



Newsletter

Issue 2 Spring 2018

ADE Regeneration helps public sector and private sector clients deliver exciting economic development and regeneration projects. ADE seeks innovative solutions to viability and funding problems. ADE creates robust business cases that allows our clients to move projects forward with confidence.

Thank you to our clients

A big thank you to our clients that have worked with ADE in our first year:

- ▲ Adducere
- ▲ Adur and Worthing District Council
- ▲ Birmingham BioHub
- ▲ AMRICC and Lucideon
- ▲ Nottingham City Council
- ▲ MediCity and BioCity
- ▲ Midland Heart
- ▲ Rushcliffe Borough Council
- ▲ Stoke-on-Trent City Council
- ▲ Urbed
- ▲ Walgreen Boots Alliance

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Our first year

Celebrating one year of driving forward economic growth projects

Words from the director



It's been a whirlwind first years trading for ADE. It has exceeded my own expectations. The market seems buoyant despite global uncertainty. There seems an overriding attitude of 'let's get on with it' from our clients and suppliers.

Strangely the unstable macro-economic environment offers opportunities for ADE. As traditional methods and sources of project finance become challenging, clients and funders are looking at new ways of doing things. At ADE we challenge convention and address problems with new solutions. In our first year we have already developed a bespoke partnership arrangement for housing delivery, worked with local authorities to reshape projects to achieve viable delivery solutions, secured funding from new grant sources and helped

private sector clients understand the changing landscape of public sector funding and shaped projects accordingly.

I am sure there will be no let up in the next 12 months: we will need to continue to innovate, adapt and be determined to see projects delivered.

The ADE order book suggests we are going to be even busier in the year ahead, which is a great feeling. A big thank you to all our clients who entrusted their important projects to us in our first year. We look forward to helping you drive projects forward in the future.

Best wishes,

Anthony Everitt
Director

First year successes

- ▲ ADE completed the Strategic Implementation Plan for the Ceramics Valley Enterprise Zone. This EZ has seen over 400+ jobs created on site in the first year.
- ▲ ADE has assisted, and continues to assist, AMRICC and Lucideon evolve the concept for an Advanced Ceramics Cluster including a National Advanced Sintering Centre in North Staffordshire.
- ▲ ADE produced and submitted on MediCity's behalf a grant application for refurbishment of more life science incubator space on the Boots Enterprise Zone. The application for a LGF grant was successful and the space is already occupied.
- ▲ ADE project managed, completed the economic appraisal work and authored the Housing Infrastructure Funding bid that secured £9.96m of grant money for road infrastructure to support housing development on Clifton South.
- ▲ ADE completed a Green Book appraisal for Nottingham Castle improvements, demonstrating the value for money of over £27m investment in this iconic heritage asset.
- ▲ ADE helped evolve an innovative housing partnership between Midland Heart and Westleigh which was agreed in Summer 2017. This will see the delivery of housing on 3 sites in Leicester, including the high-profile Sock Island regeneration site.

Project case studies



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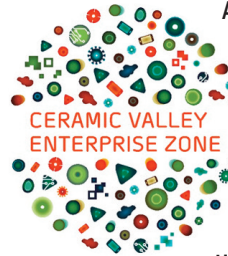
BioCity – Discovery Building



The BioCity Discovery building is a 50,000 sqft extension to the BioCity campus in Nottingham. Anthony Everitt whilst at Nottingham City Council devised the finance structure, completed the project feasibility studies, procured the professional and

construction teams, project managed the development through planning, secured £6.5m LGF funding and helped negotiate the heads of terms on the various legal agreements required. This £30m project opened in Spring 2017. The success and delivery of the project owed much to the innovative cocktail of funding used and the careful management of varied stakeholders with very different interests.

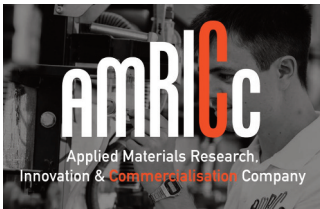
Ceramic Valley Enterprise Zone



ADE completed the original Strategic Implementation Plan for the CVEZ and subsequently has produced the updated version. This work involved consulting with a broad spectrum of partners (Central Government, LEP, Private Developers, Local Authorities) to achieve input and buy-in to the completed strategy. The SIP outlined the vision, objectives, delivery

activities, governance structure and finances for the EZ programme. ADE produced a bespoke financial budgeting tool which allowed public sector partners to track the CVEZ and easily assess the financial impact of investment decisions.

AMRICC & Lucideon



ADE has assisted AMRICC and Lucideon evolve a concept for an Advanced Ceramics Campus in North Staffordshire. ADE has devised funding and economic appraisals to demonstrate value for money of public sector investment. ADE has developed different

operating models for the National Advanced Sintering Centre. ADE has helped promote the project to achieve buy-in from key public sector funders, which has resulted in the project being a key component of the Ceramics Sector deal proposed to government. ADE has continued involvement in this project and will help move this vision towards delivery in 2018.

South Clifton HIF



ADE led discussions with Council officers and a developer to devise a funding bid for Housing Infrastructure Funding. The bid is to provide road infrastructure that will accelerate the delivery of a strategic housing site in Clifton South (Greater Nottingham). ADE

provided project management, commissioned cost and programme input, completed value for money assessments and authored the bid. The £9.96m bid has been successful in progressing to the next stage of due-diligence.

MediCity



MediCity is a life-science incubator building on the Boots Enterprise Zone. ADE has assisted BioCity, the operator of the building, secure two tranches of funding for the refurbishment of this space (LGF and Growing Places). ADE helped devise the

principles of the bids and wrote the full Green Book appraisals that has secured over £3m of funding.

Midland Heart Housing JV



ADE provided commercial support to Midland Heart as it sought to deliver market sale housing. ADE liaised with the private sector partner to work through the principles of a deal, completed financial appraisals on different deal options and assisted Midland

Heart through internal approval processes. A JV agreement between Midland Heart and Westleigh was signed in early 2017 for the delivery of 200+ homes across 3 sites in Leicester, including the prominent regeneration site, Sock Island.

Nottingham Castle



There are advanced plans for a £27m transformation of Nottingham Castle into an inspiring national visitor destination. ADE, on behalf of Nottingham City Council, has completed a full Green Book appraisal of this project to secure

the remaining funding required through the Local Growth Fund. This comprised all '5 Cases' in line with best practice guidance and modelling the economic impact on the local economy via visitor expenditure.

Cotgrave Town Centre regeneration



Anthony Everitt created a financial business case for investment by Rushcliffe Borough Council into town centre regeneration at Cotgrave and the delivery of light industrial employment space. The project subsequently secured LGF grant

funding and received Cabinet approval. Employment units are built and let and the town centre regeneration is underway.