile of water frontage and a range of investment opportunities.

A commercial and science park are already thriving on the site, and the area is set to become a high-tech hub in telecommunications, connected health, education and creative media sectors.

The Titanic Quarter will become a major social and business meeting place with housing, commercial space, academic space, galleries, theatres, park lands and water sports, all in close proximity to Belfast City Centre and Belfast City Airport.

The Titanic Quarter is already home to over 100 national and international organisations including; Microsoft, Citi, IBM, SAP, Belfast Metropolitan College and Queens University.



QUICK FACTS

- Project Owner: Harcourt Developments
- Project Type: Commercial / Mixed Use
- Total site area: 300 acres
- Total Development Cost: £1bn
- Investment Sought: £235m equity to form a 50/50 joint venture
- Status: Outline planning throughout, phase successfully let
- Completion: Phased over 20 yrs

Contacts

Regeneration Investment Organisation

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UKTI

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