



SmartParc
Regeneration and Housing Scrutiny Board
18 October 2022
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Context

- Delivers on **City of Growth** and **Green City** agendas of the Council Plan
- Strategic alignment to local, regional and national policy
- Will **diversify** the local and regional economy
- Creates **confidence**
- Generate **significant jobs growth**
- **Partnership working** – harnessing private sector expertise & investment with public sector support & investment



Background



East Midlands
Airport

To A50,
J24 M1

Railway line to
Nottingham
and London

Clarifoil

To A52, Derby
City Centre &
J25 M1

SmartParc - Vision

A collection of world class, cutting edge food production facilities based around a campus-style park.



Sustainability goals linked Net Zero 2030



Positive social impact



Centre for Excellence in food manufacturing



Provides 5,000 jobs to the community



20% Reduction in costs



30% increase in Productivity



Specification vs Cost can't be matched outside SmartParc



Collaborative Working shared strategies



Flexibility of lease terms



Ideal Location new routes to market and distribution

Pillars of Delivery



SUSTAINABILITY



ENGINEERING EXCELLENCE



SOCIAL IMPACT



ROUTE TO CONSUMER

A clever partnership
SMARTPARC
SEGRO
DERBY

Developed with SEGRO, it represents £300m investment in a new asset class for the food sector



Smart efficiencies



Smart delivery



Smart savings



Smart sustainability



Smart thinking

SmartParc - Vision

FOOD PRODUCTION REIMAGINED

The right space to grow

155 acres site, 125yr history

Regenerating brownfield site

2m sq ft of manufacturing / distribution space

Range of buildings (3,500-400,000 sq ft)

Tailored to food industry needs

Flexible buildings & leases, required infrastructure

Public & Private sector investment



Derby City Council

SmartParc - Vision

FOOD PRODUCTION REIMAGINED

The smart choice for **business**

The perfect home for food businesses seeking sustainable growth

Better and more viable future for food and food production

Committed to helping our partners to thrive and grow

Improving productivity, whilst reducing costs and waste

Shortening food chains and reaching new customers

Creating high quality jobs and building community assets

Delivering commercial success and a greener future



Benefits

- Up to **5,000 jobs** – 2,300 promised to D2N2 (early development phases)
- **112 acres** employment land remediated
- GVA of **£500 million** over 5 years
- Sustainability, diversification, confidence
- Regional impact
- Supply chain benefits
- Skills opportunities
- Low Carbon heating and cooling carbon savings

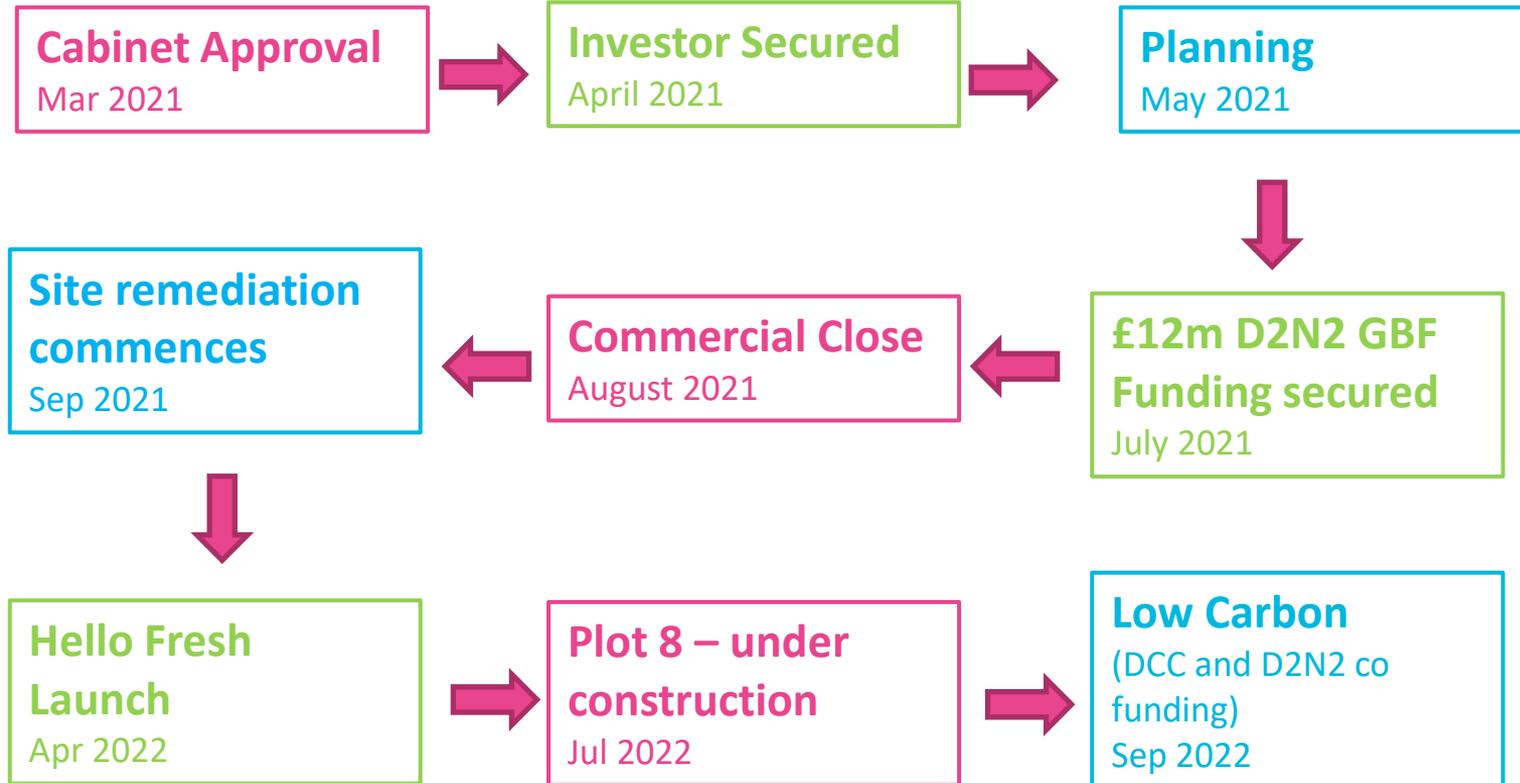


DCC Role – facilitation

- Secured **£12 million** of Getting Building funding from D2N2 and subsequently invested in site remediation works
- Cabinet agreement to further **£5.5 million** investment
- Development management and key account support
- Unlocked site by enabling access



SmartParc Progress



SmartParc October 2021



SmartParc March 2022



SmartParc Plot 1 Oct 2021



SmartParc Plot 1 Jan 2022



SmartParc Plot 1 March 2022



SmartParc –Plot 1 Hello Fresh

- Building Completed April 2022
- Operational May 2022
- 200 jobs created – 60% from Derby postcodes
- 200 jobs to be created
- Mobilised DCC Economic Service to assist with recruitment drive
- Established Skills and Employment Partnership



Hello Fresh Launch

*"This is a **genuine regeneration story**. This site used to employ thousands of people but has been vacant and dormant for something like 20 years. It is a genuine case of brownfield regeneration creating something that is modern and sustainable."*

Andrew Pilsworth, Managing Director SEGRO, May 2022



*"We're delighted to move to Derby. There are multiple reasons why. First of all, the **talent** that is in Derby was one of the main attractions. Secondly, it is a **great location** as a hub in the centre of the UK with very good access, which is very important for us. Thirdly, there is this a **fantastic building**"*

Laurent Guillemain, Hello Fresh UK CEO, May 2022



Social Value

- Align SmartParc with the Responsible Segro approach
- 3 Pillars
 - Low carbon growth
 - Investing in our communities
 - Nurturing Talent

Seeking to embed this in the future funding agreements



Finance Summary – DCC Capital

Expenditure	£ million
Land remediation Grant	11.75
Due diligence Grant	0.18
Low carbon heating and cooling network Grant	2.56
Monitoring and administration of grant	0.19
To be invested	2.82
Total Cost	17.5
Project Funding	
D2N2	12.0
DCC Capital Resources	5.5
Total Funding	17.5



Future phases

- Plot 8 Completion – 400,000ft² - spring 2023
- Delivery of the Energy Centre to create carbon savings – Summer 2023
- Feasibility for the SME Tech Centre – Early 2023





Thank you



Derby City Council