INSIDE: England’s regions – London, the South East, the South West, East of England, the West Midlands, the East Midlands, Yorkshire & Humberside, North West, North East PLUS: Scotland, Wales and Northern Ireland
Welcome to MIPIM 2017

Welcome to our investors’ guide

What’s inside

3 Overall regional focus
4-5 London region
6 North West region
7 Rochdale
8-9 Burnley
10 Allerdale
11 East of England region
12 South East region
13 Crawley
14-15 Basingstoke
16 South West region
17 Devon
18 West Midlands region
19 East Midlands region
20-21 Yorkshire & Humber region
22-23 Hull
24 North East region
25 Scotland
26 Wales
27 Northern Ireland region

We would like to extend a warm welcome to delegates attending this year’s MIPIM exhibition and conference in Cannes, France, and a particular welcome to investors among them who are interested in the UK.

This guide is produced by the publishers of the UK’s leading weekly news magazine for local government, The MJ (Municipal Journal) and aims to give investors at MIPIM a basic snapshot of the immense potential available in the UK’s 12 English regions and the three devolved countries, Scotland, Wales and Northern Ireland.

We are also delighted to be a media partner of the UK Government Pavilion, appearing for the first time at MIPIM, and led by the Department for International Trade with the involvement of the Department for Communities and Local Government, HM Treasury’s Infrastructure Procurement Authority, the Homes and Communities Agency and the Department for Business, Energy and Industrial Strategy.

This year, MIPIM is likely to be dominated by the subject of Brexit and the future of the UK economy. Through its pavilion the UK government along with local authorities and the cross-boundary local enterprise partnerships is sending a clear message to international investors that the UK is wide open for business and remains a highly attractive investment opportunity. The UK economy remains buoyant and global companies like Google, IBM, Facebook and Accenture have already recently announced major investment projects in Britain.

Among the many UK local authorities exhibiting are some of the most dynamic in Europe including London, Manchester, Birmingham, Liverpool, Sheffield, Edinburgh, Glasgow, Belfast and Cardiff. Many of the English authorities are also marketing themselves through new sub-regional entities such as city regions while economic development concepts like the Northern Powerhouse and the Midlands Engine also well established. Indeed the new Midlands UK. pavilion will promote £1.4bn of investment in both the East and West Midlands.

The UK is open for business and we hope this guide will help investors get some idea of the great opportunities the country available for them.

Michael Burton is editorial director of The MJ Group and edited The MJ Inward Investment Guide to the UK m.burton@emsuk.com mjburnton@emsuk.com

UK local authorities out in force to attract new business

The UK is out in force this year at MIPIM as its local authorities, city regions, the new combined authorities and local enterprise partnerships promote their top attractions to inward investors. The biggest presence includes the London pavilion, with many of its boroughs and the Greater London Authority, plus Greater Manchester, the Northern Powerhouse, Sheffield, Leeds and Liverpool city regions and the Midlands Engine.

Over 50 events, featuring nearly 100 presenters and panellists, are taking place at the Midlands UK Pavilion (C16.B), more than any other delegation from the UK. Major investment projects will be unviled to an international audience, while discussion panels and presentations will cover topics including connectivity, housing and regeneration.

Manchester’s delegation will be the largest it has brought to MIPIM while the city council’s outgoing chief executive, Sir Howard Bernstein, will be hosting numerous events showcasing the city.

Making an appearance at MIPIM for the first time are the deputy mayors for London, Jules Pipe and James Murray who will be promoting the capital’s attractions and its global role as well as discussing the impact of Brexit.

The Scottish Cities Alliance, a unique collaboration of Scotland’s seven major cities and the Scottish Government working together to deliver economic growth, will be promoting its £7.5bn investment-ready projects as well as highlighting the opportunity to invest in the private rented sector.

Supporting the inward investment drive is UK Trade & Investment, part of the Department for International Trade, which helps UK-based exporters succeed globally and assists overseas companies to bring high quality investment to the UK. UKTI has professional advisers both within the UK and across more than 100 international markets.

Among the UK local authorities exhibiting at MIPIM by UK region or country are:

London:
- London boroughs including Barking & Dagenham, Bexley, Brent, City, Croydon, Ealing, Greenwich, Haringey, Haringey, Hounslow, Kingston, Lambeth, Newham, Sutton, Waltham Forest, Wandsworth

North West:
- Greater Manchester including Bolton, Manchester, Oldham, Rochdale, Salford, Stockport, Trafford, Cheshire East, Liverpool City Region, Lancashire

North East:
- Greater Manchester including Barnsley, Cleveland, Darlington, Durham, Hartlepool, Middlesbrough, Northumberland, Newcastle, Sunderland, South Tyneside

South East:
- Slough, Sutton

Eastern:
- Norwich, Suffolk

Scotland:
- Scottish Cities Alliance/Edinburgh/Leith/Inverness

Wales:
- Cardiff

Northern Ireland:
- Belfast, Armagh City, Banbridge and Craigavon

Wolverhampton, Greater Lincolnshire, Telford & The Marches, Nottinghamshire, Stoke-on-Trent and Staffordshire

North East:
- Newcastle, Sunderland, South Tyneside

South East:
- Slough, Sutton

Eastern:
- Norwich, Suffolk

Scotland:
- Scottish Cities Alliance/Edinburgh/Leith/Inverness

Wales:
- Cardiff

Northern Ireland:
- Belfast, Armagh City, Banbridge and Craigavon
The UK continues to be a top destination for investors

A record number of investments were made by foreign firms in the UK in the last year and despite Brexit forecasts continue to show a buoyant economy.

Despite predictions last summer that the UK economy would dip sharply after the Brexit vote, indicators show its pre-referendum upward curve has continued with an annual GDP growth rate of 2% in the last quarter of 2016 with unemployment at just 4.8%.

UK gross domestic product (GDP) was estimated to have increased by 0.7% in October to December 2016 compared with the same period a year ago. Services GDP was 2.0% higher in October to December 2016 compared with September 2016. GDP was 2.0% higher in October to December 2016 compared with the same quarter a year ago. Services increased by 0.8% in Quarter 4 (Oct to Dec) 2016 compared with Quarter 3 (July to Sept) 2016, with all of the four main components of the services industries increasing over this period. The services sector accounts for nearly 79% of total economic activity and has been driving the economic recovery since 2009. The unemployment rate was 4.8%, down from 5.1% for a year earlier. It has not been lower since July to September 2005.

A record number of investments was made by foreign firms in the UK in the year to April 2016 according to the Department for International Trade (DIT). There were some 2,200 inward investment projects, up 11% on the previous year and recent data shows the UK is the most popular destination in the European union for overseas firms. Across the country 2,213 inward investment projects were secured in 2015/16, an 11% increase on the previous year. Since its creation in July, the DIT has helped secure more than £16.8bn worth of foreign direct investment across the UK in key sectors including property development, infrastructure and renewable energy.

Exports contribute over £511bn to the UKGDP and with a renewed focus on international trade the government has identified opportunities in over 20 sectors spanning over 50 countries for UK businesses to look at supplying into. UK direct investment assets were £1,414.7bn in April to June 2016, up from £1,349.5bn in the previous quarter. The value of FDI liabilities has fluctuated over the past two years, although remains broadly similar to levels seen in 2012.

The DIT is now developing almost 200 high value exporting campaigns to target these markets and sectors and help companies make their mark abroad. Since 2011, 80% of the 712,000 jobs secured or created through foreign investment were outside of London, proving that foreign investment mostly benefits the UK’s regions.

International trade secretary Liam Fox said: ‘Recent major investments show how much the UK is valued as an innovative business-friendly country, and will continue to be as we leave the EU. But the benefits of foreign investment have much more impact for local communities across the UK, transforming local industry, creating jobs and tackling issues like housing and clean energy.’

The minister added: ‘Britain remains truly open for business, that’s why my department is supporting businesses in the UK and across the world to attract investment to boost our economy. Long-term business investments like these are a clear vote of confidence in the UK and our strong economy post-Brexit.’

The USA last year remained the UK’s largest source of inward investment providing 570 projects. This was followed by China (including Hong Kong) with 156 and India with 160. Demonstrating the UK’s attractiveness to an ever-widening pool of global investors, investments originated from a record 79 countries and the UK became the top European destination for projects from emerging markets.

<table>
<thead>
<tr>
<th>NEW PROJECTS AND JOBS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UNITED KINGDOM</strong></td>
</tr>
<tr>
<td><strong>UK region</strong></td>
</tr>
<tr>
<td>East Midlands</td>
</tr>
<tr>
<td>East of England</td>
</tr>
<tr>
<td>England (excluding London)</td>
</tr>
<tr>
<td>London</td>
</tr>
<tr>
<td>North East</td>
</tr>
<tr>
<td>North West</td>
</tr>
<tr>
<td>Northern Ireland</td>
</tr>
<tr>
<td>Scotland</td>
</tr>
<tr>
<td>South East</td>
</tr>
<tr>
<td>South West</td>
</tr>
<tr>
<td>Wales</td>
</tr>
<tr>
<td>West Midlands</td>
</tr>
<tr>
<td>Yorkshire and the Number</td>
</tr>
</tbody>
</table>

Source: Department for International Trade

Enquiries for overseas companies looking to set up in the UK

Email: enquiries@invest-trade.uk
Contact form: https://invest.great.gov.uk/int/contact/
Telephone: +44 (0)207 000 9012
Overseas companies can contact the Investment Services Team for information about setting up in the UK including the help that is available.

### TYPES OF FOREIGN DIRECT INVESTMENT (FDI)

<table>
<thead>
<tr>
<th>TYPES OF FOREIGN DIRECT INVESTMENT (FDI)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UNITED KINGDOM</strong></td>
</tr>
<tr>
<td><strong>Types of investment</strong></td>
</tr>
<tr>
<td>New investments</td>
</tr>
<tr>
<td>Expansions</td>
</tr>
<tr>
<td>Mergers and acquisitions (including joint ventures)</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Source: Department for International Trade
London’s boom continues

While the Brexit result in June 2016 was a shock to Londoners who voted overwhelmingly to remain in the EU, economic figures and forecasts since then show the capital’s economy has bounced back from an initial dip. Commercial developers continue to invest in London and residential house prices, although static in the more expensive inner areas due more to stamp duty rises rather than Brexit, continue to increase.

Rises are now higher – as much as 20% in the past year – in outer London areas, especially where Crossrail, the new 118km rail crossing from Reading in the West to Shenfield in the East, is passing through.

The inexorable growth in London’s population, due to its booming economy, means developers look further and further afield for new opportunities. In the past decade an extra 600,000 households have been added on to the capital’s housing stock and the current population is now 8.65 million.

Its skyline has seen a profusion of iconic office blocks with exotic names such as The Shard, Cheesegrater, Walkie Talkie and the Gherkin.

Aquatics Centre of the Queen Elizabeth Olympic Park in Stratford, East London

London has shaken off initial concerns about the impact of Brexit and continues to be the powerhouse of the UK
London

our handover to Transport for London in 2018.’

London is the ninth largest city in the world and the largest metropolitan area in the EU.

If it were a country it would be the eighth largest in Europe.

It also has more overseas visitors than any other city in the world.

London’s economic centre is the City, the world’s leading financial centre and a source of huge tax revenues for the UK, which has expanded into Docklands to the East.

London generates almost a quarter of the UK’s GDP and is forecast to continue expanding.

In addition the capital attracts daily commuters from the South East and East of England regions.

The London economy has consistently outperformed the UK over the past decade, especially during the recent recession where its high concentration of business services helped shield London from cuts in other sectors.

The outlook is for London to remain at the forefront of UK economic growth given its concentration of high value added exporting service sectors.

London is also expected to account for an increasing share of UK employment over the coming decade, adding an additional 319,000 jobs, or more than one in every eight jobs created across the country.

The wider Greater London area will account for one in four jobs created.

A study by Oxford Economics for the Corporation of London shows a key feature of London is that its polarisation from the rest of the UK economy in terms of economic performance stems from its ability to attract highly skilled workers.

Over the coming decade, Greater London’s working-age population is projected to expand by over 620,000, with 155,000 expected in Central London. By contrast, the working age population of the UK (excluding London) is projected to decline over the same period.

All this also comes at a price in terms of shortage of suitable housing and an overcrowded transport system, though the latter has in recent years attracted millions of pounds in investment to upgrade lines, trains and ageing signalling.

Crossrail alone adds 10% to transport capacity. But because of its expanding employment, cultural opportunities, nightlife, cosmopolitan cuisine and plentiful parks the capital will always encourage young people with disposable incomes.

The Elizabeth Line, named after the UK’s longest-serving monarch, will become fully operational in 2018.

The London Enterprise Panel advises the Mayor of London, Sadiq Khan, on action to:

- Provide strategic investment to support private sector growth and employment.
- Promote enterprise and innovation and the acquisition of skills for sustained employment in London.
- Protect and enhance London’s competitiveness.

Consistent with London’s unique governance arrangements, the panel’s role is not to be the same as that of other local enterprise partnerships.

The Panel has an advisory role and works within the framework set by the London Plan and other mayoral strategies.

The London Enterprise Panel covers Greater London, including all 32 London boroughs and the City of London. London’s Enterprise Zone is situated at the Royal Docks.

**ENFIELD**

**WELL CONNECTED**

Unrivalled opportunities for technology, retail, manufacturing and green industries within easy reach of the M25, A406, A10, London Stansted Airport and central London.

**LARGE AND SKILLED WORKFORCE**

Join almost 12,300 businesses including Coca Cola, Kelvin Hughes, Warburtons, Ardmore Construction, Ikea, John Lewis, Tesco and Biffa employing nearly 132,000 people.

**DEDICATED SUPPORT TEAM**

Enfield offers support to businesses considering locating in Enfield with help finding available sites and premises, advice on recruitment, introductions to local stakeholders and guidance on sourcing local suppliers.

For more information please email invest@enfield.gov.uk or visit www.investinenfield.co.uk
Northern Powerhouse awakes

With a cultural heritage that is internationally renowned and some of the largest cities in England, it is clear why the North West has been setting the agenda for economic growth and devolution.

In 2014, the North West generated £150bn in gross value added, making it the third highest figure out of the 12 regions and counties, with only London and the South East outperforming the region.

The North West region consists of the five counties — Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside, and two cities that are famous the world over — Liverpool and Manchester.

It is the third most heavily populated region in the UK (7.1 million), after the South East and London and has grown by 0.4% over the last decade.

In 2014, the North West generated £150bn in gross value added (GVA), making it the third highest figure out of the 12 UK standard regions and counties, with only London and the South East outperforming the region.

The per head figure in the North West at £21,011 was just 85.4% of the UK average, while London, the most prosperous region, had a GVA of £32,666 per head or 175% of the UK average.

Greater Manchester is also playing a key part in the Government’s Northern Powerhouse devolution agenda. Health and social care services are being brought together and elections for the region’s first directly-elected mayor will take place in May 2017.

The Greater Manchester Combined Authority has also gained new powers around transport, planning and housing, along with additional funding from central government.

The area is also benefiting from the continued success of Manchester Airport, which handles more than 22 million passengers a year. More than 60 airlines offer direct flights from Manchester Airport to over 200 destinations worldwide and more than 19,000 people are directly by the airport, which also supports a further 42,500 jobs in the North West.

The city of Liverpool needs little introduction, particularly to music and football fans the world over. After all, who hasn’t heard of the Beatles, Liverpool Football Club or Everton? And with a population of more than 466,000, the city is one of the largest in the country.

No wonder Rough Guides stated Liverpool was in the ‘top three cities in the world’ to visit in 2014.

The region also has its own devolution deal. The Liverpool City Region Combined Authority incorporates the local authority districts of Halton, Knowsley, Sefton, St Helens, Wirral, and of course, Liverpool. As part of the agreement between the combined authority and Whitehall, a single investment fund (SIF) worth a total of £458m over the next five years was established for the region.

The SIF brings together local and national funds with those secured through devolution and will help to deliver the city region’s targets for growth and secure long-term prosperity for our residents and businesses. Like Greater Manchester, the combined authority will also be headed by a directly-elected mayor after the inaugural poll is held in May 2017.

And the Liverpool Cruise Terminal has earned a reputation as one of the most desirable cruise destinations in Europe. Centrally placed in the Irish Sea, it has proved to be an ideal starting point for North European and Norwegian fjord cruises.

Named after one of the city’s most famous sons, Liverpool John Lennon Airport welcomed almost 4.3 million passengers in 2015 and the city centre’s new retail and leisure development, Liverpool One recorded a footfall of more than 28 million people in 2015.

Away from Liverpool and Manchester, the region is also home to a multitude of cities and towns, including Blackpool, Barnley, Lancaster and Rochdale.

The region also boasts several major universities, including Liverpool John Moores, the University of Manchester and Lancaster University.

With more powers and government funding heading to the North West, the region is setting the pace for others to follow.

Local Enterprise Partnerships in the North West

The North West region is home to several different local enterprise partnerships (LEPs), who are working with local authorities and private sector organisations to develop the region’s economy.

The Greater Manchester LEP sits at the heart of the city region’s governance arrangements and alongside the Greater Manchester Combined Authority, it jointly owns the Greater Manchester Strategy (GMS), which sets out a series of priorities to secure sustainable economic growth. The Cheshire and Warrington LEP aims to make its region the best place to do business in the UK and its plans include increasing annual GVA by at least £10bn to some £30bn by 2030 and creating more than over 20,000 jobs with a key focus on manufacturing and exports.

And the Liverpool City Region LEP works closely with more than 500 members, political leaders and businesses to pull the right levers to boost economic growth.

Among its many achievements is an Investment Hub for the region to provide potential investors with a fully co-ordinated investment service, which has been set up by the LEP with help from the local authorities.

Lancashire’s LEP meanwhile has a £1bn growth plan.
Greater Manchester’s biggest opportunity

Unrivalled space, connections and public sector support

Find us at the Manchester Pavilion or call +44 7903 661 228

01706 868999
info@investinrochdale.co.uk
investinrochdale.co.uk
Burnley, key contributor to the Northern Powerhouse

Burnley's pro-active approach to creating the right environment and infrastructure to support business growth and attract new investment is having a positive impact.

Latest figures show an increase in entrepreneurship and business start-ups, an increase in skills, educational attainment and personal development in the working age population, and a stable employment rate.

Burnley is seeing record numbers of businesses choosing to relocate to its ever growing business parks - Vodafone Automotive UK, Exertis, Panaz, Sparta, Pickup Systems and Kaman Tooling UK amongst others.

Burnley has long recognised that smaller towns can play a vital role in the Northern Powerhouse vision, as hubs of economic specialisms, logistics centres and providing a nearby commuter, amenity and recreation offer.

• Digital job growth is where Burnley really shone, with a yearly growth of 161.8% in 2015-16 - against NW growth of just 30.0% and GB growth of 2% in digital jobs.

• Over 1 million sq.ft. industrial and commercial workplace space taken up by companies setting up and expanding in Burnley.

Burnley has built a reputation for looking to the future, working hard to secure investment and jobs to build the town for years to come.

Burnley Vision Park
• Quality A1 Office accommodation next to M65
• Focus on advanced manufacturing and engineering; digital industries and business services
• Fast connectivity to M65, road, rail and digital pipeline
• Opportunities for knowledge transfer with strong & effective links to the adjacent Burnley College & UCLan campus.

On the Banks
• Transforming industrial heritage into a vibrant and unique destination for business, living, leisure and education
• Landmark public spaces, impressive and creative work space, living accommodation with a leisure and retail centre on the water’s edge
• £100 million contemporary mixed use development
• Adjacent to the Rail Station with direct links to Manchester city centre - 52min journey time.

Contact our specialist Business Support Team on 01282 477213
An enviable location

- Great connectivity - Direct Rail links to Manchester, Preston and Leeds and a 40min drive time to Manchester.
- Stunning countryside - within 5mins from the town centre
- Global award winning spa
- State-of-the art educational facilities - including University Campus
- Affordable housing - wide range available from starter homes to luxury properties
- Housing sites available for development - from town centre apartments to executive countryside homes

Number 10 in the UK for total value of exports per job
Centre for Cities 2017

Work population within 40mins 1.6 million

£800 million investment in transport, housing, leisure, retail and business infrastructure
WE’VE GOT IT ALLERDALE... 
...and there's space for your business too

If you’re looking for investment and development opportunities in the north of England, then welcome to Allerdale. You’ll find us on the west coast of Cumbria, on the edge of the world-famous Lake District, and close to the city of Carlisle.

This is a place which has business locations that are just waiting to be discovered - from big brownfield sites and urban and rural business parks, to town centre spaces with plenty of footfall.

Then there are the residential opportunities. Choose from waterfront havens perfect for harbourside living, idyllic sites with Lake District views, plots perfect for self-build, and amazing potential for the largest of housing developments.

We already have strong employment sectors with many established companies looking to invest or expand, as well as a skilled local workforce and nationally recognised training providers.

Major economic developments are already planned for West Cumbria – particularly in the energy, engineering and manufacturing sectors. With the business opportunities, employment and demand for housing this will create, there’s never been a better time to be part of Allerdale’s future.

Want to find out more? Contact Nik Hardy on 44 (0) 1900 702 778, email nik.hardy@allerdale.gov.uk

www.allerdale.gov.uk/business
The best of both worlds

From the academic spires of Cambridge to state-of-the-art science parks and groundbreaking technology, the East of England has something for everyone.

With its beautiful coastline, unspoilt countryside, historic cities and fascinating heritage, the East of England has a unique character all its own.

It includes the Fens in the central northern part of the region and the Norfolk and Suffolk Broads as well as several large forests, which are all popular with tourists.

It is the second largest English region by area at 10,100km², covering 8% of the UK total, with a diverse make-up combining predominantly built-up areas in Essex, Hertfordshire and Bedfordshire with scattered towns in Cambridgeshire and Suffolk and the mainly rural area of northern Norfolk.

Like many other parts of England, council leaders and LEPs in the East of England have been discussing devolution with central government. These discussions have led to two deals coming forward, one for Norfolk/Suffolk and the other for Cambridgeshire/Peterborough. The two proposed deals are worth more than £1.5bn and include commitments for two combined authorities, chaired by directly-elected mayors.

If the deals are agreed, elections for the directly-elected mayors would take place in May 2017.

According to the latest census, the region had a population of 5.9 million at mid-2012, 9% of the UK total, of whom 28.9% lived in rural areas, one of the highest regional proportions.

Population density on the latest figures was 309 people per km², below the England average of 411 but above the UK average of 263. In mid-2012, the median age of the region’s residents was 41.0 years, above the UK figure of 39.7 years.

The region generated nearly 9% of the UK’s economic output in 2014, with a GVA of £139bn. The region is home to six universities. The University of Cambridge is one of the world’s most ancient and prestigious centres of learning, and with a strong science and IT offering it is the centre of a thriving commercial high-tech community of science parks and entrepreneurial start-ups.

The August figures bring the total number of people to have travelled through Stansted to 2.5 million passengers during August, making it the busiest month for football in nine years.

The region also boasts excellent connections with the rest of the world through London Stansted and London Luton airports. Stansted welcomed 2.5 million passengers during August, making it the busiest month for football in nine years.

Whereas 1.43 million passengers flew during June from London Luton Airport, which was a 17.7% increase in passenger numbers compared with the same month last year.
Good transport links and skilled labour

After the capital, England’s South East region is the most prosperous part of the country with good rail and road links, an established IT industry and attractive countryside and towns.

The South East LEP

The South East Local Enterprise Partnership (LEP) is the business-led, public/private body established to drive economic growth across East Sussex, Essex, Kent, Medway, Southend and Thurrock.

The LEP is one of 39 partnerships set up by the Government to be the key body determining strategic economic priorities while making investments and delivering activities to drive growth and create local jobs.

As well as being the biggest LEP outside of London, SE LEP is also one of the most local. It operates a fully devolved model with increased reach into local communities through local delivery partnerships in East Sussex, Kent and Medway, Essex and Thames Gateway South Essex.

Stretching along the coast from Harwich to Peacehaven, the market towns, small cities, coastal communities, and villages of the South East LEP area offer an exceptionally diverse choice of places to live and work.

With nine ports, high-speed rail links, and national and regional airport capacity, it is the most significant economic gateway and strategic route between mainland Europe, London and the rest of the country, with access to global destinations. The area is also home to eight major universities. The South East LEP will inject almost half a billion pounds worth of government investment into the area through its Growth Deal. It sees at least £84.1m invested in the SE LEP area in 2015-16 supporting the delivery of up to 35,000 jobs and 18,000 new homes and over £100m in private investment over the period to 2021.
CRAWLEY
THE PLACE TO GROW
REGENERATION

STATION GATEWAY
QUEENS SQUARE
THE BROADWAY

THE GALLERIA
NOVA
NEXUS

MAKE YOUR INVESTMENT COUNT
WWW.REGENERATINGCRAWLEY.ORG.UK
Basingstoke is a town that is in the right place: in a great location and strong position to deliver its full potential. The hi-tech town, surrounded by beautiful Hampshire countryside, is within a 45 minute train journey of London Waterloo and with fast M3 links to the capital and the south coast ports, it has four international airports within an easy hour's reach.

With a £4bn investment programme underway bringing massive private and public investment to the town, Basingstoke and Deane Borough Council has a clear and ambitious vision for the future. The council is working innovatively with the property industry on major property projects to help boost the local economy.

Key development projects are underway in Basingstoke which deliver on all fronts of work, rest, and play. These include the regeneration of Basing View, the town’s central business district near its railway station, the delivery of up to 8,000 new homes on land in public-ownership at Manydown, the delivery of the town’s central business district near Basingstoke Leisure Park, the regeneration of Basing View, the development of the area includes a mix of new residential accommodation and supporting amenities.

Key investment areas:

**Basing View**

Already the location for a wide variety of organisations from start-ups to global corporates, this 65-acre business district is undergoing major redevelopment and transformation, creating a modern, sustainable, commercial community situated within the town centre. The master plan for the area includes a mix of new office space, a business class hotel, residential accommodation and supporting amenities.

**Basingstoke Leisure Park**

Situated on the edge of the town centre, the 65 acre Basingstoke Leisure Park including a swimming pool with flumes, a bowling alley, a 10-screen cinema, and ice-rink offers 200,000 sq ft of leisure and restaurant floor space. A regional draw, especially since the arrival of indoor skydiving centre Airkix, the park is owned by Basingstoke and Deane Borough Council.

Working with Property Company of the Year NewRiver on a £350m vision, the council aims to achieve a major step-change in the attractions on offer, revitalising its appeal for the future.

Plans include doubling of the existing leisure facilities to 500,000 sq ft and including a 300,000 sq ft designer outlet centre in response to unmet demand along the M3 corridor.

For more information on what Basingstoke has to offer, visit www.basingstokebiz.com or email: business@basingstoke.gov.uk

Built for business. Designed for life.
WE’RE DELIVERING
A £4 BILLION INVESTMENT PROGRAMME

MANYDOWN
One of the largest residential developments in public ownership in the South East up to 8,000 new homes

BASING VIEW
A unique business district located in the town centre including new grade A offices, a business class hotel and amenities

BASINGSTOKE LEISURE PARK
An exciting regional leisure/retail destination for the South East

BUILT FOR BUSINESS.
DESIGNED FOR LIFE.

www.basingstokebiz.com
@Basingstokebiz
South West region

The South West of England from Wiltshire to Devon and Cornwall is known as the UK’s holiday area, with beautiful beaches and countryside and historic towns and cities like Exeter, Bath, Wells and Salisbury. But it also boasts some of the nation’s most advanced high-tech industry and its principal city, Bristol, is a booming cultural metropolis undergoing major regeneration with a fast-growing growing hi-tech sector.

Dramatic coastlines, wild moors, picturesque villages and one of the UK’s biggest ports make the English south west a varied and alluring region.

It includes two popular national parks, Dartmoor and Exmoor, and four World Heritage Sites, including Stonehenge and the ‘Jurassic Coast’, famous for its fossils.

Covering the counties of Devon and Cornwall in the extreme South West of England, together with Somerset, Dorset, Wiltshire, Gloucestershire and the city of Bristol, it is the largest English region.

Occupying 23,800km², 18% of the total area of England, it is bigger in area than both Wales and Northern Ireland and has eight cities: Salisbury, Bath, Wells, Bristol, Gloucester, Exeter, Plymouth and Truro.

Latest figures showing the South West had a population of 5.3 million, 8% of the UK total, of whom almost a third live in rural areas, the highest proportion of all the English regions.

This makes it relatively sparsely populated, with a population density in mid-2012 of 224 people per km², the lowest of all English regions, although higher than that of Wales, Scotland and Northern Ireland.

Devon for example encompasses sandy beaches, fossil cliffs, medieval towns and moorland national parks. The English Riviera is a series of picturesque, south coast harbour towns including Torquay, Paignton and Brixham. The South West Coast Path follows the coastline, taking in the towering cliffs of the northern Exmoor Coast and rock formations on the fossil-rich southern Jurassic Coast.

The South West attracts many people not just for holidays but to relocate, and its age profile is older than that of the UK as a whole. The rate of net migration from other regions into the South West is relatively high and it has the highest proportion of older people among the regions of England.

However, people enjoy a life expectancy among the highest in the country and economically the region holds up well, responsible for 7.7% of the UK’s gross value added – more than £100bn – on the latest figures.

The most economically productive areas within the region are Bristol, the M4 corridor and south east Dorset which are all areas with the best links to London. Bristol alone accounts for a quarter of the region’s economy, with the surrounding areas of Gloucestershire, Somerset and Wiltshire accounting for a further quarter.

Bristol’s economy has been built on maritime trade, though since the early 20th century aeronautics have taken over as the basis of the city’s economy, with several major companies in the sector located in the area.

More recently defence, telecommunications, information technology and electronics have been important industries in Bristol, Swindon and elsewhere. The region is also economically active. Residents are relatively prosperous with gross disposable household income the fourth highest among the English regions.

The region has several universities including those at Bristol, Plymouth, Bath and Bournemouh. The region lies on several main line railways, notably the Great Western Main Line – about to be electrified – running from London to Bristol, Exeter, Plymouth and Penzance in the far west of Cornwall and the South Western Main Line from London and Southampton to Bournemouh, Poole and Weymouth.

Three major roads enter the region from the East, including the M4 motorway from London to South Wales via Bristol and the M5 from the West Midlands through Gloucestershire, Bristol and Somerset to Exeter. Passenger airports include Bristol, Exeter, Newquay and Bournemouh.
Devon offers the perfect balance of thriving business environment and quality of life in a creative and inspiring setting.

It is already home to a number of world-class international companies and successful SMEs. It has a dynamic business community where creativity, innovation and entrepreneurship flourish and where companies find the right conditions for their businesses to prosper and grow.

The area is well-connected by road, rail and air and the multi-million pound investment in superfast broadband means that it has never been easier and faster to do business on a national and international level.

Three leading universities give access to a pool of talented and highly-qualified graduates and contribute to the innovative and entrepreneurial spirit present throughout Devon's workforce.

Devon offers great value for its businesses with lower than UK average rent and business rates and competitive labour costs.

There are a wealth of development sites and premises across Devon for businesses - from multinationals, to innovative start-ups and manufacturers. Exeter Science Park, home to the Met Office's supercomputer and Skypark close to Exeter Airport, are just two sites that are expected to benefit from Enterprise Zone status and Business Rate relief from April 2017.

Devon is consistently ranked the best place to live in England by the likes of Country Life magazine and it offers a unique lifestyle that combines culture, breath-taking scenery and opportunities for a variety of outdoor activities.

More information about relocating or expanding your business to Devon can be found at www.investdevon.co.uk
The new West Midlands Combined Authority (WMCA) is formed of the 12 local authorities and three of the four Local Enterprise Partnerships working together to move powers from Whitehall to the West Midlands and its locally elected politicians.

Historically, the West Midlands was the 'workshop of the world.' Now its challenge is to create jobs, enhance skills, develop prosperity and drive economic growth. Along with the East Midlands, the regions have been dubbed 'the Midlands engine'—the economic growth. Along with London it is one of England’s great transport hubs, enveloping a huge shopping mall of over 4 million containing a vibrant cities, towns and villages. The region includes nationally significant assets, such as Shakespeare's birthplace, which support a high quality of life. The area's vibrant cities and towns create a patchwork of urban environments with unique characteristics, complemented by villages and countryside that are easily accessed and enjoyed by millions.

He adds: 'Our economic strengths include advanced manufacturing and engineering, as well as a number of growing dynamic sectors. Our population of over 4 million contains a highly skilled pool of talent, reflecting the hundreds of globally competitive businesses, from Carillion to Moog and from Jaguar Land Rover to Cadbury who make this area their home.'

The region is the only part of the UK to operate a trade surplus with China, and Mr Reeves says 'with the Government’s backing to the Midlands Engine for growth and commitment to the West Midlands devolution deal, we are now empowered to deliver real sustained growth in the region.' The proposed new High Speed Rail 2 will also stop at Birmingham while the recently redeveloped Birmingham New Street station with its canopy

Local authorities in the West Midlands have formed a new combined authority to take on devolved economic powers from Whitehall and promote the region at an international level of the UK. It has a population of 5.6 million according to the latest census, almost 9% of the UK total, with a density of 434 people per km², close to the England average.

It is a relatively urbanised region—Birmingham and the surrounding conurbation has one of the lowest proportions of its population living in rural areas at 15.1% compared with 17.6% in England as a whole. And it is a relatively young place—the latest figures show that under-16s make up 19.5% of the population, one of the highest regional percentages in England.

Nevertheless, the proportion of the working age population with no qualifications is the highest in England on the latest figures at 13.6% compared with 9.5% for England.

The West Midlands generated 7% of the UK’s economic output in 2011. Historically, employment in the West Midlands has been dominated by manufacturing, including major carmakers and although employment in the sector has substantially declined, it still accounts for around one in 10 of the workforce.

Housing is relatively good value compared to the rest of the country. The average house price in the West Midlands in June 2013 was £184,000, higher than in any of the northern regions or the East Midlands but substantially lower than the south of England and well below the UK average of £242,000.

Apart from Birmingham, the main cities and towns in the West Midlands include Coventry, Hereford, Shrewsbury, Stafford, Stoke-on-Trent, Telford, Wolverhampton and Worcester. There are nine universities: Aston, Birmingham City, Coventry, Keele, Staffordshire, University of Birmingham, University of Warwick, University of Wolverhampton and University of Worcester, as well as three university colleges.

Rendering of the new Birmingham New Street station

Firing up the Midlands Engine

The agreement with government will see it make an annual contribution worth £40m for 50 years to support an overall investment package that will unlock £8bn, alongside the creation of up to half a million jobs.

Martin Reeves, chief executive of the WMCA, says: 'At the heart of the UK, the West Midlands has a long and proud history of industry, innovation and diversity in its cities, towns and villages. The region includes nationally significant assets, such as Shakespeare's birthplace, and three of the four Local Enterprise Partnerships working together to move powers from Whitehall to the West Midlands to drive prosperity and drive economic growth. Along with

The region is one of England’s great transport hubs, enveloping a huge shopping mall of over 4 million containing a vibrant cities, towns and villages. The region includes nationally significant assets, such as Shakespeare's birthplace, which support a high quality of life. The area's vibrant cities and towns create a patchwork of urban environments with unique characteristics, complemented by villages and countryside that are easily accessed and enjoyed by millions.

He adds: 'Our economic strengths include advanced manufacturing and engineering, as well as a number of growing dynamic sectors. Our population of over 4 million contains a highly skilled pool of talent, reflecting the hundreds of globally competitive businesses, from Carillion to Moog and from Jaguar Land Rover to Cadbury who make this area their home.'

The region is the only part of the UK to operate a trade surplus with China, and Mr Reeves says 'with the Government’s backing to the Midlands Engine for growth and commitment to the West Midlands devolution deal, we are now empowered to deliver real sustained growth in the region.' The proposed new High Speed Rail 2 will also stop at Birmingham while the recently redeveloped Birmingham New Street station with its canopy

Local authorities in the West Midlands have formed a new combined authority to take on devolved economic powers from Whitehall and promote the region at an international level of the UK. It has a population of 5.6 million according to the latest census, almost 9% of the UK total, with a density of 434 people per km², close to the England average.

It is a relatively urbanised region—Birmingham and the surrounding conurbation has one of the lowest proportions of its population living in rural areas at 15.1% compared with 17.6% in England as a whole. And it is a relatively young place—the latest figures show that under-16s make up 19.5% of the population, one of the highest regional percentages in England.

Nevertheless, the proportion of the working age population with no qualifications is the highest in England on the latest figures at 13.6% compared with 9.5% for England.

The West Midlands generated 7% of the UK’s economic output in 2011. Historically, employment in the West Midlands has been dominated by manufacturing, including major carmakers and although employment in the sector has substantially declined, it still accounts for around one in 10 of the workforce.

Housing is relatively good value compared to the rest of the country. The average house price in the West Midlands in June 2013 was £184,000, higher than in any of the northern regions or the East Midlands but substantially lower than the south of England and well below the UK average of £242,000.

Apart from Birmingham, the main cities and towns in the West Midlands include Coventry, Hereford, Shrewsbury, Stafford, Stoke-on-Trent, Telford, Wolverhampton and Worcester. There are nine universities: Aston, Birmingham City, Coventry, Keele, Staffordshire, University of Birmingham, University of Warwick, University of Wolverhampton and University of Worcester, as well as three university colleges.

Rendering of the new Birmingham New Street station

Firing up the Midlands Engine

The agreement with government will see it make an annual contribution worth £40m for 50 years to support an overall investment package that will unlock £8bn, alongside the creation of up to half a million jobs.

Martin Reeves, chief executive of the WMCA, says: 'At the heart of the UK, the West Midlands has a long and proud history of industry, innovation and diversity in its cities, towns and villages. The region includes nationally significant assets, such as Shakespeare's birthplace, and three of the four Local Enterprise Partnerships working together to move powers from Whitehall to the West Midlands to drive prosperity and drive economic growth. Along with

The region is one of England’s great transport hubs, enveloping a huge shopping mall of over 4 million containing a vibrant cities, towns and villages. The region includes nationally significant assets, such as Shakespeare's birthplace, which support a high quality of life. The area's vibrant cities and towns create a patchwork of urban environments with unique characteristics, complemented by villages and countryside that are easily accessed and enjoyed by millions.

He adds: 'Our economic strengths include advanced manufacturing and engineering, as well as a number of growing dynamic sectors. Our population of over 4 million contains a highly skilled pool of talent, reflecting the hundreds of globally competitive businesses, from Carillion to Moog and from Jaguar Land Rover to Cadbury who make this area their home.'

The region is the only part of the UK to operate a trade surplus with China, and Mr Reeves says 'with the Government’s backing to the Midlands Engine for growth and commitment to the West Midlands devolution deal, we are now empowered to deliver real sustained growth in the region.' The proposed new High Speed Rail 2 will also stop at Birmingham while the recently redeveloped Birmingham New Street station with its canopy

Local authorities in the West Midlands have formed a new combined authority to take on devolved economic powers from Whitehall and promote the region at an international level of the UK. It has a population of 5.6 million according to the latest census, almost 9% of the UK total, with a density of 434 people per km², close to the England average.

It is a relatively urbanised region—Birmingham and the surrounding conurbation has one of the lowest proportions of its population living in rural areas at 15.1% compared with 17.6% in England as a whole. And it is a relatively young place—the latest figures show that under-16s make up 19.5% of the population, one of the highest regional percentages in England.

Nevertheless, the proportion of the working age population with no qualifications is the highest in England on the latest figures at 13.6% compared with 9.5% for England.

The West Midlands generated 7% of the UK’s economic output in 2011. Historically, employment in the West Midlands has been dominated by manufacturing, including major carmakers and although employment in the sector has substantially declined, it still accounts for around one in 10 of the workforce.

Housing is relatively good value compared to the rest of the country. The average house price in the West Midlands in June 2013 was £184,000, higher than in any of the northern regions or the East Midlands but substantially lower than the south of England and well below the UK average of £242,000.

Apart from Birmingham, the main cities and towns in the West Midlands include Coventry, Hereford, Shrewsbury, Stafford, Stoke-on-Trent, Telford, Wolverhampton and Worcester. There are nine universities: Aston, Birmingham City, Coventry, Keele, Staffordshire, University of Birmingham, University of Warwick, University of Wolverhampton and University of Worcester, as well as three university colleges.
The eastern part of the Midlands, sometimes known as the West Midlands as the Midlands Engine, consists of Derbyshire, Leicestershire, Lincolnshire, Nottinghamshire, Northamptonshire and Rutland and is home to nearly five million people.

There are four cities, Derby, Leicester, Lincoln and Nottingham; other major towns include Boston, Chesterfield, Corby, Grantham, Hinckley, Kettering, Loughborough, Mansfield, Northampton and Wellingborough. The region is close to London and good rail connections from the renovated St Pancras station in the capital help the East Midlands thrive as an economic hub.

The East Midlands offers visitors a wonderful variety of attractions ranging from the scenic Peak District and Lincolnshire Wolds to the coastal resort of Skegness and several historic cities such as Nottingham, Lincoln and Derby.

The North West of the region is dominated by the southern part of the Pennines forming the Peak District National Park which welcomes 22 million visits a year – almost a third of all visits to national parks in England.

The region is also notable for its forests: Sherwood Forest, home of the legendary Robin Hood in Nottinghamshire, and the newly developing National Forest, mainly located in Leicestershire. It is the fourth largest English region with an area of 15,600km² covering 12% of the total area of England, and comprises the five counties of Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire.

Industries including coal mining and the textile industry are no longer the feature they once were but the manufacturing sector is still a major force and makes the highest contribution to the regional economy. As a proportion of total regional output, manufacturing is greater in the East Midlands than in any other part of the UK.

Agriculture is more important in the flatter lowlands to the South and East of the region and the East Midlands has the highest proportion of agricultural land of all UK regions.

More than 6% of the UK’s economic output was generated in the East Midlands according to the latest figures. In April 2012, median gross weekly earnings for full-time adult employees in the East Midlands were £577, lower than the UK median of £596 but substantially above the North East and Yorkshire and The Humber figures. The latest figures estimate the population of the East Midlands at 4.6 million, 7.2% of the UK total, and it is projected to grow at a faster rate than any other English region over the next 25 years. Nevertheless it is relatively sparsely populated, with a population density of only 282 people per km², the lowest for any English region apart from the South West. The local authority area with the smallest population is Rutland with an estimated 88,400 residents.

The projected population increase is not spread evenly across the region, so the pressure to build houses to meet demand increase the supply of affordable housing is not uniform.

There was a 0.9% increase in house prices in the East Midlands in the year to June 2013, compared with 3.1% for the UK as a whole. This was higher than the more northern regions and the South West, but lower than London and the surrounding regions.

The area is well served for higher education with Bishop Grosseteste University College, Lincoln, the University of Derby, De Montfort University, Leicester University, the University of Lincoln, Loughborough University, the University of Nottingham, Trent University and Nottingham University.

Between them they had around 149,000 undergraduate and postgraduate students at the last count, 6.5% of the total in the UK. The region, particularly the North and West, is well served by transport links. East Midlands Airport in Leicestershire is situated between the three main cities of Derby, Leicester and Nottingham.

There are high-speed trains to London with connections to the West Midlands and the South West. The M1 motorway runs through a large part of the area and serves the three largest conurbations.

The East Midlands region is an attractive destination for investors with direct transport links to the capital, a growing population, national parks and seaside and its status as part of the Midlands Engine, the East Midlands region is an attractive destination for investors.

The seven Local Enterprise Partnerships are:

- Derby and Derbyshire, Nottingham and Nottinghamshire – Derbyshire and Nottinghamshire counties including the cities of Derby and Nottingham;
- Greater Lincolnshire (GLLEP) – Lincolnshire county and North Lincolnshire district;
- Leicester and Leicestershire (LLEP) – Leicestershire county and Leicester city;
- Northamptonshire (NEP) – Northamptonshire county;
- South East Midlands (SEMLEP) – Bedfordshire, Buckinghamshire and Oxfordshire and boroughs and districts of Northampton, Kettering, Corby, South Northamptonshire and Daventry;
- Greater Cambridge/Greater Peterborough – including Rutland; and
- Sheffield City Region (SCR) – Sheffield economic area including the districts of Bassettlaw in Nottinghamshire and Chesterfield, Bolsover, Derbyshire Dales and North East Derbyshire.

An opportunity for investors
Yorkshire and the city of York itself. Hull), the shire county of North Riding of Yorkshire (including Yorkshire, West Yorkshire, the East Midlands. It consists of South Yorkshire, Lincolnshire and North East Lincolnshire. In addition the newly formed West Yorkshire Combined Authority brings together the public sector in the form of the five West Yorkshire districts plus York, and the business sector through the Leeds City Region Enterprise Partnership (LEP). It also incorporates the former Passenger Transport Executive (Metro).

The combined authority (CA) has a governing board of nine political leaders, plus the chair of the Leeds City Region Enterprise Partnership (LEP). It is supported by an officer organisation that undertakes their Board’s policies and actions.

The Local Enterprise Partnership and the CA have a joint vision for economic growth in the city region. As part of this vision, the officer body’s mission is to be the driving force for delivering an outstanding economy with better connectivity and services for businesses, people and places, on behalf of the CA.

Covering more than 15,000 km², Yorkshire and Humberside is the fifth largest region in England. Yorkshire and the Humber has a population of 5.2 million – larger than Scotland. The largest cities in the region are Leeds and Sheffield. Leeds is one of the fastest growing cities in the UK with a population of 771,000.

Bradford is the fourth largest metropolitan authority in England with a growing population of 531,000 and an economy worth over £9.5bn, the eighth largest in England. Between 2014 and 2015 Bradford GVA increased by £300m, a rise of 3.7% that was higher than UK growth of 2.6%. A quarter of its 531,200 population is under 16 years old.

The latest figures for Yorkshire and the Humber from the RBS Regional Growth Tracker (October 2015) show that Wakefield, Calderdale and Kirklees and North Yorkshire all grew at a rate of 2.5% to 3%, during the second quarter of 2015.

For Wakefield, that has meant a 1.8% point drop in its unemployment rate.

The region’s coastline plays an important part in the local economy. Associated British Ports’ facilities on the Humber – Hull, Goole, Grimsby and Immingham – contribute £2.2bn to the UK economy every year.

The Humber ports support 33,000 jobs, handle more than 65 million tonnes of cargo and provide strong trading links with mainland Europe and Scandanavia. And in 2017, Hull will be home to one of the UK’s largest port developments; a £310m Green Port Hull project with Siemens.

The Grimsby Institute and the Humber LEP are jointly funding a new £7m centre of excellence for the ports, energy and logistics sectors (see panel).

“Logistics are vital to supporting our status as the UK’s Energy Estuary,” said Humber LEP vice chair, Mike Parker.

The York, North Yorkshire and East Riding LEP recently welcomed figures that show private sector employment rose by 17,200 in 2014.

According to the Business Register and Employment Survey (BRES), public sector employment in the same period fell by an estimated 4,800, meaning net jobs growth of 12,400 for the area. The York, North Yorkshire and East Riding LEP economy grew by faster than national average in 2012 and 2013 with 6.1% growth and claimants of out of work benefits are at their lowest levels ever.

The sector with the strongest figures for jobs growth was the accommodation and food sector with 19.3% more jobs in 2014 than 2013.

Information & communication employment also increased significantly with 18.9% growth. The financial and insurance industry and the construction industry also performed well with 17% and 11% respectively.

The best performing areas of the York, North Yorkshire and East Riding LEP were Ryedale with 1,400 more jobs (a 5.4% increase), East Riding with an increase in employment of 3,800 (a 3.2% increase) and York with an increase of 2,900 jobs (2.8% increase).

Tourism in Yorkshire and the Humber is worth over £7bn, which is more than the whole tourism expenditure in Ireland or Denmark. Around 216 million visits to Yorkshire are made every year, which is equivalent to the total number of visitors to Walt Disney attraction theme parks worldwide.

The Best Performing Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Jobs Growth 2013-14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ryedale</td>
<td>1,400 (+5.4%)</td>
</tr>
<tr>
<td>East Riding</td>
<td>3,800 (+3.2%)</td>
</tr>
<tr>
<td>York</td>
<td>2,900 (+2.8%)</td>
</tr>
</tbody>
</table>

The Yorkshire Dales featuring stone-built villages, stunning landscapes & vibrant communities
Bradford’s growth beats the national average

Bradford’s development offer to the world’s biggest investors has never been better as it prepares to join its Leeds City Region partners at MIPIM 2017 - the world’s largest property investment conference.

Building on over £1 billion of investment in the city over the last seven years, Bradford’s delegation will join Leeds and Wakefield Councils alongside private sector partners including Leeds Bradford Airport to ensure the profile of the UK’s largest City Region economy outside of London is showcased to its full potential to the 5,300 investors arriving from 90 countries.

Bradford’s economy has grown faster than the national average due to major investment in the city in the past seven years. This major investment included securing the Southgate development and other prestige office developments; the multi-award-winning City Park which transformed the landscape adjoining Centenary Square; the improved public realm all around the city centre; and residential development promoting city centre living, particularly in and around Little Germany. Both the college and the university have invested millions in transforming their campuses, bringing great student facilities and accommodation to the city.

And of course, the development of The Broadway shopping centre brought a whole new dimension to the city, accelerating the city’s retail ranking and drawing in thousands more visitors to the city centre.

That momentum can be seen in continuing developments such as a second phase to Meyer-Bergman’s Broadway development. Demolition is currently taking place to make way for a new boutique cinema, The Light, and new restaurants and bars directly opposite the shopping centre.

Growing confidence in the city is also reflected in a second phase of the Sunbridge Wells tunnels shortly coming on board. These underground tunnels once bustling in the 1960s and 1970s, were recently resurrected by developer Graham Hall. The scheme, now showcasing upmarket bars and shops, attracted 100,000 visitors in its first three months.

An ambitious plan for a further leisure complex is also in its early stages of planning by Fronter Square retail park owners British Land, replacing the former Royal Mail sorting office off Valley Road.

The Bradford delegation will be keen to show the availability of other key development sites such as the grade A office accommodation which is destined for The Tyths – a former police station site in the very heart of the city centre. This prestigious office development would be known as One City Park.

Bradford has several large sites on the M62 corridor that form part of the Leeds City Region Enterprise Zone that offer diverse opportunity for developers looking for centrally-located and well-connected locations. The sites lie on Gain Lane, Parry Lane and Staithgates Lane.

Further investment opportunities being showcased at MIPIM include the former Odeon building, which is being worked up as a new music, arts and conference venue by a team called Bradford Live.

The Council has also entered into a partnership with a consortium of property developers, funders and public sector programme managers to create a new state-of-the-art building that will host a regional hub for public sector employment and accommodating up to 3,500 staff.

Bradford Council leader, Cllr Susan Hinchcliffe, said: ‘Our officers attend MIPIM as part of the Leeds City delegation to directly sell investment opportunities in Bradford to developers, investors and funders. We are seeing a burst in growth since the Broadway shopping centre opened with new cafes, bars and restaurants being built nearby and the cinema complex progressing on the centre’s doorstep.’

‘There has definitely been greater interest from developers and we are in discussion with a number of companies, but we need to maintain our profile and proactively seek investment. That is why going to MIPIM is so important and the contacts we’ve made over the years have been immensely valuable. Going in partnership with Leeds City Region makes us stronger together.’

Mike Jackson, chair of Bradford Council’s economic strategy committee, added: ‘The Bradford delegation will aim to showcase Bradford as a modern, exciting city with investment opportunities and an improving retail offer, new leisure developments and a strong future economic growth framework.

‘Bradford is part of the second largest property market in the UK, the Leeds City Region. We are the only city region to be part of MIPIM and hope to showcase the City Region to investors not attending this year’s event in Cannes. We also hope to secure investment for our programmes at MIPIM, with a focus on increasing the number of direct sales to investors and raising awareness of the City Centre and the City Region overall.’

‘The City Region has a strong track record of securing major projects and creating jobs and growth. The Burns Building in the North is a fantastic example of how powerful city-region scale can drive investment. In Bradford, the Burns Building project is a key development promoting city centre living in Little Germany and is fully let. Bradford has a number of large office sites that we are keen to show to investors and developers in Cannes.’

Bradford has a big economy worth over £9.5bn, the eighth largest in England.

Bradford is the world’s first UNESCO City of Film.

Bradford is the 4th largest metropolitan authority in England with a growing population of 531,000.

Bradford has a fast growing economy. Between 2014 and 2015 Bradford GVA increased by £300m, a rise of 3.7% that was higher than UK growth of 2.6%. With a city centre that has been transformed in recent years, Bradford’s economy is set to grow 25% over the next decade.

Bradford is Home to more FTSE 100 companies than any other city in the North.

Bradford based companies employ over 250,000 people across the UK with a combined turnover of over £30 billion.

Bradford is the youngest city in the UK. (23.6% of the population are under 16).

Bradford has 25,500 people employed in manufacturing, the 3rd highest of any city authority in the UK.

46,000 people commute daily between Bradford and Leeds – the largest flow between any two cities in the UK.

FACTFILE

- Bradford is the 4th largest metropolitan authority in England with a growing population of 531,000.
- Bradford has a big economy worth over £9.5bn, the eighth largest in England.
- Bradford is a fast growing economy. Between 2014 and 2015 Bradford GVA increased by £300m, a rise of 3.7% that was higher than UK growth of 2.6%.
- With a city centre that has been transformed in recent years, Bradford’s economy is set to grow 25% over the next decade.
- Bradford is the world’s first UNESCO City of Film.
- Bradford is Home to more FTSE 100 companies than any other city in the North.
- Bradford based companies employ over 250,000 people across the UK with a combined turnover of over £30 billion.
- Bradford is the youngest city in the UK. (23.6% of the population are under 16).
- Bradford has 25,500 people employed in manufacturing, the 3rd highest of any city authority in the UK.
- 46,000 people commute daily between Bradford and Leeds – the largest flow between any two cities in the UK.
For the city of Hull 2017 will be an historic year to remember as it embarks on 12 months of art events celebrating its status as UK City of Culture. But this accolade caps the biggest regeneration drive the city has ever seen with a billion pounds worth of investment and new jobs in renewable energy, healthcare, telecommunications and its longstanding port industries. To critics who still think of Hull as a declining port its city council chief executive Matt Jukes says ‘think again.’ He adds: ‘The council chief executive Matt Jukes and its longstanding port new jobs in renewable energy, pounds worth of investment and city has ever seen with a billion City of Culture. Our growing economy and our status as UK City of Culture 2017 is transforming external perceptions of the city as a place to live, learn, work, study and invest. The opportunities this presents are unprecedented and now the challenge is to maintain the momentum. As a council, this means continuing the work we have started to ensure that Hull’s renaissance is for the long term, whilst stepping up the work to ensure that everyone in the city is able to benefit. The physical transformation of the city will continue beyond 2017. A new concert and events venue is set to open in 2018, when work will also start on a new, iconic bridge that will reconnect the city to its waterfront. Longer term plans including the building of a cruise terminal that will allow Hull to capitalise on its role as Yorkshire’s port and to play its role in the Northern and UK economy to the full. Our £500m programme of neighbour-hood renewal and new house building is well under way and will continue to improve the quality of life of existing residents as well as bringing new people to live in the city. A refresh of our City Plan will map out the future of Hull over the next 30 years, ensuring a joined up approach to its development, management and promotion. And culture and the arts are now being embedded into all of our long-term city strategies and plans – from raising attainment and aspirations to community cohesion and health and wellbeing. Alongside these exciting opportunities, the work to reshape our services in the face of ongoing cuts in revenue funding is progressing at pace and is crucial if we are to achieve our goal of a regenerated and socially inclusive city. Many challenges remain, but confidence and belief in Hull’s ability to deliver has never been higher. When we launched the City Plan and our bid for UK City of Culture in 2013, we were ambitious and optimistic but could not have foreseen the progress that Hull would make. Today, the sense of achievement, pride and excitement about what the future holds for Hull is palpable. This is, undoubtedly, Hull’s time.
Hull's ambitious investment and regeneration strategy can be summed up in three words – jobs, jobs, jobs. Its success is reflected not only in a sharp drop in the numbers claiming unemployment support but also in the ongoing commitment by world-class companies like Siemens, Smith & Nephew and Reckitt Benckiser (RB) to the city. But investment is also linked to city centre renewal with a major drive to revitalise the historic quarters – part of a long term plan to realise Hull's potential as a tourism destination.

On a more personal level the city's success also resulted in an MBE awarded in last year's Queen's Birthday Honours to Hull City Council Director of Regeneration Mark Jones. Mark, who joined in 1995, has seen huge changes in the city in the quarter century he has worked for the council. When he joined the city was still struggling with the legacy of decline in its traditional manufacturing and port employment base. In addition with its nearest conurbation 50 miles away, Hull could not rely on neighbours to help lift its economy. As Mark says: 'We are a freestanding city and we have to fix ourselves but I've always believed Hull's economy is based on manufacturing and global trade. These themes are reflected in our UK City of Culture programme with each city season being entitled Made in Hull and Tell the World.'

Hull's regeneration strategy took a hit with the 2008 recession. At one point 1000 jobs a month were disappearing and the percentage of the workforce on jobseekers' allowance hit 17% within 18 months from a low of 7%. Aided by an external consultancy the council produced a strategic plan to focus on three key manufacturing sectors, namely renewables (such as biomass, biofuels and offshore wind turbines), health and pharmaceuticals (already existing with global healthcare giants RB and Smith & Nephew and the Hull York Medical School and port logistics). The city centre was also earmarked for a £100m renewal of its public realm and cultural infrastructure. The strategy was rolled up into the ten-year City Plan launched by Hull's High Steward Lord Meldrum in 2013, with its twin ambitions to make Hull a world-class visitor destination and UK hub for renewable energy industries.

Among the city's many success stories, one of the biggest was the decision by Siemens to develop its offshore wind turbine blade manufacturing plant in Hull which now employs 700 staff, while Smith and Nephew now employs 1000 staff producing advanced wound management products. When the investment by these and other companies is added together it totals £1.3 billion in the city while the jobseekers allowance claimant rate has dropped from its high of 17% to 3.5%, the lowest it has ever been. Hull’s employment rate has increased faster than the national average and is now in the fastest growing economy in Yorkshire in terms of GVA according to the CBI.

The City Plan envisages Hull as a UK energy city and a centre for renewable energy industries and investment and the Humber is within easy reach of three of the world’s largest wind farms. Green Port Hull is a £310m investment from Siemens and Associated British Ports withreducers Green Energy Works is a £200m investment on former industrial land which will convert 250,000 tonnes of waste material a year into energy.

Vivergo Fuels, one of the biggest bio ethanol producers in Europe, also has a £350m bio refiner converting wheat feed to bio ethanol. The Council is also working with the University of Hull to develop a Research, Development and Innovation Centre for the renewable energy sector.

On the healthcare side, a major project is RB’s £110m investment in its research and development centre to bolster the global healthcare company’s already major presence in the city to create 100 research posts. Smith & Nephew also has a £5.9m investment in its advanced wound management business while Hull University is developing a £2.4m health hub for the Hull York Medical School.

The Humbers is already the key economic driver for investment within the city while in part due to the port underpins Yorkshire’s economy. The Humbers ports are the UK’s largest ports and the fourth in Europe, importing 33% of the UK’s coal and 33% of the UK’s natural gas. Hull also has a longstanding connection to various energy communications. In former telephone department became the council-owned Kingston Communications in 1987 until it was floated on the stock exchange, the council selling its last stake in 2007. The company is now broadband provider KCOM. The city has also developed C4DI, a centre for digital innovation and a hub for start-ups where the rivers Humber.

A city centre regeneration scheme is now nearing completion. The council has invested £2.6m renewing the public realm, including the historic old town where tarmac and concrete paving have been replaced by sandstone and granite. It is also regenerating the former fruit market, using existing buildings to create a lively, artistic area of restaurants, small shops, and artist studios. A new bridge across a busy highway will link the old city centre to the fruit market and the waterfront, connecting what were once isolated districts.

Across the city, investment in homes and neighbourhoods is making Hull a more attractive and popular place to live. The £500m council-led renewal programme is very well established and incorporates many private, community sector and registered provider partners, which ensures delivery of thousands of quality homes through new build, tackling empty properties with major modernisation and overhaul renewal interventions.

Currently active in seven areas of the city, neighbourhood transformation is resulting in significant private sector investment and more than 5,000 construction jobs and 500 apprenticeships.
The North East region

The North East region covers Northumberland, County Durham, Tyne and Wear, and the Tees Valley, and forms part of the border between England and Scotland.

According to the latest figures from the Office for National Statistics, the North East has a total population of 2.6 million and boasts an average population growth rate of 0.3%.

The North East Local Enterprise Partnership estimates the region contributed a gross value added (GVA) of £35.4bn to the UK economy in 2014, and represents 2.2% of the UK and 2.6% of the English economy.

Between 2004 and 2014, the GVA in the North East area rose by 34%, with annual growth rates of around 3% per year.

Public services, transport and manufacturing make the largest contribution to the area's GVA, and its manufacturing sector outperforming the UK average. Newcastle upon Tyne is the largest city in the North East with a population of just under 280,000. The city is famous for its vibrant nightlife, football team and is also home to the Great North Run, which is the largest half-marathon in Europe.

Sunderland is the second largest city in the region with a population of 177,000 and it is also home to the Nissan car manufacturing plant, which has built more than 8 million cars since it was first opened in 1986.

The Nissan factory is one of the largest of its kind in the country in the North East Chamber of Commerce estimate that one in three cars built in the UK now come from Nissan’s Sunderland plant.

The cathedral city of Durham is the county town of County Durham and other large towns and cities in the region include Gateshead, Middlesbrough and Stockton-on-Tees.

The North East is also home to five universities – Durham, Newcastle, Northumbria, Sunderland and Teeside, which all offer world-class teaching and research facilities, covering a wide variety of subjects.

The region has excellent transport connections, with rail links allowing easy access to both London and Edinburgh. Newcastle International Airport has been serving the people of the North East for more than 75 years. In 2015 it helped enable 4.6 million passengers fly to 80 different destinations all over the world.

It also supports 3,200 jobs on site and a further 4,600 across the region.

The airport serves a catchment area of the North East, South Scotland, Cumbria, and North Yorkshire and contributes £646m into the regional economy yearly.

And the region also has a strong oil and gas industry, having benefitted from North Sea oil and gas. The North East Chamber of Commerce estimates that 65,000 people in the region work in that sector.

The latest figures from the Office for National Statistics show the North East had an unemployment rate of 7.5% between May and July this year, and an employment rate of 70.9%, which had increase by 0.4% since the previous quarter.

According to the North East LEP, 888,000 people were employed in the area in 2015 and nearly 47,000 jobs have been addd over the past two years. As the region prepares for the future, it is facing forward and ready to create more jobs and opportunities for the people who live there and the businesses that are based there.
Taking the high road to economic growth

For thousands of years, the nation of Scotland has forged its own path and today is known throughout the world as leader in fields as diverse as renewable energy and whisky.

Covering the northern third of the island of Great Britain, the country has its own Parliament and devolved government. Outright independence was rejected in a referendum two years ago and although there has been speculation about its future in the aftermath of the UK decision to leave the EU, it remains a full member of the United Kingdom.

It shares a border with England to the South and is otherwise surrounded by water, with more than 790 islands, and includes seven cities: Aberdeen, Dundee, Edinburgh, Glasgow, Inverness, Stirling and Perth.

Edinburgh, the country’s capital and second-largest city, was the hub of the Scottish Enlightenment of the 18th century, which transformed the country into one of the commercial, intellectual, and industrial powerhouses of Europe.

The second largest city, Glasgow, was once one of the world’s leading industrial centres and now lies at the heart of the Greater Glasgow conurbation, while the waters surrounding Scotland, including a large sector of the North Atlantic and the North Sea, contain the largest oil reserves in the European Union.

The average number of people per km² in Scotland is 68, among the lowest of the EU countries. However, there are huge variations across the country.

The Western Isles and the Highlands have just nine people per km², whereas Glasgow has 3,395.

Although Edinburgh is the capital of Scotland, the largest city is Glasgow, which has just over 584,000 inhabitants. The Greater Glasgow conurbation, with a population of almost 1.2 million, is home to nearly a quarter of Scotland’s population.

Separate legal, educational and religious institutions distinct from those in the remainder of the UK have all contributed to the distinctive Scottish culture and national identity.

Traditionally, the Scottish economy has been dominated by heavy industry, including shipbuilding in Glasgow, coal mining and steel, though de-industrialisation during the 1970s and 1980s saw a shift towards a more service-oriented economy as in the rest of the UK.

Industries associated with the extraction of North Sea oil, however, continue to be important employers, centred on Aberdeen in the North East of the country.

Scotland is also leading the way with renewable energy, with more than 300 companies involved in the sector.

Scotland is also famous for introducing the world to the game of golf, which was first played at the Old Course at St Andrews in the 1400s.

According to figures published in the EY Scottish Attractiveness Survey in May, the country is also enjoying a record amount of foreign direct investment (FDI).

The survey found Scotland secured 119 FDI projects last year, an increase of 51% on the previous year, and more than double the UK’s 20% increase.

Software was the top-performing sector in the survey, with 19 projects and a 170% increase.

“The majority of FDI projects for Scotland in 2015 were new rather than expansions,” says EY senior partner, Mark Harvey.

“This ability to attract a higher proportion of new, first-time investors signals a positive future for Scotland.”

Recent official figures, which were published in September, show the unemployment rate in Scotland has fallen by more than 1% over the last economic quarter to reach 4.7% and is now below the UK rate.

Scotland’s employment level increased by 51,000 over the quarter to 2,631,000, making it the largest quarterly rise on record.

Scotland also continues to outperform the UK on female employment, unemployment and inactivity rates.

“While these figures are welcome the Scottish Government is absolutely committed to taking further action,” said the Scottish cabinet member for the economy, Keith Brown.

“In addition, £100m will be injected into our capital spending plans this year, providing a significant boost to the £6bn worth of projects already under construction.”

Scotland also continues to attract foreign investors signals a positive future for Scotland.”

The survey found Scotland secured 119 FDI projects last year, an increase of 51% on the previous year, and more than double the UK’s 20% increase.

The majority of FDI projects for Scotland in 2015 were new rather than expansions,” says EY senior partner, Mark Harvey.

“The ability to attract a higher proportion of new, first-time investors signals a positive future for Scotland.”

Recent official figures, which were published in September, show the unemployment rate in Scotland has fallen by more than 1% over the last economic quarter to reach 4.7% and is now below the UK rate.

Scotland’s employment level increased by 51,000 over the quarter to 2,631,000, making it the largest quarterly rise on record.

Scotland also continues to outperform the UK on female employment, unemployment and inactivity rates.

“While these figures are welcome the Scottish Government is absolutely committed to taking further action,” said the Scottish cabinet member for the economy, Keith Brown.

“In addition, £100m will be injected into our capital spending plans this year, providing a significant boost to the £6bn worth of projects already under construction.”

Scotland also continues to outperform the rest of the UK in terms of youth employment, and I am very pleased that the female employment rate has risen over the quarter, a testament to our work to ensure women have the same equality of opportunities in the labour market as their male counterparts.”
The land of rugby, song and enterprise

With its rugged coastline, stunning countryside and proud industrial heritage, it’s no wonder that Wales is a popular destination for businesses and holidaymakers alike.

Following a string of new announcements by the Welsh Government, including a £4m fund for social businesses and a trade mission to Japan, the Welsh economy is set to go from strength-to-strength.

‘Post-referendum our message to our international partners must be that Wales remains very much open for business,’ says Welsh economy secretary, Ken Skates.

‘This outward-looking and proactive approach is vital to our work to build a stronger and fairer economy and one that benefits every section of society and every part of Wales.’

The country is the third biggest member of the United Kingdom. It is smaller in area than Scotland, but larger than any English region except South West. It covers 9% of the total area of the UK at 20,700km².

The region is generally mountainous, with its highest peaks in the North and central areas, especially in Snowdonia. Attracting more than 600,000 visitors annually, Wales boasts three national parks, five areas of outstanding natural beauty and many castles, most of them built to maintain the English conquest in times past. Although the vast majority of the population speaks English, the country has retained a distinct cultural identity and is officially bilingual, with all government documents and signs produced in both English and Welsh.

Wales has its own devolved government based in Cardiff and is divided into 22 council areas responsible for the provision of all local government services, including education, social work, environment and roads services. Wales’ economy depends on the public sector, light and service industries and tourism.

Cities like Swansea and Cardiff have enjoyed massive regeneration in recent years, with many large companies and global brands such as the BBC – investing heavily in the region. The Cardiff city region now has a population of 1.5 million, with 40% of the workforce educated to degree level.

According to the latest set of official statistics, unemployment was 4.1% between May to July, down from 6.5% over the same three months in 2015.

The employment rate in Wales stood at 73.2% during the same time period, which was up from 71.3% in 2015. This compares to the UK rate for the same period, which was 74.5% and up from 73.5% a year earlier.

‘Employment in Wales is increasing faster than the UK average and now stands at an historic high level, with 34,000 more people in work now than 12 months before,’ says first minister, Carwyn Jones.

While the average weekly earnings for full-time adult employees in Wales stands at £473, compared to £527 in the rest of the UK.

The gross value added per head in Wales is £17,573 and the average household wealth stands at £214,200.

‘We continue to have big ambitions for Wales and its economy and are determined to deliver on them for the people of Wales,’ adds Mr Jones.
Occupying the North East of the island of Ireland, the province covers 13,600km², equivalent to 6% of the total area of the UK, and shares a border with the Republic of Ireland. And while the region’s economy is the smallest of the four countries of the UK, its universities are of high quality, labour costs are low, and unlike the rest of Britain, the region has a land border with a Eurozone country.

The Belfast metropolitan area dominates in population terms, accounting for more than a third of the region’s inhabitants. The figures also show over the last two years annual output increased by 1.3%, which is less than the GDP growth figures for the UK as a whole (2%).

The Northern Ireland construction bulletin also shows output in the first quarter of 2016 was up by 3.4% over the quarter and up by 2.3% over the year. And another indicator of economic wellbeing – total sales by companies in Northern Ireland – rose by 2% on the previous year to £65.8bn in 2014.

Northern Ireland enjoys certain advantages as it forges its future. Its universities are of high quality, labour costs are low, and unlike the rest of Britain, the region has a land border with a Eurozone country.

The Northern Ireland population density was 334 people per km², the second lowest of all UK countries. The current unemployment rate in Northern Ireland is 5.6% in Northern Ireland, which is higher than the rest of the UK average (4.9%).

And figures from the Northern Ireland Labour Force Survey show the unemployment rate in the province has decreased by 0.7% over the last year and is now at its lowest level since 2009.

‘I am greatly encouraged by the continuing signs of improvement in economic conditions, especially across our labour market,’ says economy minister, Simon Hamilton.

According to recent figures by the Nationwide Building Society, the average house price in Northern Ireland is £128,562, compared to the UK average of £204,238.

‘This is a time of great potential for Northern Ireland and we have laid strong foundations which are helping underpin the recovery of Northern Ireland’s economy,’ says first minister, Arlene Foster.

‘Significant progress has already been made in terms of jobs and investment. Over the last five years Invest Northern Ireland has delivered the promotion of 42,488 new jobs, £3bn of employment related investment, £589m of business investment in research and development, £38m of loans made through the Growth Loan Fund, and a 9.1% growth in manufacturing exports in 2015-16 from 2014-15.

‘These achievements have benefited the whole of Northern Ireland and have delivered a return of almost £6 of investment in our economy for every £1 of Invest NI support,’ adds Ms Foster.

It might be the smallest constituent member of the United Kingdom, but with 55% of the population under the age of 40, Northern Ireland has one of the youngest populations in Europe.
Shaping and connecting UK property

The UK Property Marketplace
18-19 October 2017, London Olympia
mipimuk.co.uk