

GATEWAY 14

STOWMARKET



JAYNIC

**FREEPORT
EAST** | Felxstowe
Gateway 14
Harwich





Emily Atack
MANAGING DIRECTOR



Chris Haworth
CHAIRMAN



Nic Rumsey
MANAGING DIRECTOR



Ben Oughton
DEVELOPMENT DIRECTOR



Jason Newman
CONSTRUCTION DIRECTOR

Programme Update

- Road Opened – February 2023
- Landscaping works – Ongoing
- Mill Lane bridge works – May 2023
- Power On 'Live' – July 2023
- Toucan Crossing – July 2023
- Part 2 Adoption of Road – July 2023
- The Range completion – November 2023



Construction Update



- Gateway Boulevard is fully open and being used extensively by local traffic.
- Ground has been broken on the Range unit with earthworks underway and steels expected to start going up in May 2023.
- The primary substation is complete and ready to take the new 33kv cable connection when the full circuit is jointed underneath the railway line and into Stowmarket grid.
- The underground network of gas, water, telecoms, CCTV and other future spare ducts are installed and ready to be connected to the new buildings as and when they are required.



Construction Update

- Landscaping works are well progressed and will continue into the current planting season. Around 60% of the planting will be complete by April 2023.
- Suffolk Tree Warden Group planted their native trees in the wetland area in December 2023 and another area has been allocated for planting in December 2024.
- The totem entrance signage has been installed along with the rockery planting.
- Concrete blocks have been placed around the site to stop unwanted visitors.



Occupier Update

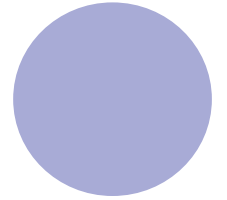
- The Range: Construction commenced with completion in November 2023.
- Advancing discussions with local, regional and national businesses in a variety of sectors including advanced manufacturing, tech, offices, food production and logistics.
- Proposed speculative reserved matters planning application for 164,000 sq ft business unit for manufacturing, assembly, offices and distribution uses on Plot 2000 adjacent to the main entrance.





Sustainability –

- The Range building will achieve the following:
 - Significant sustainability measures
 - EPC Rating A
 - BREEAM 'Excellent'
 - 22% soft landscaping
 - Solar PV
 - Air source pumps
 - 20% EV charging (+ 20% future proofing)
- This is significantly in excess of planning policy requirements and the requirements of the outline planning permission.



FREEPORT EAST

Felixstowe
Gateway 14
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- G14 is one of eight new Freeports in England.
- Stimulating trade and innovation for local, regional, national and international enterprises.
- Both Tax and Customs status compelling and attracting new enquiries, particularly within the advanced manufacturing and innovation sectors.
- Also delivering inward investment for international businesses looking to establish a UK presence.
- Rapidly growing collaboration between G14 and Freeport East.

Skills & Innovation Centre

GATEWAY14

- Key partners MSDC, Gateway 14 Ltd, Jaynic, Freeport East and local Universities and West Suffolk College to help address skills gaps and shortages in the local and sub-regional economy.
- A concept for the **Skills and Innovation Centre** is being developed and viability tested for siting on Gateway 14 - given the strategic potential for a to support skills, education and innovation and business workspace in the Freeport East area.
- Initial Business Case stage for a circa 30,000 sq ft high quality and sustainable facility comprising collaboration spaces, meeting rooms and range of workspaces will be reported to Mid Suffolk's Cabinet meeting on 06 March 2023.
- Subject to Cabinet Meeting 6th March the scheme will progress to its next stage of feasibility and development towards a Full Business Case for consideration later 2023.



Estate Management Update



- Workman Chartered Surveyor appointed to undertake overall estate management from completion of infrastructure and beyond including staffing, security, landscape management, place-making and community engagement.
- Short-term steps implemented prior to development commencement such as barriers, ditches and ploughing and weed strategy.
- CCTV installation being commissioned.
- Exploration of place making initiatives commencing.



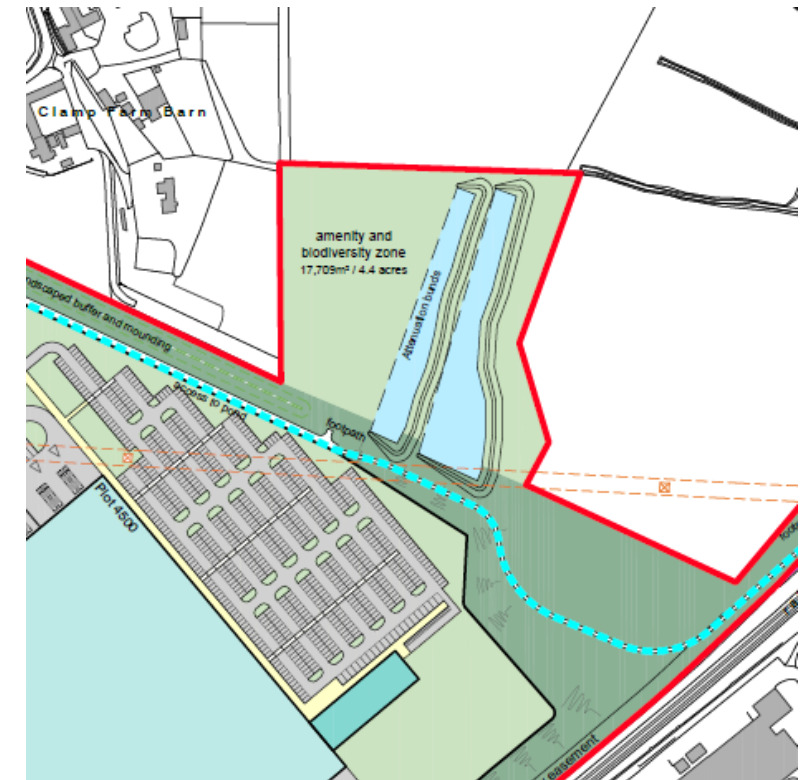
Activate – Workman Placemaking has over 25 years' experience of development projects and bringing together landlords, tenants and the local community to create sustainable well managed spaces. They will be working with us as we develop the sites placemaking activities.

This experience will form a key part of Gateway 14's wider property management strategy and working with you, we want to ensure reflects our key community focuses around Education, Wildlife and Bio-Diversity.



- Within the masterplan we have created a **dedicated ‘Amenity and Biodiversity’ zone**. Objective for this space to become a community hub and space for occupiers and the wider community to come together and utilise for events, community activity and break out space all year round.
- In the short term this is where Activate will focus their attention and work with you to understand how we can best use this space, what your aspirations would be around this and other ideas you might have for working with the G14 team.
- Andrew and his team will be contacting our partner organisations, Community Leaders and prospective tenants to setup 1-1 conversations, so the feedback received can inform the final strategy they present to G14 management team for approval later this year.

We have a fantastic opportunity to utilise the space and create a programme of activity which can benefit schools, community groups, charities and our tenants. Please do take the opportunity to speak to Andrew and his team over the weeks ahead.



Keeping Up to date

- Quarterly Written Updates
- 2 Local Update Meetings per year
- www.G14yoursay.co.uk for news and events
- WhatsApp Broadcast Group
- Local Councillors
- Community Group Work

