

WARRINGTON

NEW CITY

- 50 years since Warrington New Town designation (1968-2018) – the next 25 years
- Completing the New Town and creating a New City
- A locally-led New City at the heart of the Northern Powerhouse
- Delivering a Strategic Economic Plan priority
- Growth in homes and jobs - a New City based on 'Garden City' principles
- Securing the future of one of the UK's most successful growth engines
- A real lasting partnership – HM Government, Warrington BC, the HCA and C&W LEP

Andy Farrall

WARRINGTON – A REAL SUCCESS STORY

Performance

- High wage - low welfare
- High Demand
- Highest employment rate in UK
- Largest commuter catchment outside M25
- Best Performing 'City' in the North West
- Second best Investment Location in England
- Third highest business growth in UK
- Second best Quality of Life in UK
- Start-up 'Hotspot'
- Second highest 16/17 yr olds in Education or Training
- Home to the largest cluster of Nuclear sector businesses in UK
- Omega – created 7,000+ jobs over just last 3 years

Ingredients of Success

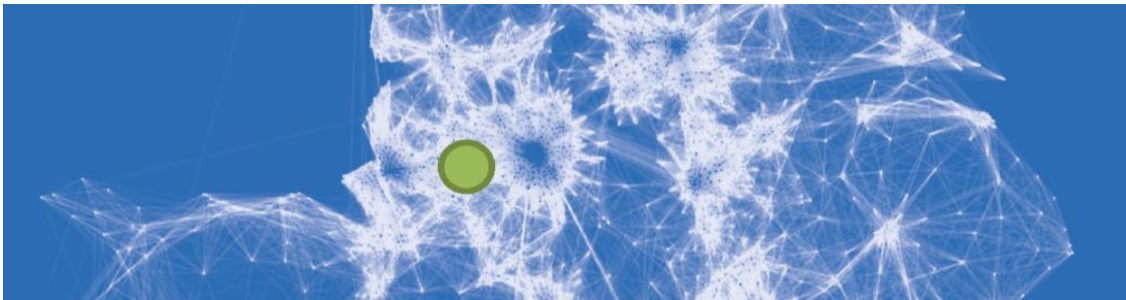
- Location & connectivity
- Skills and people
- Lifestyle
- Clustering
- An administration and culture that welcomes growth
- Business friendly
- Former New Town
- Warrington delivers



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BUT – APPROACHING CAPACITY

- New Town infrastructure not completed but town is still growing – highly congested
- Air quality issues
- Ship Canal swing bridges - poor network resilience
- Running out of land rapidly – both housing and employment (a result of high demand and success)
- Housing affordability and supply problems
- New Town Infrastructure – expensive to maintain and needs renewing



CRITICAL NORTHERN POWERHOUSE & NATIONAL GROWTH ENGINE
– AT RISK OF STALLING



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WARRINGTON NEW CITY

OUR RESPONSE

- Another leap in its growth (1968 - New Town, 2017 - New City)
- Completing the New Town – growth & infrastructure
- Further growth creating the New City:
 - Blueprint for the next 25 years
 - Based on Garden City principles
 - Growth & infrastructure (growth enables infrastructure / infrastructure enables growth)
 - Growth fuels regeneration, renewal and community infrastructure
 - Financial self-sustainability and fuelled by value capture & reinvestment
- Creating a City Centre for the New City
- Create a financially sustainable City of the future
- Create a sustainable City of the future:

Liveable

Green

Connected

Smart

Healthy

Business Focused

Skilled

Financially self-sustaining

Inclusive

Transformational

FINANCIAL SELF-SUSTAINABILITY - BY EMBRACING GROWTH



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WARRINGTON NEW CITY GROWTH OUTPUTS:

By 2040 -

In Warrington itself:

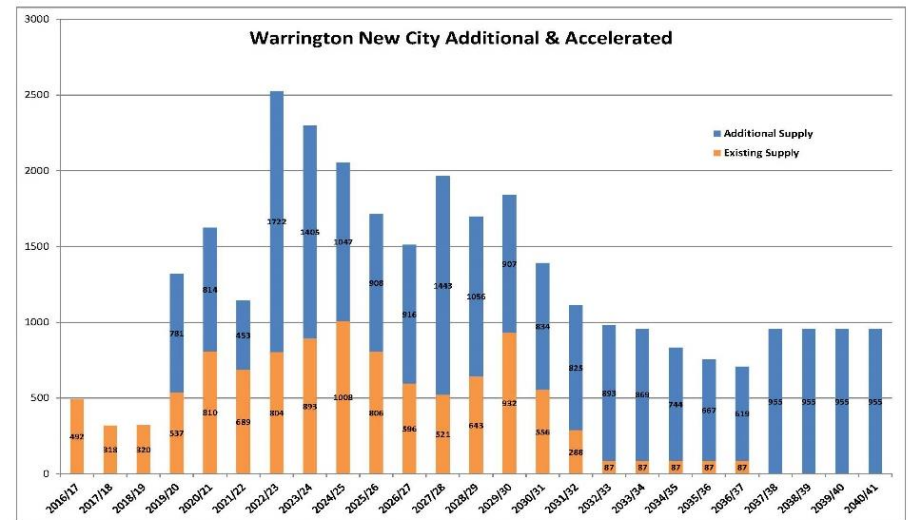
- 27,000 new homes
- 20,000 accelerated and additional homes
- 6,000+ affordable homes
- 16,000+ new homes on brownfield land and in urban area
- **9,000 new homes in City Centre & Waterfront**
- 11,000 new homes in major urban extensions
- 31,000 jobs

In Warrington and its economic hinterland:

- 41,000+ new homes
- 68,000 jobs

Next five years -

- 4,000 new homes
- 1,500 accelerated
- 800 affordable homes



Additionality and Acceleration of Delivery
A focus on Urban Living



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WARRINGTON NEW CITY

PROGRAMME COMPONENTS

- **An engine at the heart of the Northern Powerhouse**
- **A City-wide Green Network** – a framework for New City living
- **A Ribbon of Blue** – rediscovering the Warrington's waterfront
- **A New Central City** – a new City Centre for the new City
- **New Garden Suburbs** – enhancing existing neighbourhoods and creating beautiful new ones
- **Stronger Healthier Neighbourhoods** – renewing our existing communities – inclusive growth
- **Homes for All** –
 - A rich mixture of tenures and home types
 - Quality houses with gardens and urban space and parks to enjoy
 - Urban living in the Town Centre and Warrington Waterfront
 - Delivering the government's housing agenda – acceleration, additionality & affordability
- **Sustainable Transportation and Connectivity** – a step change in smart urban transportation
- **Accessible Business and Employment Areas** – jobs close to where people live and at strategic transport interchanges
- **Waste and Energy** – a low carbon and energy positive City
- **The Smart City** – smart technologies and smart people
- **Ensuring Quality in Design** – hot-wiring design into the City

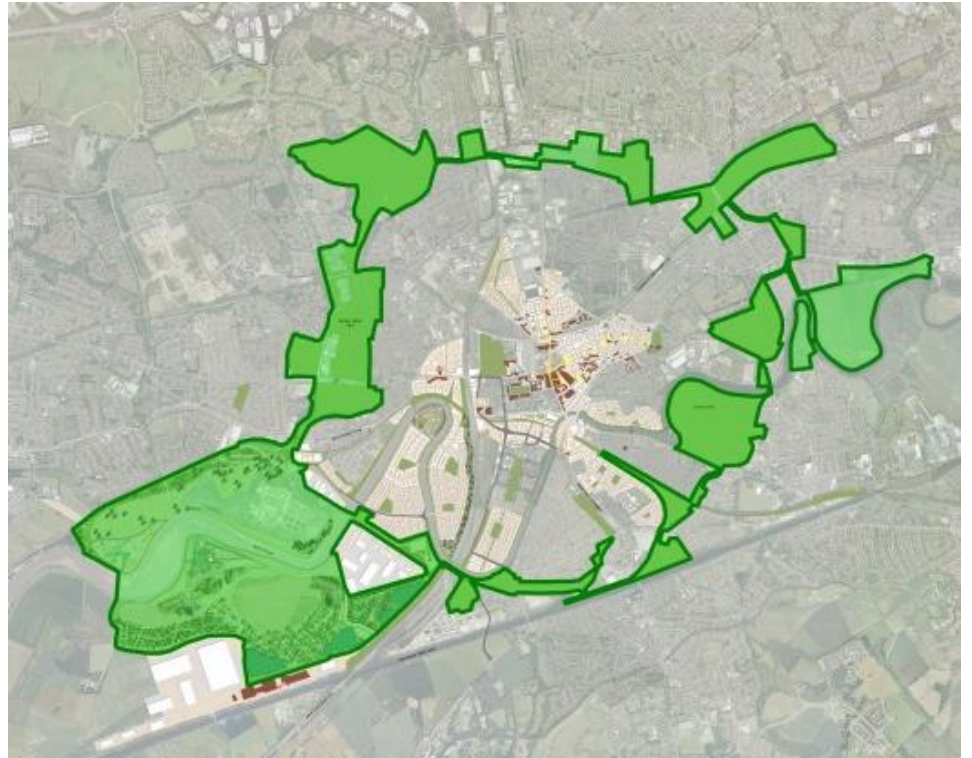
TOTAL PLACE TRANSFORMATION



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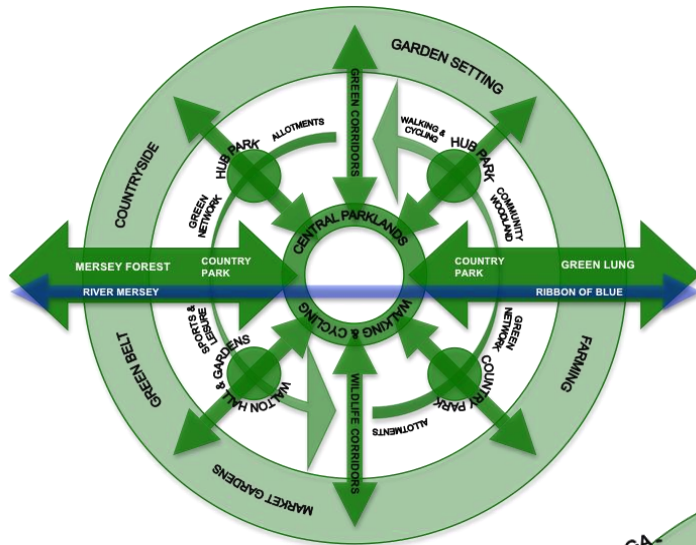
Green Setting, Network & Circular Parklands

a unique framework for growth

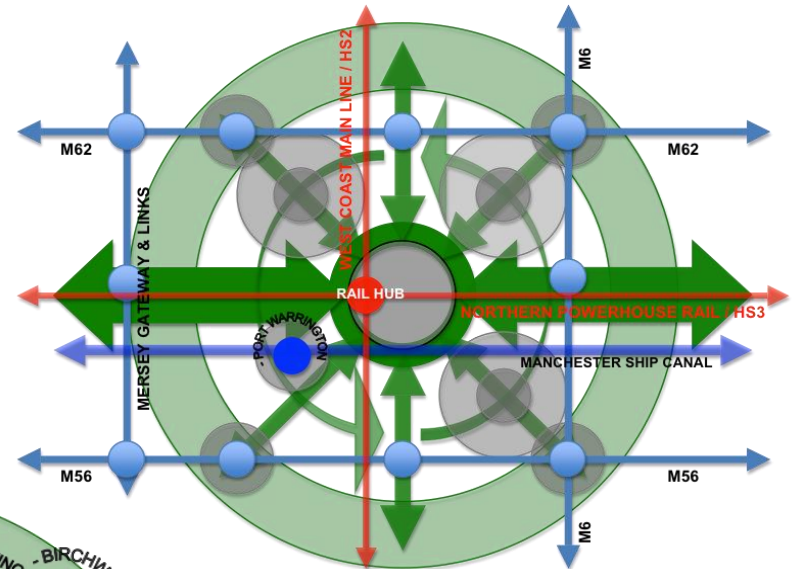


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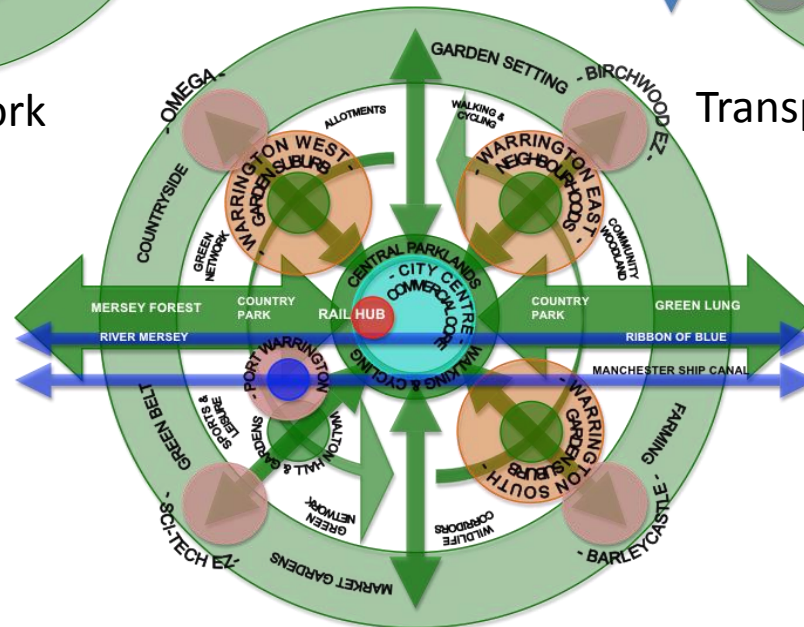
Warrington New City Growth Framework



Green Network



Transportation Framework



New City Concept Plan

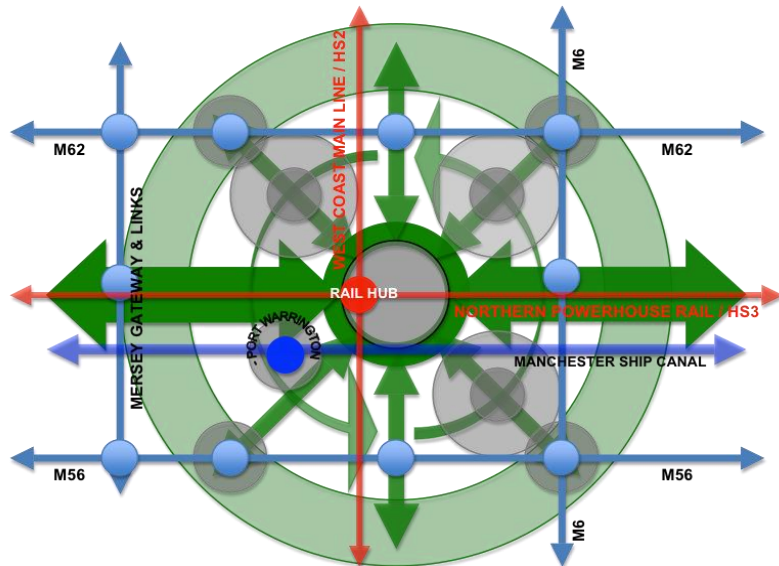


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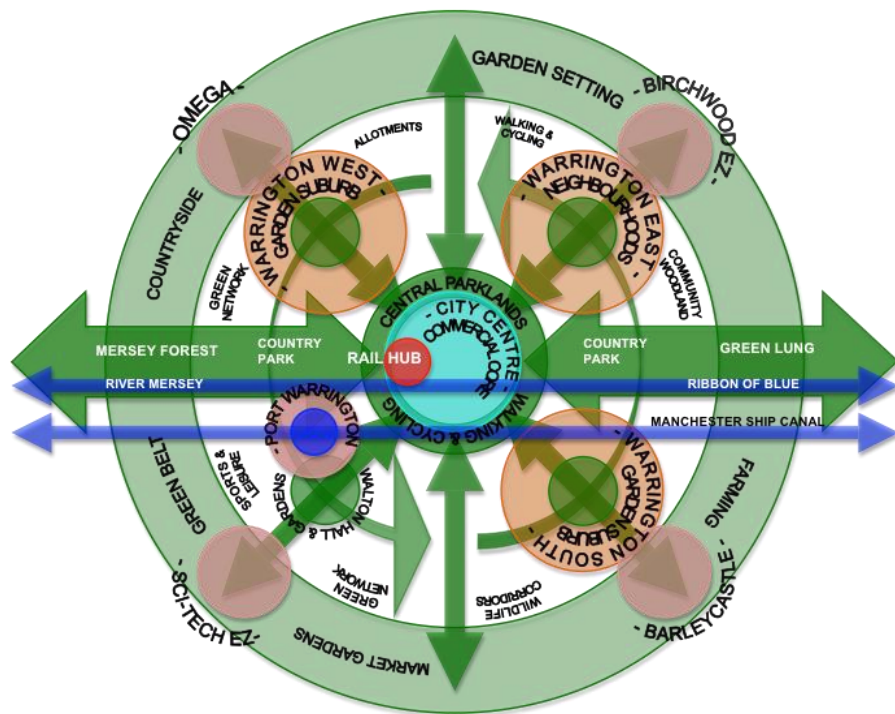
THREE TRANSFORMATIONAL INFRASTRUCTURE PROJECTS

- **Warrington Rail Interchange** – where HS2, West Coast Mainline and Northern Powerhouse Rail (HS3) intersect – in the heart of the town
- **Warrington's Strategic Motorway Box** – formed by 3 motorways (M6, M56, M62) and the Mersey Gateway Bridge and its connections (completed)
- **Port Warrington** – a new port and business park with canal, rail (WCML) and road freight interchange – links to Port Liverpool

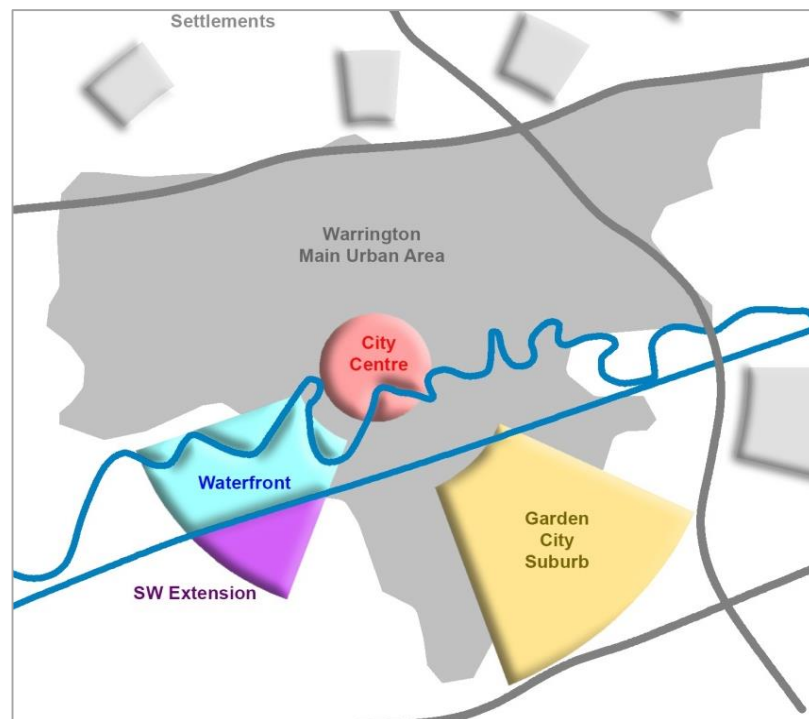


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WARRINGTON NEW CITY GROWTH FRAMEWORK



Warrington New City Growth Framework



New City Major Development Zones (LP PDO)

1st phase within current adopted Local Plan

2nd phase incorporated in Local Plan Review (Preferred Development Option published)

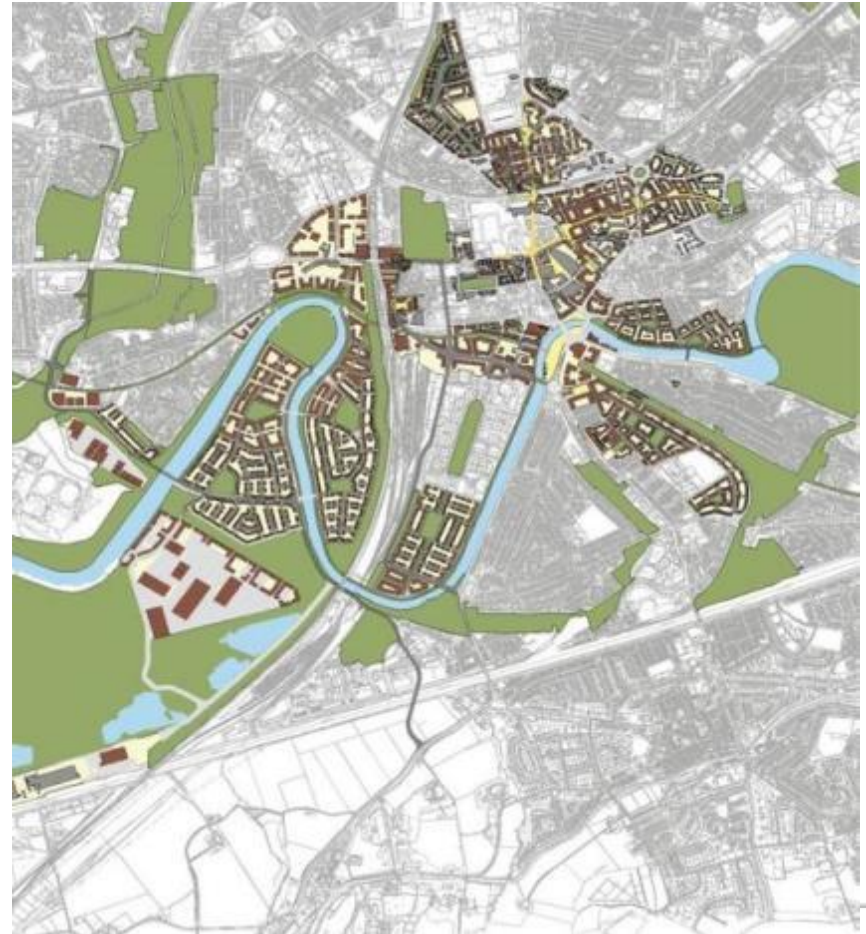
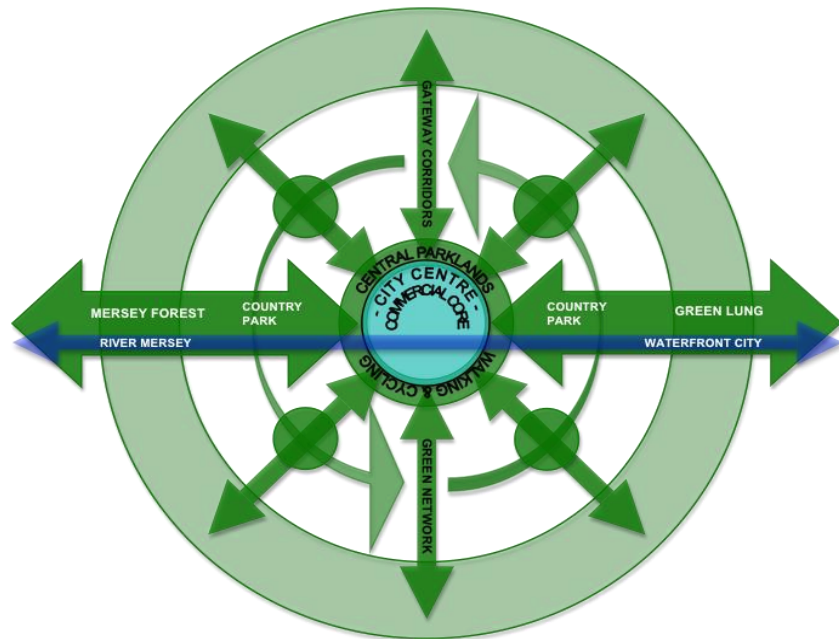


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A NEW CENTRAL CITY A NEW CITY CENTRE FOR THE NEW CITY

- 3,500 new homes on brownfield land
- 850,000 sqft of new business floorspace



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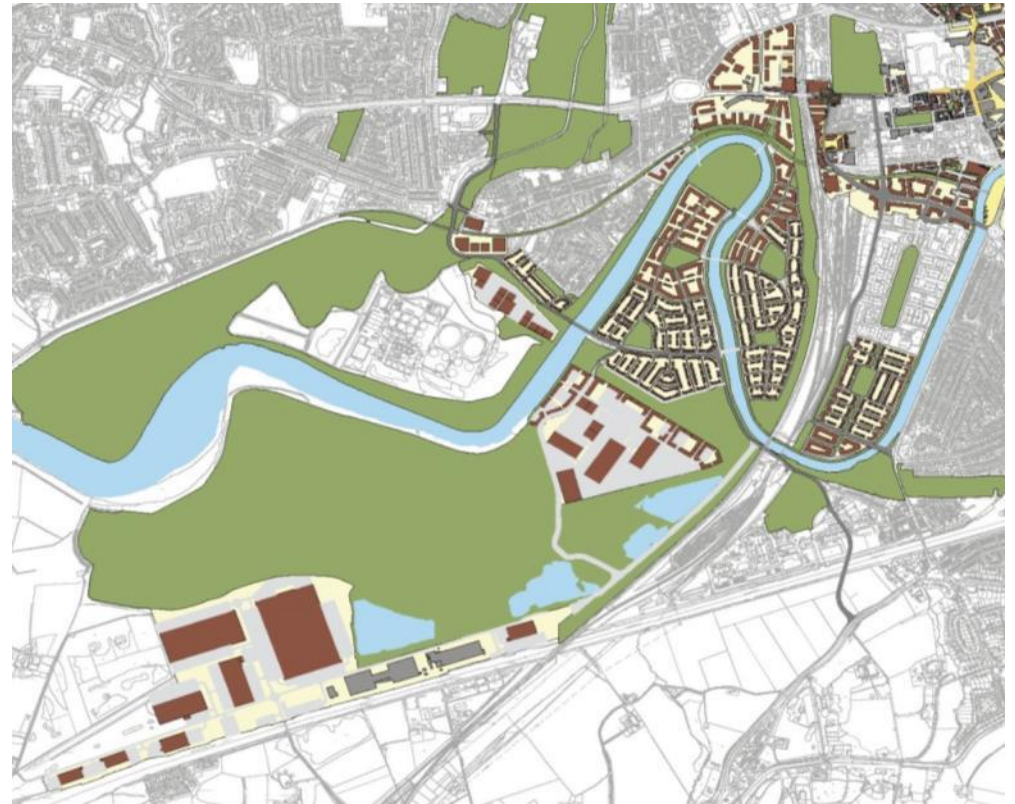
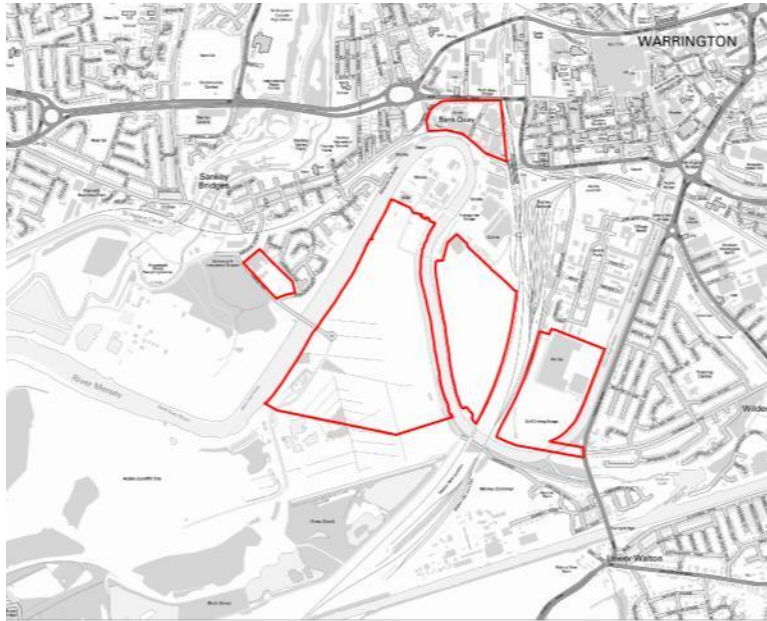
TIME SQUARE DEVELOPMENT



Mixed use leisure project – on-site – complete 2019
£120m Council funded (taking the lead) – Muse as development partner
New cinema, multi-storey car park, market hall, offices, restaurants, public spaces
Makes the Town Centre a leisure destination by day and in the evening – diversifies the offer

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A NEW WATERFRONT & PORT IN THE HEART OF THE PLACE

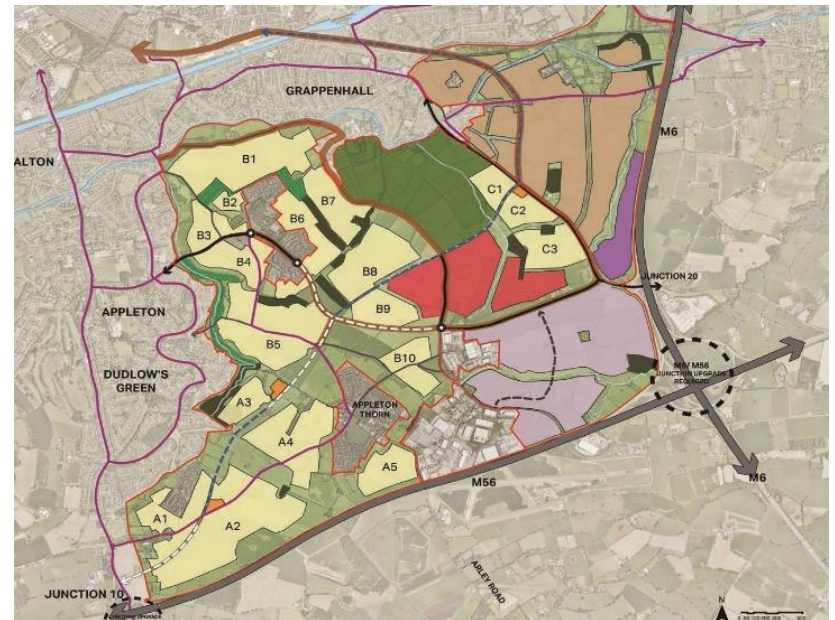
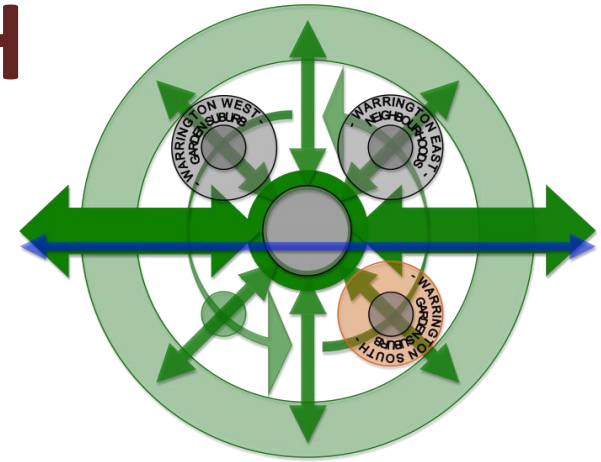


- 95 ha
- Circa 4,000 new homes
- 3m sqft of business floorspace, including Port Warrington
- New Road Systems:
 - Centre Park Link LGF/Private/WBC (2017)
 - Waterfront West Link – Warrington Growth Pilot (govt / WBC / development)
- WBC acquired Unilever surplus land

WARRINGTON SOUTH

A NEW GARDEN SUBURB

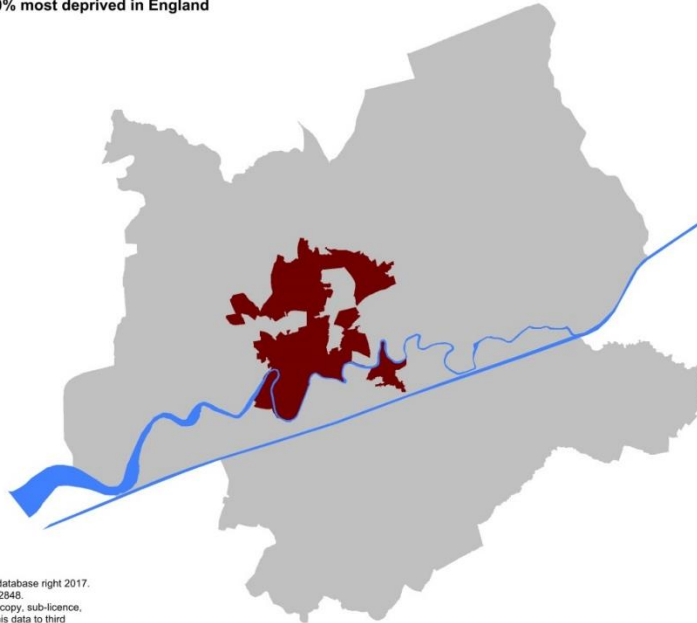
- 1,231 ha
- 6,000 new homes
- 10,000 jobs
- Country Park
- 2 Neighbourhood Hubs
- 4 Primary Schools
- 1 Secondary School
- Green Network
- 350 ha HCA owned land
- 50ha not in Green Belt (s7(1) consent)
- 300ha in Green Belt (s7(1) consent)
- Roads & infrastructure part installed
- Most desirable housing land in north



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Renewal of Existing Neighbourhoods

Warrington Borough Council
Areas in top 20% most deprived in England



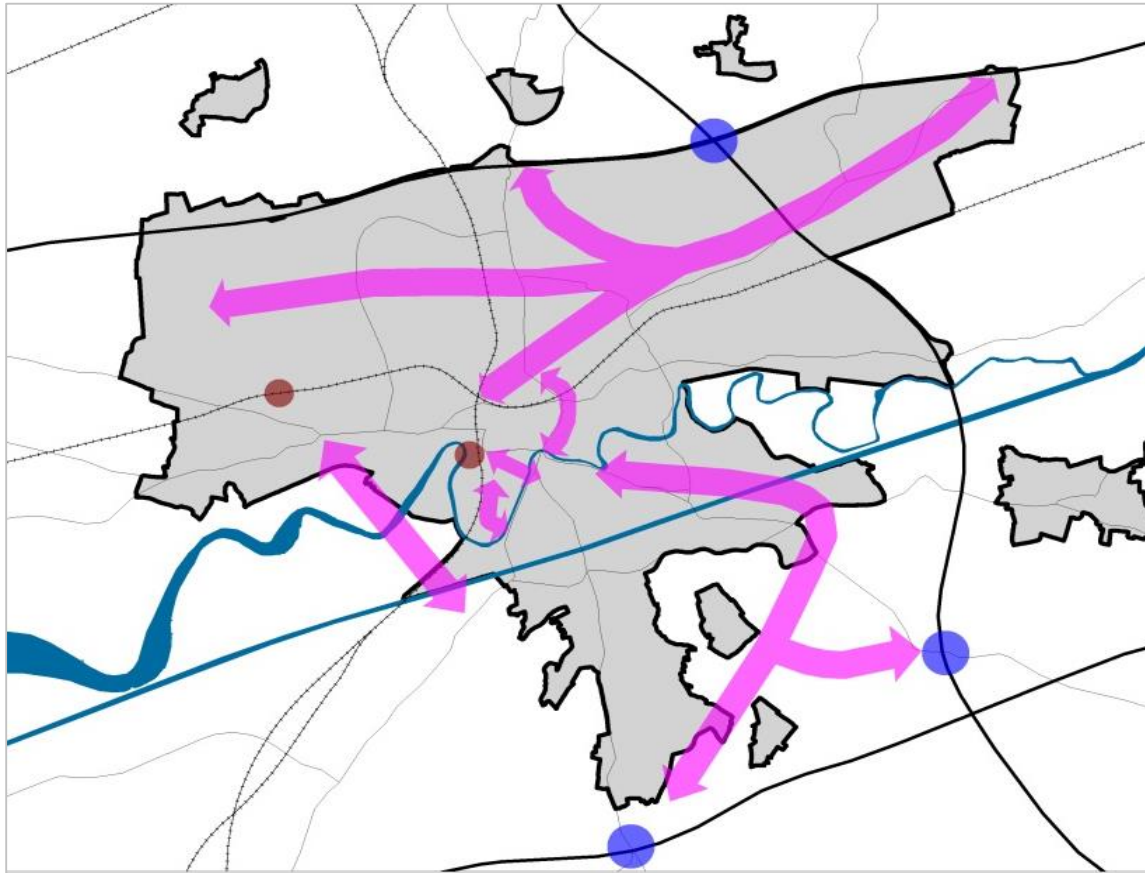
- Neighbourhood Renewal Board and Programme
- Neighbourhood Hubs
- Local Environmental Improvements
- New Local & Affordable Homes
- Neighbourhood Employment and Local Skills & Training
- Connecting People to Jobs and Facilities
- Creating Healthy Places
- Ensuring Local People benefit from Warrington's Success



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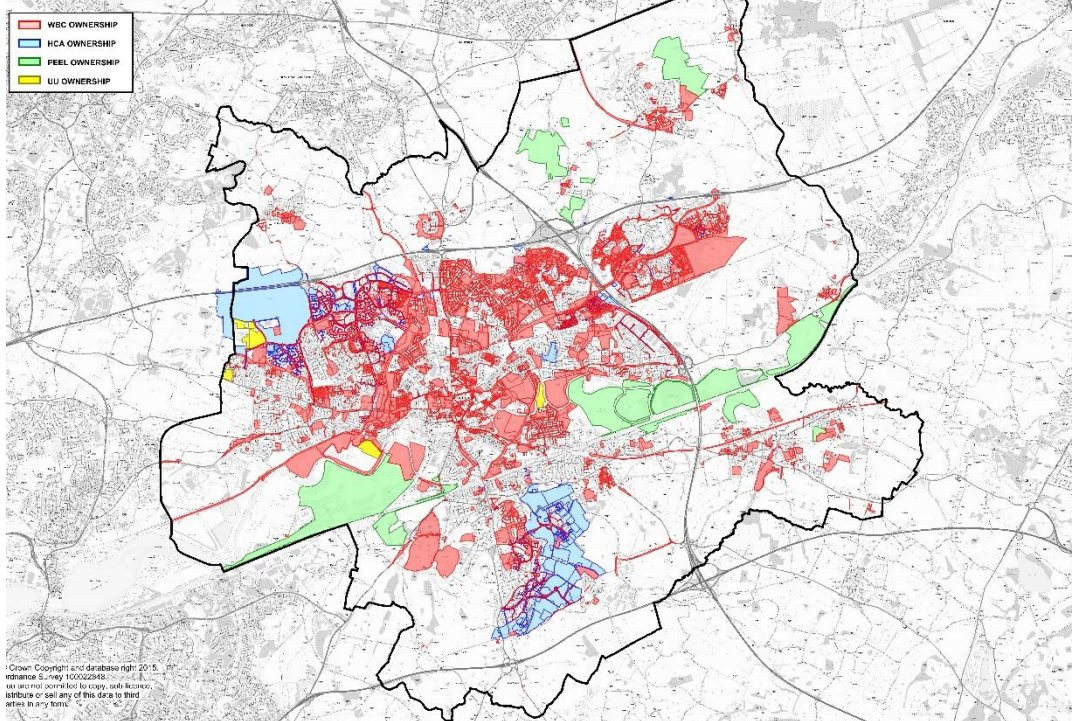
CRITICAL TRANSPORT INFRASTRUCTURE



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A UNIQUE LAND OWNERSHIP PATTERN

WARRINGTON BOROUGH COUNCIL
LAND OWNERSHIP NOVEMBER 2017



Ownership:

| | |
|--------|------------------|
| Red | WBC |
| Blue | HCA (HM Govt) |
| Green | Peel |
| Yellow | United utilities |

Ownership - Key Devt Zones:

Waterfront – WBC acquired
Warrington South – HCA

Private owners:

- Huge interest / demand
- Established working relationships

Primary Land Owners:

HCA / Govt & Council - Approx 400Ha +

A REAL DEVELOPMENT PARTNERSHIP – GOVT / WBC / HCA / LEP



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BUSINESS MODEL – THE MONEY

Summary Business Case:

| Life of Programme – to 2037 (20 years) | Capital (£) | Revenue (£) |
|--|---------------------|---|
| Investment Programme Cost (incl. interest and risk allowances) | 1,049,637,609 | |
| Capital Income (New Homes Bonus, CIL/Sect.106, public sector land value uplift, DfT funding, private sector Development Levy*) | 775,763,386 | |
| Net Capital Surplus | -273,874,223 | |
| Gross Additional Local Taxes (Council Tax & Business Rates) | | 842,059,540 (42m/annum) |
| Additional Services - Revenue Expenditure (to support new residents and businesses) | | 375,385,409 (18.7m/annum) |
| Net Additional Local Taxes (net additional income derived from growth) | | 192,799,908 (11.24m/annum) |

Basis of Business Model:

- Aligning Government & Council owned land & assets
- Capturing the uplift in value of Govt & Council owned land & reinvest in infrastructure to enable growth
- Forward fund / cash flow infrastructure through aligning Govt programmes and Council Capital programme
- Council reinvests income generated from growth into community infrastructure & services that support growth



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GEARING UP & DELIVERING

- **Established Policy Background** – Revised Local Plan (published) and C&W SEP priority
- **Warrington New City Commission** – being established (WBC / HMGovt / HCA / W&Co / C&W LEP)
- **Programme Managers** - Warrington & Co
- **Commitment :**
 - HCA / WBC working closely / committed
 - WBC has committed its Capital Programme and land to delivering Warrington New City
 - WBC – taking significant financial & political risk to progress
- **Business Approach & Programming:**
 - Investment Programme
 - Business Model
 - Value uplift, capture & approach
 - Site pipeline & masterplans
- **Tools for the job established & being established:**
 - Warrington & Co – direct commissioning development
 - Warrington Housing Co (Jan 2018)
 - Warrington Business Bank (established)
 - Property Acquisition Fund (operational)
 - Loan Finance – to Housing Associations and developers
 - Cheshire Science Corridor EZ (Birchwood Park / SciTech)
 - Neighbourhood Renewal Board (established)
 - Moodys Credit Rated – A1



WARRINGTON NEW CITY IS HAPPENING



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WORKING TOGETHER / COMMITMENT – NEXT STEP ASKS

- Govt, HCA, LEP & WBC - proactive partners in enabling the Warrington New City programme & members of its Commission (actually already partners – land owners and joint investors)
- Work as part of the New City Commission to align various funding / capital programmes and public sector land with the New City Investment Programme
- Work to establish the mechanics to make this work
 - Establish & operate the New City public sector land value uplift, capture and reinvestment approach – a '**Land Deal**'
 - Explore a New City Development Levy approach – for private sector land
- Progress Warrington New City growth programme as a national exemplar / vanguard – 'Housing Deal' / 'Town Deal' / UDC

