



# **DORSET**

Local Enterprise Partnership

## **Quadrant – Dorset Innovation Park**

### **End of Project Report**

**May 2018**

## Project Summary

This project was awarded funding through the second round of Dorset LEP Local Growth Funding in January 2015. The funding was for Purbeck District Council to acquire a section of land within Dorset Green Technology Park to invest, in partnership with Dorset County Council, in small workspace units.

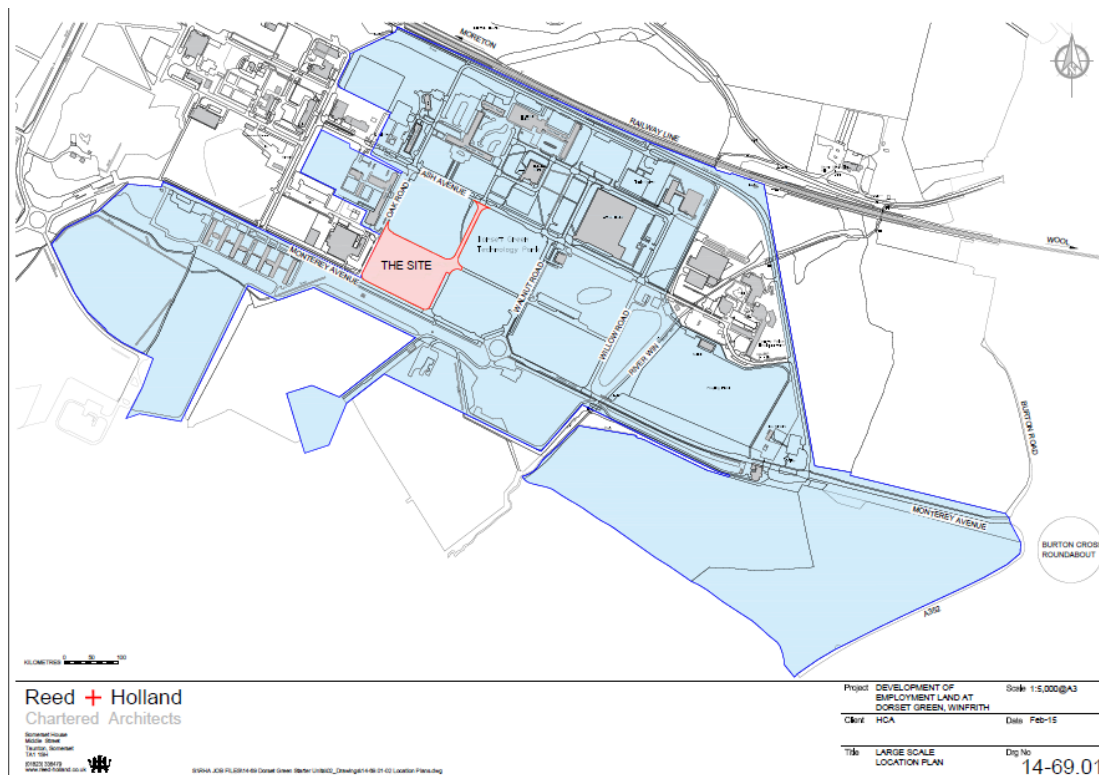
Dorset Green Technology Park, renamed Dorset Innovation Park in April 2017, has been recognised as one of South West England's greatest opportunity sites for science park style development, with the award of Enterprise Zone status in 2016. The site boasts 50 hectares of serviced employment land and two nationally important defence sector advanced engineering companies. Further information about Dorset Innovation Park Enterprise Zone can be found [here](#).

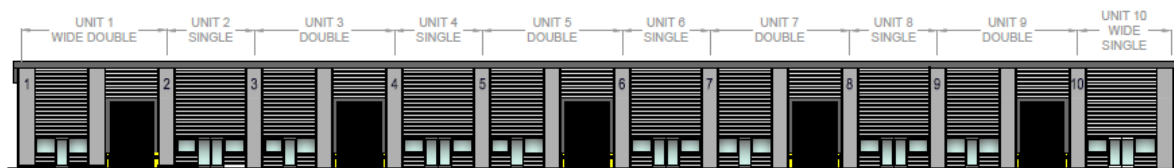
Project start date	October 2016
Project construction start date	February 2017
Project completion date	December 2017

## Review of Business Case

Business case was completed in March 2015 and submitted to Dorset LEP soon after. It outlined the different options for the workspace units. Match Funding from Purbeck District Council and Dorset County Council to the value of £2,200,161 was put forward for the project but the business case outlined that there was gap funding for the delivery of the workspace unit and that Dorset LEP funding would allow this project to go ahead.

The Business case set out that the workshop unit's construction would be competitively tendered, ensuring good value for money.





The diagram illustrates two different building entrance configurations. On the left, labeled '1', is a smaller entrance featuring a glass door flanked by two windows. On the right, labeled '2', is a larger entrance with a dark blue door. A person is standing in front of the door in the right configuration to provide a sense of scale. Both entrances are set within a grey wall structure with horizontal lines above the doorways.

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**Project** DEVELOPMENT OF  
EMPLOYMENT LAND AT  
DORSET GREEN, WINFRITH

**Client** HCA

**Title** STARTER UNITS  
PROPOSED ELEVATIONS 1/2

**Scale** A3 @A3 Date Feb-15

**Dwg No** 14-69-08

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## Governance

Governance was put in place for the wider Enterprise Zone, with the signature of Dorset LEP, Purbeck District Council and Dorset County Council to the Government MOU and Local MOU. A two tier governance system was put in place with the Enterprise Zone Management Board established to provide Strategic lead of the Dorset Enterprise Zone. The Project Group is responsible for the day-to-day management of the Dorset Enterprise Zone.

As this governance system was in place, once the Quadrant site started construction on site, a verbal update was given to the Project Group at each monthly meeting. Highlight reports were completed bimonthly and submitted to Dorset LEP.

## Planned Outputs and Outcomes

### Outputs

The following outputs were planned (with timescales) for the Quadrant workspace units:

October 2016	Purchase of land for workspace units
November 2017	Completion of 20 workspace units

### Outcomes

The build of the Quadrant workspace units would also deliver the following outcomes:

	2017	2019	2022
Jobs		10	60
Businesses on site		6	20
Land Unlocked (HA)	6		
Commercial Floor space (SQM)	1,843		



## Achievement of Outputs

The tender for the construction was awarded to Acheson and work started on site in February 2017.

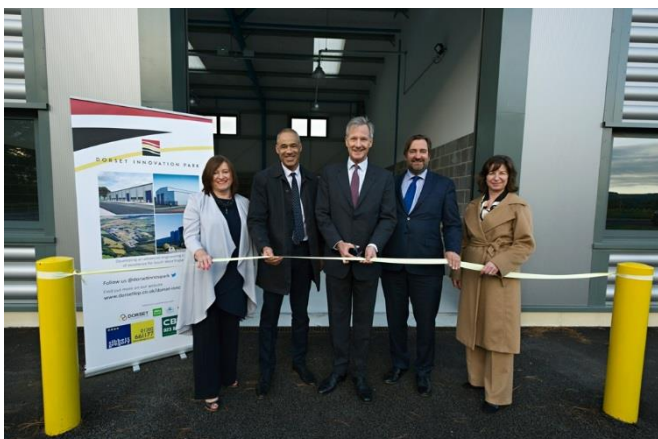


The Quadrant workspace units were completed in December 2017, a month later than planned. This was due to a delay from a statutory undertaker.



The land has been unlocked and the commercial floor space created for these workshop units.

The Quadrant workspace units were officially opened by Richard Drax MP at the launch of the Dorset Innovation Park Enterprise Zone.



## Outcomes

Sibbett Gregory have been employed by Purbeck District Council to market the quadrant site to the public. To date (May 2018) 1 business has moved on site, another 2 businesses are in the process of agreeing heads of terms and there are another 2 live enquiries.

There are a number of different size units varying in size and rent value. Decision has been made by Purbeck District Council and Dorset County Council to make one of the blocks or part of available for purchase.

The marketing brochure is on Dorset LEP's website, the Dorset Property Pilot website and the marketing agent's website:

<https://dorsetlep.s3.amazonaws.com/Enterprise%20Zone/Quadrant%20site%20brochure%20.pdf>

## Benefits Realised to date

Development of the Quadrant site has given reassurance to the businesses already on site that the public sector is committed to making the whole Dorset Innovation Park Enterprise Zone a success.

## Review of Project Objectives

RAG Review of Objectives	Status	Comments
<b>Time</b>		This project started on time but was delayed in completion by 1 month due to delay with connection of statutory undertakers. The delay meant that the project and overall Enterprise Zone could be launched together.
<b>Cost</b>		The cost of the project came in on budget.
<b>Quality</b>		Value for money and quality was sought through the tendering process and Achesons delivered quality construction.
<b>Scope</b>		The scope of this project did not change.
<b>Benefits</b>		Outcomes of the project are set to be achieved and any additional benefits will be captured.
<b>Risk</b>		There was a risk that the statutory undertaker would cause a large delay to the completion of the project, once construction was completed, however this was resolved and only caused a 1 month delay.

## Lessons learned

- Time to secure planning consent in an area with important environmental interest. Highlighting the increasing value of the simplified planning procedures.
- The negative effect of the statutory service (Wessex water, SSE, BT) on the delivery of project within timescales. Not being able to have control over their delivery of an element of a project.

## Conclusion

Growth Deal Funding as gap funding has enabled this project to go ahead and deliver 20 workspace units for businesses at the Dorset Innovation Park. The launch event of Dorset

Innovation Park also marked the completion of 20 new employment units which will be let to businesses on 'easy in, easy out' terms.

Richard Drax, MP for South Dorset, said: "Dorset Innovation Park is an excellent example of private and public sector partnership working together to unlock vital employment land and deliver much-needed economic growth to the region. We know that Dorset already boasts a thriving and varied industrial community, but we now have the potential to increase our contribution to national productivity further. I am particularly pleased to see investment and support for job creation within rural South West Dorset and the development of something that plays extremely well to our sector strengths."

Jim Stewart, Dorset LEP Director, said: "Dorset's economy stands to benefit greatly from this new Enterprise Zone. Dorset Innovation Park presents an attractive offer for businesses wanting to relocate or expand and make the most of our impressive strengths in engineering, marine and defence. Dorset LEP and its partners are pleased to breathe life back into what was a stalled but significantly important rural employment site, and we are committed to realising its potential as a catalyst for growth and jobs."

Councillor Cherry Brooks, Economy and Infrastructure Portfolio Holder, Purbeck District Council and Dorset County Councillor, said: "As a key employment site, the success of Dorset Innovation Park is vitally important to the district and county, so we are committed to its success. By working closely with Dorset LEP, we have already retained the commitment of current tenants ATLAS ELEKTRONIK UK and QinetiQ, and are involved in positive discussions with potential investors. This launch is very timely as 2018 is the Year of Engineering, which focuses on inspiring the next generation to see engineering as an exciting and rewarding career."

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