



PARKSIDE REGENERATION LLP JV

ANNUAL REPORT 2022/23



A JOINT VENTURE BETWEEN

Langtree



Liverpool
City Region
Freeport

EXECUTIVE SUMMARY

The Parkside Joint Venture (JV) continues to push on at pace, addressing the key design, planning and infrastructure opportunities and challenges with determination. Progress is solid, with the JV driven by the unique opportunity Parkside represents to deliver far-reaching economic and social benefits for the people of Newton-le-Willows, the wider borough of St Helens and the Liverpool City Region.

The design proposals represent a best-in-class development, with the office element of each building upgraded to reflect employers' increasing focus on moving HQ-grade employment to developments of this type. Attracting occupiers of the requisite quality will broaden considerably the range, quality and earnings-potential of the jobs available on site.

The scheme is now at a key milestone, with the submission of the Reserved Matters application, expected to be heard by the Planning Committee in January 2024. The scheme represents the very best in terms of sustainable design and development and will be an exemplar for such projects, if approved.

KEY MILESTONES

Submission of the Reserved Matters application for **Workstreams 1 and 2** (infrastructure and speculative development).

Design Fix for **Workstream 3** (planning, design and delivery of Phase 2 infrastructure).

Social Value programme underway and delivering outputs.

Local supply-chain engagement programme underway.

Community Forum fully established and working well.

Parkside Link Road nearing completion.

Power supply secured.



SOCIAL IMPACT REPORT

OUTPUTS

Attendance at three 'Meet the Buyer' events and social media / website engagement saw more than 100 local businesses register with the JV to express an interest in working on the Parkside development. A review of those business registered and the potential work packages available identified 44 potential St Helens-based businesses that could be suitable to work on the Parkside scheme.

Parkside Regeneration has committed to promoting recruitment from within the Borough of St Helens for contractors and for end-users, focusing particularly on the targeted Wards of St Helens deprived Local Super Output Areas (LSOA's), such as St Helens Central, Peasley Cross & Fingerpost, Parr, Newton-le-Willows, Earlestown, Clock Face and Haydock. The JV board has approved a telemarketing exercise to all businesses in St Helens and the Liverpool City Region to grow the number of qualified businesses who can tender for work on Parkside. The results of this exercise are due early in Q1 2024.

In the 2022/23 academic year, 28 schools were supported by the St Helens Chamber "learning to work" programme, with 18 representatives from the Parkside team attending all 28 schools in the programme. Of the 28 schools attended, 6 primary and 1 secondary school were directly funded by Parkside. Of the 7 additional schools were facilitated by Parkside, 268 pupils were directly supported that would not have otherwise been part of the St Helens Chamber programme. In academic year 23/24 the Parkside Board has agreed a further schools engagement programme which will be focused on secondary schools.

Schools programme: Parkside directly supported 7 primary schools (9 forms, 270 students) who received 15 hours of additional support through the Learning to Work programme.

Parkside funded the development of a raised beds planting programme and garden with Wargrave House school.

4 meetings held with the Parkside Community Forum, a group consisting of local residents, business leaders and community figureheads. It was formed in 2022 with the purpose of providing a two-way dialogue between the project team and the community.

LESSONS LEARNED

The Parkside Community Forum continues to provide a valuable – and valued – route into the community to share information, address queries and issues, and ensure a productive two-way dialogue between the project team and key local stakeholders.

The schools project has been a clear success. During the project, we exceeded expectations in terms of inspiring the next generation, which contributed to the success of the project overall.

The programme utilised the expertise of a broad number of the project's professional and technical advisors, bringing variety and interest to pupils and enlivening the programme considerably. Project team members offered their time for free and will continue to do so this academic year.



OUR SUSTAINABILITY STRATEGY

Parkside's sustainability strategy is designed to fulfil the borough's Net Zero ambitions whilst meeting the expectations of PLC-grade occupiers, whose environmental, social and governance policies demand that we match both economic and social value with long-term environmental performance.

Our design and infrastructure therefore offers a market-leading strategy on sustainability, environmental and well-being initiatives.

A carbon assessment of the first building has been commissioned and the feedback and results from this exercise will be shared during RIBA Stage 4. St Helens Council's ambition is to make the borough net zero by 2040.

A summary of the development's sustainability credentials is below:

WORKFORCE AND SUPPLIERS

Underpinning Parkside is the most far-reaching programme of social initiatives designed to maximise the beneficial reach of the project within the local community and local supply chain, including:

- A comprehensive school's outreach programme
- Careers coaching for youngsters
- Work-ready support for adults
- A comprehensive programme of local supply chain and employment support.

All designed to provide the workforce and suppliers end users require.



BREEAM
'Excellent' Rating



Energy Efficiency
Air source heat pumps for heating and cooling comfort



Electric Vehicle Charging (EV)
10% EV Chargers to car parking spaces



Responsible
Local and sustainable procurement of materials



Ecosystem
Extensive landscaping provision with native planting scheme



Biodiversity Net Gain (BNG)
10% BNG with onsite and offsite provisions



LED Lighting
High-quality energy efficient lighting with daylight linked dimming



Intelligent
Building management systems



EPC
A Rating



Photovoltaic (PV)
10% office roof area with potential for remaining available roof area



Natural Light
15% roof lights



Nature
2km heritage / walking trail provided

Target certifications

- 1 EPC 'A' rating throughout
- 2 BREEAM 'Excellent' for all buildings
- 3 WiredScore 'Platinum' for the offices
- 4 AirScore 'Silver' to 'Gold' for the offices

DESIGN STATUS

SUMMARY OF PROGRESS

The Reserved Matters application for **Workstream 1** summarises all design proposals for infrastructure, including site-wide earthworks to create development platforms; details of strategic (off-plot) landscaping, including bunds, planting, ecological mitigation, drainage and groundworks, as well as upgrades to the existing substation and details of spine road access.

Stage 3 design has been co-ordinated with the Parkside Link Road design to ensure consistency between design interfaces and to also ensure the Parkside scheme is future proofed in regards service crossing points and drainage coordination. This has been a collaborative task with input from St Helens, the PLR team and the JV's consultancy team.

RIBA Stage 4 Infrastructure design to commence once Reserved Matters consultee periods and responses are concluded.

A Reserved Matters application for **Workstream 2** – speculative development – was also submitted on 31st May 2023.

The Planning Application Number for **Workstream 2** is **P/2023/0341/RES**. The description of the planning application is for: "Reserved Matters Application seeking approval for Access, Appearance, Landscaping, Layout and Scale for the three employment units (B8 with ancillary B1(a)) at Plots A, B and C, landscaping works, associated servicing and infrastructure, noise mitigation, car parking, vehicle and pedestrian circulation space, including means off access from the PLR, pursuant to outline planning permission ref: P/2018/0048/OUP."

As set out above it is recommended the RIBA Stage 4 design will commence once the Reserved Matters application consultee period and responses have concluded.

A Masterplan Design Fix for **Workstream 3** (planning, design and delivery of Phase 2 infrastructure) is to be concluded in December 2023.

Work is now underway preparing tender documents to procure a main contractor. This will include demanding targets relating to local supply chain engagement and other social value metrics. Work is now underway contacting local companies to encourage them to register for the opportunity to supply goods and services to Parkside.



PLANNING PROGRESS

PLANNING OUTCOMES 2022 – 2023

- 31ST MAY 2023**
 Reserved Matters application **Workstream 1** (infrastructure) and **Workstream 2** (speculative development) submitted.
- JUNE 2023**
 Submission of Phases 1 and 2 material management plan (MMP).
- AUGUST 2023**
 Phases 1 and 2 off-site highways modelling.
- END-OCTOBER 2023**
 Consultee responses expected to be concluded.
- JANUARY 2024**
 Application to be considered by St Helens Planning Committee.



SUMMARY OF PROGRESS

Separate application submitted relating to on-site earthworks movement (the materials management plan), to deliver extensive cost and environmental benefits.

Reduction in Phase 1 plot levels now agreed with officers.

Point of Connection agreed with ENWL, the regional electricity provider, with an energisation date of Q2 2025. No material impact on the JV's Phase 1 development.

Inclusion of a HGV Management Plan within the Reserved Matters application and consideration to a HGV stacker lane on the north-south spine road.

Off-site highways discussions with Warrington BC in relation to Phase 1 mitigation are currently on hold whilst the traffic modelling is refreshed to take into account the benefits of the constructed Parkside Link Road.



PROGRAMME



Parkside Workstreams 1&2 Programme (Single Stage Tender)	Duration (Months)	Start Date / Month	End Date / Month	2022												2023												2024												2025											
				Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
				JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER												
Workstream 1 & 2 (Phase 1 Infrastructure and Spec Development)																																																			
Appointments	1	Feb-22	Feb-22																																																
Site Investigation- Tender & Delivery	6	May-22	Oct-22																																																
RIBA Stage 3 Design	5	Mar-22	Jul-22																																																
RIBA Stage 4 Design- Architectural	5	Jul-22	Nov-22																																																
Finalise Planning commentary incl HGV Strategy	14	Sep-22	Oct-23																																																
Agree Off-site Highways Strategy	9	Feb-23	Oct-23																																																
Agree Phase 2 Enabling works planning strategy with planning officer and EA	2	Feb-23	Mar-23																																																
SHC Members Briefing and instruction	2	Feb-23	Mar-23																																																
Reserved Matters Applications (Workstream 1 & 2) Submission & S96a	1	Apr-23	Apr-23																																																
Determination of Reserved Matters (Workstreams 1 & 2)	7	May-23	Nov-23																																																
January Committee Date	1	Jan-24	Dec-23																																																
Pre-Commencement Conditions Submission	1	Apr-23	Apr-23																																																
Determination of Conditions	7	May-23	Nov-23																																																
January Committee Date	1	Jan-24	Dec-23																																																
Enabling Works Submission	1	Jun-23	Jun-23																																																
Determination of Phase 2 Land Enabling works	5	Jul-23	Nov-23																																																
January Committee Date	1	Jan-24	Dec-23																																																
Section 73 (Offsite Highways condition wording)																																																			
Preparation of Section 73 Application	4	Dec-23	Mar-24																																																
Submission of Section 73 Application	1	Mar-24	Mar-24																																																
Determination of Section 73 Application	4	Mar-24	Jun-24																																																
RIBA Stage 4 Design (Arch, Civils, Struct, MEP/Utils, L'scape)	4	Jan-24	Apr-24																																																
Procurement & Contract Negotiation	4	Mar-24	Jun-24																																																
Construction Mobilisation Period	1	Jul-24	Jul-24																																																
Construction Period	17	Aug-24	Dec-25																																																
Commissioning Period	3	Oct-25	Dec-25																																																
ENWL Point of Connection Energisation	1	May-25	May-25																																																

RISK AND MANAGEMENT STRATEGY

Programme risk is monitored and managed through the Joint Venture’s Workstream Working Groups, with risk and issue escalations made to the JV Board for consideration, to agree the appropriate mitigation(s) and ensure these are enacted.

Parkside FWG Risk Register					
RISKS (new or raised)					
Risk	Impact	Likelihood	Overall	Mitigation	Risk Owner
Organisational					
JV partners fundamentally disagree and JV Board becomes deadlocked	Major	Rare/Zero	Low	• Shareholders meeting to maintain close liaison between JV partners	Shareholders
External					
Changes in government policy leads to loss of support for freeports	Major	Unlikely	Low	• All parties to monitor	JV Board
Changes in government policy meaning the JV members cannot act/ work together	Major	Rare/Zero	Low	• JV Board to monitor	JV Board
Property market declines and there is no longer sufficient demand for real estate delivered	Major	Possible	High	• Monitor market	JV Board
East of motorway development is acquired by third party	Moderate	Almost Certain	High	• Engage constructively with parties that have acquired assets at Parkside East	All Parties
Development					
PLR cannot open due to highway mitigation requirements at M6 J22	Major	Possible	High	• SHBC to work with National Highways to mitigate risk	SHBC
JV Partners are unable to raise sufficient equity to fund development	Major	Unlikely	Low	• Maintain close working relationship to ensure timely allocation of capital equity investment • JV to continue to engage with external funders/investors • Maintain full equity funding allocation for development	All Parties
JV becomes insolvent	Major	Unlikely	Low	• Monitor and review finances	JV Board
Inflation continues to such an extent that commercial development is not viable	Major	Possible	High	• JV to monitor market and cost indices • Development commence as soon as possible to limit impact	JV Board
Delays in securing approval / agreement with Warrington Council over A49 highway junction mitigation requirements	Major	Possible	High	• JV to liaise with Warrington Council and report on progression	JV Board
Reputational					
JV fails to manage stakeholder relationships including regulatory bodies (Freeport Board, CA, Government departments, HSE)	Minor	Rare/Zero	Low	• JV Board to proactively manage stakeholder relationships and appoint appropriate advisors	JV Board
JV fails to deliver on programme	Major	Possible	High	• Close monitoring of programme by TWG and Board, to highlight and address any potential issues early	TWG and JV Board
JV fails to deliver on its sustainability and social objectives	Moderate	Unlikely	Low	• Close monitoring of Social Value and sustainability consultants throughout project lifecycle	JV Board
Overall status:					
Low	Low				

Risk key

Likelihood	Almost certain (5)	High	High	High	High	High
	Likely (4)	High	High	High	High	High
	Possible (3)	High	High	High	High	High
	Unlikely (2)	High	High	High	High	High
	Rare/Zero (1)	High	High	High	High	High
	Insignificant (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)	Impact

Likelihood

Score	Description
Almost Certain	Will inevitably occur – 90% or over chance .
Likely	Will probably happen – (51 – 89% chance) .
Possible	Could and would happen if risk is not managed – (21-50% chance) .
Unlikely	Not expected to happen but may occur in certain circumstances and is possible (6 – 20% chance) .
Rare/Zero	Probably never going to occur or would only occur in exceptional circumstances (less than 5% chance) .



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