

Porton Collaborative Innovation Centre

Major Projects, Wiltshire Council

10/11/2020

Context – Porton Science Park



- First Phase Beech-Allen Building opened in January 2018
- £3 million Local Growth Fund secured towards £10m overall cost in partnership with Swindon and Wiltshire LEP
- £2 million Health and Life Sciences Business Support Programme supported by SWLEP
- SWLEP key role in inward investment and achieving Life Science Opportunity Zone status for the science park
- Now at full operational occupancy
- For Phase 2 we are seeking SWLEP's support for our OBC to utilise Getting Building Funding



Swindon & Wiltshire
LOCAL ENTERPRISE PARTNERSHIP

Wiltshire Council

Strategic challenges and opportunities

- Innovation
 - Innovation Technology Counsellors
 - Technology Translation
 - Smart Specialisation ('the entrepreneurial process of discovery')
- Knowledge and Skills Sharing
 - Research Institutions on campus
 - HEI's
 - Business
- Business Competitiveness
 - Dstl / PHE supply chain
 - Life Science Opportunity Zone
 - Festivals of Innovation / Venturefests

SMART objectives

- 3,576 sqm of new laboratory, office and ancillary space
- 10 new enterprises created by mid-2023
- 53 enterprises supported by mid-2023
- 10 new collaborations with research institutions by mid-2023
- 200 worker capacity
- 137 net new jobs created by mid-2023
- GVA uplift £8,267,688 per annum by mid-2023
- Gross LV uplift of £253,645; potential land value uplift of up to £6,375,000 on the wider science park with GDV potential of £70-80 million

Programme Milestones

Milestone	Date
Cabinet approval to proceed with Phase 2	January 2020
Procure Building Contractor/design team for Stage one (RIBA stages 1-4 and Pricing)	June 2020
Contract Building contractor for stage two	February 2021
Start of construction work	March 2021
Procure Business support provision	July 2021
Building handover	February 2022
Launch of Business support provision	February/March 2022
End of defects liability and retention due	February 2023
Practical completion of business support outputs	June 2023

Project Definition / Design

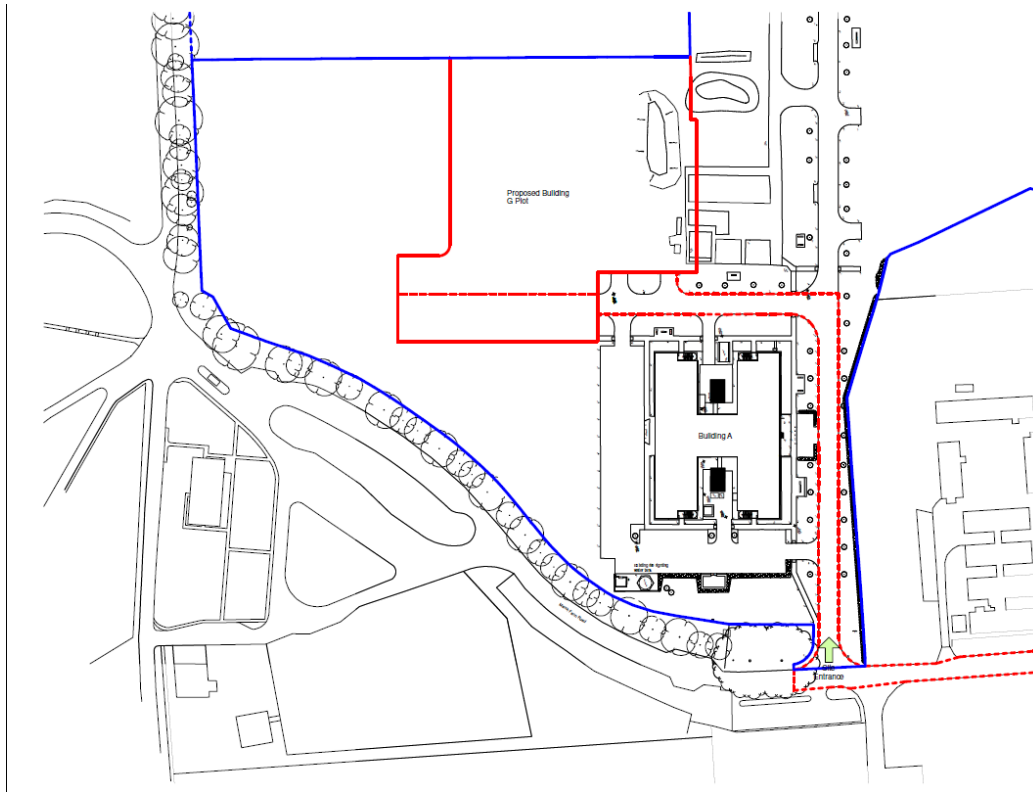


- **A 1780 sqm. Innovation Centre**
 - 192 sqm. ‘Atrium’ area for welcoming, networking and relaxation
 - 144 sqm. Meeting Space
 - 165 sqm. office space to on flexible letting arrangements
 - 498 sqm. laboratory space on flexible letting arrangements of which
 - » 398 sqm. “Wet space” (life sciences)
 - » 100 sqm. “Dry space” (digital)
- **1,796 sqm. Grow on Space developed as a shell**

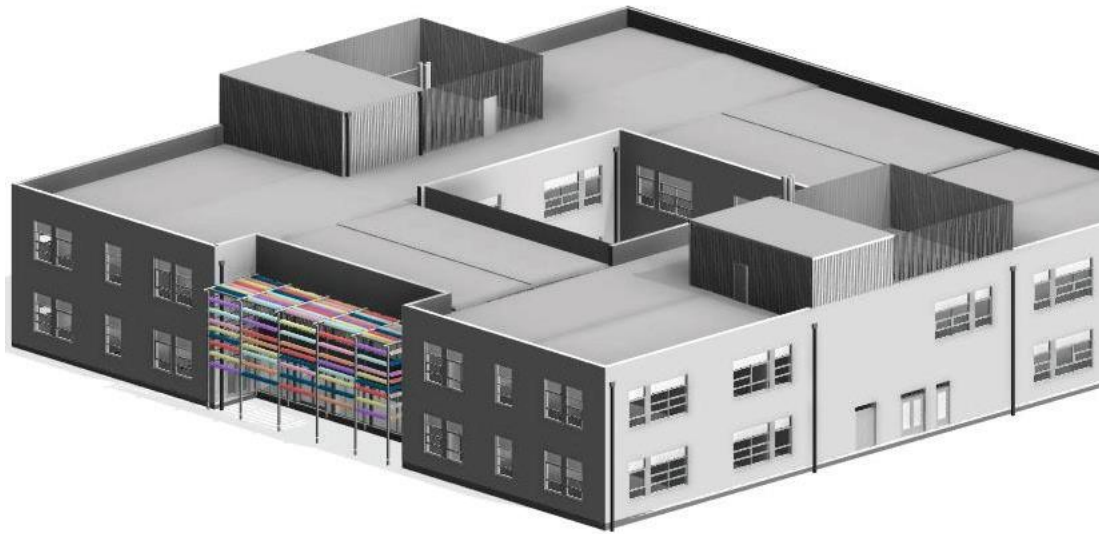
Project Specifications

- Quality of the building will foster collaboration, innovation and provide flexible workspaces, meeting or exceeding the standard of Phase 1
- Achieve BREEAM Very Good and achieve carbon neutrality
- Minimum design life of 60 years
- Flexible internal layout
- All parts of the building fully accessible to all
- Addressing lessons learned from Phase 1 e.g. with respect to soft landscape planting

Scheme overview



Scheme overview



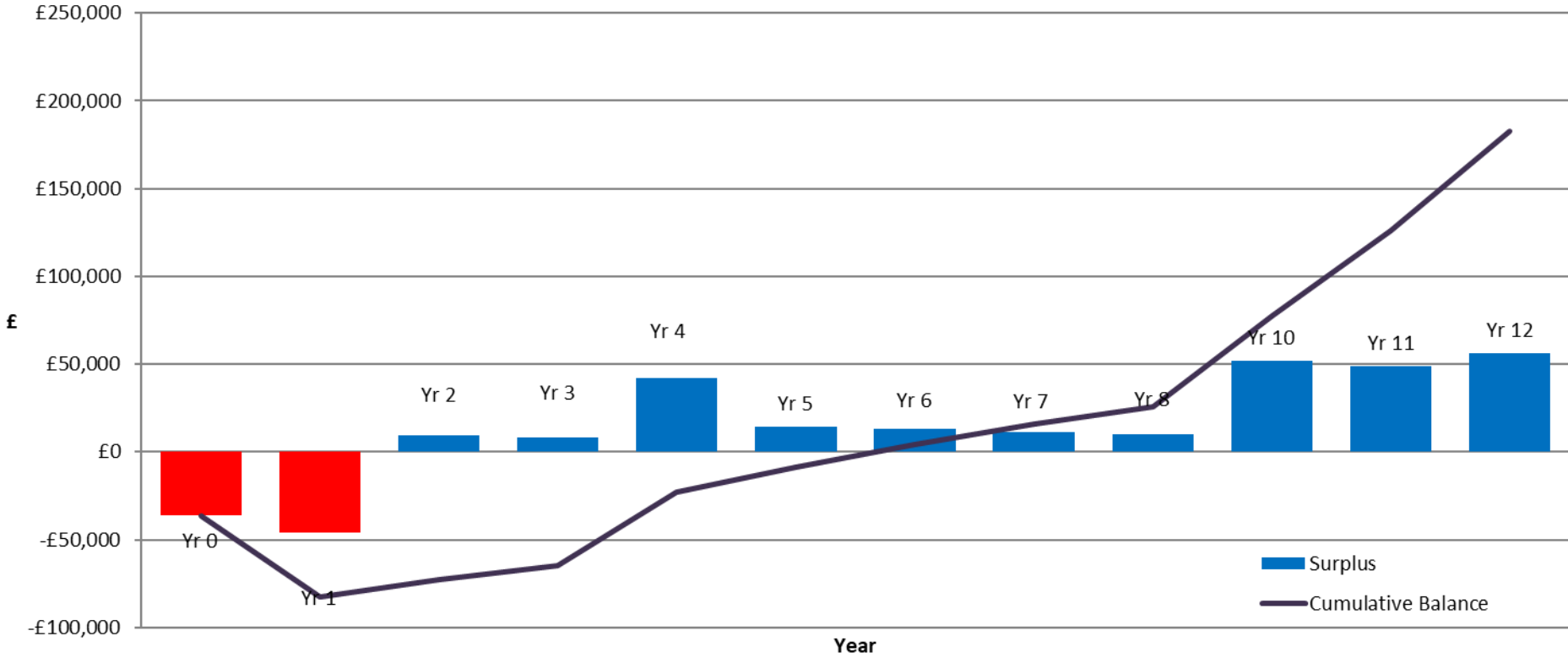
Financial overview - funding

Overall Budget	£9,500,000
Wiltshire Council Capital	£5,000,000
European Regional Development Fund	£2,500,000
<i>Of which business support revenue</i>	<i>£300,000</i>
Getting Building Fund via SWLEP	£2,000,000

Financial overview - costs

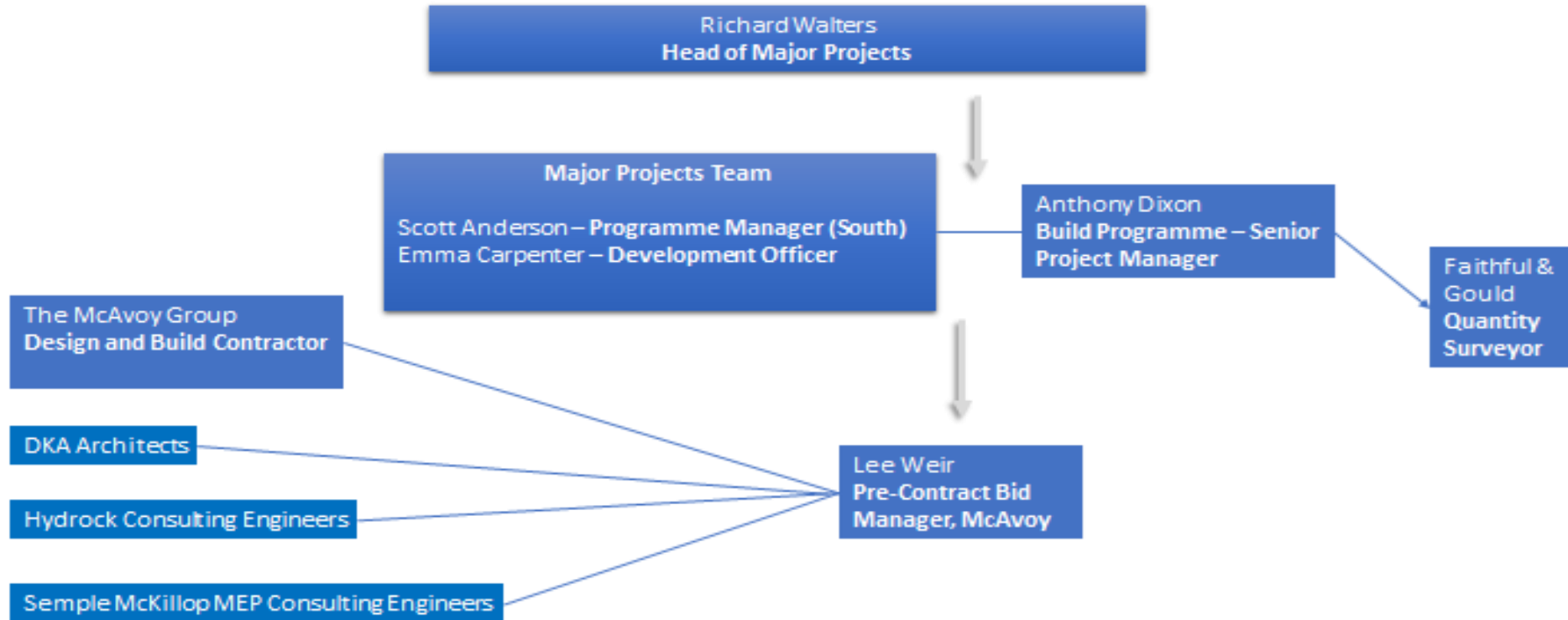
Forecast Construction costs, incl. design fees	8,434,744
Carbon Consulting fees for BREEAM assessment	19,560
Site investigation works	19,375
Fees (client side)	92,848
Statutory planning/building control fees	20,000
FF&E, IT and allowance for Lab Gases/Alarms	120,000
Works costs	8,706,527
Construction contingency @ 3%	261,196
Total construction works	8,967,723
Business support provision	300,000
Current Forecast Project Costs	9,267,723

Commercial model



Management overview

Major Projects Team, with support from Strategic Asset & Facilities Management Team



Questions / Discussion

