

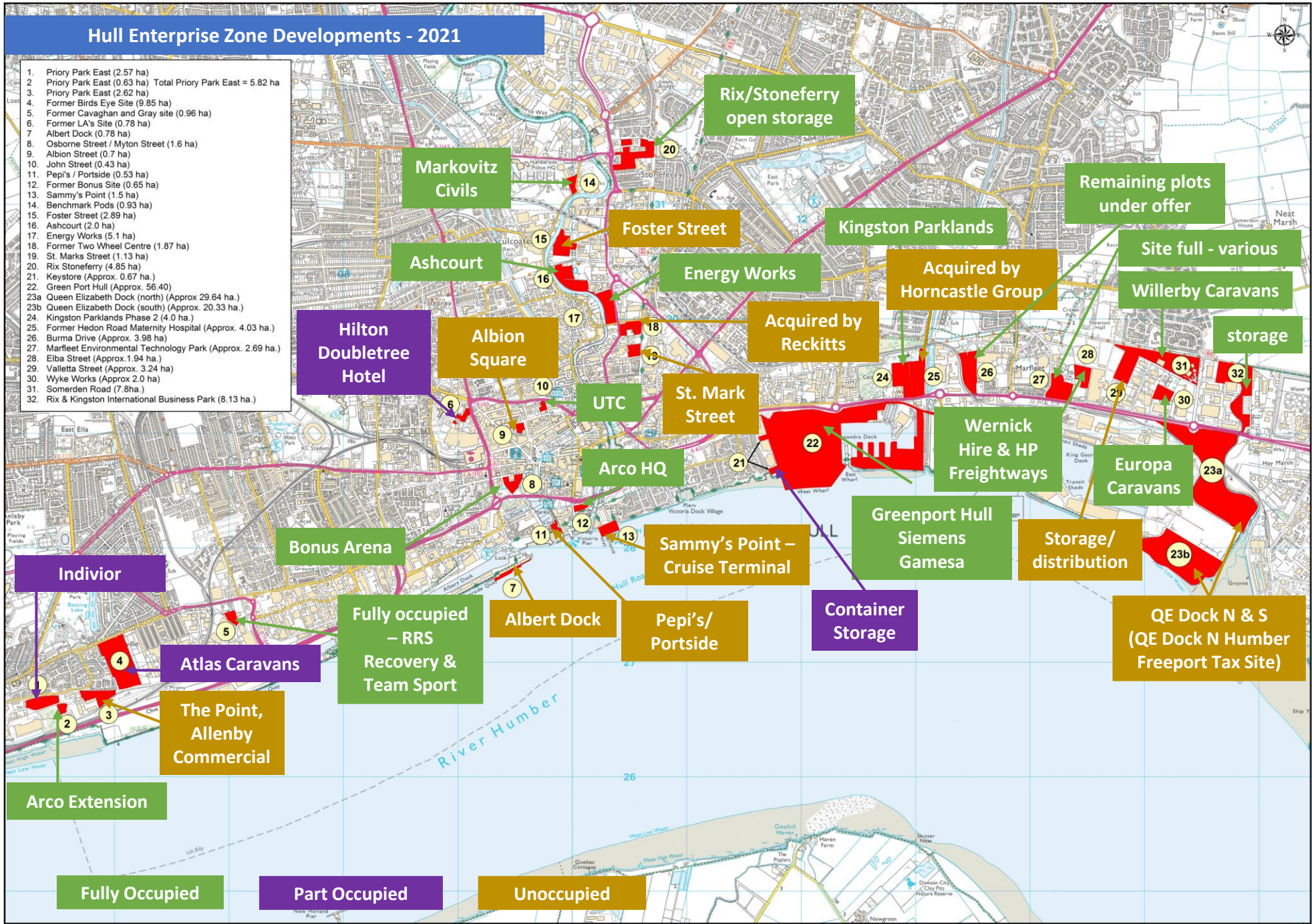
Hull Enterprise Zones

Successful developments and
re-investments

HEY LEP Infrastructure Board – November 2021

Hull Enterprise Zone Developments - 2021

1. Priory Park East (2.57 ha)
2. Priory Park East (0.63 ha) Total Priory Park East = 5.82 ha
3. Priory Park East (2.62 ha)
4. Former Birds Eye Site (9.85 ha)
5. Former Cavaghan and Gray site (0.96 ha)
6. Former LA's Site (0.78 ha)
7. Albert Dock (0.78 ha)
8. Osborne Street / Myton Street (1.6 ha)
9. Albion Street (0.7 ha)
10. John Street (0.43 ha)
11. Pepi's / Portside (0.53 ha)
12. Former Bonus Site (0.65 ha)
13. Sammy's Point (1.5 ha)
14. Benchmark Pods (0.93 ha)
15. Foster Street (2.89 ha)
16. Ashcourt (2.0 ha)
17. Energy Works (5.1 ha)
18. Former Two Wheel Centre (1.87 ha)
19. St. Marks Street (1.13 ha)
20. Rix Stoneferry (4.85 ha)
21. Keystore (Approx. 0.67 ha.)
22. Green Port Hull (Approx. 56.40)
- 23a. Queen Elizabeth Dock (north) (Approx. 29.64 ha.)
- 23b. Queen Elizabeth Dock (south) (Approx. 20.33 ha.)
24. Kingston Parklands Phase 2 (4.0 ha.)
25. Former Hedon Road Maternity Hospital (Approx. 4.03 ha.)
26. Burma Drive (Approx. 3.98 ha)
27. Marfleet Environmental Technology Park (Approx. 2.69 ha.)
28. Elba Street (Approx. 1.94 ha.)
29. Valletta Street (Approx. 3.24 ha)
30. Wyke Works (Approx. 2.0 ha)
31. Somerden Road (7.8ha.)
32. Rix & Kingston International Business Park (8.13 ha.)



Arco Extension

Fully Occupied

Part Occupied

Unoccupied

Indivior

Atlas Caravans

The Point, Allenby Commercial

Bonus Arena

Fully occupied - RRS Recovery & Team Sport

Albert Dock

Pepi's/Portside

Sammy's Point - Cruise Terminal

Container Storage

QE Dock N & S (QE Dock N Humber Freeport Tax Site)

Storage/distribution

Greenport Hull Siemens Gamesa

Wernick Hire & HP Freightways

Europa Caravans

Acquired by Reckitts

Acquired by Horncastle Group

Willerby Caravans storage

Site full - various

Kingston Parklands

Energy Works

Foster Street

Ashcourt

Albion Square

Hilton Doubletree Hotel

Arco HQ

UTC

St. Mark Street

Rix/Stoneferry open storage

Markovitz Civils

Remaining plots under offer

Hull Regeneration – Retained EZ Business Rates

- The Council embraced EZ policy incentives to support economic growth and, as such decided upon the strategic risk to invest in projects such as Green Port and the Bonus Arena, ahead of any business rate uplift receipts.
- The estimated total amount of retained business rates, based on annual average since 2018/19 is £61.8m. However, with new/proposed developments £100m over the lifetime of the scheme is possible.
- Hull has a strong track record of creating investment on EZs, the first EZ in the country to fully develop is in Hull
- The Council will continue to use the uplift to deliver economic growth for the city and city-region, including supporting Hull's Employment Hub.
- HCC's investment programme runs on a rolling three year budget cycle. Schemes are all subject to business case approval.

Hull Enterprise Zone Business Rate Uplift - 2021

1. Priory Park East (2.57 ha)
2. Priory Park East (0.63 ha) Total Priory Park East = 5.82 ha
3. Priory Park East (2.62 ha)
4. Former Birds Eye Site (9.85 ha)
5. Former Cavaghan and Gray site (0.96 ha)
6. Former LA's Site (0.78 ha)
7. Albert Dock (0.78 ha)
8. Osborne Street / Myton Street (1.6 ha)
9. Albion Street (0.7 ha)
10. John Street (0.43 ha)
11. Pepi's / Portside (0.53 ha)
12. Former Bonus Site (0.65 ha)
13. Sammy's Point (1.5 ha)
14. Benchmark Pods (0.93 ha)
15. Foster Street (2.89 ha)
16. Ashcourt (2.0 ha)
17. Energy Works (5.1 ha)
18. Former Two Wheel Centre (1.87 ha)
19. St. Marks Street (1.13 ha)
20. Rix Stoneferry (4.85 ha)
21. Keystore (Approx. 0.67 ha.)
22. Green Port Hull (Approx. 56.40)
- 23a. Queen Elizabeth Dock (north) (Approx. 29.64 ha.)
- 23b. Queen Elizabeth Dock (south) (Approx. 20.33 ha.)
24. Kingston Parklands Phase 2 (4.0 ha.)
25. Former Hedon Road Maternity Hospital (Approx. 4.03 ha.)
26. Burma Drive (Approx. 3.98 ha)
27. Marfleet Environmental Technology Park (Approx. 2.69 ha.)
28. Elba Street (Approx. 1.94 ha.)
29. Valletta Street (Approx. 3.24 ha)
30. Wyke Works (Approx. 2.0 ha)
31. Somerden Road (7.8ha.)
32. Rix & Kingston International Business Park (8.13 ha.)

Northern Park & Ride Development

Stoneferry Road Corridor

Albion Square Regeneration

CCTV & Public Infrastructure works - Greenport

City Centre Public Realm

Hull Yorkshire Maritime City

- Queens Gardens
- Dock Office Chambers
- The Arctic Corsair
- The North End Shipyard
- Spurn Lightship

Bonus Arena

Yorkshire Cruise Terminal

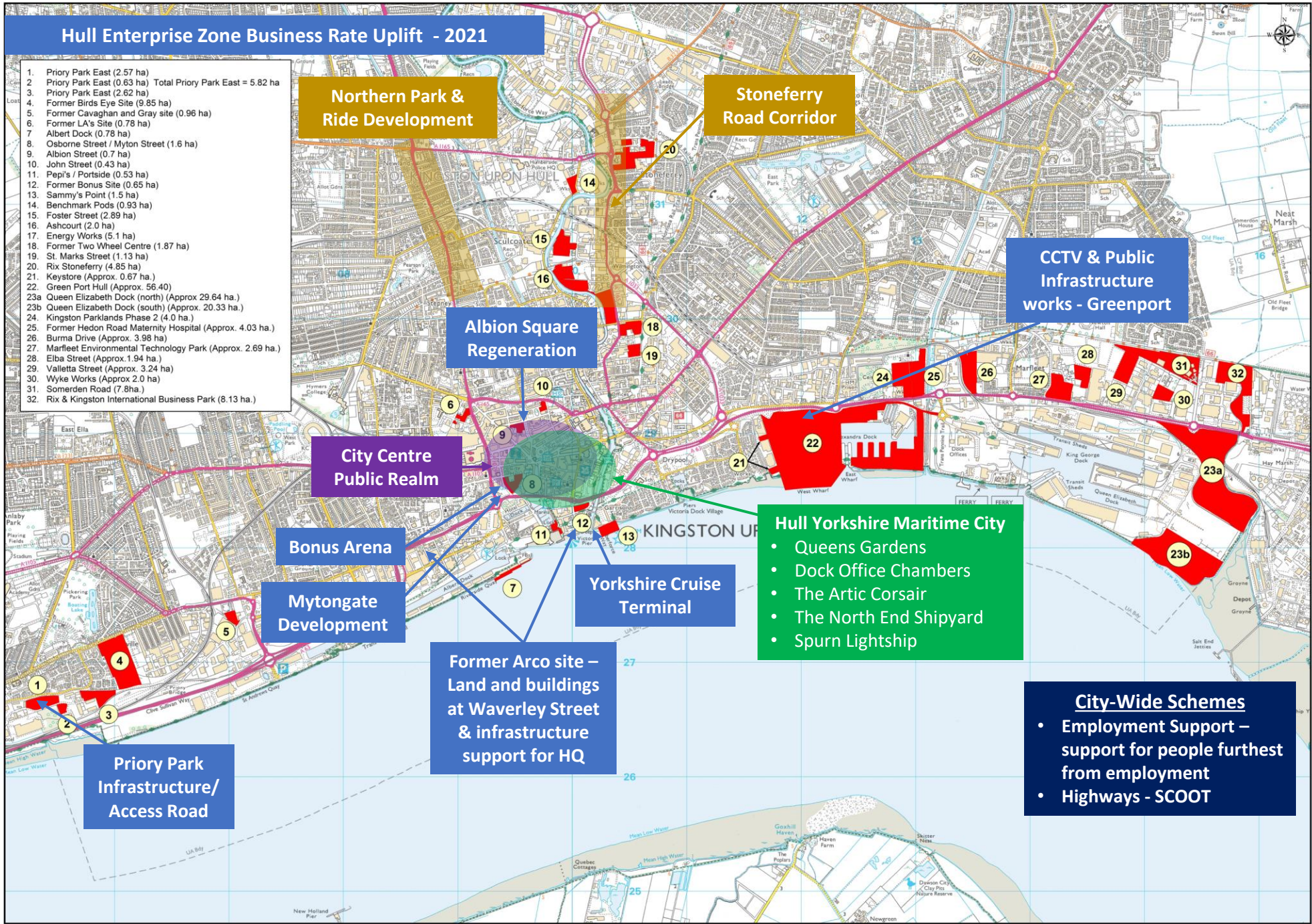
Mytongate Development

Former Arco site – Land and buildings at Waverley Street & infrastructure support for HQ

Priory Park Infrastructure/ Access Road

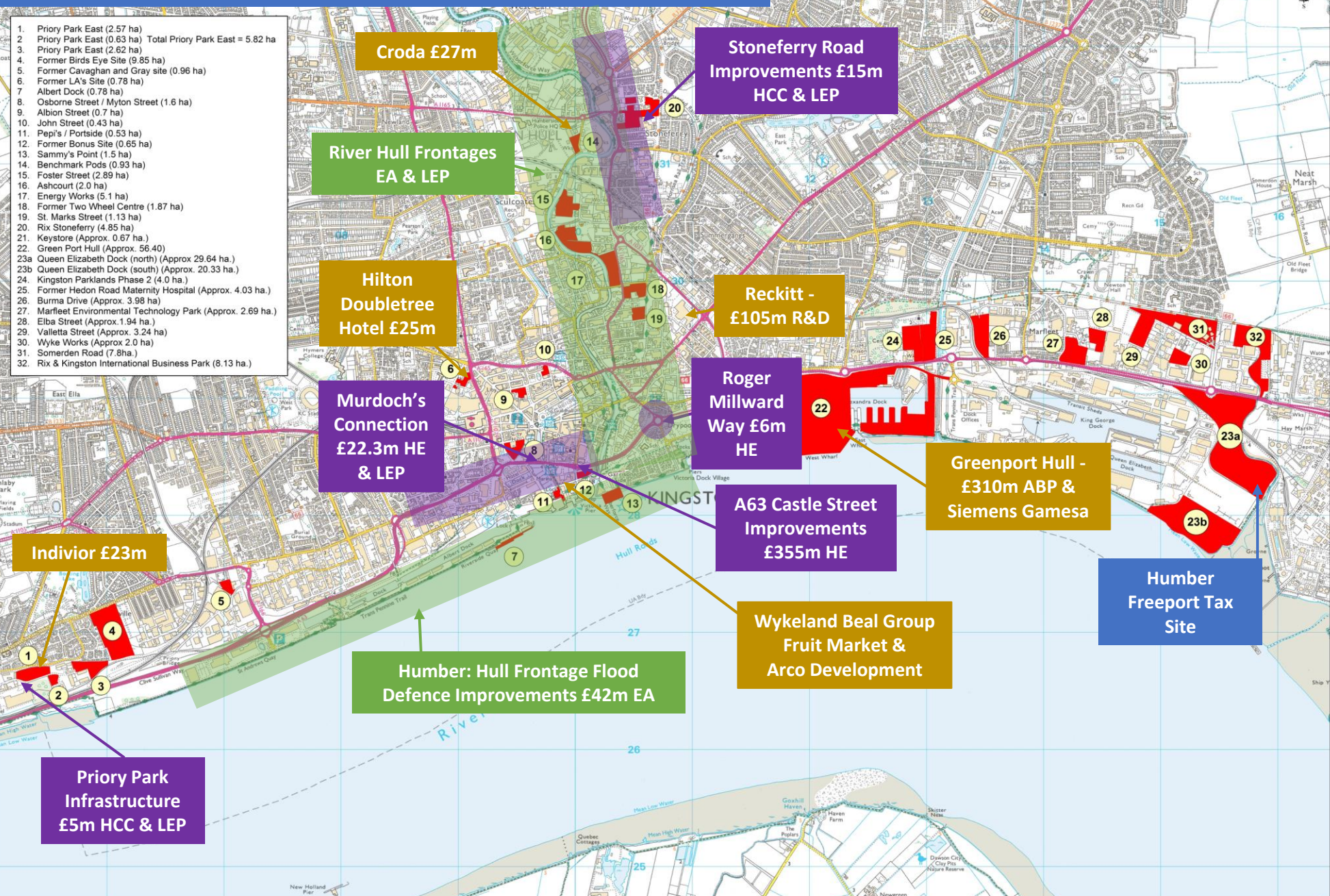
City-Wide Schemes

- Employment Support – support for people furthest from employment
- Highways - SCOOT



Hull Enterprise Zone – Major Public/Private Investments & Enabling Infrastructure

1. Priory Park East (2.57 ha)
2. Priory Park East (0.63 ha) Total Priory Park East = 5.82 ha
3. Priory Park East (2.62 ha)
4. Former Birds Eye Site (9.85 ha)
5. Former Cavaghan and Gray site (0.96 ha)
6. Former LA's Site (0.76 ha)
7. Albert Dock (0.76 ha)
8. Osborne Street / Mylon Street (1.6 ha)
9. Albion Street (0.7 ha)
10. John Street (0.43 ha)
11. Pepl's / Portside (0.53 ha)
12. Former Bonus Site (0.65 ha)
13. Sammy's Point (1.5 ha)
14. Benchmark Pods (0.93 ha)
15. Foster Street (2.89 ha)
16. Ashcourt (2.0 ha)
17. Energy Works (5.1 ha)
18. Former Two Wheel Centre (1.87 ha)
19. St. Marks Street (1.13 ha)
20. Rix Stoneferry (4.85 ha)
21. Keystore (Approx. 0.67 ha.)
22. Green Port Hull (Approx. 56.40)
- 23a Queen Elizabeth Dock (north) (Approx 29.64 ha.)
- 23b Queen Elizabeth Dock (south) (Approx. 20.33 ha.)
24. Kingston Parklands Phase 2 (4.0 ha.)
25. Former Hedon Road Maternity Hospital (Approx. 4.03 ha.)
26. Burma Drive (Approx. 3.98 ha)
27. Marfleet Environmental Technology Park (Approx. 2.69 ha.)
28. Elba Street (Approx. 1.94 ha.)
29. Valletta Street (Approx. 3.24 ha)
30. Wyke Works (Approx. 2.0 ha)
31. Somerden Road (7.8ha.)
32. Rix & Kingston International Business Park (8.13 ha.)



Croda £27m

Stoneferry Road Improvements £15m HCC & LEP

River Hull Frontages EA & LEP

Hilton Doubletree Hotel £25m

Reckitt - £105m R&D

Roger Millward Way £6m HE

Greenport Hull - £310m ABP & Siemens Gamesa

Humber Freeport Tax Site

Wykeland Beal Group Fruit Market & Arco Development

A63 Castle Street Improvements £355m HE

Murdoch's Connection £22.3m HE & LEP

Indivior £23m

Humber: Hull Frontage Flood Defence Improvements £42m EA

Priory Park Infrastructure £5m HCC & LEP