



**Central
South**

PROSPER

MAGAZINE

SOUTHAMPTON | PORTSMOUTH | BOURNEMOUTH | WINCHESTER
SALISBURY | BASINGSTOKE | FARNBOROUGH | FAREHAM



CENTRAL SOUTH
The UK's global
gateway

SOLENT FREEPORT
to unlock billions of pounds'
worth of investment

IN PURSUIT
of people and
planet positive places

WELCOME TO THE

CENTRAL SOUTH

THE UK'S GLOBAL GATEWAY

As Group Chief Executive of Business South, the independent representative of business in the Central South region of the UK, it is my great pleasure to share with you the many virtues of our wonderful and desirable location on the south coast of England.

I am lucky enough to live and work in this beautiful part of the world and I am keen to show you the physical beauty, economic dynamism, and innovative energy that defines the Central South as a region.

Looking through this Prosper magazine, you will instantly see the compelling data and background studies that help to make the case for the Central South as a region that is ripe for investment and an ideal place to bring your business.

A wealth of talent can be found across the region – many of whom are the product of a degree-level education gained at one of our many top-class universities. We also have an interview with Dame Wendy Hall from the University of Southampton, a global pioneer in artificial intelligence, leading the UK Government Review on the AI industry.

Superb transport connections and enviable sector strengths make us a standout region. While the many development projects and international regeneration opportunities offer the perfect means to invest in the future prosperity of the Central South.

The ethos of Business South is all about working collaboratively for the greater good. Our presence at MIPIM 2024 is evidence of that. We have drawn together a business-led consortium to showcase all that is great about our region.

And it is that willingness to join together, that has enabled us to open our arms and welcome potential investors and developers to discuss further how they can become part of the Central South.

We have a compelling story, and we hope you enjoy reading the articles that have been put together by our partners.



The time is right to invest in the Central South – come and be part of our story...

Leigh-Sara Timberlake
Group Chief Executive,
Business South

centralsouth.co.uk
businesssouth.org

Fold back this page to see a map of our fantastic region and what it has to offer...

OUR LOCATION

The UK is the world's fifth-largest economy. It offers a robust, business-friendly environment to reliably expand, trade and invest.

The Central South is home to 2.7m people and is located on the south coast of the UK, less than one hour from London. A global gateway with vibrant waterfront cities and rich heritage, surrounded by remarkable nature and coastline.

New Forest National Park

The New Forest National Park is made up of vast tracts of unspoiled woodland, heathland and river valleys with deer, ponies and cattle roaming free.

Isle of Wight

Largest island in England. Location of the Isle of Wight Festival and Cowes Week and home to wind turbine manufacturer Vestas.

Chichester

Roman Cathedral City is located at the foot of the South Downs National Park.

South Downs National Park

The county town of Hampshire and the historic capital of England. Visitor attractions include the Great Hall and Winchester Cathedral.

Portsmouth

Proud home of the Royal Navy, a historic and proud maritime city, Portsmouth has been named as the UK's second coolest city to live according to Nomads Nation (2023).

Southampton

Major commercial centre for the Central South with a strong maritime heritage, international port and strong cultural heritage. 3rd highest-ranking city for good growth in the UK.

Basingstoke

Home to global brands like Sony, Barclays, De La Rue and Virgin Media and more than 6,000 businesses.

Andover

One of the most sought-after logistics locations in the UK.

Farnborough

Aerospace cluster and heritage – major companies include BAE Systems, Airbus, QinetiQ and Fluor. Home to the most modern and efficient business aviation airport in Europe.

Isle of Wight



South Downs National Park




Farnborough Airport












LEGEND

-  University
-  Port
-  Airport
-  Rail Station

SOLENT FREEPORT SITES

-  1 Navigation Quarter
-  2 Port of Southampton - ABP Redbridge
-  3 Solent Gateway & Port of Southampton - ABP Strategic Land Reserve
-  4 EXXONMOBIL
-  5 Fawley Waterside
-  6 Portsmouth International Port
-  7 Dunsbury Park



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FOREWORD

Whenever I'm asked what makes the Central South such a special place to live and work, my only difficulty is deciding where to start and how many benefits I should list. The list of plus points for our region is extensive and it is clear we are a place with ambition, skills, opportunities, and a collaborative spirit.

With three large waterfront communities, two National Parks, and Historic England's first capital (Winchester – a city that is often dubbed one of the most desirable places to live in the UK), the Central South has an abundance of positives to offer, along with excellent transport links to London and the rest of the UK. As the gateway to the world's fifth largest economy, the Central South is strategically placed when it comes to offering the perfect location to establish a business and invest for the future.

As someone who moved to the Central South a few decades ago, the region offers the very best lifestyle opportunities. From stunning coastal settings to ancient woodlands and an A to Z of heritage sites that many regions would covet, we quite simply have it all! Our universities are centres of innovation and world-class research, producing the talent that will help our region to prosper. The Solent Freeport provides us with the opportunity for the region to build on its existing strengths, with further job creation and investment opportunities for employers to come to the region and experience all it has to offer.

Being now firmly immersed in the business community in Southampton and chairing Regenerate South, the Business South Action Group, I feel I am in the privileged position where I can see the vast array of opportunities for investment and development that currently exist in our dynamic region. Promoting the Central South at MIPIM and other major events has been a business-led initiative and one that I personally have enjoyed taking a leading role in shaping.

We want the world to know about the opportunities for good, sustainable growth that exist in the Central South, and we hope you will take the time to have a closer look at what we have to offer.

Gavin Hall
Chair of Regenerate South and
Head of Savills Southampton office



- 6.** The UK's Global Gateway

- 8.** Choose the Central South & you'll be in good company

- 10.** The future is human

- 12.** The great waterfront city

- 14.** Transforming Portsmouth

- 15.** Unrivalled investment opportunities in Fareham

16. CITY OF OPPORTUNITY

Southampton is recognised as an aspirational university city, full of opportunities.



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- 23.** Central South – A great place to be



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THE UK'S GLOBAL GATEWAY



THE REGION HAS EASY ACCESS TO LONDON'S AIRPORTS WITH CONNECTIONS TO ALL INTERNATIONAL TERMINALS AT HEATHROW FROM JUST 30 MINUTES AWAY AND GATWICK ONE HOUR.

The Central South has two of its own international airports in Southampton and Bournemouth, and Europe's leading business airport is located at Farnborough. The region has easy access to London's airports with connections to all international terminals at Heathrow from just 30 minutes away and Gatwick one hour.

Direct flights to and from Southampton Airport include Amsterdam, Berlin, Glasgow and Nice. Direct flights to and from Bournemouth Airport include Geneva, Dublin, Faro, and Alicante.

Two major motorways connect the Central South by road, the M3 to London and the M27 connecting Portsmouth and Southampton.

There are direct sea ferry connections to Europe from Portsmouth and Poole. Portsmouth International Port is Britain's best-connected and most successful municipal port with excellent motorway access. The Port of Southampton is the UK's number one vehicle handling port, Europe's leading turnaround cruise port, and the UK's most productive container port.



Port of Southampton

2.7M
POPULATION

TWO MAJOR MOTORWAYS connecting the Central South

A staggering 2 million+ **CRUISE PASSENGERS** passed through Southampton **in 2023**

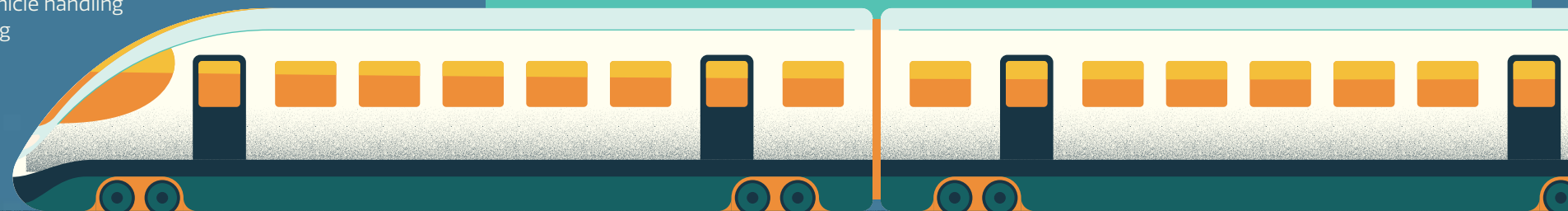
In 2022, the port of Southampton handled over **30 million tonnes** of cargo – the UK's 5th largest for tonnage

3 INTERNATIONAL AIRPORTS & **3** INTERNATIONAL SHIPPING PORTS

Central South has a **HIGHER PROPORTION OF ECONOMICALLY ACTIVE PEOPLE** compared to England and Wales (Census, 2021)

TIMES TO CENTRAL LONDON BY RAIL

Guildford.....	32 mins	Winchester.....	58 mins	Salisbury.....	1 hour 28 mins
Farnborough.....	34 mins	Southampton.....	1 hour 8 mins	Bournemouth.....	1 hour 42 mins
Basingstoke.....	43 mins	Portsmouth.....	1 hour 15 mins		



CHOOSE THE CENTRAL SOUTH AND YOU'LL BE IN GOOD COMPANY

Global corporations located in the Central South.

With thanks to the Economic Development team at Hampshire County Council for the provision of background economic research.

Health & Life Sciences

- Eli Lilly
- Thermo Fisher Scientific
- Cytiva
- Genus
- Acumed
- TMC Pharma

Finance & Insurance

- Aviva
- Ageas Insurance
- Zurich
- HSBC Bank
- JP Morgan
- Discover Financial Solutions
- Quilter
- De La Rue
- Starling Bank
- Allianz
- esure
- Markerstudy

Digital Media & Communications

- IBM
- Sony
- Garmin
- Ordnance Survey
- Arqiva
- Bell Microsystems
- City Technology
- Electronic Arts
- Shepperton Studios

Marine & Maritime

- L3Harris
- ABP
- DP World
- Carnival
- Red Funnel
- ExxonMobil
- Wärtsilä
- Griffon Hoverwork
- QinetiQ
- Ocean Infinity
- Portsmouth International Port
- National Oceanography Centre
- Babcock International

Aerospace & Defence

- Gulfstream
- BAE Systems
- Airbus
- NATS
- Boeing Defence
- Lockheed Martin
- GE Aviation
- Pall Europe LTD
- GKN
- H&S Aviation
- Serco Group Plc
- Eaton Aerospace



THE FUTURE IS HUMAN

The Central South is home to over 75,000 students, six universities, and several world-class research centres. We have the human skills and research technology of the future.

University of Southampton

A global top 100 Russell Group university, known for its research and knowledge exchange excellence, addresses some of the most challenging issues facing society - from improving cancer treatments to protecting against rising sea levels and helping businesses report their sustainability. With over 19,000 students from 130 countries, they deliver a diverse range of undergraduate, postgraduate, and PhD programmes.

University of Portsmouth

In 2019/20 the University of Portsmouth contributed £658m GVA and 8,800 jobs to the Solent region. It attracts 28,000 students and is rated Gold for teaching excellence. The University excels in research areas from cosmology and astrophysics to cyber security, forensics, and plastics. 94 per cent of graduates are in work and/or further study.

Bournemouth University

More than 17,500 students and ranked in the top 70 young universities in the world (THE Young University Rankings, 2022). The University also plays its part in this local economy, contributing over £1m per day to the South West region.



WE'RE ONE OF THE REGION'S LARGEST EMPLOYERS, AND MANY OF OUR 1,500 PEOPLE LIVE WITHIN THE CENTRAL SOUTH REGION. IT'S IMPORTANT TO US THAT OUR PEOPLE FEEL PART OF A CONNECTED AND COLLABORATIVE CARNIVAL UK COMMUNITY AND BY EXTENSION, FEEL INVESTED IN THE SUCCESS OF SOUTHAMPTON AND SURROUNDING AREAS.

WE'RE FOCUSED ON STRENGTHENING A POSITIVE AND REWARDING WORKING ENVIRONMENT; A WORKPLACE THAT'S INCLUSIVE AND FLEXIBLE SO OUR PEOPLE CAN BRING THEIR WHOLE & BEST SELVES TO WORK.

Jo Phillips

Chief People Officer, Carnival UK

University of Winchester

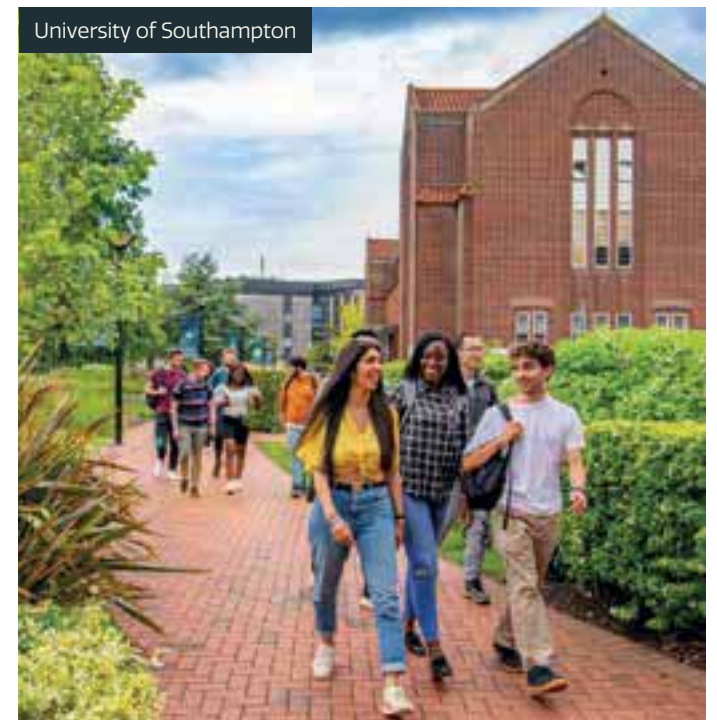
Over 8,000 students and specialises in Arts, Business, Law, Education, Health, Humanities and Social Sciences. Contributes over £266m per annum to the local economy.

Solent University

Located in Southampton, known for its strong business, technology, media arts and music, and maritime courses. The University's Warsash Academy provides first-class training, consultancy and research to the maritime industry worldwide.

University of Chichester

The University of Chichester is located in West Sussex with campuses in the city of Chichester, the nearby coastal resort of Bognor Regis and an associate campus for commercial music on the Isle of Wight. The University's specialisms include Humanities, Sports, Musical Theatre and Education •



PORTSMOUTH

THE GREAT WATERFRONT CITY

Portsmouth is an ambitious and forward-thinking city with a multibillion-pound transformation programme underway that is positioning the city as a top performer for innovation, sustainability, and enterprise.

With a population of 208,100, Portsmouth's GVA has reached £6.7bn, growing by 8.9 per cent last year, faster than the national average, creating 2,000 new jobs. 920 new businesses were set up, making Portsmouth the top city in the region for net growth. Growth sectors are health and social care.

Portsmouth has excellent transport links, just 70 miles from London and 30 minutes from the nearest airport. Portsmouth International Port is the UK's best connected and second busiest port with frequent services to mainland Europe and Freeport status strengthening international trade.

The council-owned port is on course to generate £739m for the national economy by 2033 with expansion in cruise and freight markets. It is complemented by its cargo terminal Portico which handles international trade and is now a customs site for Solent Freeport.

Portsmouth aspires to be a carbon-neutral city by 2030 and has almost halved carbon emissions since 2005. Portsmouth is the largest investor in rooftop solar power of any UK council and is installing one of the UK's largest solar PV and battery storage systems at its Lakeside business campus. The port is set to become one of the UK's first zero emissions ports having just opened a carbon-neutral terminal extension and is the first UK port to have solar canopies contributing to 35 per cent of the site's power.

The city's creative and visitor economy employs 12,000 people and has grown by 10 per cent a year since 2010. World-class museums including Nelson's flagship HMS Victory, Henry VIII's flagship Mary Rose and the award-winning D-Day Story, alongside seafront attractions, a prestigious event programme and Gunwharf Quays attracted 11.4m visitors to the city last year. The city is also home to one of the UK's top growing music festivals Victorious, which last year attracted 160,000 visitors and generated £15.5m to the local economy.

As a historic and proud maritime city, Portsmouth has been named the UK's second coolest city to live in according to Nomads Nation (2023). It has been praised for its 'cool up and coming areas,' its connectivity with London and inspired regeneration projects such as Gunwharf Quays providing designer shopping and harbour restaurant dining.

As home to the Royal Navy since 1194, Portsmouth is a global centre for marine, aerospace, and defence industries. Almost two-thirds of the Royal Navy's surface ships, including the flagship aircraft carriers HMS Queen Elizabeth and HMS Prince Of Wales are based in the city alongside global heavyweights Airbus Defence and Space, Babcock, BAE Systems,

and the UK's largest space industry cluster Space South Central.

Scott Jamieson, Managing Director of BAE Systems Maritime Services said:

"BAE Systems has a long and close relationship with the city of Portsmouth, and we currently employ around 2,000 people to maintain and support the Royal Navy's surface ships on the Naval Base. I see Portsmouth as a world-class city for innovation and we as a company will continue to invest in the next generation and equip young people with the skills, they need to achieve their full potential and grow the regional economy."

Key stats

- UK's second coolest city
- £2bn regeneration plans, creating 7,000 more jobs
- Global centre for marine, aerospace, and defence industries
- GVA of £6.7bn, growing by 8.9 per cent
- On course to be carbon neutral by 2030
- 11.4 million visitors

Visit investportsmouth.co.uk for more information.

TRANSFORMING PORTSMOUTH

Ambitious regeneration projects are transforming Portsmouth and playing a key role in driving economic growth and prosperity, strengthening communities, celebrating the city's skills and heritage, and drawing on new innovations and technology.

Securing a long-term future for the city centre

Portsmouth has a £2bn regeneration programme underway for the city centre that prioritises more biodiversity and green space, greener travel, whilst supporting the local economy.

The programme includes:

- The largest housing scheme to get planning permission in the city's history, with delivery partner opportunities
- Private sector opportunities – sites undergoing transformation and sites ready for development
- Investment and projects underway to improve public transport, the public realm and the road network
- A large public green space alongside new community facilities, employment, retail, hospitality, and leisure units as well as new walking and cycling routes

Portsmouth's once-in-a-generation opportunity at Tipner West

Portsmouth was granted £48.75m by the government to explore an area of land in the north of the city, Tipner West. This area is one of the very few industrial coastal sites with access to deep water anywhere in the south of England. This area has the potential to be regenerated to create new employment opportunities in the marine and maritime sector as well as new homes for people in the city.



An aerial view of Tipner West, Horsea



HMS Victory

Plans include:

- Green maritime employment space with deep water access
- A minimum of 815 homes
- Priority for the area's natural habitats and biodiversity
- Masterplan options for the site are currently being developed

UNRIVALLED INVESTMENT OPPORTUNITIES IN FAREHAM

Lying between two major cities of Portsmouth and Southampton, Fareham offers a superb location on the south coast, competitive values and forward-thinking, ambitious leadership – a perfect combination for successful businesses to thrive.

Daedalus Airport and business parks were acquired by Fareham Borough Council in 2015 and they are, quite literally, flying. As the area's largest employment site and forming a major part of the Solent Enterprise Zone, Daedalus has benefited from a multi-million-pound investment programme and its unrivalled location offers superb transport links by sea, air and land. Boasting a thriving Innovation Centre, new hangars and superb business accommodation, Daedalus is fast becoming the destination of choice for businesses seeking to spread their wings.

If you haven't yet heard of Welborne then it won't be long before you do. A brand new community to the north of Fareham, Welborne Garden Village

will comprise 6,000 beautifully designed new homes in an impressive landscaped setting alongside three village centres, schools, shops, green spaces and a dedicated employment area that will generate around 6,000 jobs. With outline planning consent already in place, the first new homes will be delivered next year under the watchful eye of its master developer, Buckland Development Ltd.

The final opportunity to shout about is the regeneration of Fareham Town Centre. Many councils are looking at regeneration programmes but very few are underpinned by around £30m investment that includes an exciting new community, arts and entertainment centre that will open in 2024, and the

acquisition of the Shopping Centre to maximise its potential. Consultation with community leaders, businesses and residents has begun in earnest to find out what the new offer for Fareham Town Centre needs to be.

For information about investment opportunities in Fareham, visit fareham.gov.uk



Michael Gove at Welborne



Faraday Business Park



Fareham Live will open in 2024

SOUTHAMPTON

CITY OF OPPORTUNITY

Centrally situated on the south coast of England and just 75 miles from London, Southampton is recognised as an aspirational university city, full of opportunities. The UK's leading container and cruise port and one of PWC's growth cities. These strengths have enabled the city to establish an outstanding reputation as a great place to invest.

WHY SOUTHAMPTON?

- Global transport connections
- Skilled workforce
- Maritime City
- World-class universities
- Quality of life
- Solent Freeport

FREEPORT

15,000 new jobs

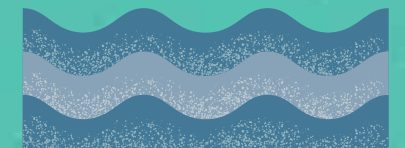
Southampton is conveniently situated right in the middle of the five designated tax sites which constitute the Solent Freeport, and as a city stands to benefit significantly from the expected 15,000 new jobs and £1bn per annum of incremental GVA which

is expected to be generated for the Solent region from the Freeport's activities, which are now accelerating, spurred by the recent announcement of an extension until December 2031 of lucrative tax breaks for businesses relocating to Freeport sites.

SKILLED WORKFORCE

HIGH QUALITY apprenticeships

Further Education network of colleges providing high-quality apprenticeships in marine engineering, construction and design.



UK'S NUMBER 1 CRUISE PORT

Five terminals welcoming over 600 ships and two million passengers, from around the world, per year.

UNIVERSITY ENGAGEMENT

2 UNIVERSITIES

With two universities located in the heart of our city, Southampton has an extraordinary pool of talent and skills.

The University of Southampton is a research-led founding member of the prestigious Russell Group universities and is currently at the forefront of government plans to make the UK a leading force for artificial intelligence. As an anchor institution in the region it also supports the wider economic growth agenda and works closely with city leaders

and business partners enabling local development for growth.

Solent University, Southampton, is dedicated to enabling enterprising citizens and responsible leaders. From maritime to media, they empower high-performing graduates to be the passionate, creative, change-making professionals of the future.

This expertise goes hand in hand with Southampton's desire to be a City of Opportunity.

HEADQUARTERS LOCATED IN SOUTHAMPTON

- Carnival UK
- National Oceanographic Centre
- Ordnance Survey

1 hour 20 to London by train

ROAD, RAIL, AIR TO MAJOR CITIES IN THE UK



Cunard's Queen's arriving in Southampton © Cunard

STRATEGIC GROWTH AND DEVELOPMENT

The Renaissance Board, comprising local authority, private sector and landowners working in partnership to direct the city's future growth as a visitor destination, a green sustainable city and the place for maritime industries. Master planning commissioned for 2024.

CITY OF OPPORTUNITIES

Growing tourism and visitor economy

Ambition for an internationally acclaimed conference and arena venue. Strong demand for grade-A office accommodation.

VIBRANT CULTURE AND LIFESTYLE

- Mayflower Theatre, with a regular programme of shows from London's West End
- Vibrant music venues, showcasing local and international talent
- Excellent choice of restaurants, pubs and clubs
- Diverse cultural events throughout the year and internationally renowned Art Gallery
- Southampton Football Club
- Ageas Bowl, home of Hampshire Cricket Club
- The story of RMS Titanic at Seacity Museum
- High street shopping and independent retailers
- Nominated as a National Park City, one of only three in the UK

CONNECTED TO THE WORLD

- Red Funnel ferries to the Isle of Wight
- Globally important Port for freight and passengers
- Gateway to international trade
- Strategic hub for supply chains
- International airport, ten minutes from city centre flying to more than 30 European destinations

DESTINATION CITY

Host of the International Boat Show, attracting **100,000 visitors** in ten days

OVER 1,000 YEARS of heritage to see and experience, along with a **multicultural arts scene**

CITY OF AMBITION

For more information, visit southampton.gov.uk/grow/invest

COLLABORATION IS KEY TO UNLOCKING HAMPSHIRE'S FULL POTENTIAL

Hampshire has everything. The Solent is the biggest natural water park in the world, there are wonderful country and national parks across the county, and the place is well connected in terms of infrastructure to both the UK and the rest of the world.

The county's skills and research base is underpinned by four world-class universities which are home to over 68,000 students, alongside our networks of outstanding regional colleges and vocational training providers which we strive to connect with business to not only support and develop the workforce for the future, but to enhance innovation and collectively work together to address current and future challenges.

For Hampshire to unlock its full potential, collaboration across both the region and the economic spectrum, including

companies that consider each other as competitors, is essential. Collaboration and pooling resources are also necessary in the face of fast technological change.

Hampshire County Council is working with partners across the Central South to ensure that Hampshire continues to be a place of choice for business and industry, working to connect education with employers in sector focused clusters to support and engage wider supply chains into our key growth sectors which include Marine, Space, Aerospace, Advanced Manufacturing and Life Sciences. Alongside the work



Farnborough Airport

with businesses, Hampshire County Council also works with partners to enable the delivery of infrastructure to support growth.

Enabling and developing Clusters is central to the role of economic development, bringing businesses and partners together to discuss needs, and opportunities to strengthen local economic networks and to celebrate success.



Exton Park Vineyard

“
HAMPSHIRE CONTINUES TO BE A PLACE OF CHOICE FOR BUSINESS AND INDUSTRY.”

Solent Freeport is one of the UK's first wave of Freeports. Freeports are an important part of the UK's post-Covid economic recovery, and the Solent Freeport will unlock billions of pounds' worth of investment, create tens of thousands of new jobs and level up the coastal communities.

Freeports are areas designated by the government that will benefit from incentives to encourage economic activity. Freeports operate with both 'tax' and 'customs' sites.

Tax sites offer occupiers business rates relief and other incentives to support capital investment, skills and employment. Business rates growth generated at the tax sites can be retained locally and reinvested in the area. Customs sites help enable the tariff-free movement of goods for both export and import through simplified customs procedures.

Each Freeport has an outer boundary which is the area where the Freeport's regeneration spending and innovation measures can be used to generate prosperity for the region.

The outer boundary of the Solent Freeport reflects the well-recognised economic area of the Solent region, as well as including transport routes critical to the area's, and the country's, economic prosperity.

A major part of the programme is targeted at getting the tax and custom sites up and running in partnership with the site owners, with £25m of investment to overcome barriers to development.

There is a possible £450m to £500m of business rates over 25 years to be retained locally, to support infrastructure, skills, trade and investment through growth and foreign direct investment, innovation, and a move to net zero in the Solent area.

The Solent's tax sites are the Navigator Quarter at Southampton Airport, Dunsbury Park in Havant Borough, Southampton Water (Fawley Waterside, Exxon Mobil and Solent Gateway) along the edge of the New Forest and the Southampton Ports. The custom sites are the Solent Gateway as part of the Southampton Water cluster and Portsmouth International Port.

In the coming months, the programme will be gearing up to get infrastructure designed, sites developed and programmes to support business and growth approved. With an unprecedented partnership of Local Authorities, site owners, businesses, universities and colleges, and the National Government and a unique offer as the UK's global gateway, the Solent Freeport is poised to make that once-in-a-generation leap to improve growth, jobs and prosperity.

For more information visit solentfreeport.com

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THE SOLENT
FREEPORT IS
POISED TO MAKE
THAT ONCE-IN-
A-GENERATION
LEAP TO
IMPROVE
GROWTH, JOBS
AND PROSPERITY.

SOLENT FREEPORT

INVEST IN HAPPINESS AT BASINGSTOKE

The largest town in Hampshire, Basingstoke is a boldly ambitious place designed around the happiness and success of its community.

Located 45 minutes from London and the south coast ports, it is home to an established business ecosystem with big brands including Sony, Vitacress, Fujitsu, Eli Lilly and Company, The AA and Lavazza. It is a productive and happy place, ranking in the UK's top six per cent for Gross Value Added (GVA) per hour worked and in the top five per cent for happiness in the UK.

Basingstoke and Deane Borough Council, a major landowner in the area, is driving forward projects led by new town centre and leisure park masterplans. They are looking for potential partners who are interested in bringing these to life, including leisure and higher education providers.

Here are some of the current opportunities...

Basing View

Basing View is a 65-acre mixed-use business zone located in the heart of Basingstoke. One of the best connected and affordable business destinations in the south east, Basing View delivers an attractive combination of convenience, excellent road and rail links, a great working environment and access to a highly skilled workforce. Opportunities include the redevelopment of a landmark site totalling 7.8 acres (3.2 ha).

Basingstoke Leisure Park

A 60-acre site with many well-used facilities where the council, as the freehold owner, is spearheading a transformation. Opportunities include 20 acres of unused or under-utilised land available for development immediately for new leisure attractions, as well as mixed-use developments to support the regeneration and increase footfall. Negotiations are underway with Great Wolf Resorts on a proposed resort-themed offer comprising a 500-bedroom hotel, an indoor water park, and conference facilities nearby.

Basingstoke town centre

Located on the doorstep of Basingstoke train station, the town centre attracts local and regional shoppers. The area includes The Malls Shopping Centre, which is owned by the council, the historic Top of the Town and Festival Place which is home to 150 stores, 200 big brands and 35 eateries.

A new masterplan opens up development opportunities for a dynamic mix of retail, mixed-use, residential and office uses.

North Manydown

A transformational new garden community, with outline planning consent for up to 3,520 new homes, community facilities and a 250-acre countryside park on land west of Basingstoke. This is a residential-led development delivered by a unique public-private partnership between Urban&Civic, The Wellcome Trust, Basingstoke and Deane Borough Council and Hampshire County Council, as joint landowners.

The time to invest in Basingstoke is now •

Visit lovebasingstoke.co.uk/invest for more information on opportunities and detailed sector propositions, or contact business@basingstoke.gov.uk

CENTRAL SOUTH – A GREAT PLACE TO BE

The Central South of England is an inspired and inspiring part of the UK, embodying key assets, culture, centres of learning and excellence, and a wonderful landscape in which to live, work and play. It spans Dorset to the west and the economic hubs of Bournemouth, Christchurch and Poole, north to the M4 motorway and to the east of Southampton and Portsmouth.

Key stakeholders, major employers and investors recognise the collective strengths across the region with Hampshire as a beating heartbeat at its core.

The region's strategic location is home to thriving industry clusters, top universities (Southampton, Portsmouth, Winchester, Southampton Solent and Bournemouth), historic sites, natural beauty, maritime gateways and a rich stream of talent across business sectors.

Southampton hosts the largest multi-functional port in the UK through which much of the nation's imports and exports pass, as well as a key port for cruise ships and their passengers who also spend time and money in the region. Portsmouth is a national asset, having been for many years the home of the Royal Navy.

Important partnerships between business and training establishments including schools and colleges, provide the vital foundation from which to equip young people and up-skill those in trades for which technology may be providing an alternative solution.

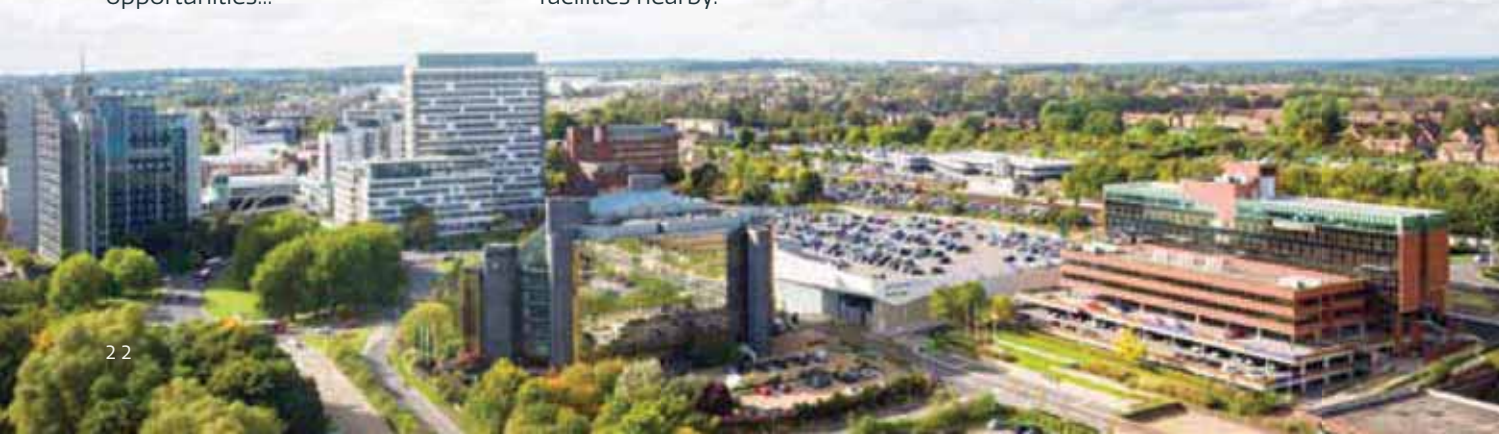
Support for local vocational training nurtures the technical talent rightly needed by high-value industries. These complement existing engineering and maritime strengths for which Hampshire has such a strong reputation.

By way of further example, the launch of a new Institute of Technology with a focus on the marine sector and the approval by HM Government of a new University Technical College in

Southampton will provide a STEM based curriculum for 14-19 year olds.

Hampshire's diverse assets provide the ingredients for an incredibly compelling story and ongoing collaboration between business and public sector is attracting investment evidencing Hampshire's rightful place as a leading place to live, work, as a destination, and fulfilling a key strategic role for the global aspirations of the UK on the international stage •

Peter Taylor,
President,
Hampshire
Chamber of
Commerce



NAVIGATING THE AI FRONTIER



Regius Professor of Computer Science Dame Wendy Hall from the University of Southampton was recently appointed to the United Nations high-level advisory body on artificial intelligence.

Here she talks about the UK's position at the forefront of the AI revolution and its importance to higher education.

(Reproduced courtesy of the University of Southampton.)

It is almost impossible to turn on the TV without seeing something about Artificial Intelligence. The boom in media interest comes from a realisation that what was once the stuff of futuristic Hollywood films is fast becoming a reality, and society is now at the point where we must learn quickly to realise the amazing opportunities AI affords us, at the same time as learning to manage the threats it poses.

AI is being used to transform the way we work and reshape approaches to education. These game-changing advances offer a wealth of potential and opportunities globally. But as a computer scientist who has been working in this area since

AI was in its infancy and still largely a philosophical idea, I am very aware of the need for us to consider regulation and management. This is to ensure that the benefits outweigh the risks which, in the extreme, could include an existential threat to humanity.

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SOCIETY IS NOW AT THE POINT WHERE WE MUST LEARN QUICKLY TO REALISE THE AMAZING OPPORTUNITIES AI AFFORDS US, AT THE SAME TIME AS LEARNING TO MANAGE THE THREATS IT POSES.

I was both an undergraduate and a postgraduate in mathematics at the University of Southampton in the 1970s and came back to the University as a member of the academic staff in computer science in 1984. The University has been at the forefront of developments in computer science and AI for all those 39 years.

We were among the first institutions to work on things like facial recognition technology and neural networks, and we have been offering an undergraduate programme in computer science and AI since the 1990s.

This fantastic legacy of world-leading research in AI at Southampton, coupled with the current cohort of first-class academics, researchers, and students, puts us firmly at the forefront of AI research and education both nationally and internationally. We are also very much part of the debate on AI governance and regulation as it continues to evolve and become increasingly important to society.

Our plans as part of the Web Science Institute aim to do that by having a focus on human-centred-AI, AI systems which aim to strengthen and enhance rather than replace human capabilities.

Media hype would have you believe that developments in generative AI, such as Bard and ChatGPT, will lead to job cuts in multiple areas of industry. The truth is, while

it may be able to provide services to some industries, it is far more likely to make our work lives easier by freeing up the time used for tasks like analysing images or data and enabling humans to work on the more challenging aspects of roles.

At the Web Science Institute, we take a sociotechnical approach to AI as we have done with our study of the Web ecosystem, marrying together the social and technical aspects of AI systems. Trust and trustworthiness, which tie into the human-centred approach, are at the heart of our research activity. We should be working towards a society that questions what it sees, asking if it makes sense, and testing those thoughts on other humans, not machines.

What next?

AI is an umbrella of technologies which are constantly evolving. We have recently seen news stories of a cyber-physical system that enabled someone to be able to walk again, using technology that can read brain waves and pick up the instructions that are being transmitted by the brain. We refer to this new technology as brain-computer interfaces and is a very different form of AI than neural networks and machine learning. They offer huge potential but the idea that machines could read our minds is very challenging and we must be ready to regulate such systems as they emerge. We need to ensure that the development of such systems is managed in a responsible and trustworthy way.

Southampton has recently won a £31m grant from UKRI to run the UK's Responsible and Trustworthy AI Hub. I am really looking forward to being part of the leadership team of the Hub to continue my own work in AI policy and governance, and to ensure the Southampton legacy of AI research and education continues into future generations.

We are planning an online module on AI for all students, especially non-STEM students, to make them aware of how AI might affect their work and personal lives in the future, and to encourage them to consider careers in AI in the broadest sense. Not everyone in AI must be a machine learning programmer. We need people from a diversity of disciplinary backgrounds – arts, humanities, social and medical sciences as well as science and engineering – to help us build AI systems that we can use to improve our lives in a responsible, trustworthy, and safe way.

THE CENTRAL SOUTH IS OUR HOME GROUND



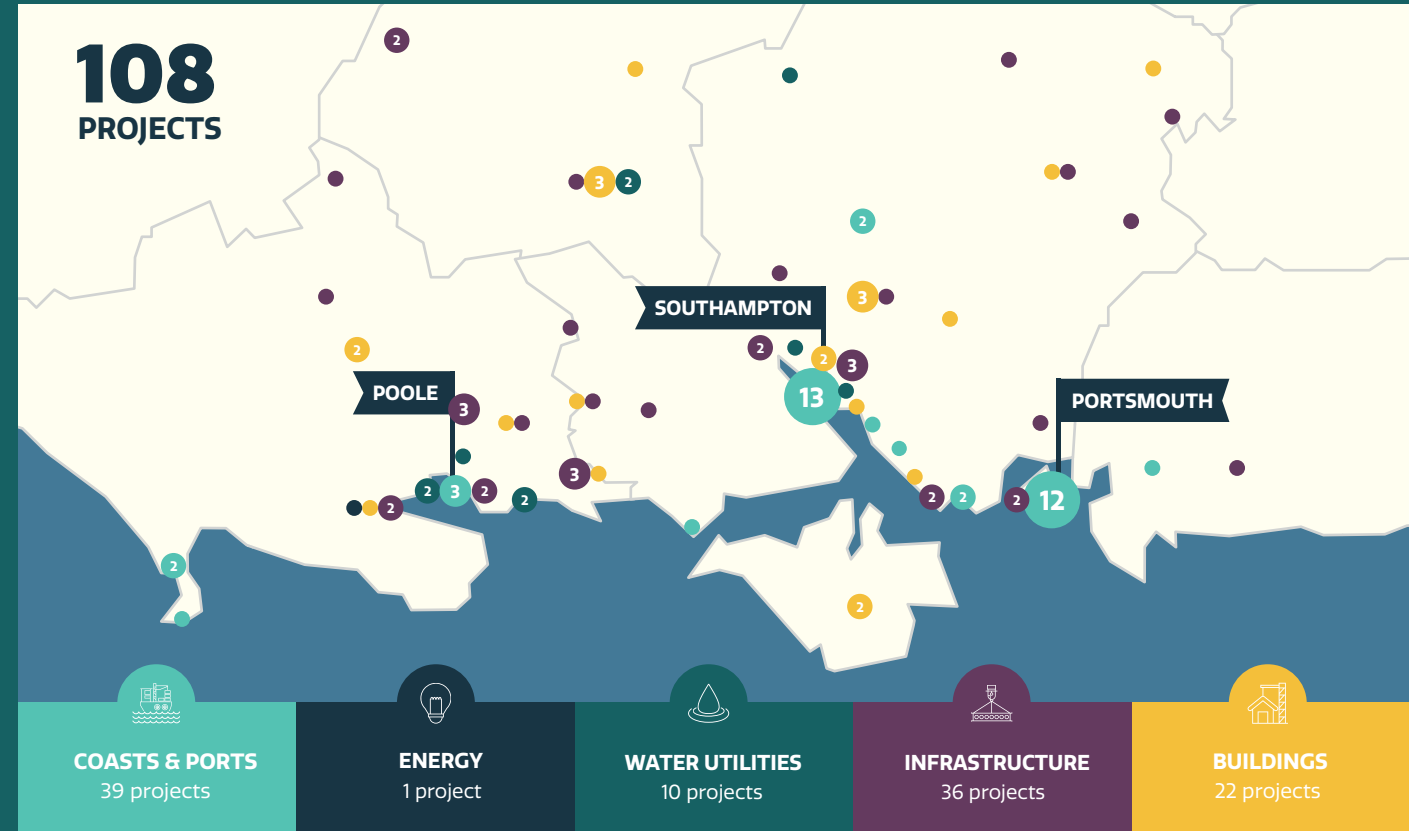
Knights Brown is one of the largest, independent construction companies in the Central South.

Every day, we're improving the infrastructure and built environment helping to make the Central South a better place to do business and helping local businesses achieve their goals. Our work creates economic opportunity, enhances society and benefits communities.

In the Central South:

- **108 projects successfully completed** by our direct employees and extensive supply chain.
- **49 different customers supported** in achieving their ambitions.
- **£200m in revenue** safeguarding the jobs of more than **150 employees** within the region.
- **£33m spent with more than 400 suppliers and SMEs**, directly supporting the local economy.

Figures correct for five years to autumn 2023.



Poole Bridge to Hunger Hill Flood Defences, BCP Council

Knights Brown is working closely with BCP (Bournemouth, Christchurch & Poole) Council on phase one of a two-stage design and construct contract that will see the creation of infrastructure to ensure Poole town centre, the Old Town and surrounding areas are protected from tidal flooding over the next 100 years.

The project will improve climate resilience along a 1.5km section of Poole Harbour, host to a number of international environmental designations. With BCP Council taking the lead on the delivery

of these important defences, land for regeneration, which for years has been dormant due to the complexities of consenting developments across multiple privately owned sites, will also be unlocked.

Appointed in an Early Contractor Involvement (ECI) role, we are using our expertise and local knowledge to influence the design improving buildability, cost and programme while reducing risk and the carbon impact of the construction project, together with BCP, their designers and our own specialist advisors.



Berth Extension & Passenger Terminal, Portsmouth International Port

Knights Brown's association with Portsmouth International Port (owned by Portsmouth City Council) has seen the delivery of two strategic contracts which together, are helping to create economic opportunity and bring prosperity to the maritime city.

A major berth extension coupled with an iconic new passenger terminal means Portsmouth International Port can receive ships up to 300m in length and accommodate an additional 250,000 passengers, making the port highly attractive to the cruise market.

Portsmouth appeals to the small to medium-sized, boutique, luxury and expedition cruise and ferry markets, and the terminal has been designed to reflect this experience from the moment passengers arrive. The innovative net carbon-neutral building was made possible by £11.25m of Levelling Up funding, awarded to transform the city's visitor economy. The cutting-edge environmental development complements the original terminal and the port's net zero ambitions.

Pioneering environmental engineering has resulted in the port becoming the first in the UK to use seawater to heat and cool the building. It also features wind and solar technology, and internal and external living walls, which act to purify the air. Combined, all these elements mean the building generates more energy than is consumed and will eventually move from net carbon neutral to carbon positive.

The number of cruise ships coming to Portsmouth is expected to exceed 100 in 2024, putting total annual passenger figures at 2.25m.





Port of Southampton

BLAKE MORGAN

LOOKING AHEAD FOR THE CENTRAL SOUTH

A collaborative private sector can drive success in the region from Oliver Sowton, Real Estate Partner at Blake Morgan.

There's much to be positive about when looking at the years ahead for the Central South.

Major projects are set to boost economic growth, not least the Solent Freeport which promises to make more of our coastal location and global gateway position. The region is home to 2.7m people – and this population is only rising. There are multi-billion-pound regeneration schemes underway in Portsmouth, Southampton,

Bournemouth, Christchurch and Poole. Our universities continue to lead on research and innovation in sectors such as life sciences, and many entrepreneurs call the region home.

The Solent Freeport, which was given approval by national government in late 2022, was the culmination of a joint effort between the public and private sector which worked together to develop the business case

for the project. The freeport is expected to attract £13.5bn of investment into the area.

Last year, in partnership with think tank Southern Policy Centre, Blake Morgan spoke with the local business community to understand their aspirations for the freeport – what transpired was the need for a continued clear, shared vision and collaboration to make it a success.

This collaboration is also essential for the overall growth of the region over the coming years. As we continue to navigate a changing political and economic landscape, the prominence, strength and joined-up way of working in the region's private sector will be even more important.

For successful inward investment, the foundations of a region need to be strong. This means having the support of trusted private sector partners – planning consultants, lawyers, communications specialists, and architects – to make your project work for the region, and for you as the investor.

The Central South has a strong professional service offering – in 2021, 'professional' activities (alongside scientific and technical) made up 3.35 per cent of GVA output in the region, according to ONS data. This sector is especially important when you look at the landscape of local governance in this region. In the years ahead we're set to see increased devolution across the country, with new deals created and more powers devolved to metro mayors helping to attract investment into areas such as Greater Manchester and the

West Midlands. But while there is a shared identity across local government in the Central South, there is an absence of a single political entity bringing it all together.

This is where the private sector steps in, with our expertise and ability helping to communicate the ambitions of the region and paving the way for successful inward investment.

“

FOR SUCCESSFUL
INWARD
INVESTMENT,
THE FOUNDATIONS
OF A REGION NEED
TO BE STRONG.

Progress is being made but there is more to be done to drive economic growth in this part of the country. We need to encourage more students to stay here after graduating, support businesses to flourish, and accelerate investment in the delivery of infrastructure.

With rising house prices in cities such as London and the surrounding area, we're seeing more people move to the region – but we need the housing to support this.



At Blake Morgan, our legal expertise and understanding of the history and character of the Central South make us perfectly placed as a private sector partner to support on the delivery of these ambitions. We're the trusted advisor on schemes including new store

roll-out programmes and delivery of enabling infrastructure, and we're working with clients such as the Maritime and Coastguard Agency, David Lloyd Leisure, The Southern Co-operative, Costa Limited, Specsavers, Barker Mill Homes and The Methodist Church. We have close working relationships with regional organisations, such as Regenerate South, Shaping Portsmouth and the Central South All-Party Parliamentary Group, which allows us to tap into the region's businesses and communities.

And, importantly, we work collaboratively with our fellow consultants and advisors in the region, from planning consultants such as Tor&Co and Knight Frank (UK) to property agents like Savills, creating a joined-up approach. Across the professional services space, the region is set to support on areas from procurement through to delivery of large-scale regeneration projects.

It's this collaboration, and the private sector's in-depth involvement in the region, that makes the Central South a sound place for investment in the years ahead.

For further information, please contact rebecca.whitehead@blakemorgan.co.uk

 **Blake Morgan LLP**
 **@BlakeMorganLLP**
 **BlakeMorgan.co.uk**



TAKING SOUTHAMPTON TO

NEW HEIGHTS

Local business representatives and senior politicians joined Aviation Minister Baroness Vere and Southampton Airport's leadership team on the airfield to officially mark the opening of the runway extension in September.

The event marked the end of a project that got underway in April 2023 to deliver the 164-metre extension to the northern end of Southampton's runway. This important £17m investment now allows the airport to attract more airlines than was previously possible due to the runway's original length and has already attracted new routes and services for the people of Southampton and the wider region.

The runway extension is also helping to deliver improved connectivity and unlocking opportunities for business and leisure travel to thrive in the Central South. Critically, the extension completion guarantees the airport's future viability.

The airport team was joined on the airfield by Aviation Minister, Baroness Vere as well as local politicians,

including MPs Paul Holmes, Caroline Nokes, Royston Smith, Alan Whitehead and Steve Brine. Local members, Councillor James Duguid, Cabinet Member for Transport at Eastleigh Borough Council and Councillor Eamonn Keogh, Cabinet Member for Environment and Transport at Southampton City Council, also attended to mark the official opening.

Guests attending also got the chance to get up close to a World War II Spitfire and watch the iconic aircraft take off from the runway extension. While the Spitfire is synonymous with the city's rich aviation history, the runway extension represents an exciting future for Southampton Airport.

Aviation Minister Baroness Vere said: "The aviation sector plays a key role in not only keeping the four nations of our union connected but also delivering jobs and economic growth right across the country."

"That's why regional airports, like Southampton, are so vital to supporting the Government's effort to help create economic opportunities. It's great to see the new runway extension, which will help deliver 2,000 new jobs and open the city up to even more international routes."

Leigh-Sara Timberlake, Group Chief Executive at Business South stated: "We are delighted that the runway extension has been completed. The airport is a significant asset to the Central South economy to facilitate regional and global connectivity. This is important to ensure the vitality of the region and secure future capital investment in the region from Government".



Extension project beginning to bear fruit

A number of new routes have arrived at Southampton Airport following the completion of the runway extension. Europe's largest airline easyJet began operating three flights per week to Belfast International Airport in October 2023 and twice weekly services to Southampton's sister airport in Glasgow in November 2023.

In November easyJet also announced that it would operate two new weekly sun routes to Spain's coastal resort of Alicante and Faro, the capital of the Algarve region of Portugal for summer 2024. Flights to Alicante will begin in March while the Faro service gets underway in June. At the end of November, easyJet also announced plans to introduce a third summer 2024 route to Palma on the Spanish Island of Majorca.

The service will provide customers in the south of England with even more choice when planning their next summer holiday. The airline's tour operator, easyJet holidays, has also launched brand new package holidays for the route. The airline's new route from Southampton to the Balearic capital will launch in May and operate twice a week on Monday and Thursday throughout the summer.

Matt Hazelwood, Chief Commercial Officer at AGS Airports, said: "The introduction of a twice-weekly service to Palma as well as the Alicante and Faro routes for this summer is fantastic news and will offer our leisure passengers even more choice and convenience for some of our most popular sun destinations.

"easyJet's decision to launch these routes from Southampton Airport is great for the region and it is fantastic to see that the runway extension is continuing to bear fruit."

A COMMITMENT OVER TIME MATTERS

Morgan Sindall Construction has a commitment to deliver beyond the boundaries of their sites, in a way that positively impacts the surrounding communities. In this short blog, their Area Director for the South, Cliff Kinch, explains how their partnership with Redbridge school has done just that...

It was back in 2020, when I first remember chatting to Chris Green – Head of Construction at Redbridge Community School in Southampton – and the five poignant words he mentioned; “a commitment over time matters,” resonated deeply with what we wanted to achieve together.

I’d made a pledge with Southampton City Council as to how we could help them recover post-pandemic, and part of that commitment was to have a real impact on what Morgan Sindall was doing in their communities to leave a real legacy.

On every project we deliver, our aim is always to leave the community in a better place than we found it. That means reaching out during the build but making sure we extend a legacy beyond it.

At the time we were also delivering the first all-through-school for the Council – a £35m brand new facility in the heart of the city – as well as other local projects across the SEND, Leisure and Blue Light sectors.

The Council is continually driving itself to be a ‘city of opportunity where everyone can thrive,’ and partnerships with action are key to making this happen. I really liked that vision, because it guides our offering to be inclusive, especially those in areas of deprivation.

Redbridge Community School is located in a suburb of Southampton and is an area of high deprivation. So, as I chatted to Chris about their dedicated Construction Academy and how they were looking for a partner to help springboard its curriculum, it quickly became an obvious choice for our partnership.

Here it seemed, we could create a real lasting impact and that’s why in 2021 we put pen to paper on a five-year partnership.

Over the last two years, we have worked with their GCSE students, providing hands on activities in school, site visits, career mentoring and work experience placements, as they work towards their City & Guilds Technical Award in Construction and the Built Environment.



Last September we entered our third year in partnership – an important milestone, as it also saw the first cohort of students we’ve supported, graduate from the academy.

As fresh faced 16-year-olds, they must continue the education pathway for at least two more years. With that in mind, we have taken on five of the students and will mentor them through college.

Alongside this, we’re again up and running supporting the next cohort of entrants into the academy in the same way – providing a tangible stepping stone programme to a career in construction.

So, whilst this partnership has already borne fruit, I keep coming back to those five poignant words Chris said to me back in 2020 – “a commitment over time, matters”. Because it is that sentiment which underpins the partnership, and everything we do to create a real lasting legacy – it’s about the long game for these students, and if they’re ‘all in’ for the long-term, then we are too.

Here’s to the next three years, at the very least •

To find out more, scan the QR code below.



“

THE PARTNERSHIP WITH MORGAN SINDALL HAS REALLY OPENED THE EYES OF OUR STUDENTS. THE CONNECTION THEY ARE PROVIDING TO THE REAL WORLD IS ELECTRIC AND IT’S ROCKET FUELLING THEIR EXCITEMENT ABOUT THE INDUSTRY.

WE’RE NOT JUST SAYING COME TO SCHOOL AND LEARN, WE’RE SAYING COME TO SCHOOL, LEARN, AND LOOK AT THESE OPPORTUNITIES WE CAN PUT YOU ON A PATHWAY TOWARDS. AND THAT, TO ME, IS THE ABSOLUTE GOLDEN TICKET.

Chris Green
Redbridge Community School

FUTURE TOWNS INNOVATION HUB LAUNCHED

The University of Southampton's Future Towns Innovation Hub (FTIH) opened its doors for collaboration and co-creation in the summer of 2023 to facilitate 'healthy, happy, prosperous' towns in the Central South region and beyond.



Dr Thomas Rushby, FTIH's Net-Zero Fellow

The Hub is a strategic investment by the University of Southampton and is located at the University of Southampton Science Park to maximise opportunities to work with business and industry.

The University is ranked 17th in the UK, according to The Complete University Guide 2024, and ranked 81st in this year's prestigious QS World University Rankings.

In addition to the engineering laboratories, which are conducting crucial research on the future of towns in the Central South region, the FTIH organises various events to promote ongoing and future research, as well as forming teams to deliver placed-based projects. This brings together industry professionals, local authorities, academia, and researchers from the University to create a strong link and gateway for future investments.

The University's 'One Southampton' approach is all about putting individuals first and is based on a triple helix framework. Putting research, education, knowledge exchange and enterprise on an equal footing, truly intertwined with people at its centre.

The FTIH is a multi-disciplinary project and has strong collaborative relationships across the University.

FTIH partners with the University of Southampton Business School to provide support to small and medium-sized enterprises (SMEs) through the government-funded Help to Grow Management Programme. We also collaborate on research and projects to help businesses achieve full sustainability with ESG reporting.

FTIH's net-zero fellow, **Dr Thomas Rushby**, is key to delivering the project's KPIs. Here he explains more about the Hub.

So, what brought you to the Future Towns Innovation Hub?

A doll's house and a bit of serendipity! I met Clint Styles, one of the Hub Directors, at a research council event where I was using a doll's house as a prop to talk about our research on domestic heat pumps. When Clint told me about an opportunity to work with him at the Hub, I couldn't wait to get involved.

What's unique/special about the Hub?

I think it's a combination of three things. Firstly, there is a recognition that the complex and interrelated challenges we are tackling require interdisciplinary and systems-based thinking. Secondly, the requirement to focus on context, a place-based and people-centric approach, to achieve more effective ways of working with a wide range of stakeholders. Lastly, the appetite for driving impact, recognising that to meet the challenge we need to bring together applied research with investment to demonstrate how innovation can be scaled rapidly.

What skills/contribution do you bring to the Hub?

Before embarking on my PhD in 2011, my background was consulting engineering where working in construction meant I honed my communication, problem-solving, collaboration and conflict-resolution skills. Working with multiple stakeholders and clients, I would have to not only understand their different agendas but also find ways to arrive at solutions that could meet a consensus.

Motivated by a growing awareness of environmental issues, I decided to change careers and what started with an MSc in Architecture, Environment and Energy, led me to completing my PhD and new role as a Research Fellow within the Sustainable Energy Research Group. The last ten years have cemented my belief that the climate and ecological issues we face not only require the application of new technology, engineering, and nature-based solutions but also that a truly collaborative, place-based approach is key in delivering solutions.

How are you working differently to achieve impact?

It is all about creating the conditions that foster a culture of collaboration and innovation. On the University side, this is about working across the silos of academic disciplines to join up research



The University of Southampton's Future Towns Innovation Hub

and enterprise activity. With respect to our external partners, building relationships is key, and putting the problems they face or are aiming to address at centre-stage. Combined, these approaches allow us to leverage diverse perspectives and expertise, and to work more effectively towards the shared goals of creating sustainable and prosperous places.

Can you give an example of collaborative research you are working on?

Sure! One exciting project we've been working on is a trial with domestic heat pumps. As we decarbonise home heating through electrification, the additional loads put pressure on parts of the already constrained electricity network. Our research looks at the potential for domestic heat pumps to be controlled automatically by a third party (for example by an energy supplier, or network operator) to provide large-scale load reduction during critical periods. This already happens in North America with home air-conditioning.

There is an assumption that people are very sensitive to changes in their home heating, and that to mitigate this people need to retain control. Schemes like the UK's Demand Response Service ask consumers to actively respond to a request to reduce electricity demand by manually turning appliances off. We don't think this assumption is correct. With industry partners, we are demonstrating a solution that works invisibly in the background, allowing customers to get on with their daily lives while the electricity system benefits from controlling the loads automatically.

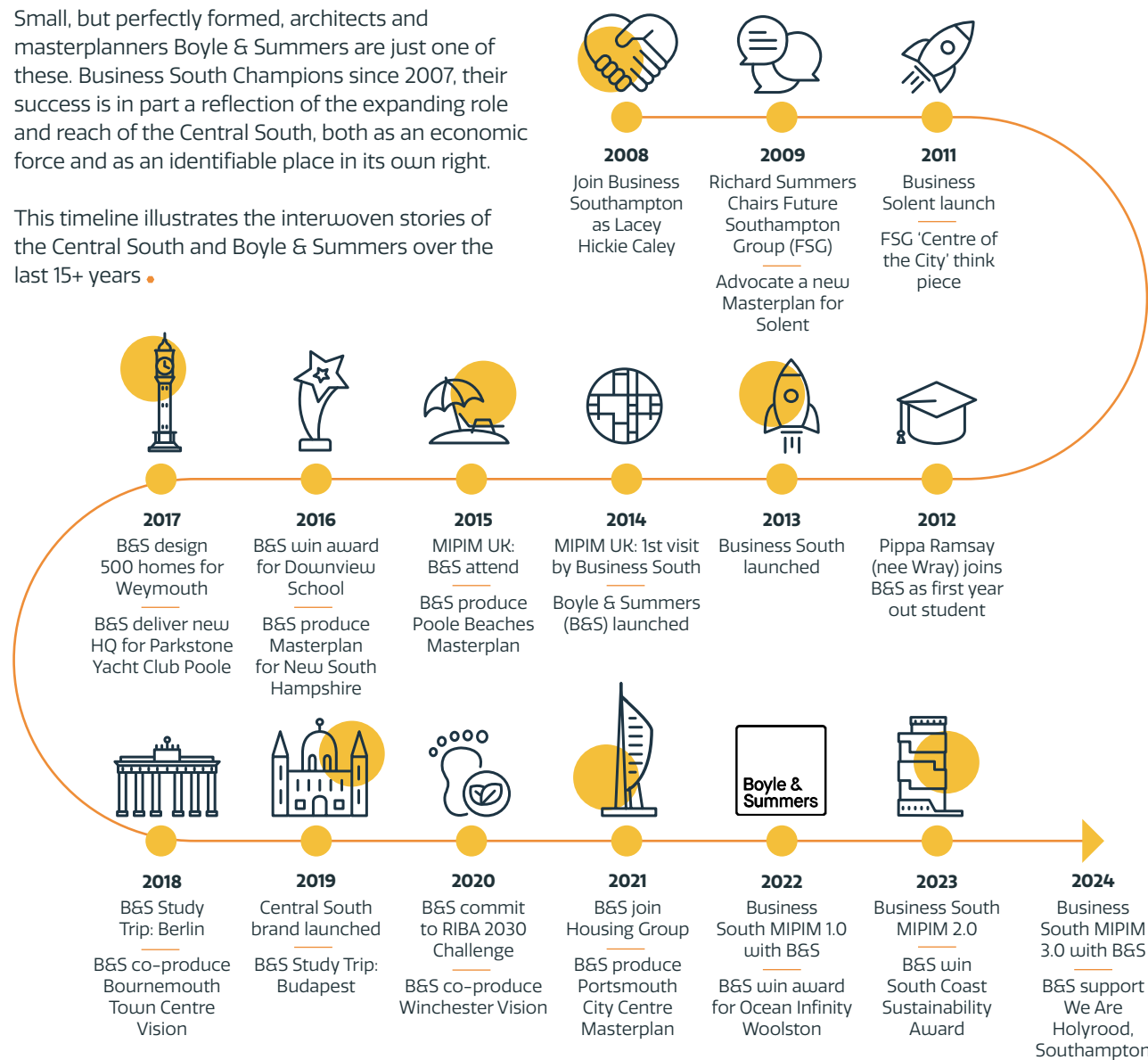
BOYLE & SUMMERS

PART OF THE BUSINESS SOUTH AND CENTRAL SOUTH STORY

Business South has run like a thread through the stories of numerous companies and organisations in the Central South.

Small, but perfectly formed, architects and masterplanners Boyle & Summers are just one of these. Business South Champions since 2007, their success is in part a reflection of the expanding role and reach of the Central South, both as an economic force and as an identifiable place in its own right.

This timeline illustrates the interwoven stories of the Central South and Boyle & Summers over the last 15+ years.



IGLOO

IN PURSUIT OF PEOPLE & PLANET POSITIVE PLACES

igloo is the UK's leading ethical developer, working with investors and partners from the public and private sectors across the UK to create regenerative places for thriving communities.

Alongside its many and varying development projects, igloo established the world's first responsible real estate investment fund in 2002 and became the UK's first B Corporation in the real estate sector in 2016, a testament to its unwavering commitment to sustainability and social responsibility.

Led by its unique 'footprint'® methodology, igloo's relentless dedication to the pursuit of people & planet positive places is at the core of everything it does, creating neighbourhoods that deliver true value.

In Winchester, a cathedral city known as England's ancient capital, igloo is currently working with its partners in the 'jigsaw' consortium on a new development, part of the new Central Winchester Regeneration (CWR), which is set to bring a sustainable mixed-use quarter to city.

The development, with a vision for a creative, pedestrian-led quarter with a mix of uses defined by attractive public spaces, reflecting the distinctive character of the city centre, will better connect the regeneration site to the wider city

and district, and will respond to local housing demand for people of all life stages through a range of house types and tenures. This will in turn support the retention of local people, their skills and talent in the city whilst attracting new innovators and entrepreneurs.

transform this element of the historic city centre, delivering a diverse mix of uses, including food and beverage outlets, retail, flexible workspaces, creative hubs, sustainable homes, and vibrant public spaces.

For more information, visit iglooregeneration.co.uk

Joint venture, 'jigsaw' by Partnerships & Places, brings together igloo with Genr8 Kajima and Thriving Investments. Together they will be working with Winchester City Council to



Pattern Shop, Newcastle

KIER

DELIVERING ESSENTIAL PUBLIC AND PRIVATE SECTOR SERVICES

Kier is a leading provider of infrastructure services, construction and property developments. Our purpose is to sustainably deliver infrastructure that is vital to the UK.

We are a leading UK contractor, delivering projects of all sizes and complexities in the public and private sectors. Kier Construction includes our Regional Building, Strategic Projects and Kier Places businesses.

For around 100 years we have been innovating for our clients and we are proud to deliver vital infrastructure that supports communities and leaves a lasting legacy in the Central South region. Kier has worked in the Central South region for decades, priding ourselves on delivering essential infrastructure, creating job and work placement opportunities, and employing local suppliers wherever possible.

Key projects in the Central South region include:

Portsmouth International Port

We designed and constructed a new Border Control Post (BCP) facility for plants and products of animal origin to be inspected as they enter the UK. It is one of the largest investment projects in the port's history.

Mayfield School, Portsmouth

Mayfield School is the biggest school in Portsmouth, catering for 1,477 pupils aged 4–16. Our works included the construction of an innovation laboratory and a STEM hub where students can test out their ideas in a purpose-built space. Other facilities include new classrooms, modern art facilities and a pre-school nursery.

Deer Park School

Deer Park Secondary School in Botley, Hampshire, is a new state-of-the-art secondary school which was built to meet increased pupil numbers and now provides 1,000 new places. We created school buildings, a multi-use games area and a 400m running track.

Livingstone Academy

Livingstone Academy is an all-through academy for students aged 4–19 in Bournemouth. Our works included the refurbishment of Grade II listed buildings and the creation of a new secondary school block. New facilities include a library, science labs and a games design studio.

Kier Construction fast facts

- 135 healthcare projects over the past five years
- c. 47,000 Department for Education school places created over the past six years
- Utilising a local supply chain
- Community engagement in the last year:
 - 86 apprenticeship opportunities
 - 126 weeks of works experience
 - 1,173 education engagement hours
 - 909 community engagement hours
 - 682 volunteering hours



Livingstone Academy, Bournemouth

PROSPERITY AND SUSTAINABILITY OF A THRIVING MARITIME SECTOR

Solent Partners

As a headline partner of Central South for MIPIM 2024, Solent Partners is delighted to represent our region and showcase the wealth of investment opportunities across the Solent economy of the Central South area. Solent Partners has been established as a nationally recognised, industry-led partnership to promote the collective prosperity and sustainability of the Solent economy. Evolved from the Solent Local Enterprise Partnership (LEP) which was instrumental in the establishment of the Solent Freeport, we are a collaborative force with the ability to harness the exciting opportunities that make our region so successful.



WE ARE IN A UNIQUE POSITION TO COLLABORATE ACROSS ALL SECTORS AND WITH NATIONAL GOVERNMENT TO FOSTER INNOVATION, ENCOURAGE INWARD INVESTMENT, GROW THE SOLENT'S SECTOR STRENGTHS AND NURTURE LONG-TERM LOCAL ECONOMIC PROSPERITY.

Rachael Randall Chair, Solent Partners



Maritime UK Solent

Maritime UK Solent is an industry-led representative body for the thriving maritime sector of the Solent. Sat at the centre of the south coast of the United Kingdom and including the great British port cities of Southampton and Portsmouth, the area is a global epicentre for maritime.

"The area is rich in maritime heritage with Portsmouth the Historic home of the Royal Navy and boasting major attractions such as HMS Victory and The Mary Rose, whilst the ill-fated maiden voyage of the Titanic set sail from Southampton, and the Isle of Wight is the birthplace of the America's Cup. The Solent is a maritime hub like no other.

But today, the Solent continues to lead the world, with major maritime businesses located here - including BAE systems, Carnival UK, Lloyds Register, QinetiQ, Associated British Ports, Lockheed Martin, Ocean Infinity, and many more. The area is also home to the UK Maritime and Coastguard Agency, the National Oceanography Centre, and major maritime research and training facilities within our three Universities (Southampton, Portsmouth, and Solent).

Our ports and Portsmouth Naval Base are the beating heart of our maritime economy. The Port of Southampton is the UK's leading export port and Europe's leading cruise port ensuring the Solent is a focal point for UK trade and tourism.

Our favourable climate, exceptional connectivity (just one hour from London Heathrow) combined with the array of maritime assets and a skilled workforce make the Solent THE place to invest and locate".

Stuart Baker MD, Maritime UK Solent

Visit solentpartners.com and mukseolent.com for more information.

CAVENDISH

A HOTSPOT FOR GROWTH

The Central South is a true centre of excellence, home to world class universities, vital ports and airports, and pioneers in the defence, aerospace, and maritime industries.

The region has undergone a significant transformation of late. Whether it's the Solent Freeport or large regeneration schemes in Southampton and Portsmouth, there is a constant and exciting pace of change. Underpinning these bold projects is a continual reinforcement of the region's underlying connectivity and infrastructure. Cavendish has been at the forefront of this change, advising Southampton and Farnborough Airports on their proposals, and working with AQUIND to deliver a new interconnector between Portsmouth and Le Havre, among others.

In 2024 and beyond, there will be ample opportunities for the region to further expand and grow, seizing upon the opportunities presented by changing national and local politics and policy.

Levelling Up

The Government's Levelling Up and Regeneration Bill has now received royal assent. With it there is an aspiration for devolution enshrined in law, facilitating the creation of combined authorities, which enjoy greater funding powers and better scope to attract inward public and private investment. While early attempts to secure devolution deals across the region have encountered difficulty, this avenue remains an exciting potential future growth opportunity for the Central South.

The Government's Levelling Up Fund has also been a boost to the region, with successful bids for Portsmouth's visitor economy, coastal communities in Bournemouth, Christchurch and Poole, and Gosport's historic waterfront. The last round of the £4.8bn fund is set to be distributed in 2024/25, with its future beyond the next general election yet to be determined.

A Labour future?

The likely prospect of a Labour government after the next general election opens up further possibilities. Labour's plans for considerable green investment, and to establish Britain as a clean energy superpower, would likely provide a considerable new stream of inward investment to the region's well placed advanced engineering and manufacturing firms.

On housing, the New Towns policy announced by Sir Keir Starmer in his Party Conference speech, for up to six new towns, could see the delivery of new homes to address the region's significant unmet housing need, with Cavendish continuing to support O'Flynn Group's proposals for a new town at Micheldever Station near Winchester.

“

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Further, Labour's rumoured spatial development framework, a regional/sub regional housing strategy with enforceable targets intended to deliver 300,000 homes a year, could also serve to bolster housing delivery. However, local authorities across the region may take issue with this policy, which is rumoured to supersede local plans and weaken local control over development.

Partnership for South Hampshire

The Partnership for South Hampshire (PFSH), formed of 12 local authorities in and around the Solent, including Portsmouth, Southampton and Hampshire County Council, is a positive example of local leaders working together to address the need for sub-regional cross-border partnership and is to be commended.

In seeking to grapple with a combined unmet housing need of 11,771 homes, on 6 December 2023 PFSH leaders endorsed a new Spatial Position Statement which identifies seven Broad Areas of Search for Growth in Eastleigh, Havant, Test Valley and Winchester. PFSH estimates these areas could provide land for up to 9,700 new homes. While this is still some 2,000 homes short of the total unmet housing need across the PFSH area, this would be a significant contribution toward unmet need across the Central South, and is a proactive approach that helps address the long term absence of more formal strategic planning in the region.

There are many prospective opportunities for new growth and development on the horizon. These are opportunities that must be seized as and when they arrive.

Building upon the solid foundation of an already prosperous, well-connected region, the Central South is excellently poised to become a preponderant national hotspot for inward investment, productivity, innovation, new homes and growth in the years to come •

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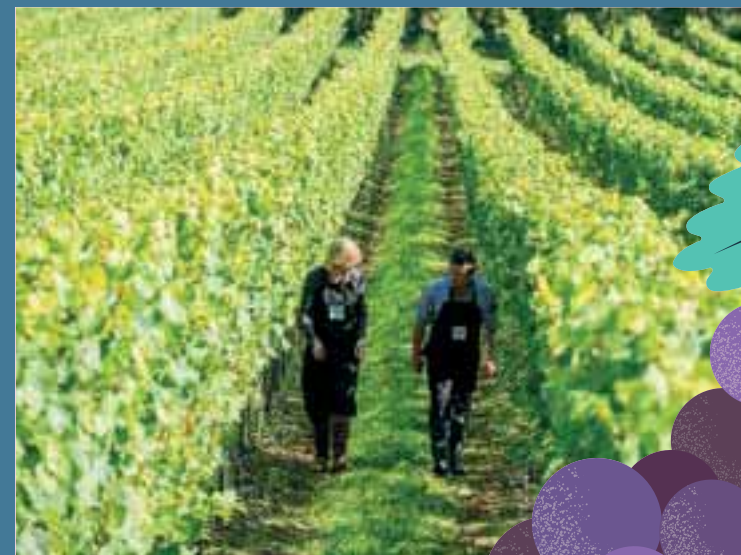
INVESTING IN VITICULTURE

Reflections on the wine scene in the Central South with Hampshire Fare, the county food and drink group.

The French are coming! Actually, they are already here, with some of the most reputable Champagne houses planting vineyards in the south of England. One of the latest is the Pommery Champagne House who planted vines on the Pinglestone Estate, near Alresford, in 2017. The Estate's chalky south-facing slopes provide a terroir (soil, microclimate and topography) that is ideal for viticulture. The first harvests of Chardonnay, Pinot Noir, Meunier and Pinot Gris, the classic Champagne grapes, were picked in 2020, so it is not long before bottles of sparkling wine, grown and produced under the Louis Pommery England brand will be popped.

Moving into England makes sense, not only are we massive fans of sparkling wine and a significant export market for many European sparkling wine producers, but the increasingly temperate climate, combined with a terroir similar to the Champagne region, make this area prime sparkling wine territory.

Viticulture is now one of the fastest-growing agricultural sectors in the UK, changing the landscape of southern England and the local food and drink culture.



“ WE HAVE BECOME AN INTERNATIONALLY ACCLAIMED WINE GROWING REGION OF THE HIGHEST QUALITY. ”

The UK's first commercial vineyard actually opened over 70 years ago in Hampshire. Established in 1952 by Major-General Sir Guy Salisbury-Jones, Hambledon Vineyard is now a destination vineyard with events, tours, workshops and a restaurant opening soon.

One of the more established of the recent new wave of English vineyards is Hattingley Valley Vineyard, Lower Wield, which grew out of a farm diversification project, to become one of the leading wineries in the UK. Owner Simon Robinson planted his first vineyard in 2008, with a purpose-built, eco-friendly winery opening in 2010.

Another with a reputation of long-standing is Coates & Seely, Whitchurch, who combine both traditional wine-making craftsmanship with the latest technology, such as concrete fermentation eggs, the only ones in England, to make wines of distinction.

These vineyards have been joined by a number of other award-winning vineyards such as Black Chalk, in the Test Valley, Exton Park in the Meon Valley, The Grange and Raimes, both near Alresford. Smaller boutique vineyards have also been planted, among them Candover Brook Wines (declared best British sparkling Rose 2022 in the Decanter Awards) and Goodworth Clatford Vineyard which started as an ambitious retirement project!

Sam Linter, chair of WineGB, has said: “We have become an internationally acclaimed wine growing region of the highest quality.”

This is supported by consumers demanding more locally produced, environmentally friendly products. In addition, viticulture tourism has grown post-pandemic, with visitor numbers at Great British wineries increasing by 17 per cent year-on-year in 2022. Tourism now accounts for 24 per cent of revenue for the industry, according to a survey by WineGB.

Edward Mansel Lewis and James Osborn of The English Vineyard Group, spoke at a recent viticulture conference held at The Grange, Hampshire. They described vineyards as providing a rich canvas on which to build a business including hospitality and 'joy-filled' customer experiences such as wine club membership, tours and cellar doors, encouraging the customer to become ambassadors for the brand.

But then sparkling wine has always been as much about lifestyle as taste; and that taste is unquestionably delicious.

REGIONAL INVESTMENT OPPORTUNITIES

The Central South has a wide range of investable opportunities, from mixed use town centre redevelopments to major development projects.

Here is just a snapshot of some of the regional opportunities available:

Navigator Quarter – Southampton Airport (Solent Freeport Tax site)

Navigator Quarter consists of two greenfield parcels of land situated to the North and East of the Southampton Airport runway. BLOCWORK owns the northern parcel, while Southampton Airport owns the eastern one.

Aldershot Town Centre

Rushmoor Borough Council has an ambitious multi-million-pound regeneration programme for Aldershot town centre which seeks to create a distinctive, mixed-use centre with a high-quality housing, leisure, cultural, employment and retail offer. Over the next five to seven years, the two key development opportunities, Union Yard & The Galleries will transform the town, delivering almost 700 new homes, purpose-built student accommodation, flexible high-quality retail, commercial and leisure space, alongside new public spaces in the form of a Makers' Yard and a new town square.

Farnborough Civic Quarter

Farnborough's Civic Quarter redevelopment (12.23ha) offers a transformational opportunity to regenerate the town through investment in a key town centre location in accordance with local aspirations. Rushmoor Borough Council's aim is for the Civic Quarter to be a vibrant mixed-use space, providing new town centre homes, active ground floor uses and the re-provision of a state-of-the-art leisure centre, library and community hub.

Bargate Quarter

The Bargate Quarter regeneration project will reinvigorate the historic Bargate and Town Walls.

Bringing new life to these fantastic heritage assets – including a new linear park, much-needed new homes, and retail units in a highly sustainable location.

Leisure World

Leisure World is a significant opportunity for regeneration and investment in Southampton.

The plans for the site are centred around high-quality public realm, linking a new urban quarter with the wider city, including new homes, hotels, workspace, leisure and wellbeing uses.

Maritime Gateway

Maritime Gateway promises to transform the arrival of visitors into the city centre. Creating high-quality public realm at the entrance to Southampton Central Station and linking it to the waterfront through new homes, offices and food, drink and leisure uses.

Port of Southampton – Southampton Water – ABP Redbridge (Solent Freeport Tax site)

Redbridge is a prime development site located in the heart of the Port of Southampton's thriving Western Docks. This 12-hectare, 30-acre site offers businesses a brilliant opportunity to create bespoke facilities of up to 600,000 sq ft.

KEY

- Eastleigh Borough Council
- Rushmoor Borough Council
- Southampton City Council
- Portsmouth City Council
- New Forest District Council
- Test Valley Borough Council

Dunsbury Park (Solent Freeport Tax site)

Dunsbury Park is an award-winning business park next to the A3(M) on the London/Solent corridor just eight miles north of Portsmouth. Set in natural parkland, Dunsbury offers 43 hectares of un-developed land much of which is shovel ready and has planning permission for 665,000 sq. ft.

Southampton Water – Exxonmobil (Solent Freeport Tax site)

Strategically located on the Solent and close to Southampton's economic hub, ExxonMobil Fawley, at over 3000 acres, is the largest complex of its kind in the UK – supporting the economies of the South of England and beyond.

Fawley Waterside (Solent Freeport Tax site)

One of the UK's most extraordinary upcoming projects is the redevelopment of a former oil-fired power station in Fawley, Hampshire into a thriving new residential and waterside community.

Fawley Waterside will be ~4m sq. ft., ~£2bn GDV new town integrating a science and technology park.

Southampton Water – Solent Gateway (Solent Freeport Tax and Custom site)

Solent Gateway, a 225-acre port, provides diverse services and facilities. These include a dedicated rail connection to the berth, two RoRo-capable jetties, four linkspans, extensive warehousing, storage space, and a national rail network connection for seamless forward chain logistics.

Portsmouth City Centre Regeneration

Portsmouth City Council is working with communities and partners to create an attractive, vibrant, and sustainable place, with a diverse offer of things to do and see for local communities and visitors. Creating easy and safe navigation of the city centre with improved connectivity and better options for sustainable travel.

Tipner West

Tipner West is advancing unique and innovative development plans that leverage the city's location, heritage, and skills. This marine employment hub aims to generate work and training opportunities for locals, attract investment, and strengthen Portsmouth's position at the core of the Solent maritime economy.

Portsmouth International Port (Solent Freeport Custom site)

Portsmouth International Port's 66 acre site, which includes major cargo operator Portico, is located directly off the M27 benefitting from being based in the north of the city.

Andover Town Centre Regeneration

The phased redevelopment of a 25-hectare core area in Andover town center aims to adapt to evolving retail trends. It envisions a blended offer featuring culture, leisure, F&B, and a streamlined retail space to cater to Andover's growing community.

The plan includes mixed-use residential areas, versatile office spaces, and community facilities like a new theatre, leisure center, and FE College.

For more information about any of these opportunities visit centralsouth.co.uk/opportunities

LOOKING FOR MORE INFORMATION?

If you are interested in any of the development opportunities promoted within this publication and would like to find out more, please get in touch by using the contact details below:

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HAVING COME TO MIPIM I
HAVE BEEN PERSUADED BY
THE IMPORTANCE OF THE
STAND ALONE PROPOSITION
OF CITIES AND REGIONS
SUCH AS THE PARTNERSHIP
REPRESENTED BY THE
CENTRAL SOUTH.

Lord Dominic Johnson of Lainston CBE
Minister for Investment in the Department
for Business and Trade
- speaking at MIPIM 2023

