

UK regeneration projects: Investing using Islamic Finance



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Foreword



Britain is the capital of Islamic Finance in the West. We were the first country outside the Islamic world to issue a government Sukuk. More than 50 of our institutions offer advance training in the principles of Islamic Finance, reaching professionals from all over the world. We have a tax system and other regulations that work with Islamic Finance products. And we even provided export credits for the purchase of aircraft using Islamic Finance - the first in the world to do so.

Look around London and you will see how Islamic Finance has transformed the skyline, from the Shard to Chelsea Barracks. With the exciting plans for the Battersea development, that trend is set to continue. But our ambitions in this industry go far beyond our capital city, as you will see from the carefully-selected projects in this brochure. It gives you a taste of the many opportunities that we think would be attractive to investors using either Islamic or conventional finance - and it's the first brochure of its kind from any G7 or EU country.

The projects, worth over £17 billion, are a win-win. They're a win for you because they help you make a return, manage risk, and do good with your money - all within a financial framework that suits you. And they're a win for Britain, too, because each of these developments will bring prosperity and opportunity to every part of our country. Of course, each investor's needs are different, so I invite you to explore with my team in UK Trade and Investment on how the projects can be made to work for you.

When it comes to Islamic Finance, Britain thinks big. I don't want us to just be the Western hub; I want us to be a global leader. That's the goal. It will be an exciting journey, packed with opportunities - and I hope that you will be part of it.

Rt. Hon. David Cameron MP
Prime Minister

Investing in UK regeneration projects

With a successful and robust regime for delivering investment in regeneration projects, the UK offers an exciting range of opportunities for all investors, both Sharia-compliant and traditional finance. Included in this book are projects sourced by the Regeneration Investment Organisation (RIO) which are investable and ready for development, in line with its mandate of helping international investors identify and fund regeneration opportunities in the UK.

RIO achieves this by acting as a one-stop-shop and an 'honest broker' in directing international investors to a credible project pipeline. The projects identified have been presented in their totality - some parts of which may not be Sharia-compliant - but are at a stage that investors can contribute to discussions around project and finance structure with project promoters. RIO is ready to facilitate these introductions.

The developments selected contribute to the regeneration and renewal of UK towns and cities with positive benefits to social and cultural life. The continued prosperity of places also relies on growth and expansion, an ambition that is being met by increasing flows of international capital into UK property investment, including from Sharia-compliant financing.

RIO has a wider pipeline of £115bn (Gross Development Value) of projects, further details of these projects are available from RIO's pages on the UK government's website:

www.gov.uk/ukti/rio



Islamic Finance in the UK

The United Kingdom's Financial and Professional Services industry is built on openness – to ideas, to external developments, and to the needs of its customers. Over several decades, the United Kingdom has supported the development of the sector, by developing appropriate regulations. The issue of UK Government Sukuk in 2014 gave new life and added to the expertise in the UK's Financial & Professional Services industry.



We have hundreds of professionals working wholly or partly on Islamic Finance products in the UK, ranging from specialist consultancies, through to experts in divisions of the largest firms. This depth of expertise in both Islamic Finance and conventional products means that when investors do deals with UK support, they do not need to compromise, either in their beliefs or in getting the best support available.

We continue to innovate. In 2015, Sharia-Compliant reinsurance will be offered through Lloyd's of London, and the Bank of England is working on provision of Sharia-Compliant liquidity facilities. Where products are not yet available in compliant form, our industry can help manage the interaction with conventional finance, so that customers' values are reflected to the maximum extent possible.

The UK's Financial and Professional Services industry has long experience of working with investors from all parts of the Muslim world, ensuring that all of its customers get the support they need. And our regulatory authorities are focussed on facilitating such business, while protecting customers and safeguarding systemic stability.

This wealth of experience in the UK means that there is no better place in the world to get support in making Islamic Finance deals, whether for the projects in this brochure or elsewhere in the world. And the openness and transparency in our industry helps investors to invest with confidence – they are clear that their interests are protected, and that their personal values are respected.

Investment opportunities

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1. Gatehouse PRS Residential Fund

Opportunity

Gatehouse Bank is looking to secure partners to invest £325M in the Private Rented Sector (PRS) through a diversified fund. The opportunity is to develop and own an interest in a significant portfolio of private rented homes located in select under-supplied markets in the United Kingdom.

An initial portfolio has been identified with other sites currently being shortlisted to create a total portfolio of up to 6,500 homes. This fund leverages Gatehouse's prior experience in the PRS sector, as it is currently developing approximately 925 PRS homes in Greater Manchester and Merseyside.

Overview

There has been a dramatic increase in demand for private rented homes due to increasing population, limited supply of new stock and affordability issues. Potential PRS households grew by c. 2 million in the UK in the decade to 2011, while the level of new build houses decreased.

Target geographies: Greater Manchester, Merseyside (North West England), Birmingham / West Midlands - areas of high growing population, strong private sector employment and ageing and obsolete housing stock. Family homes are preferable to the apartment market, owing to the length of tenure by families and the need to stay close to schooling.

More than 10 million people - one sixth of the UK population - live in rented homes today. This is expected to grow to 25% of the total population by 2024 (Savills).

The PRS sector remains highly fragmented: 80% of all PRS properties are owned by private landlords with four or less properties. Institutions, while keen to enter the sector, have yet to invest in a meaningful scale.



Current Status

Initial sites identified with planning consent to start on site. Other sites have been identified and will only be acquired upon receipt of satisfactory planning consent.

QUICK FACTS

Project Sponsor: Gatehouse

Project Type: PRS

Equity Requirement: £325m

Gross Asset Value: £1 billion at completion

Investment Type: Funding partner

Status: First phase identified

Completion: From Q2-2016

Location: Across the UK

2. Manchester Place



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 Metrolink connections with good connectivity to the city core.



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.



Manchester Place

Manchester is the UK's second city and at the heart of the Northern Powerhouse

Its long term growth is based on strong economic and demand figures

We want partners who share our long term vision

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

3. Mayfield Quarter, Manchester



Opportunity

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.

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 2015

Completion: Phased over 7 - 10 years

Location: Manchester City Centre

4. Middlewood Locks, Manchester



Overview

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.

Opportunity

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 now approved 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.

QUICK FACTS

Developer: Scarborough Group

Project size: £650mn

Type: 2,000 Unit PRS scheme

Investment Type: Co-investor / development finance

Construction: Commenced Q4 2015

Completion: Phased over 3-5 years

Location: Manchester

5. Alderley Park, Cheshire



Overview

Alderley Park is an internationally important centre for full spectrum bioscience R&D with a track record of delivering medical breakthroughs which benefit patients globally. As the former home to AstraZeneca, more than £550m has been invested in the site and facilities over the past decade. Alderley Park is the single best invested drug discovery and development campus in the UK.

Opportunity

The site comprises 1.1m sq ft, of premier office and lab space set within a stunning 400 acre parkland setting. The site has the potential to add a 700,000 sq ft of development, creating a business and research community employing a minimum of 7,500 people across the site, with potential after development to increase to maintaining a full spectrum

bioscience R&D campus at its Heart. Occupiers range from start-ups to corporates and national institutes.

The vision for the development focuses on creating an accessible and connected community with strong links back to the city and to the scientific community in the North and beyond.

The vision for the development focuses on creating an accessible and connected community that is part of the Manchester Science Corridor and supported by key research institutions such as the University of Manchester.

The project is supported by the Greater Manchester & Cheshire Life Science Investment Fund which has secured public and private funding of £42m and is seeking to raise a further £58m to invest in a broad spectrum of life science businesses.

QUICK FACTS

Developer: Manchester Science Partnerships

Project size: £325m (part of a £1.2bn programme in three strategic sites)

Type: Commercial (laboratory, office & associated amenities) & supporting investment fund

Investment type: Co-investor

Construction: Due to commence Q4 2015
Completion: Phased over 5 years

Location: Alderley Edge, Cheshire

Investment Fund: Opens September 2015

6. 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

7. Legal & General Regeneration partnership proposal

Overview

Legal & General has committed principal capital to invest in UK regeneration projects (sourced in conjunction with the Regeneration Investment Organisation) and are actively seeking international co-investors to partner with them. The strategic aim is to attract co-investors of varying sizes, and to reflect that deal specific co-investment will be available to investors on selected Legal & General principal deals.

Focus for investment will be on projects that include pre-planning and construction risk, with the target to deliver value to investors through high quality asset/project management, resulting in longer-term lower risk operational assets.



Opportunity

L&G believe that the best model to successfully deploy capital in this space is with an experienced fund manager who invests its own principal balance sheet on similar terms to other co-investors in the fund. Such a 'principal co-investing manager' will demonstrate:

- Financial commitment as investment manager and investor to converting a diversified pipeline of projects.
- Provide pension or sovereign fund co-investors access to local market knowledge in an efficient way.
- Align the interests of the investors with the investment managers, both by reputation and own capital at risk.

To attract investment into non-standard infrastructure investment, internal rates of returns for projects will need to reflect the risks.

QUICK FACTS

Developer: Legal & General

Project size: Dependent on project

Type: Multiple asset classes

Investment Type: Co-investor

Construction: N/A

Completion: N/A
Location: National

8. East of Leeds Orbital Route, Leeds

Overview

The East Leeds Extension (ELE) is the single largest opportunity in the city to deliver new high quality residential neighbourhoods on allocated greenfield housing land.

The site has the potential to deliver Leeds' Best City ambition. From the very earliest planning stages the aspiration is to create a child-friendly city, meet the needs of older people and enable positive public health outcomes. The aim also is to deliver attractive and sustainable travel choices and ensure that development is achieved in a way that meets the growth needs of the city whilst complementing and improving the amenity of existing neighbourhoods.

The ELE will be "place-making" across 217 hectares of land, and will embrace the planning and delivery of new homes, schools,

retail and community facilities, green spaces, sports and leisure facilities, transport and movement infrastructure. It will require co-ordination with a range of development interests across a number of land ownerships and over a period likely to span several years.

Opportunity

The delivery of East of Leeds Orbital Route is critical to unlocking the development capacity of the ELE and as such has become a focus of strategic planning for the area, including its cost, funding, scope, phasing in relationship to house building and responsibility for construction.

The investment opportunity is to co-invest alongside Leeds City Council, to provide the capital costs of the new link road.

The recovery of this investment capital is derived from a 'roof tax' on new residential schemes as they come forward on the land released by the construction of the road.



QUICK FACTS

Developer: Leeds City Council

Project size: £200M

Type: New orbital road, un-locking land for 5000 new homes

Investment Type: Co-investor/investment funder

Construction: Due to commence Q4 2015

Completion: Phased
Location: East of Leeds City Centre



9. Thorpe Park, Leeds

Overview

Thorpe Park is an established business location, adjacent to the M1 motorway, with 800,000 sq ft of development built and occupied to date, including 600,000 sq ft of high quality office accommodation.

The current business community is estimated at 4,500 people, and is supported by amenity uses such as the high quality and award-winning Hotel, Spa and Conference Centre on site. Existing blue chip occupiers include Barton Willmore, Kier, BAM, GE Capital, IBM, Laing O'Rourke, Lidl (UK) Ltd, National Grid, Northern Foods, Regus, United Utilities and Balfour Beatty.

Approximately 100 acres of land remains for development at Thorpe Park, 13 acres of which are already serviced (with access roads, utilities etc). Infrastructure is therefore already in place to

service plots capable of accommodating up to 200,000 sq ft of buildings. An additional 113 acres of land will be used to create a new public park.

Opportunity

The opportunity is to develop out the remaining land to create a new type of mixed use community environment to meet the demands of modern commercial occupiers and home owners. This will include the provision of retail and leisure space alongside business space - creating a highly attractive development, and providing important supporting amenities for business occupiers.

The scheme has developed a higher-density and more urban layout, whilst bringing forward over 140 acres of parkland space and associated sporting facilities and landscaped grounds within the Estate to the general health and wellbeing of occupiers and

customers alike. The scheme benefits from major strategic infrastructure - greater private and public transport connections, with further improvements planned.

QUICK FACTS

Developer: Scarborough Developments

Project size: £500M

Type: New office/retail mixed use scheme.

Investment Type: Co-investor

Construction: Due to commence Q3 2015

Completion: Phased

Location: East of Leeds City Centre



10. Atlantic Gateway, Liverpool-Manchester

Overview

The Atlantic Gateway is a strategic corridor stretching 40 miles from the Port of Liverpool to the City of Manchester, including 50 development sites. The development is a £75bn opportunity to create a low carbon, economic growth zone.

Opportunities available include:

- Urban regeneration
- Real estate
- Renewable energy
- Transport



Major Atlantic Gateway projects

The Mersey Waters Enterprise Zone includes Peel's flagship projects Wirral Waters and Liverpool Waters and the Peel International Trade Centre.

- Wirral Waters: The waterfront regeneration of 800 acres of docklands is the largest and most visionary regeneration project in the UK. Planning permission has been granted.
- Liverpool Waters: A £5.5bn scheme to develop the historic dockland site to create a world-class, high-quality, mixed use waterfront quarter in central Liverpool. Planning permission has been granted.



- Seaforth Deep Sea Container Port: planning consent for a new deep sea container port at Liverpool docks to handle a million containers per year.

QUICK FACTS

Developer: Peel Holdings

Project size: Varies dependent on project

Type: Mixed use

Investment Type: Developer finance / co-investor

Construction: Commenced

Completion: Phased over 20 years

Location: North West England

11. Old Oak Common, London



Overview

Earmarked as a major mixed-use development opportunity, Old Oak Common can provide up to 55,000 new jobs across Old Oak and Park Royal to create a new destination in West London, serving as an extended West End. The site has also been recognised to have the potential for 24,000 housing units.

Investment Return:

Investment returns can be realised through the sale of developed facilities upon completion and income derived from commercial and residential lettings. Old Oak Common has the potential to absorb the increasing demand for central London space.

Opportunity

Significant rail investment including the HS2, Great West Main Line and Crossrail super-hub stations, and proposed London Overground stations nearby.

Site: The site spans 155 hectares and is located in West London amidst the opportunity areas of Vauxhall Nine Elms, Earls Court and White City. Old Oak and Park Royal will be a sustainable new town built on brownfield land in the centre of London.

With enhanced rail connectivity the site will be ten minutes from Heathrow, ten minutes from the West End, 38 minutes from Birmingham, and within an hour of five of the UK's international airports.

QUICK FACTS

Project owner: Multiple ownerships on site

Investment type: Developer, investor

Planning: Pre-planning design stage

Status: Significant mixed-use regeneration and development opportunity

Completion: c. 25 - 30 years

Location: West London

12. Centre for Advanced Knowledge, Cambridge



Overview

The Centre for Advanced Knowledge Engineering is a high impact investment focused on delivering long term sustainable regeneration in West Norfolk, East of England. The centre will be an internationally renowned facility providing commercial, research and education facilities in the sustainable and dramatically expanding field of Knowledge Engineering (Data Analytics, Digital Forensics and Data Security).

The development plans will provide commercial and government tenants with a "data engineering" skills pipeline plus affordable housing in the area, thereby offering an attractive work/lifestyle balance in order

to attract and retain skilled staff, enabling the centre and region to attain world leadership in the field of Knowledge Engineering.

Opportunity

Commercial, education/skills development, and research campus.

The phased development will include 10 Grade A commercial and research buildings and large-scale conference facilities.

The Institute of Data Science Building will accommodate 300 Students; 16-19 years old, undergraduate and postgraduate research students, a 200 student residential

facility, an Incubation Centre, Hotel, Retail, Leisure and tourism facilities.

QUICK FACTS

Project Owner: Aventa Capital

Project type: Big data / business park

Total Development Cost: c.£189 million - phase 1 (Comm 2015)

Investment Type: Funding partners

Status: Outline planning
Location: Downham Market, West Norfolk

13. Healthy Ageing Innovation Campus, Lancaster

Overview

The vision for Lancaster University Healthy Ageing Innovation Campus is that it will be a "leading presence in the UK and renowned internationally, for the commercialisation of applied research into tangible improvements in quality of life - Ageing, Healthy and Well".

Lancaster University was recognised as a top 10 Higher Education and Research Institution, with a truly global reputation and standing. The Faculty of Health and Medicine is leading global research consortia in millions of pounds of high value research activity on ageing and end-of-life care.

Opportunity

To establish a new state-of-the-art whole life ageing, healthcare Innovation Campus, focussed in Lancaster. The project will provide a new faculty and innovation space, deliver a new integrated residential village community, incorporating extra care provision and to enhance the University's ageing research output.

The university is seeking £116m for the £167m scheme. Up to £50m of public sector funding has already been secured for the scheme including an additional £17m of

Local Enterprise Partnership growth funding allocated to the project.

QUICK FACTS

Scheme owner: Lancaster University

Project type: Life science / education

Project size: £167M

Total size area: 5Ha

Type: Residential, Educational

Investment Type: Equity/debt

Location: Lancaster



14. 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.

Phase 1

The 251 bed Crowne Plaza hotel; 35,000 sq ft of offices; a 357 space multi-storey car park. Phase 1 of the project is underway and will be completed by 2015.

Phase 2

270,000 sq ft of offices; 40,000 sq ft of retail/leisure space; a boutique hotel; 156 residential apartments; 3 acres of public realm.

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.

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

15. Park Hill, Phase 2, Sheffield



Opportunity

Park Hill is a unique opportunity to regenerate the largest listed building in Europe and to realise the completion of the project that has already demonstrated high levels of demand in the marketplace for its quality product.

The marketed transactions to date fully support and reflect the viability of further investment. The project is suitable for support from both the Large Site Infrastructure Fund and Housing Debt Guarantees. Demand for the right housing product within core cities and primary markets is increasing, leading to a 3% rise in sales in 2014, potentially rising up to 24% by 2018.

With limited access to new build supply, residential rental values reflect this constant demand for housing. It is anticipated that there will be an average increase in housing rents of 4.5% for the next 5 years (RICS 2013).

Overview

- Park Hill is a local landmark in Sheffield. It receives a huge amount of media interest and is widely known for both its listed Brutalist facades and also its vast capacity.
- It gained outline permission for over 900 homes - one of Sheffield's major regeneration projects. The national, regional and local awards won to date reflect Park Hill as a market leader in design and quality.

- Constrained development supply in the city has seen rental levels rise year on year and had a wider impact on housing values and affordability. Park Hill has the potential to be the largest tranche of much needed housing to the marketplace for some years.

QUICK FACTS

Owner: Urban Splash
 Project type: Residential
 Total site area: 30 acres
 Project size: £78M
 Planning Status: Detailed
 Investment Type: Joint venture
 Construction: 2015/16

16. London Cancer Campus, Sutton, London



Opportunity

The London Cancer Campus is intended to be a world leading life sciences location.

The site will feature more than 192,000 sq m of life sciences space and will create 9,000 new jobs in the area.



Immediate Investment Opportunity

The 20,400 sq m modern Drug Discovery Complex.

Life sciences is currently the third largest UK growth sector where there is clear demand that is unsatisfied through existing supply. Current returns on this investment opportunity are not clearly defined at this stage but will be forthcoming.

QUICK FACTS

Owner: Royal Marsden Hospital

Project type: Medical campus

Total site area: 10 acres

Project size: £100M

Planning Status: Outline

Investment Type: various
 Construction: 2016

17. Silvertown Quays, Royal Docks

Overview

The Silvertown is a 50 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 Excel Crossrail station - due to open in 2018.

The Masterplan is centred on a Brand & Innovation park of bespoke Brand Pavilions that will be occupied by world leading companies.

The site will be developed over multiple phases with the potential to add to the masterplan in later stages if need arises. The site has the potential



for over 2m sq ft of Brand Pavilions, 0.5m sq ft of incubation, retail and leisure facilities along with 1m sq ft of residential space.

Opportunity

The new owners of the Silvertown development are The Silvertown Partnership (TSP). TSP is looking 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 £1.8bn with significant upside opportunities.

Timing and Planning

Outline planning consent has been secured for the scheme by Q2 2015. Phase One commencement is planned for Q1 2016 with subsequent phases to follow. The risk from planning

is minimised as the Greater London Authority and Newham Council who will grant any planning, selected TSP to act as the developer for the site and are supportive of their plan.



QUICK FACTS

Project Owner: The Silvertown Partnership

Project type: Mixed use / residential

Development cost: £2.5bn
Investment type: Funding partner

Status: Outline planning secured 2015, commencement on site due 2015

18. Slough Town Centre

Opportunity

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 sqm 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".

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 developments



Overview

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: 2015-2020

Contacts

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UK Trade
& Investment

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UKTI

UK Trade & Investment is the Government Department that helps UK-based companies succeed in the global economy. We also help overseas companies bring their high-quality investment to the UK's dynamic economy acknowledged as Europe's best place from which to succeed in global business.

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