

## **8 Investment Framework for Action Area 3-2: Developing High Quality Sites and Premises of Regional Importance**

### **1. Introduction**

#### **Generic Purpose of Investment Frameworks**

- 1.1 The NWOP Programme Monitoring Committee has agreed to the development of a series of Investment Frameworks. The purposes of these are to:
- Develop further the context for each of the action areas within the NWOP and focus on specific investments which the ERDF Programme will support;
  - Encourage all project sponsors to seek guidance from the relevant policy leads and/or the European Programme Team before embarking on the development of a project idea;
  - Provide guidance for projects sponsors when developing their ideas and projects in relation to the NWOP;
  - Set out what outputs and results are expected to be delivered.
- 1.2 All Investment Frameworks (IFs) have been developed with input from regional and local stakeholders across the region during late 2007. The IFs will be subject to a monitoring and evaluation process to ensure that they continue to be fit for purpose and aligned with the NWOP and relevant regional and sub regional strategies. The NWOP Programme Executive will be able to provide further guidance in relation to the IFs.

#### **Specific Purpose of this Investment Framework**

- 1.3 This Investment Framework is designed to guide the use of the resources under the NWOP that have been indicatively allocated to Action Area 3-2 as part of Priority 3 *"Creating the Conditions for Sustainable Growth"*. At present these resources amount to €99m or around £67m over the life of the programme comprising around £35m in the Merseyside phasing-in area and £32m in the rest of North West<sup>1</sup>.
- 1.4 The overall objective of this Action Area and so the Investment Framework is, as stated in the NWOP, to 'drive up regional competitiveness and GVA of the region'. As such the Investment Framework is aimed at the following interventions focused around support for the delivery of the Strategic Regional Sites (and any supplementary sites endorsed by the PMC):
- Clearance of derelict land and the treatment of contaminated land, provision of site servicing and related site infrastructure, and site-specific public transport facilities where this is part of a sustainable transport strategy for the site.
  - Activities that support the development of the high quality business environments.
  - Support for marketing and promotion of specific sites.

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<sup>1</sup> These figures assume an exchange rate of €1.4845 to £1.00

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- 1.5 The NWOP acknowledges that related investment might be funded through Investment Frameworks for other Action Areas. For example, activities to improve the accessibility of strategic regional sites to workers in areas of high economic inactivity would be supported through the Investment Framework for AA4-2, whilst investment in incubators linked to the development of specific growth sectors (and forming part of a Regional Strategic Sites) will be supported through the Investment Framework AA1-2.
- 1.6 The Investment Framework does not cover the development of sites which are important at a sub-regional or local level; these could be supported through the Investment Framework for AA4-3.
- 1.7 **The Investment Framework has been produced for approval by the NWOP Programme Monitoring Committee (PMC) in March 2008.**

## 2. Partner Engagement

- 2.1 Following production of a draft investment framework in December, a series of meetings were held between NWDA and sub-regional partnerships to discuss the framework. A further set of meetings were held in early 2008 with sub-regional partnerships to discuss the proposed list of additional sites. This final framework has been revised to take on board the various comments received.

## 3. Linkages to Other Strategies

- 3.1 The North West's Regional Economic Strategy (RES) highlights the need to grow the region's economic base, with the aim of improving economic performance across the regions. In considering the achievement of this growth, it highlights the infrastructure required for sustainable economic growth which includes the necessary transport and communications provision, as well the provision of appropriate employment and housing sites through an effective planning system. In terms of the provision of sites, the RES notes *'an adequate portfolio of regional and sub-regional employment sites will be needed to cater for indigenous growth and inward investment in knowledge-based industries, manufacturing and distribution'*.
- 3.2 Under the objective of *'delivering high quality employment sites and premises'*, the RES has two key strands relevant to this IF:
- Action 80: delivering the designated Strategic Regional Sites as regional investment sites, knowledge nuclei or intermodal freight terminals.
  - Action 81: identifying and pursuing reserve sites for major investment that would not otherwise take place in the North West focused on manufacturing, knowledge based industry, corporate headquarters and R&D.
- 3.3 The strategic regional sites are highly relevant to a number of the aspects of the RES Vision with a business development and spatial development focus. These include:
- The role of Manchester, Liverpool and Preston as key drivers of City Regional growth.
  - The pursuit of the growth opportunities around Crewe, Chester, Warrington, Lancaster and Carlisle.
  - The opportunities presented by key growth assets including particular sectors, the HE and science base, and ports/airports.

- 3.4 The RES notes the potential for the development of the strategic regional sites to have some negative impacts upon natural resources and local environmental conditions, through land take and increased patterns of movement. It goes on to note that these impacts can be mitigated through increased public transport usage, improving air quality and road safety. Also the focus on re-using brownfield land would result in environmental improvement.

## **4. Indicators to Measure Progress**

- 4.1 The main objective of this Investment Framework is to support employment creation among workless individuals in target areas and those living in deprived communities and to increase the number of people in employment (and so raise the employment rate) in these areas.
- 4.2 The indicators that will be used to measure progress are as follows<sup>2</sup>:
- **Outputs:** Private sector investment levered (£m); Brownfield Land reclaimed and/or redeveloped (ha);
  - **Results:** Number of gross jobs created (*filled by men, filled by women*); Number of gross jobs safeguarded (*filled by men, filled by women*); New or upgraded floorspace built (sq m); Reduction in annual CO<sup>2</sup> emissions from Programme interventions (tonnes pa).
  - **Impacts:** Net additional GVA overall in region (£m); Net additional employment overall in region; Net change in overall CO<sup>2</sup> emissions (tonnes pa). [Note these impact indicators are programme-wide impact indicators, the contribution of all Investment Frameworks to these overall targets will need to be measured].

## **5. Key Principles to Support Project Prioritisation**

- 5.1 There are a number of important principles that will inform project selection and how resources should be used. First, the investments should be in regional significant sites which are of a scale and in locations with the potential to secure significant economic impact. Second, the NWOP emphasises that there that there is a need for a strategic regional approach to the investment in these sites and the creation of high quality business environments in the light of the relatively limited resources.
- 5.2 The region already has 25 Strategic Regional Sites (SRSs) identified in the RES which provides a starting point for the identification of suitable investment opportunities for NWOP. It is not suggested that all are suitable or appropriate for support under this Investment Framework. Besides delivery issues, the following approach should be used in determining those which are suitable for support:
- Only those sites where there is a strong market failure argument for intervention should be supported.
  - The sites need to have the potential to directly encourage the expansion of the region's knowledge economy and high value sectors, rather than being for general industry or distribution uses.
  - The sites should be in close to or have the potential to provide employment to areas of regeneration priority.

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<sup>2</sup> Unless otherwise stated the indicators all are consistent with the national set of indicators and definitions produced by CLG and the RDAs

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- In addition, it is highly desirable that the Regional Strategic Sites are sustainable in environmental and economic terms and consequently they will need to be appraised according to best practice guidance.

5.3 In light of these considerations, it will not be suitable or appropriate to support many of the current SRSs through the NWOP and it is likely that the suitable sites from the current 25 SRSs will not represent a wide enough basis to use the resources available, especially in Merseyside.

5.4 It is therefore proposed that PMC agree a **supplementary list** of NWOP compliant strategic and regionally significant sites for support through the programme that meet the criteria set out in paragraph 5.2. This list is attached as Appendix A and also details which of the existing 25 SRSs are considered appropriate for NWOP support under this Investment Framework. There is always the possibility of new significant sites becoming available (for instance as a result of a major industrial closure), **so it is proposed that the list is reviewed annually by the NWDA and PMC.**

## 6. Investment Framework Approach

### Description of Activity Supported

6.1 The eligible activities as stated in the NWOP are:

- Interventions that support the delivery of the Regional Strategic Sites, including the clearance of derelict land and treatment of contaminated land, provision of site servicing and related site infrastructure.
- Site-specific access into Regional Strategic Sites and related public transport facilities where this is part of a sustainable transport strategy for the site.
- Activities that support the development of the high quality business environments, including premises, landscaping, public realm and gateway features, energy and resource use and management, including green infrastructure, and site specific IT/broadband infrastructure.
- Support for marketing and promotion of specific sites whose role is supporting innovation and cluster development.

6.2 There are some constraints on what can be supported under this Investment Framework because of the need for the NWOP overall to comply with the Lisbon requirements for at least 75% of resources being spent on so-called Lisbon compliant activities. Straightforward expenditure on sites remediation does not fall into the Lisbon categorisation and so this is a constraint on the types of activity that can be supported. The upshot is that on the basis of the split in expenditure by activity, over 50% of the resources in this Action Area need to be spent on Lisbon compliant activity. This is expanded on in paragraph 06.6 below.

6.3 There is a possibility that the JESSICA<sup>3</sup> funding mechanism could be used for some or all of the action area. CLG are currently in discussion with the EC on how best to take this forward. Whilst there does not appear to be a particularly strong or clear case for doing this for Action Area 3.2, this needs to be considered in the context of the overall programme management.

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<sup>3</sup> JESSICA stands for the Joint European Support for Sustainable Investment in Cities Areas. This is an optional facility offering Member States and Managing Authorities the possibility to allocate funds from Operational Programmes to Urban Development Funds or Holding Funds. The NWOP and regional partners wish to examine the opportunity provided under Jessica in relation to the NWOP, before making a decision to its use as a delivery vehicle for ERDF

### **Design Principles**

6.4 The following criteria will be used for assessing the suitability and appropriateness of the existing SRSs for NWOP investment, and have been used to identify other additional sites of regional significance. The seven criteria, which are based in part on the overall factors outlined in paragraph 5.1, are:

- 1) **Economic Impact** – the sites must have the potential, due to the scale and potential business focus, to make a significant contribution to supporting the economic growth (i.e. contribution to GVA) and economic restructuring of regional or sub-regional significance<sup>4</sup>.
- 2) **Prioritised Locations** - sites should be within the **broad priority locations** for economic development identified within the RES, namely the region’s major concentrations of economic activity, areas of major growth opportunity, regeneration priority areas or areas in proximity to major growth assets.
- 3) **Areas of Opportunity and Need.** Related to the Prioritised Location criterion, this criterion relates to the relationships which potential sites have with specific areas of opportunity or regeneration need:
  - Areas of Opportunity – linked to the above, this relates specifically to strategic opportunity, for example the proximity to growth areas, growth assets or specific ‘triggers’ or poles for growth (HEIs, airports/ports, etc) which provide opportunities for particular sites to play a role in economic growth and economic restructuring.
  - Regeneration Need – proximity to major regeneration priority areas with the potential to provide employment for people from these communities, as well as the potential to play a significant role in the regeneration of these areas of need through the creation of high quality business locations and the creation of high value jobs.
- 4) **Knowledge Focus** – sites or zones that that will be attractive to knowledge-based businesses should be prioritised. Whilst the identification of sites favoured by knowledge intensive businesses is not straight forward, relevant considerations include:
  - Location within or in close proximity to the urban centre;
  - Proximity to existing amenity provision (retail, food and drink, leisure and cultural amenities);
  - Location with the immediate catchment of a highly skilled workforce;
  - Proximity to a HEI or other significant knowledge asset;
  - Links to an existing cluster of knowledge based activity (in businesses of other organisations).

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<sup>4</sup> This should be based on the sqm of development and hence orientated to accommodating jobs rather than the gross site areas (otherwise this would tend to favour out of centre sites). Subject to more detailed analysis, the capacity to accommodate around 2,000 jobs or 50,000 sqm of net development should be considered the absolute minimum.

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Given the emphasis within NWOP on not supporting sites for general B8 or B2/B8 land use classes, the criteria should discount sites which are favoured for these uses (eg in land use planning policy terms through current designations or due to proximity to major transport infrastructure).

5) **Need for Public Sector Intervention** - given the economic rationale for NWOP and for public sector intervention in site development in general, the criteria needs to establish whether there is a sufficient economic rationale for the public sector to intervene in a particular site or zone.

6) **Deliverability and Viability.** The sites must be definitely deliverable in the timescale of funding<sup>5</sup>. This means that projects with significant ownership, match funding or planning issues to resolve are less likely to be prioritised or may not be acceptable. The sites will also need to be justified in terms of market demand.

7) **Sustainability** – this relates to the need to ensure that the additional strategic sites are sustainable in terms of proximity to major urban areas, accessibility by workers and hence the transport infrastructure and public transport in particular. In addition all buildings and the wider site redevelopment will need to comply with the NWDA’s Sustainable Buildings Policy.

6.5 Regional partners (including NWRA, SRPs and other relevant regional partners) will be consulted on the proposed approach to identifying and selecting suitable sites for investment through NWOP. This includes both the criteria used in the assessment and the proposed list of SRSs and the supplementary list<sup>6</sup> of NWOP compliant strategic and regionally significant sites. The lists will need to be endorsed by the PMC.

6.6 The NWOP requires that in this Investment Framework, overall, 5% of resources are spent on activities linked to the “*promotion of clean urban transport*”, 10% to “*energy efficiency, co-generation and energy management*” and 10% on measures for “*improving access to and efficient use of ICTs by SMEs*” (or at least that overall 25% of resources are spent on these types of activities)<sup>7</sup>. This means that the investment framework will be seeking, as part of the overall packages, to fund:

- Investment in public transport facilities serving new sites and related property developments.
- Investment in environmentally sustainable site development (including use of renewable energy generation and, potentially, waste streaming and disposal services to encourage re-cycling) and environmentally sustainable buildings.
- Investment in facilities linked to the property/site development to encourage the use of ICTs by SMEs – for instance this could mean high bandwidth broadband serving the site and embedded in buildings.

6.7 The criteria identified above will be used in assessing project bids.

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<sup>5</sup> This timescale issue is particularly important in Merseyside given the funding profile for the phasing-in area, here ERDF needs to be largely spent by the end of 2010.

<sup>6</sup> It is important to note that the supplementary list is not a new list of SRSs at this stage, although this could follow in the future.

<sup>7</sup> These activities are so-called Lisbon compliant activities, that is to say they contribute to the overall requirement that the NWOP has at least 75% of ERDF spent on Lisbon-compliant activities.

## 7. Procurement Method for the Investment Framework

- 7.1 Given the desire for a regionally strategic approach to this action area, there are two main approaches which could be adopted – open or limited bidding or a commissioning approach. Both options have been discussed with partners in the region and the **favoured approach is one of limited bidding for funding for the agreed sites identified through the site assessment process.**
- 7.2 Local partners would bid into the available pot on the basis of a pre-agreed set of criteria, hence channelling resources on the basis of the merits of the sites and the ability to contribute to the aims of the action area and the overall programme. This process will be the basis of limited bidding (i.e. on the basis of a long list of sites discussed above).
- 7.3 Under this approach there would be the need to set an ERDF grant range per site (and this is being investigated further), with a minimum helping to ensure scale and economic impact and a maximum ensuring a spread of investment in line with the thematic and spatial priorities of the NWOP.
- 7.4 The expectation is that local public sector partners will bid into the programme for resources (possibly in conjunction with private sector land owners/developers). They would also act as the Accountable Body and manage the resources on behalf of NWOP.

## 8. Spatial Level of Delivery

- 8.1 Whilst the strategic regional sites or other sites of regional significance will be assessed on the basis of the criteria noted above, the main focus of this Investment Framework will be the region's urban areas due to the location of demand, opportunity and related assets in these areas. However, there will be scope for investment in sites in the region's rural areas, especially where they link to the development of knowledge intensive sectors in these areas.

### Merseyside

- 8.2 As part of the arrangements for the phasing in of former Objective One areas, the North West Operational Programme contains a ring-fenced ERDF allocation for Merseyside. ERDF cannot be transferred from Merseyside to interventions elsewhere in the region, and so the ring-fenced allocation must be spent within Merseyside. There will need to be separate targets for Merseyside.

## **9. Financial Context**

- 9.1 The NWOP has a total allocation of approximately €755m or around £521m. This is split between Merseyside as a 'phasing in' area (approximately €308m or £210m) and the rest of the NW region (€448m or £308m). The NWOP also fixes an allocation for each priority, including Technical Assistance, which cannot be changed. The NWOP is subject to a fixed financial profile and strict spend targets which must be met.
- 9.2 The NWOP overall and priority level intervention rate is set at 50%, but this is likely to vary according to individual projects. Match funding is expected to come from a variety of sources, both public and private, depending on the action area.

### **Sources of Match Funding**

- 9.3 Match funding for ERDF is likely to come through NWDA Single Programme, English Partnerships and the private sector. Given the complexity of bringing forward regional strategic sites, the funding packages are normally developed on a site for site basis.
- 9.4 Whilst there would be benefits from the pre-matching of ERDF, this option would need to be considered further. Nevertheless, it is desirable to streamline the funding application, appraisal and approval process for ERDF and Single Programme resources. Working is in-going to achieve this.

## **10. Guidance Documentation, Including Cross Cutting Themes**

- 10.1 The NWOP has two agreed cross cutting themes: environmental sustainability and equality & diversity. The intention is to mainstream the delivery of the themes, building on best practice. All projects funded by ERDF will be expected to deliver against Cross-Cutting Theme (CCT) related outputs and results, some of which have been embedded into the NWOP.

### **Environmental Sustainability Cross Cutting Theme**

- 10.2 The NWOP has two agreed cross cutting themes: environmental sustainability and equality & diversity. The intention is to mainstream the delivery of the themes, building on best practice. The cross cutting themes should not be seen as an add-on, and be used in the design and the delivery of each project. All projects funded by ERDF will be expected to deliver against Cross-Cutting Theme (CCT) related outputs and results, some of which have been embedded into the NWOP.
- 10.3 Key messages of the CCT are to improve:
- Energy efficiency and related carbon mitigation measures;
  - Air and water quality;
  - Protection of the local environment (green spaces, biodiversity, quality of life);
  - Resource efficiency to minimise waste and encourage recycling;
  - Sustainable transport; and
  - Sustainable construction.
  - Emerging work emerging on environmental codes of practice.

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All potential projects will be evaluated via the appraisal process to determine the perceived benefit to the region against both the Action Area objectives and consistency with the messages of the CCT. Projects will be supported that can demonstrate they have taken all practicable measures to reduce or eliminate negative environmental impacts arising as a result of the project and measures to enhance positive environmental impacts. Projects, which can demonstrate a positive contribution to environmental sustainability under the themes above, are more likely to be successful on application for funding.

To ensure delivery of the Environmental Sustainability CCT all projects will be contractually required to:

- Complete an environmental assessment at Development and Appraisal stage. This will include evidence of the existence of a Green Transport Policy and a Sustainable Procurement Policy/Plan/Strategy as well as evidence of an implementation of both within the applicant organisation.
- All business assist projects will be contractually required to refer companies that they have assisted (that meet the requirements of agreed criteria) to Enworks and collect evidence that the end business has contacted Enworks.
- All Appropriate infrastructure projects will be required to comply with the NWDA Sustainable Buildings Policy.

10.4 As well as the initial assessment of project benefits as highlighted, a specific global target to support a 25% reduction in additional CO<sub>2</sub> emissions generated by the NWOP has been defined. Therefore the Carbon emissions of all projects will be monitored and aggregated up so that the impact of the programme as a whole can be measured.

10.5 The following set of six generic indicators has also been established to track delivery of the cross Cutting Theme throughout the life of each project:

- Energy (tonnes CO<sub>2</sub>)
- New Green Infrastructure Created / Ha
- % of projects with Green Travel Plans and evidence of implementation and practice change
- % of Projects with Sustainable Procurement Policies / Plans / Strategy evidence of implementation and practice change
- Number of new environmental products supported
- Number of Environmental Business supported

10.6 Not all of indicators may be applicable to each project and at the evaluation stage the relevant indicators will be chosen for the project. However for this Investment Framework this may include incorporating the following into the project design:

- Green Travel Plans

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- Reclamation of Brownfield land
- BREEAM assessment of buildings
- Protection of natural heritage
- Use of low carbon technologies

### Equality and Diversity Cross Cutting Theme

- 10.7 The diversity of the Northwest’s people and communities is an economic as well as cultural and social asset. In spite of the great strides made some equality groups are still subject to discrimination and experience exclusion from the benefits of economic growth. This is reflected in low levels of skills, educational attainment, employment and entrepreneurship among certain communities in the Northwest. This is an economic as well as social concern as poverty and lack of opportunity inhibits the region’s potential growth and threatens community and social cohesion.
- 10.8 Promoting Equality and Diversity plays a fundamental role across the programme’s priority and action areas. The guiding principle is that all policies, programmes and projects should be designed, developed and monitored with the diversity of the region in mind, and should proactively tackle barriers to economic participation and success.
- 10.9 The programme will also actively promote Equality and Diversity amongst all the agencies it works with in order to encourage wider engagement with the principles of equality and diversity beyond the programme itself.
- 10.10 The key messages of the Equality and Diversity CCT are to ensure that all potential projects:
- are designed and delivered in a way that promotes equality and diversity with specific indicators and measurable targets set.
  - recognise the business case for promoting equality and diversity not only in terms of social and economic impact, but also how it can help to increase the number of businesses.
  - reflect current and likely future changes in legislation.
  - make equality and diversity integral to the project throughout its life cycle.
  - take responsibility for having access to expertise and resources designed to further the programme’s equality objectives.
  - have robust monitoring and evaluation processes that include assessing the Programme’s key Equality and Diversity objectives.
- 10.11 Using the current evidence base and taking into account relevant legislative requirements, the following Equality and Diversity strands have been identified as constituting priorities with regard to the NWOP and to which all potential projects will be expected to have established key performance targets against<sup>8</sup>:
- Gender
  - Race and ethnicity

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<sup>8</sup> Although not identified as part of the priority groups for which we will be collating monitoring information on; we would encourage projects and programmes where appropriate and applicable to take into consideration the needs of Lesbian, Gay, Bisexual and Transgender people as well as faith and religious communities. However currently the priority within the programme in relation to the collection of monitoring data will be Race, Age, Gender and Disability. We will not therefore be expecting monitoring data for the other two strands.

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- Age
- Disability

10.12 Not all of the above equality strands may be relevant or applicable to each project and at the appraisal/evaluation stage the relevant indicators will be chosen for the project. However for this Investment Framework this may include incorporating the following principles into the project design:

- Demonstration of how equality and diversity are integral to the design of the project.
- Demonstrate how the project will, where relevant, meet the needs of women, black and minority ethnic (BME) communities, disabled people and people aged 50 and over.
- A clear understanding of the needs of the targeted group(s), the barriers that they face and how the project links into established best practice with regard to promoting equality and diversity.
- Ensuring that the management body for the project are sensitive to the needs of the targeted group(s) and that it ensures the accessibility of the project to disabled people, older people, women and the ethnic communities that they are targeting.
- How the project will be monitored, reviewed and evaluated to ensure that it promotes equality and diversity.
- Demonstrate that the applicant has in place steps to address any negative impact identified as a consequence of conducting an Equality Impact Assessment.

## **11. Compliance**

- 11.1 All projects being taken forward within this Investment Framework will be required to comply with EU and national rules such as state aids, public procurement and publicity underpinning any ERDF application. The implementing provisions of the NWOP sets out a number of such compliance issues. The ERDF offer letter will specify the detail. Additional advice and guidance will be available from relevant experts within the NWDA - please contact the European Programme Team in the Agency.

## **12. Evaluation and Monitoring for Investment Frameworks**

- 12.1 All the Investment Frameworks will be evaluated during 2009-10 to ensure that learning and best practice can be identified. This will allow the PMC to change, amend and update all or any of the Investment Framework to fit with delivery of the NWOP, EU and government policy at the mid term. If there are significant policy changes in an area covered by the Investment Framework which requires an earlier review and evaluation, this will be carried out by the European Programme Team and then brought forward for approval by the PMC.
- 12.2 The NWDA Policy Lead for this Investment Framework is Paul Lakin. Further information is available from the NWDA ERDF Programme Executive 01925 400 121 or [www.erdfnw.co.uk](http://www.erdfnw.co.uk)

28 February 2008

Appendix A                      Supplementary List of Additional Regionally Significant Sites Potentially Eligible for Support under Action Area 3.2

- 1) Carlisle City Centre (Caldew Riverside and Rickergate)
- 2) Lillyhall Business Park, Cumbria
- 3) Preston Central Business District
- 4) Samesbury BAe Site
- 5) Blackburn Centre – Freckleton District
- 6) Bolton Innovation Zone
- 7) Wigan South Central
- 8) Dunningbridge Corridor (Port of Liverpool access)
- 9) Birkenhead Docklands
- 10) Liverpool Northshore
- 11) Liverpool Pall Mall extension (Commercial District)
- 12) Salford Quays/Irwell corridor Area of Opportunity
- 13) Manchester Piccadilly Basin/Oxford Road Area of Opportunity
- 14) Warrington Waterfront (Bank Quay Area of Opportunity)
- 15) Central Chester (Rail Gateway Area of Opportunity)

## Retained Strategic Regional Sites Potentially Eligible for Support under Action Area 3.2

- 1) Westlakes Science Park – Cumbria
- 2) Lancaster University Bailrigg Site
- 3) Whitebirk – East Lancashire
- 4) Rochdale Kingsway
- 5) Liverpool University Edge
- 6) Liverpool Science Park
- 7) Parkside St Helens
- 8) Barton
- 9) Central Park, Manchester
- 10) Ashton Moss
- 11) Omega Warrington
- 12) Daresbury
- 13) Ditton Widnes
- 14) Estuary Park Speke
- 15) Wirral International Business Park
- 16) Basford Crewe