

ERDF Land and Property Grant Funding – East Birmingham Industrial Corridors

Outlined below are the key priorities for the East Birmingham Industrial Corridors Grant schemes;

- Land and Property Assistance Grants – Up to 50% of the eligible costs and up to a maximum of £100,000 funding.
- Key Opportunities Grants – Up to 35% of the eligible project costs from a minimum grant value over £100,000.

ERDF Regional Priorities

The ERDF Programme aims to deliver a number of regional priorities and the key ones which are applicable to this project are as follows;

- To create jobs through the reuse of redundant or underused sites/premises, including the reuse of heritage sites/premises.
- Investment in the reclamation and re-use of previously developed land including under used buildings, or parts of buildings, or sites. This investment must lead to productive /business floor space for industrial/commercial uses including knowledge led businesses; creative industries, environmental technology industries, advanced manufacturing, managed workspace and incubation and innovation activities in order to bring new economic life to the area (i.e. employment growth, sales growth and increased sales)
- The sensitive reuse of historic buildings, infrastructure and other cultural heritage assets for development of new or expanded economic uses that contribute to economic impact.

Key Strategic Priorities

In addition to the ERDF Regional priorities, the project aims to address a number of local priorities within the target areas as outlined below in the following strategic documents;

- **The Birmingham Unitary Development Plan and Draft Core Strategy 2026 (Sections 5, 7, 8)**

The Birmingham Unitary Development Plan (UDP) currently provides the statutory planning policy for the city. The UDP aims to maximise economic revitalisation and urban renewal for the City, including the target areas for this project. See www.birmingham.gov.uk/udp.

The UDP will be replaced by the Birmingham Core Strategy which has been published in draft form. Sections 5, 7 and 8 of the strategy outlines the proposed planning policies which are applicable to the aims and objectives of this project and its target areas. See www.birmingham.gov.uk/corestrategy.

- **Bordesley Park Area Action Plan – Consultation Draft**

This Area Action Plan (AAP) covers the area to the east of the city centre including Alum Rock, Saltley, Bordesley Green, Bordesley Village and Small Heath. In 2011 an Options Report was the subject of public consultation and it set out how the area

could deliver more employment opportunities, new housing, new and improved infrastructure to meet residents and business needs and a clean and safe environment. The next stage, known as the Preferred Option will be the subject of public consultation in the summer. It's important any applications from the AAP area consider any relevant proposals contained in the 2011 Options Report and the Preferred Option, once published. See www.birmingham.gov.uk/bordesleyparkaap.

- **Aston, Newtown and Lozells Area Action Plan**

The AAP is the statutory planning framework for the area, providing the basis for determining planning applications and bringing forward regeneration. The Aston East Regional Investment Site is the key transformational area within the AAP and applications are strongly encouraged for this site.

Based on the above the following strategic priorities have been identified;

- Supporting the redevelopment of vacant, derelict and under-used properties, bringing them back into economic use, leading to creating / safeguarding of jobs within local communities.
- Address the shortfall in supply of business/enterprise space and to encourage improvements to the significant amount of outmoded business accommodation, unsuited to modern requirements
- Improve the commercial viability of building conversions, including those of historical significance, enabling vacant and under-used properties to generate economic activity

See www.birmingham.gov.uk/astonaap.

Target Areas:

Within the East Birmingham Industrial Corridors area there are a number of core employment areas that offer significant potential for redevelopment and rejuvenation in line with the priorities outlined above. These are located in and around the corridors identified above and incorporate different businesses within a variety of sectors. Through the ERDF Programme it has been recognised that support is required to ensure these areas continue to provide suitable accommodation for businesses, to help create and sustain jobs in Birmingham.

- **Newtown Row**

This is situated immediately north of Newtown Middleway and east of New Town Row. A major employment area, it contains a range of commercial and industrial uses.

- **Aston East**

Situated between the Birmingham & Fazeley Canal and the A38 (M) Aston Expressway. It extends from Church Road along the Lichfield Road A5127 up to the M6 motorway. This area has been identified as a location for a Regional

Investment Site through the Aston, Newtown and Lozells Area Action Plan. This will create a regionally important employment location.

- **Vauxhall/Nechells**

The area lies between the Birmingham to Lichfield railway line to the west and the Birmingham to Derby railway line to the east. It is a traditional industrial area with a range of predominantly industrial buildings that initially grew up around the railway yards and the canal.

- **Adderley Park**

Located between Adderley Road and the Birmingham-East Midlands rail line this area has many industrial buildings of varying standards, with some well managed business parks to properties which are poorer in quality.

- **Small Heath**

Located around the Grand Union Canal and Bordesley Middleway Ring Road area, many of the properties within the area are industrial and therefore this represents a major employment area. In particular the areas around Henley Street and Armoury Street offer significant potential.

- **Warwick Road**

Situated around the industrial area, where the A41 Warwick Road and the River Cole meet, this represents another major employment area. There is a mix of industrial buildings of varying quality with modern premises along Seeleys Road to more outdated buildings on Manor Farm Road.

- **Hockley**

Hockley Port is located approximately 1 mile north-west of the city centre; it is situated just outside the Middle Ring Road, the other side of which is the Jewellery Quarter. This is a relatively small but important industrial area that contains a number of well performing businesses.

Moseley Road Conservation Area

In addition to the areas outlined above, the project also incorporates the conservation area around Moseley Road, which includes a number of important heritage assets that require refurbishment to bring them back into sustainable economic use. See <http://www.birmingham.gov.uk/moseleyca>.

Funding Priorities

Budget:

£ 2.35m: This supports both grant funding schemes for the East Birmingham Industrial Corridors area. (This level of funding will be reviewed after 6 months).



For projects applying for funding through the 'Key Opportunities' grant scheme, priority will be given to projects that can commence works by March 2013.

For both grant schemes all projects will need to be able to complete the project and deliver all outputs within the agreed timescales.

Location:

Land and Property Assistance Grants – Projects should be located within the East Birmingham Industrial Corridors area as set out on the attached map. On a case by case basis, where a project can demonstrate it's economic impact on a specific corridor an application may be accepted from outside the defined target area.

Key Opportunities Grants - Projects must be located within the East Birmingham Industrial Corridors area as set out on the attached map.

For both grant schemes, in the event that demand for funding exceeds the resources available, the project will target applications that are located within the Priority Investment Areas outlined above.

Eligible works:

Top priorities will be:

- Development of vacant/derelict sites/buildings;
- Extension of premises increasing workspace area;
- Internal works – structural works and alterations to walls and floors that result in new/upgraded floor space.

Environmental works/improvements are encouraged. Where improvements are above required standards, the project can fund 100% of the extra costs of fitting the improvements

Outputs:

Projects must create new or upgraded floor space **and** create or safeguard jobs.

New or upgraded floorspace meeting high levels of accredited standards e.g. BREEAM is desirable.