



**South & East
Lincolnshire
- the Intelligent
Choice for
Investors**



served by One Team

South & East Lincolnshire Councils Partnership

The South & East Lincolnshire Councils Partnership

This is an exciting time to showcase South & East Lincolnshire. With Government backing we have already delivered ambitious projects across our area, which are unlocking opportunities and underpinning the economic future of our region.

Furthermore 2024 sees the Partnership continuing to attract extensive national funding. Levelling Up is not a slogan in South East Lincolnshire - It is tangible. We have spades in the ground, are delivering better health outcomes, creating new opportunities and jobs, boosting skills, nurturing cultural regeneration, and instilling pride of place in our communities.

We have a unique opportunity to truly level up South & East Lincolnshire; combined with an 'open for business' policy and the political ambition to make our aspirations reality.

It is the genuine belief that by collaborating with our partners we are making South East Lincolnshire the intelligent choice to invest. Come and talk to us and be part of this journey.

Rob Barlow

Chief Executive, South & East Lincolnshire Councils Partnership



A 3D map of the proposed Skegness Gateway

South & East Lincolnshire; a place defined by its history, heritage, and coastline. A nationally significant location in the Agri-tech, food manufacturing and horticulture sectors, alongside a thriving logistics and manufacturing cluster, an emerging bio-science sector, and a buoyant visitor economy. A place that is stimulating and nurturing innovation across a diverse range of sectors.

Across the Partnership, we are collaborating with stakeholders to harness this expertise and entrepreneurial spirit to create an environment ripe for regeneration, investment, and opportunity. Creating a golden thread of innovation, culture, and connectivity.

We are passionate about creating an inclusive and equitable environment that supports businesses to thrive, which enables communities to better understand, harness and take full advantage of the opportunities that economic investment can facilitate.

Over £200 million of Government funding is accelerating a wealth of investment opportunities, creating growth, and bringing forward sites primed for development. Positioning South & East Lincolnshire as the intelligent choice to invest.

We can offer:

- 'Investment ready' projects, and sector sites.
- Direct access to UK and global goods markets via both major and localised ports and logistics hubs.
- Access to world class Research and Development facilities within the Agri-food sector through the University of Lincoln's National Centre for Food Manufacturing and the South Lincolnshire Food Enterprise Zone.
- Competitive land values combined with an affordable yet exceptionally high quality of life.

The South & East Lincolnshire Councils Partnership has identified key sectors which can offer real growth opportunities throughout the region by building on our strengths and economic assets which offer the greatest potential to drive productivity.



Logistics

South East Lincolnshire is a key strategic UK location, providing major logistics hubs with fast access to domestic and global markets, via the Ports of Boston, Sutton Bridge, Grimsby and Immingham and Spalding's Import Clearance facility. Specialised supply chain partners, and competitive bespoke development sites ready for development make the region a smart choice to base any logistics and associated business.



Agri-Tech

Our area derives 38% of its GVA from the largest cluster of agrifood businesses in the UK, with 60% growth over the past 10 years. Home to the National Centre for Food Manufacturing and the South Lincolnshire Food Enterprise Zone, the area offers access to industry expertise, a skilled workforce, supply chains and infrastructure. Commercial land, bespoke employment space and a specialised Agri-food hub is available to businesses looking to expand or relocate.





Clean Energy

We are committed to delivering clean, sustainable energy, with a priority on finding sustainable solutions to fuel our nationally significant agrifood, logistics and associated sectors, as well as seeking partnerships with businesses and investors in the hydrogen and alternative fuels industries.



Digital

South & East Lincolnshire is actively seeking partners to develop its growing creative and digital sector, supporting new entrants to the market, increasing digital and creative start-ups, and develop new cluster hubs for creative businesses.

HAVEN WHARF

Boston

Vision 2024



Ayscoughfee Hall Light Night

Estera Polak (45)



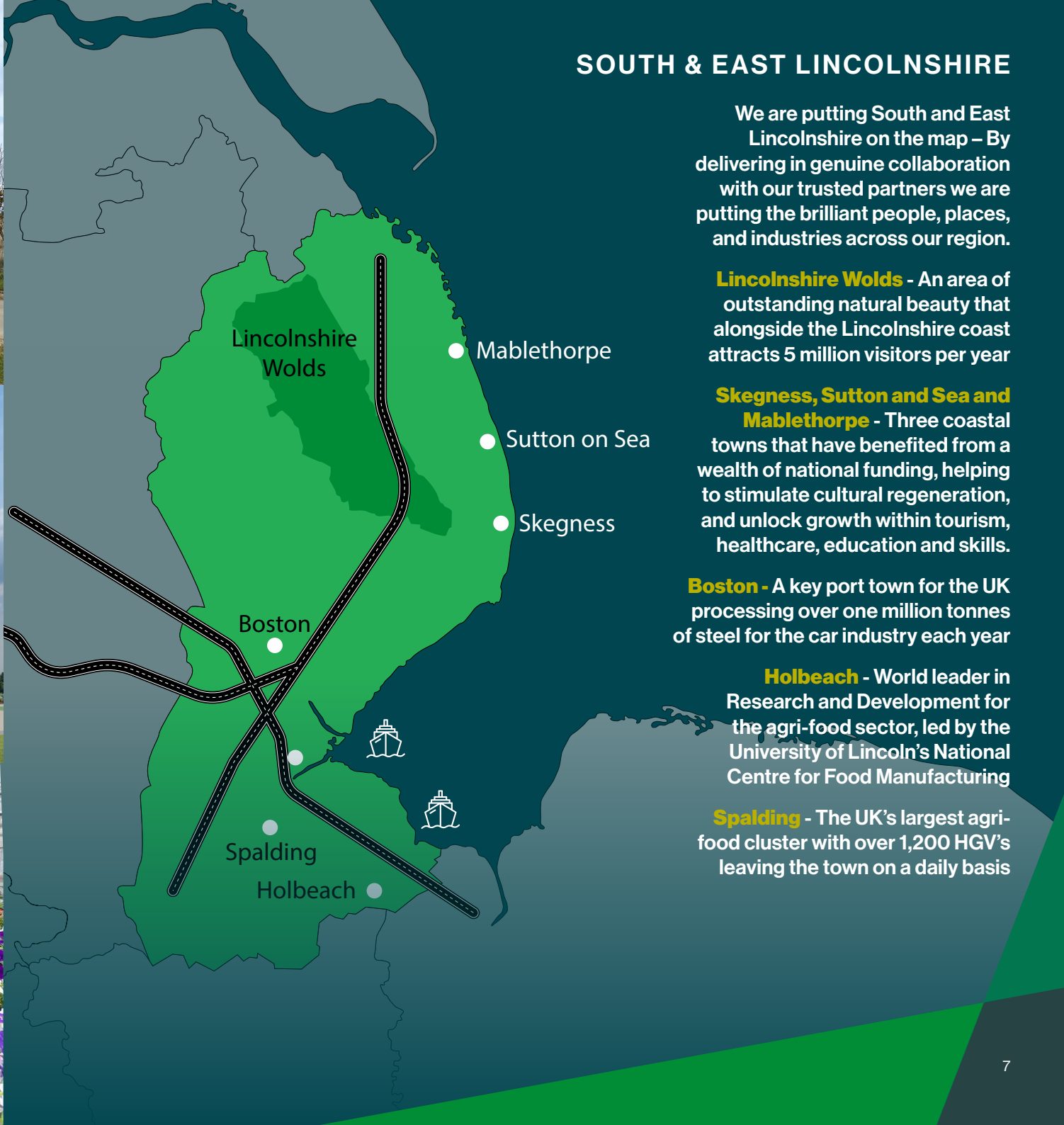
Health & Life Science

The recently completed Centre for Future Living in Mablethorpe will provide a pioneering base for the development and testing of Medi-tech applications to improve national health outcomes. We want to expand the growing number of Medi-tech and life science partners working with us through this transformational research centre.



Visitor Economy

Home to 50 miles of coastline, nestled alongside an Area of Outstanding Natural Beauty. Tourism generates a GVA of £919 million. South & East Lincolnshire offers prime opportunities for leisure and hospitality developers in schemes such as the Skegness Foreshore.



SOUTH & EAST LINCOLNSHIRE

We are putting South and East Lincolnshire on the map – By delivering in genuine collaboration with our trusted partners we are putting the brilliant people, places, and industries across our region.

Lincolnshire Wolds - An area of outstanding natural beauty that alongside the Lincolnshire coast attracts 5 million visitors per year

Skegness, Sutton and Sea and Mablethorpe - Three coastal towns that have benefited from a wealth of national funding, helping to stimulate cultural regeneration, and unlock growth within tourism, healthcare, education and skills.

Boston - A key port town for the UK processing over one million tonnes of steel for the car industry each year

Holbeach - World leader in Research and Development for the agri-food sector, led by the University of Lincoln's National Centre for Food Manufacturing

Spalding - The UK's largest agri-food cluster with over 1,200 HGV's leaving the town on a daily basis

Boosting Skills to Shape the Work Force of the Future

The South & East Lincolnshire Councils Partnership collaborates with employers, schools, training providers, social housing associations and various community stakeholders to shape the environment for high skilled roles, upskilling opportunities and create entry level positions for an able, high-wage local and regional economy.

Highlights

- £22million since 2020 for Boston College to provide state-of-the-art campuses, equipment, and resources to deliver high quality skills and training to meet local, regional, and national needs.
- A bespoke £11million adult and higher education centre, Boston College Mayflower Building, opening in 2025.
- A brand new, state of the art £15million campus in Skegness by The Tec Partnership to support the local economy and student aspirations in further and higher education.
- The National Centre for Food Manufacturing's (NCFM) new £10million campus in Holbeach includes an Innovation Centre. Part of the Lincolnshire Institute of Technology, complementing the Food Automation, Robotics and Processing Research Centre.
- More than £1.8million has been awarded by the South & East Lincolnshire Councils Partnership through the UK Shared Prosperity Fund to projects aimed at supporting residents into higher skilled, higher paid work.

South & East Lincolnshire is very much 'Open for Business'. The region has a multitude of investment and development projects offering a wide range of opportunities across all sectors.



Louth Distillery

Skegness Gateway

This 336-acre development in Skegness is set to deliver more than £300m in socio-economic benefits for the town, including hundreds of commercial, industrial, and retail sector jobs.

As well as bringing forward 1000 new homes, it will also provide more than 49 acres of combined business, industrial and community space.

A new TEC college is also underway on site, having been granted planning permission by East Lindsey District Council in February 2023, while a new crematorium, supporting living provision and specialist housing all form part of the wider masterplan.

Opportunities are available for public and private organisations across a wide range of sectors to get involved in this exciting opportunity to transform part of the East Lincolnshire coast.

For more information, please visit our website:
<https://skegnessgateway.co.uk/>



Boston Digital and Creative Hub

South & East Lincolnshire is actively seeking partners to develop its growing creative and digital sector. Supporting new entrants to the market, increase digital and creative start-ups, and develop new cluster hubs for creative businesses.

Focus is being brought to ‘Haven Wharf’: a transformational mixed-use site in the heart of Boston. To provide new educational facilities, dedicated workspaces, and a bespoke ‘hub’ to nurture the creative and digital sector.

Boston College is seeking commercial partners to progress this riverside development to create an additional campus to expand their creative industry courses. The development offers additional opportunities for a creative and digital hub/ workspace for businesses within this sector, as well as hospitality space.

The regeneration of Haven Wharf will create new jobs and boost the growing digital sector, visitor economy, as well as providing an additional site for Boston College.



Skegness Culture House

£5million funding from Arts Council England's Cultural Development Fund for has been secured to redesign the Embassy Theatre, Skegness, into a Scandinavian style culture house concept - **the first of its kind in the UK**. It will be a pioneering hub for cultural education, skills, and employment; facilitating a new generation of cultural practice which connects the Midlands Coast to national and international venues.

Placing culture at the heart of the Foreshore's renaissance be a catalyst to the retail and hospitality trade in the town.

Construction of a new two storey cultural involvement centre at the theatre that will incorporate a lounge, café/bar, as well as informal meeting spaces, improved visitor seating in the foyers, and multi-use workshop space.

Opportunities are available for end users within the hospitality sector that would like to be involved in this unique transformation of this iconic venue.



Sutton-on-Sea Colonnade

A major regeneration of the Colonnade and Pleasure Gardens will create a new community and visitor attraction and cultural centre in Sutton on Sea, one of Lincolnshire's most popular resorts.

The South & East Lincolnshire Partnership is looking for tenants and operators within the leisure, hospitality and arts sectors who would like to invest in the project, which will provide a high-end café, exhibition and community spaces.





South and East Lincolnshire Food Enterprise Zone

The South Lincolnshire Food Enterprise Zone in Holbeach, provides serviced development plots, and bespoke business space for companies in the Agri-tech and food manufacturing sector, co-located with world leading research and innovation led by the University of Lincoln.

The plots offer a high level of flexibility and can be tailored to the needs of interested businesses in the agri-food industries, alongside promoters and institutional investors. The scheme is anchored by The University of Lincoln's National Centre for Food Manufacturing (NCFM): a major national resource for the UK's food industry, providing both an industry tailored offer of skills and support for research and innovation, alongside creating an environment primed for knowledge transfer between academia and enterprise.

The site also benefits from the 'Hub' which provides a multi-use space for all business tenants including support services, networking, meeting and events space and catering. Within The Hub are specially designed workshops and office spaces to suit food manufacturing, Agri-tech and other closely allied establishments.

The South Lincolnshire Food Enterprise Zone is centrally located at the heart of a global food processing cluster, positioned at the intersection of the A17 and A151 Trunk Roads, approximately eight miles east of the nationally significant agri-food cluster in Spalding, where reliable rail connectivity to London is available.

This project is creating a cluster of leading businesses and research facilities that will ensure the region is at the heart of growth in the UK food industry. Delivered with a coalition of partners, it is actively supporting inward investment, under the umbrella of the 'UK Food Valley' – with an ambitious growth agenda for one of Lincolnshire's most outstanding and world leading sectors.



Skegness Foreshore

The regeneration of the Skegness Foreshore will see one of the UK's most iconic resorts breathe new life into the Lincolnshire coastline.

Recently Skegness has seen a surge of investment by national brands including Premier Inn, Saltrock and Travelodge, who have all seen the potential in this ever-popular resort.

East Lindsey District Council is offering developers a unique opportunity to invest in five prime sites close to Skegness seafront to help shape the future of the iconic resort.

Development of the Foreshore has secured:

- £2m Towns Fund Investment in the Project to support in enabling developments.
- £4.5 match funding directed at bringing developments forward.
- 22,850 sq. M land improved for leisure use.
- 1,100 sq. M commercial floor space.
- 5 lots available for development along the Foreshore.

The ambition is to bring in new development and uses on these prominent sites. Significant interest has been secured from investors who can offer new arts, cultural, heritage, environmental and sporting activities for the Foreshore. However, further

opportunities remain available for leisure and cultural attractions, visitor accommodation providers, and hospitality organisations.

These sites are at the heart of the expansion, growth, and future of one of the UK's most thriving coastal towns. Which has recently further been boosted by the announcement of securing £20 million in 'Long Term Plan for Towns Funding.'

As well as offering more facilities to appeal to people, the overall investment in the Foreshore will also bring more jobs and investment in local businesses, as well as extending the tourism season.



The Centre for Future Living

The Centre for Future Living is a revolutionary project set to position Mablethorpe as an exemplar in Medical Technology and innovation. This recently completed £8.6 million project will provide:

- Laboratories.
- Consultation spaces.
- Research & Development facilities for the development and testing of Medi-tech applications.
- A centre for the continued professional development of people working in care.
- Accommodation block for students and researcher visiting the Centre.

This project is creating a new centre of health and care excellence, putting the Partnership at the forefront of teaching, research, and innovation. Led by a coalition of local regional and national partners. Opportunities are now available for healthcare, life science and Medi-tech end users / organisations who would like to be part of this revolutionary centre.



Housing

South & East Lincolnshire has a strong market housing supply, which in turn is driving healthy population growth and developer investment. In 2022, the Partnership exceeded its Housing Delivery requirements by 149%, and the area continues to deliver quality housing throughout the region.

We work with several excellent organisations within the affordable housing sector, however we are open to discussions with registered providers that currently operate outside of the region.

South Holland District Council is also seeking partners and professional services to work on their direct delivery housing work – a programme of council led house building and investment. The Partnership is also keen to work with organisations involved in privately and publicly funded infrastructure delivery such as power utilities, water utilities, flood defence and flood mitigation technology.

South & East Lincolnshire

- the intelligent choice for investors

We are open for business, and can help facilitate growth, relocation, and expansion for companies of all sectors and sizes.

Through the work we are delivering with our trusted partners we are also unlocking a wealth of investment opportunities in one of the UK's most diverse regions. National policy has South East Lincolnshire firmly on its radar now – this is truly a pivotal time for the region. There has never been a better time to invest in our area – so why not be part of this exciting journey?

Talk to us via:

Lydia Rusling, Assistant Director – Economic Growth
lydia.rusling@e-lindsey.gov.uk