

Leicester Waterside & Pioneer Park

**Economic Development,
Transport and Climate
Emergency Scrutiny
Commission**

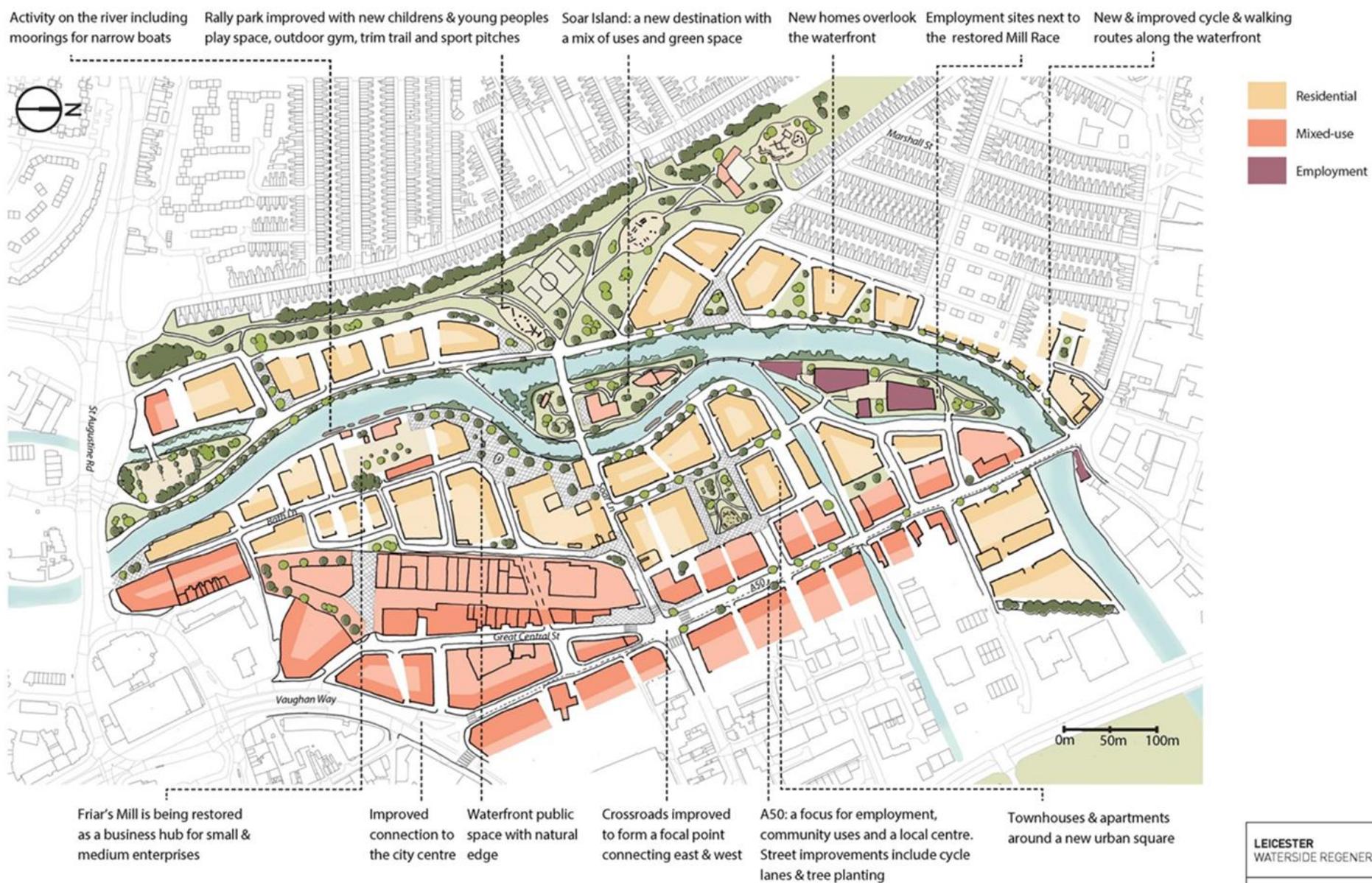
March 2024

Waterside area 50 years ago



Waterside area 10 years ago

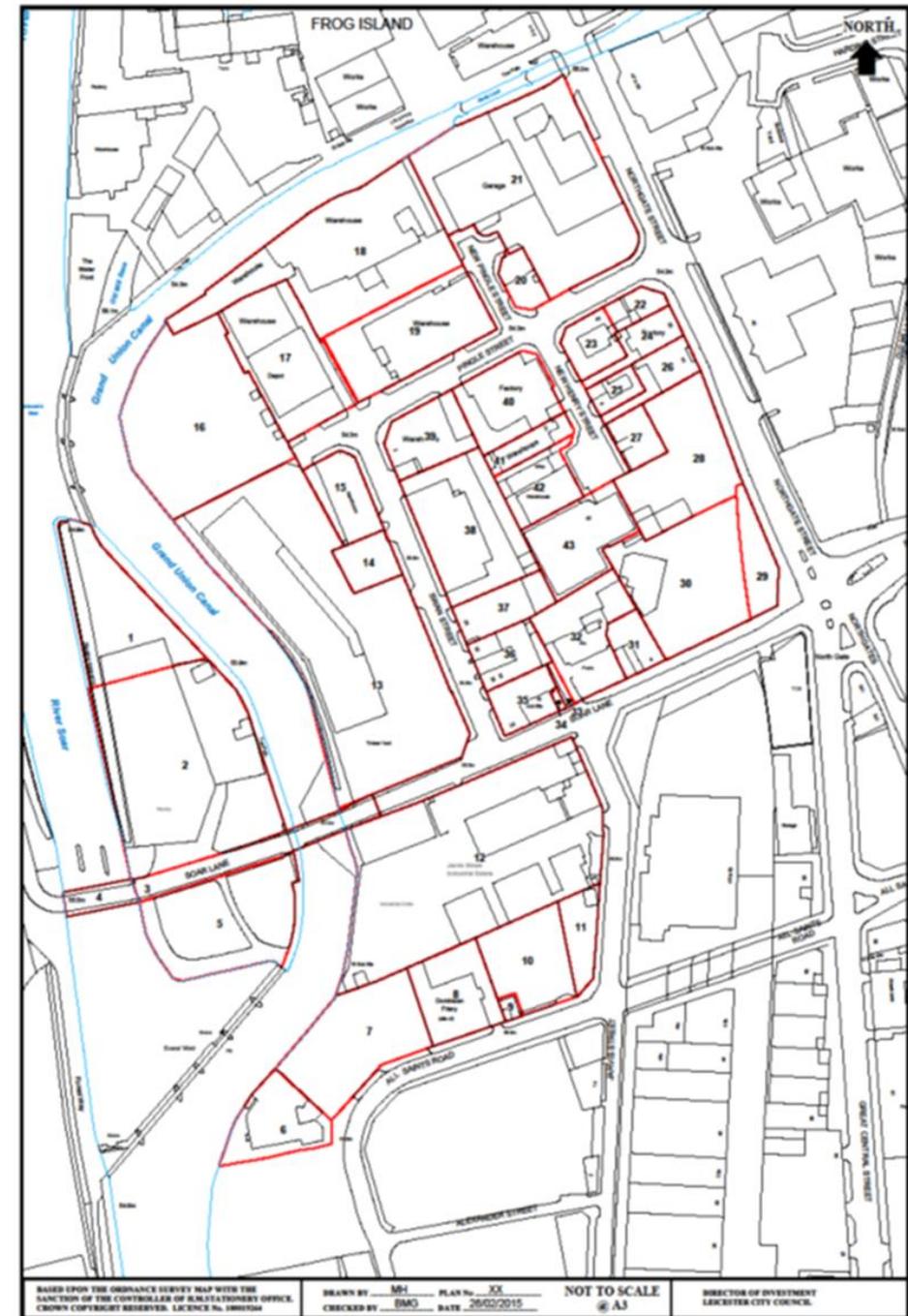






Waterside CPO

- 17-acres
- 80-interests in all
- Majority of affected businesses who wished to move successfully relocated.
- Partnered with Keepmoat Homes
- Predominantly housing and apartments for sale, to complement market apartments for rent
- Offices own-front-door, for-sale, to complement multi-tenure for rent by CSB



Waterside area 2 years ago

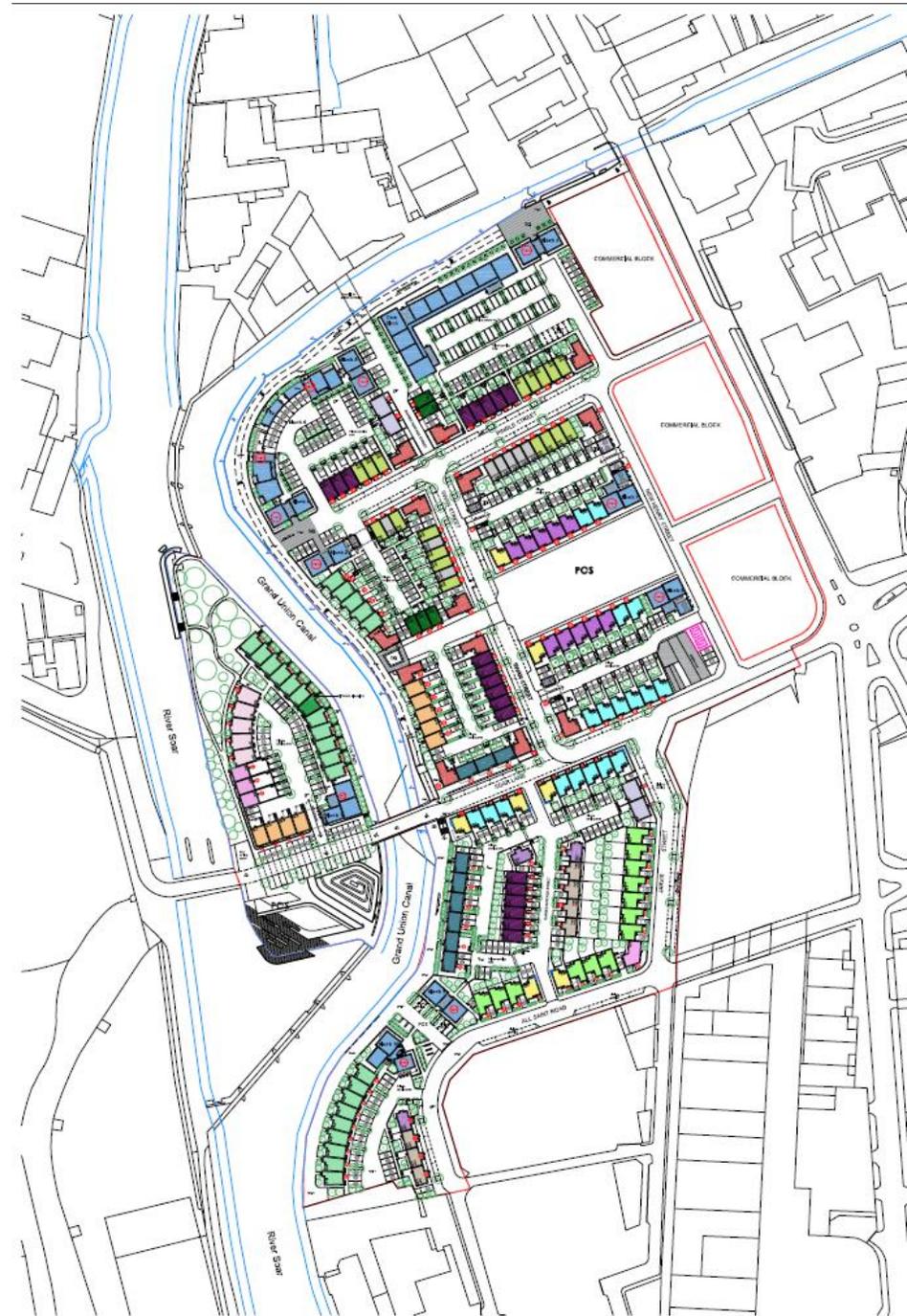


Waterside today



LCC/Keepmoat Investment and Outcomes

- 363 homes in total comprised of:
 - 288 market-for-sale houses and apartments
 - 75 affordable supported living apartments (20%)
- 5,500sqft of office space (400+ jobs)
- Public Open Space
- All to be complete by 2027. To date, first 100 homes and first phase of three office blocks complete and occupied.
- Public funding of:
 - £5M LCC capital programme (land and infrastructure)
 - £20M Local Growth Fund (land and infrastructure)
 - £4.9M Right to Buy (affordable homes provision)
 - Potential further contribution to affordable homes from Homes England
- Full market value for development land to be paid to LCC (£11M)



Leicester Waterside - Masterplan Layout







APARTHOTEL

adagio

adagio

adagio

2

NOE



Pioneer Park area 20 years ago

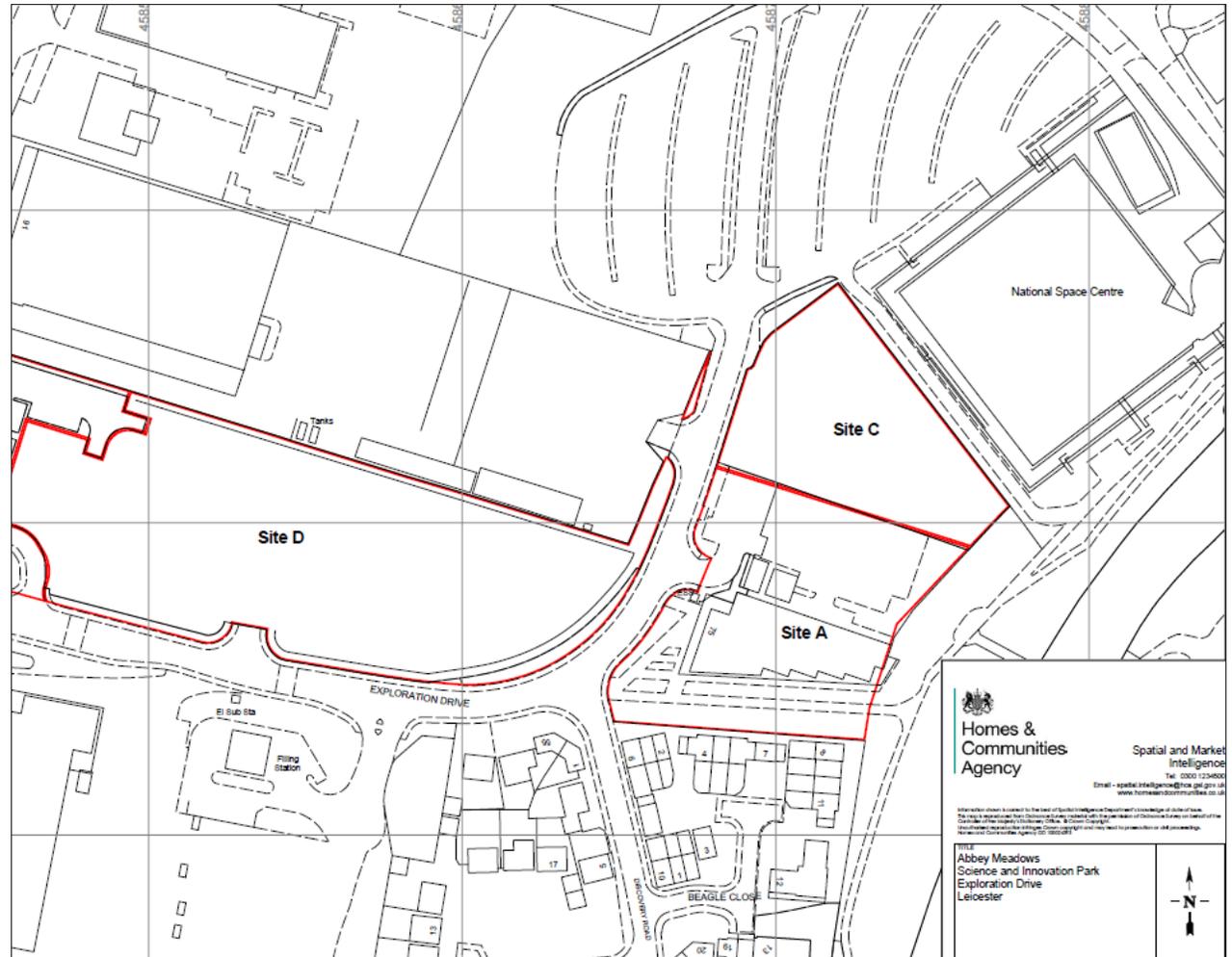


Public sector interventions post 2010

- Dock
- Dock 2
- Dock 3-5
- Space Park (Former John Ellis site)
- Abbey Court
- Ian Marlow Centre
- Public Realm and connectivity improvement works

Site assembly

- Building on the National Space Centre, LCC had the opportunity to purchase brownfield land
- 3 sites in the ownership of former Homes & Communities Agency
- LCC purchased this brownfield land as part of a vision to create a technology hub within Leicester City.
- The former John Ellis site and Abbey court were already in LCC ownership with the school site sitting vacant



Dock



Completed 2013

3500 Sq.M

£7m ERDF funded.

Creation of 55 units for
SME businesses
specialising in technology
and innovation sector

Consistently 90%+
occupied

Dock 2



- Completed March 2021
- 2,600 Sq.m
- £2.6m LGF funding/£2.4m LCC
- £5m Project total
- 20 units, including 6 ground floor manufacturing units.
- 90%+ occupied

Former John Ellis Site



- 3.97ha vacant site in LCC ownership which was remediated for employment use.
- £1.4m to remediate and complete infrastructure works (including fully servicing the site) ready for construction.
- Part of a wider £5m programme allocated from the Local Growth Fund to unlock various infrastructure schemes within Space City.
- Scheme was completed May 2021 and sold to Leicester University.

Space Park Leicester

- Leicester University purchased the former John Ellis Site from LCC to construct Space Park Leicester.
- £50m facility bringing together academic knowledge and opportunity to manufacture/test satellites.



- Space sector expected to be one of the world's fastest growing sectors in next 30 years.
- Over 125 highly skilled jobs created
- Nationally significant



Public Realm and connectivity improvement works

- Completed May 2021
- £260k from the Local Growth Fund to improve connectivity between the National Space Centre, Abbey Pumping Station, and Space Park Leicester.

Plan of Space City / Connections



Levelling Up: Dock 3-5



Levelling Up: Dock 3-5(Cont)



- Opening May 2024
- £16.5 m investment in 3 net carbon zero buildings
- 6,000sq.m of office and light industrial space.
- 54 separate units
- Highest quality office/industrial specification in Leicester
- Funded £12.5M LUF, £3.5M LGF & £0.5M LCC
- Strong tenant interest



Abbey Court

- Former Industrial estate
- As part of Levelling up bid, received funding to demolish and service the site
- This will provide a new site to enable Space City to grow
- Planning consent for up to 6,000 sq.m of new office, light industrial
- Improved public realm and connectivity through Space City
- £1M funding, predominately LUF
- Enabling works completed Summer 24
- About to commence marketing

Former Ian Marlow Centre, Blackbird Road



Ian Marlow Centre (cont)



- Former LCC Housing depot closed 2020/21
- On site now-opens Autumn 24
- 21 units over 3,000sq.m
- Much needed new small industrial units
- £6.5m, £5.5m LUF, £1m LCC
- PV on roofs and 6 electric vehicle chargers
- Highest spec for industrial units – EPC A

Brownfield Land Toolkit

- Compulsory Purchase (CPO)
- Acquisitions
- Underwriting leases
- Grant Funding e.g.
 - Homes England- Brownfield Infrastructure & Land Fund
 - One Public Estate- Brownfield Land Release Fund
 - Levelling Up Fund
- Partnership Working
- Planning

