



A PRESENTATION TO
Mercia Park
Community
Liaison Group

26 APRIL 2022

Agenda

Welcome

Construction programme update

Occupier updates

Sustainable transport

Community fund

AOB



IM Properties update

Update on overall progress

Landscaping

Employment and skills

Unit 7 – gateway plot



Illustrative Visualisation - Proposed view of offices from Mercia Park infrastructural roundabout

Illustrative Viewpoint Key Plan

Amenity provision

- Working continuing to assess form/nature of provision
- Initial round of canvassing completed
- Marketing of the opportunity underway
- Number of potential options under discussion



A UNIQUE BUSINESS OPPORTUNITY

merciapark

BUSINESS OPPORTUNITY

← LONDON

BURTON UPON TRENT →

M42 J11

← NUNEATON

→ NOTTINGHAM

IM Properties are currently on site at **Mercia Park** adjacent to Junction 11 of the M42, constructing a major new high-quality employment park, which will deliver 3000 new jobs once in full occupation.

As part of the Mercia Park development, IM Properties are committed to exploring the potential to deliver a **complementary amenity use** at the gateway to the site.

This is a **flexible** opportunity, to deliver a use for which there is evidenced **desire and demand**. There are a number of potential uses the opportunity could suit, including a **café, retail store, gym, and/or childcare facility**. The land available amounts to approximately 1 acre and we have therefore suggested that the maximum floor area which could be realised here is approximately **6,000 sqft**. We envisage the plot delivering a mix of parking for wider site visitors, alongside the associated amenity.

To find out more about the opportunity and to view the brochure, visit www.merciapark.co.uk

merciapark

Interested? Contact us to discuss in further detail at enquiries@improperties.co.uk





MERCIA PARK

COMMUNITY LIAISON GROUP MEETING



winvic

APRIL 2022

| IN ATTENDANCE



| Frank Hayes
Senior Project Manager



| Emma Alderman
CSR Manager

| AGENDA

| 1. CONSTRUCTION UPDATE

| 2. DELIVERING SOCIAL VALUE

| 1. CONSTRUCTION UPDATE

PROJECT UPDATE: INFRASTRUCTURE

MERCIA PARK - INFRASTRUCTURE

- Highways
- Infrastructure
- Section 278



MERCIA PARK - HIGHWAYS

Highways work consists of three main elements: new site entrance, new access roundabout, and J11 gyratory improvement works.

Winvic has completed the highways works including new surfacing, lining and improved pedestrian facilities.



MERCIA PARK - INFRASTRUCTURE/SECTION 278

Current Activities

- Landscaping – ongoing seasonal
- Public Rights of Way – limited access allowed in the coming weeks.



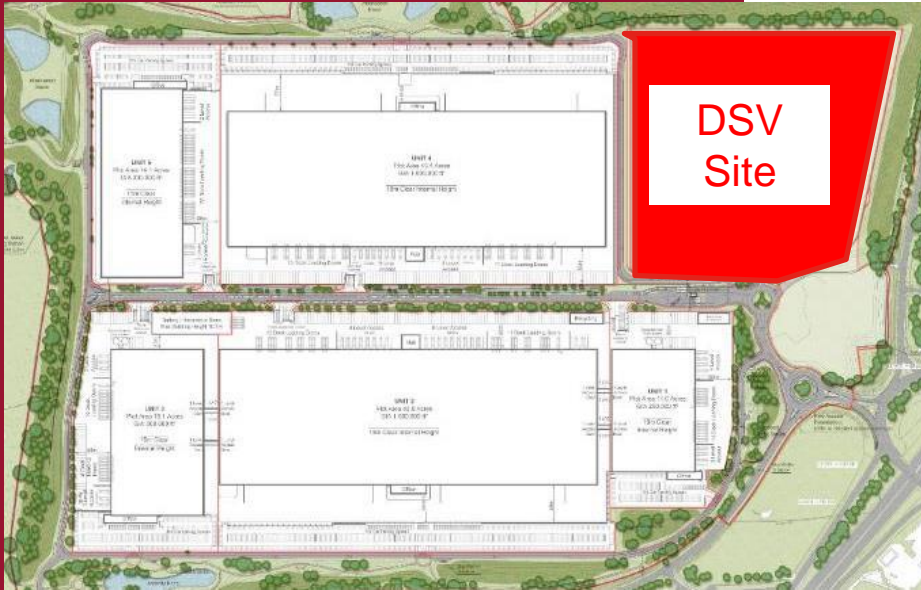
PROJECT UPDATE: DSV

Completed – September 2021

Winvic has handed over the new industrial facility to DSV.

The industrial scheme comprised:

- 358,000 sq ft steel-framed warehouse containing three mezzanine floors and two single-storey hub offices totalling 4,360 sq ft
- 112,000 sq ft cross-dock terminal that contains a 7,050 sq ft single-storey hub office
- 35,660 sq ft three-storey office building
- Fit out all of the office spaces to a high quality and the large stand-alone office building meets DSV's global design standard.
- External works included 381,700 sq ft yard space plus car parking for 406 vehicles, drainage, retaining wall and hard and soft landscaping works.



PROJECT UPDATE: VERTICAL BUILD

MERCIA PARK - VERTICAL BUILD - JLR

Week Number - 63 of 81

Targeted completion – September 2022

Unit 3 – complete

Unit 1 – complete

Unit 2 – completing 29/04



Current Works

- Unit 1 – Complete and cleaned, working through snagging
- Unit 2 – Acoustic fence and office balustrades complete, warehouse roof complete and signed off
- Unit 4 – Warehouse roof and floor slab is ongoing; cladding complete to the Office & Hub; internal trades continue first fix M&E
- Unit 5:
 - Cladding complete and roof has started
 - Three warehouse slabs poured along office elevation
 - Curtain walling to office largely completed; basecourse in the carpark laid

Upcoming Works

- Unit 2 – Final finishing touches and snagging
- Unit 4 – Completion of roof and floor slab, air test, finishing touches and snagging
- Unit 5 – Block paving to car park, continuing of warehouse roof, trimming, and floor slab, office cladding and first fix M&E.



| 2. DELIVERING SOCIAL VALUE



Traffic Safety Management Training



G&A local new recruit at Mercia Park

■ SOCIAL VALUE UPDATE: MERCIA PARK

- Mercia Park 'Future of Construction' Training Centre being used by local training providers and suppliers including:
 - **Vocation Training** – Traffic Safety Management Training
 - **Phoenix Training** – five day Construction Routeway programmes with our subcontractors
 - **CT Skills** – two week Sector Based Work Academy programme.
- Training Centre also used by supply chain onsite for training and upskilling
- Hanson/Sika Lab ran one day course on concrete sustainability and interactive demonstrations
- Recruitment fair held on site
- Supporting Swadlincote Job Events with opportunities for local people with our subcontractors.
- Sustainability & Innovation Hub opened in September
- Interactive workshop held with the four LEP Careers Hubs
- Provided tours and hosted local authorities and their partner organisations
- Supported Leicester and Leicestershire Enterprise Partnership (LLEP) World of Work video
- Two Construction Virtual Insight Sessions linked to Mercia Park held in conjunction with IMP

■ SOCIAL VALUE UPDATE: MERCIA PARK

- Hosted a range of site visits:
 - Building Birmingham Scholarship
 - SMB Professional Construction L2 and L3 students
 - Burton and South Derbyshire College
 - Loughborough University
- Year in Industry student gained valuable onsite work experience
- Burton and South Derbyshire College Engineering Student undertaking a 350 hour work placement onsite
- Three month placement completed on DSV – Virtual Reality Developer, progressed to Digital Engineering Manager
- Burton and South Derbyshire College has visited Mercia Park to ensure teaching material is relevant and up to date
- Liaising with Sir John Moore C.E. (A) Primary School to support with several improvements projects
- Litter pick of surrounding roads to Mercia Park.
- No Man's Heath Village Hall
 - replacement of kerbing and topsoil
 - provided a road sweeper to clear away debris from the car park ahead of village hall drainage project and ongoing regular cleaning.
- Continuing to place orders with local businesses and supporting local social enterprises, e.g. Nuneaton Signs Ltd.



George Somers, T-levels placement student



Sir John Moore C.E (A) Primary School Volunteering

I QUESTIONS?

MERCIA PARK

COMMUNITY LIAISON GROUP MEETING

APRIL 2022

Winvic Construction Ltd.

Brampton House
19 Tenter Road
Moulton Park
Northampton
NN3 6PZ


Contact us

+44 (0) 1604 678960
marketing@winvic.co.uk
winvic.co.uk

Introducing Unipart & Project Mercia

April 2022



- 
1. An Overview of Unipart
 2. Our Unique Culture
 3. Our Plans for Mercia Park

A history of reinvention . . .

Unipart Logistics

Unipart Rail

Unipart Manufacturing

Unipart International

Unipart Consultancy

Unipart Technologies

Hyperbat

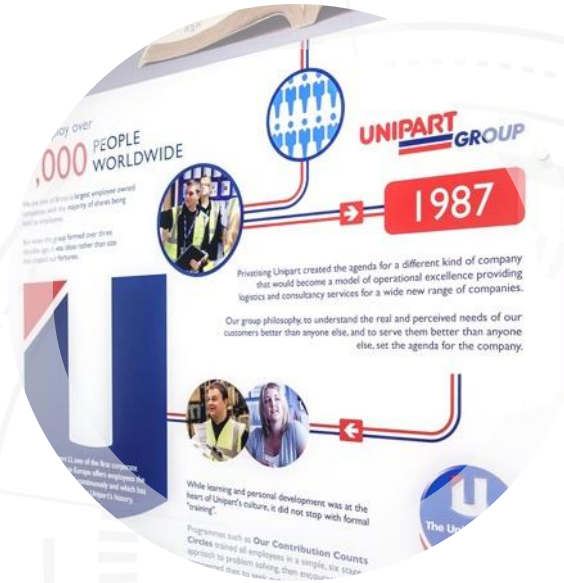
Metlase

An overview of the Unipart Group . . .

8,000
employees

£800m
turnover
(£1bn including
joint ventures)

**Privately
held**
company
based in
Oxford



Customers in key
industry sectors.

McLaren

JAGUAR

LAND
-ROVER

VOLVO

TESLA

VW

B M W

vodafone

Network Rail

sky

Virgin

Three.co.uk

NHS
Supply Chain

Kimberly-Clark

Apple

W
Waterstones

selco
BUILDERS
WAREHOUSE

centrica

A grayscale world map with a grid of latitude and longitude lines. Numerous red location pins are placed across the map to indicate global operations. Pins are concentrated in North America (USA and Canada), Europe (UK, France, Germany, Poland, etc.), Asia (India, China, Japan, South Korea, etc.), and Australia. There are also a few pins in South America and Africa.

**And operations
across the globe . . .**

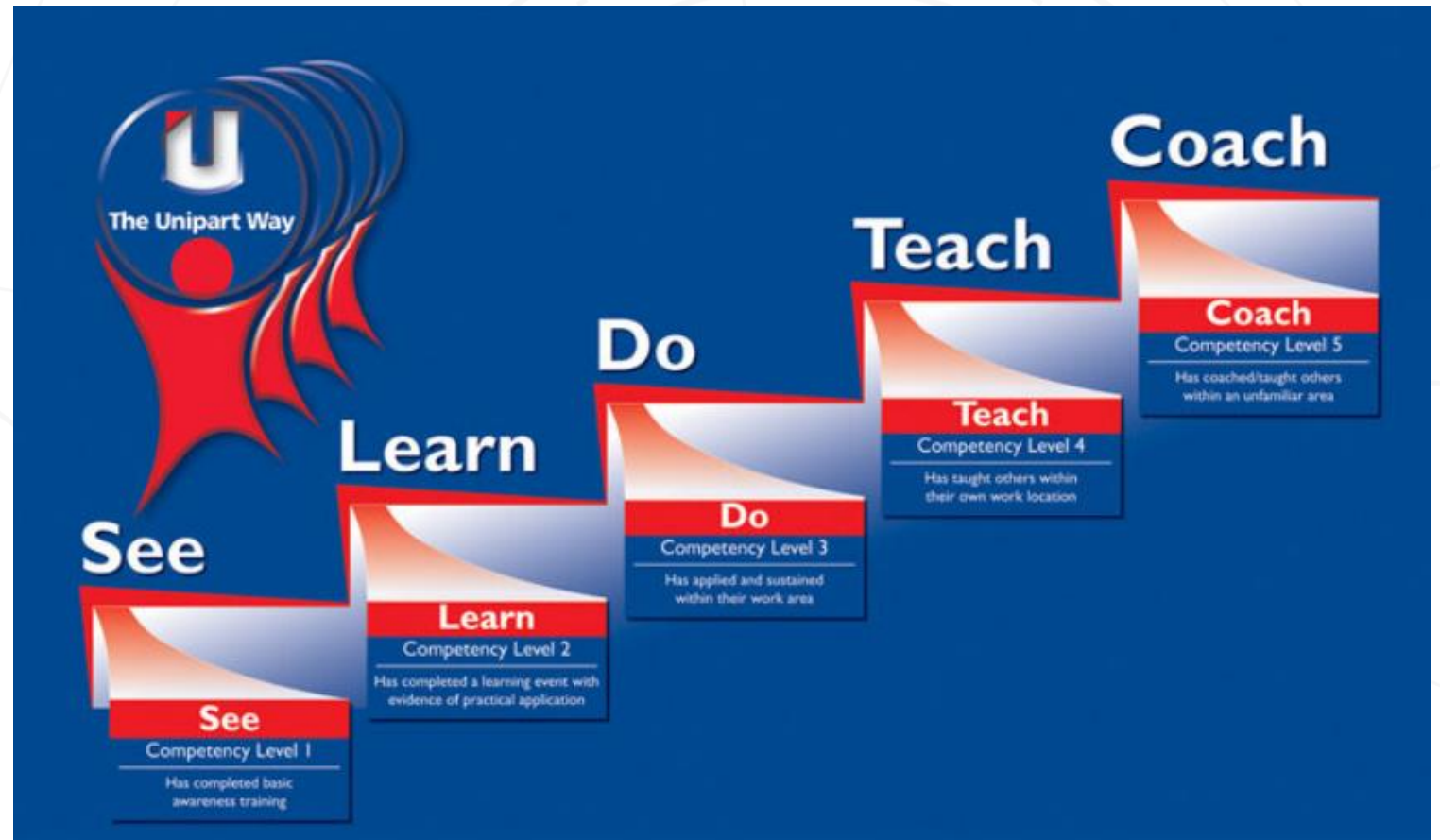


Our Unique Culture

At the core of our culture is
The Unipart Way . . .



And fundamental to the
Unipart Way is
**Our Gate to
Great
Programme...**



WE ARE UNIPART, WE MAKE
A DIFFERENCE BECAUSE WE

And the fact that
We CARE...



Unipart and the Community



CANCER
RESEARCH
UK



AIR AMBULANCES UK
SUPPORTING AIR AMBULANCE CHARITIES

maggie's



Zoë's Place
Baby Hospice



Save the Children
CHRISTMAS JUMPER DAY

MOVEMBER®
FOUNDATION



The Iolanthe
Midwifery Trust



Homeless
Oxfordshire
Housing today, hope for tomorrow

Breast Cancer Doesn't Care,
BUT WE DO



Meningitis
Research
Foundation



Bowel Cancer UK

Aspire

Supporting people with spinal injury



Stroke
Association



UNIPART
GROUP



Food bank in Oxford



Valley House, Coventry



Fundraising for BCH



Litter picking in Honeybourne



Myton Hospice



Food bank in Mickleton, USA



Our Plans for Mercia Park

Our Partnership with Jaguar Land Rover

- Long history with Jaguar
- JLR consolidating
- 5-year contract



Unipart People Strategy

- Attract diverse workforce from Unipart, Neovia, and externally
- Build high levels of employee engagement
- Provide best-in-class training
- Form lasting partnerships with local community

Define target geographies

Part-time and flexible working

Agency and marketing support

Temp to Perm contracts

Multi-channel recruitment campaign

Leverage both brands

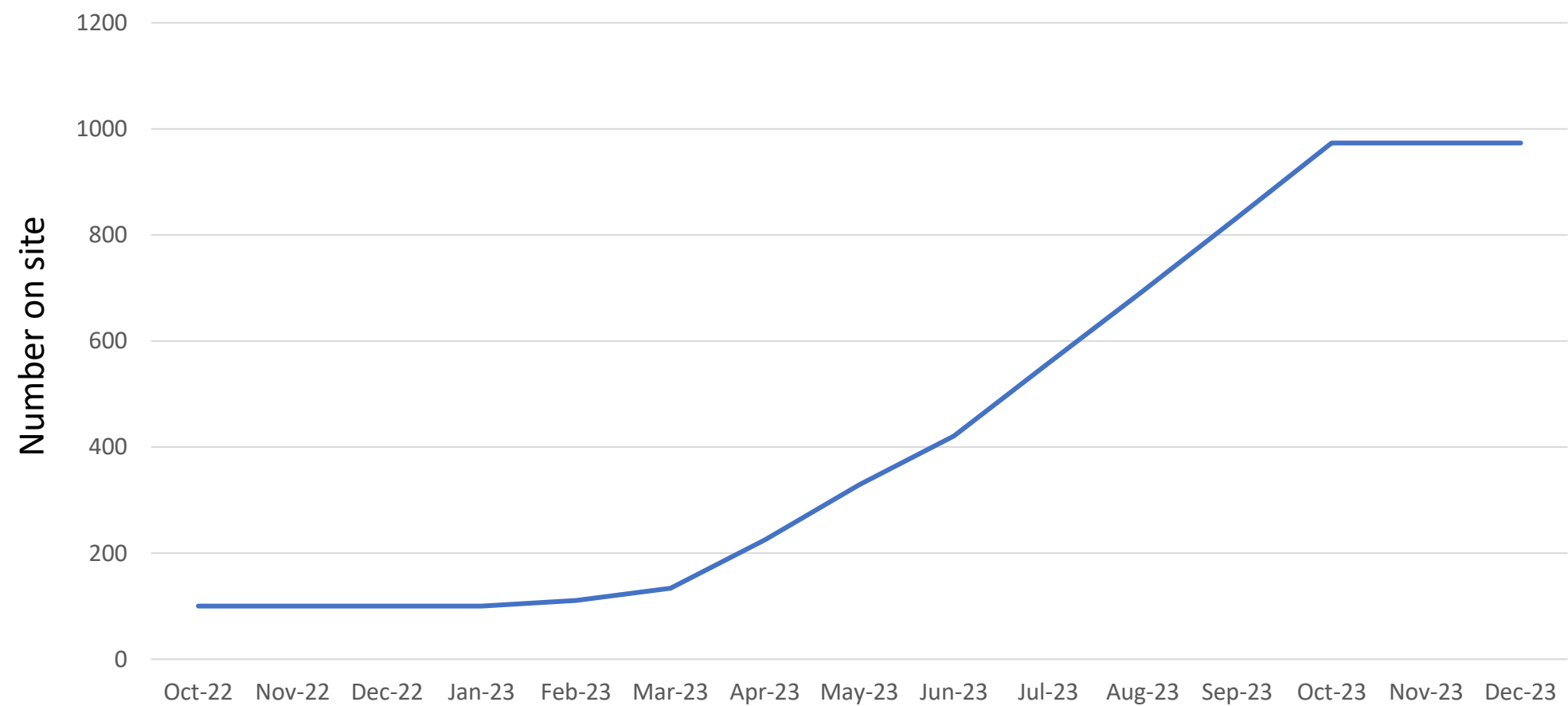
Build engagement

Develop people from Gate to Great

Collaboration with academia

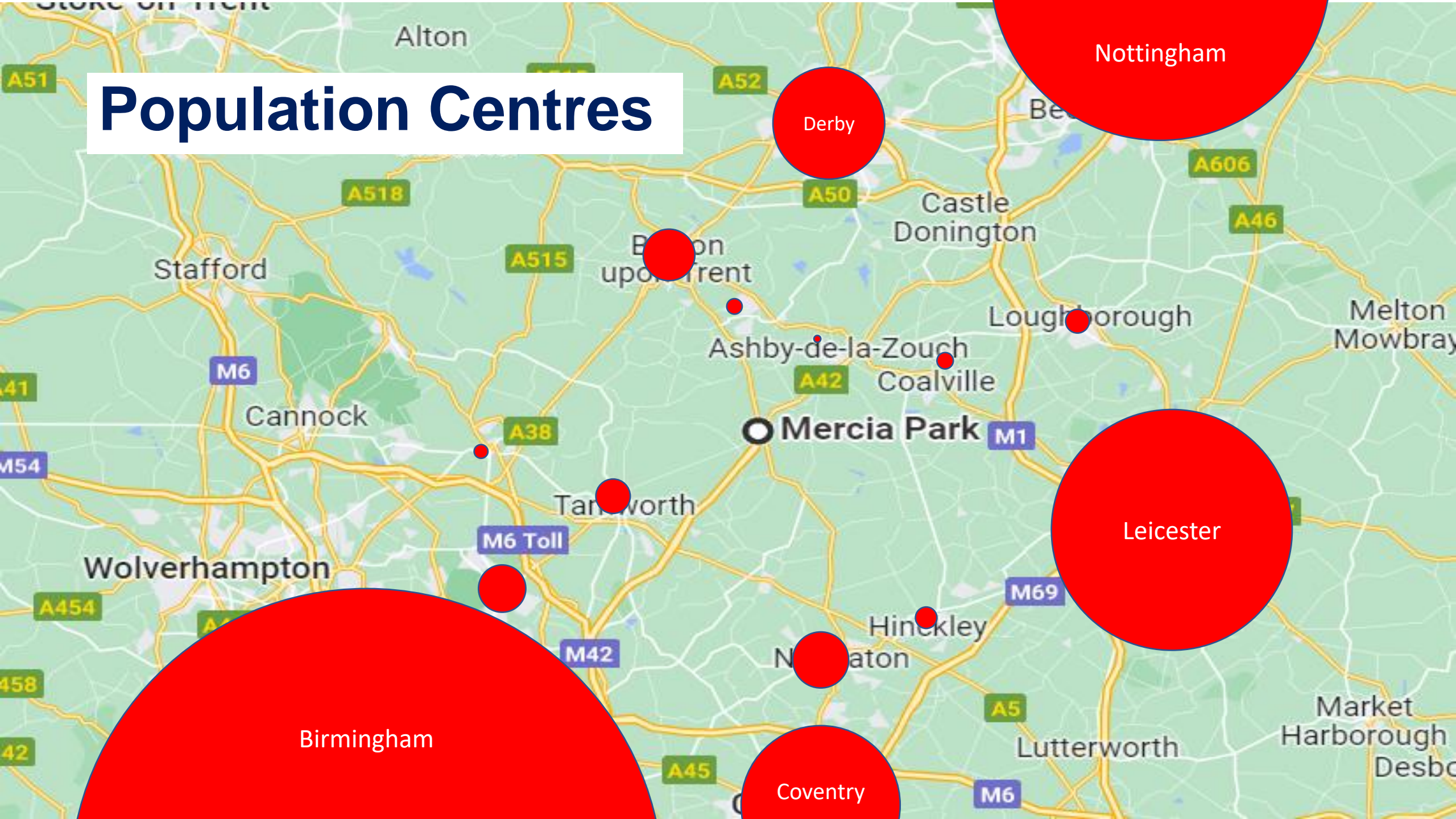
Liaison with local and public bodies

Recruitment Timeline



Gradual ramp up

Population Centres



Enabling Sustainable Access

New Bus Routes

Car Share Promotion

Cycle to Work Scheme

Staggered Start & Finish

Flexible Working Policy

Value Proposition



Mercia Park

Exciting opportunity for our customer JLR, for Unipart, for our colleagues, and for the local community.



Questions?

COMMUNICATION CELL

Conditions

#6 Framework Travel Plan

The development shall be carried out and thereafter be occupied in accordance with the submitted Framework Travel Plan, Revision B (SJT/DN/JLA 18217-14b - 17 April 2019), or in accordance with any amended Framework Travel Plan first submitted to and agreed in writing by the Local Planning Authority.

22 Sustainable Access & Transport Strategy

Requires submission of confirmed bus services (serving up to four off peak shift changes and office hours prior to occupation)

23 Bus Service Programme

Phasing: bus to start prior to 25% occupancy and to run until 5 years from 50% occupancy

#24 Travel Plan

Individual travel plans (DSV / JLR) and cross references SATS

Condition 22 SATS and Bus Provision

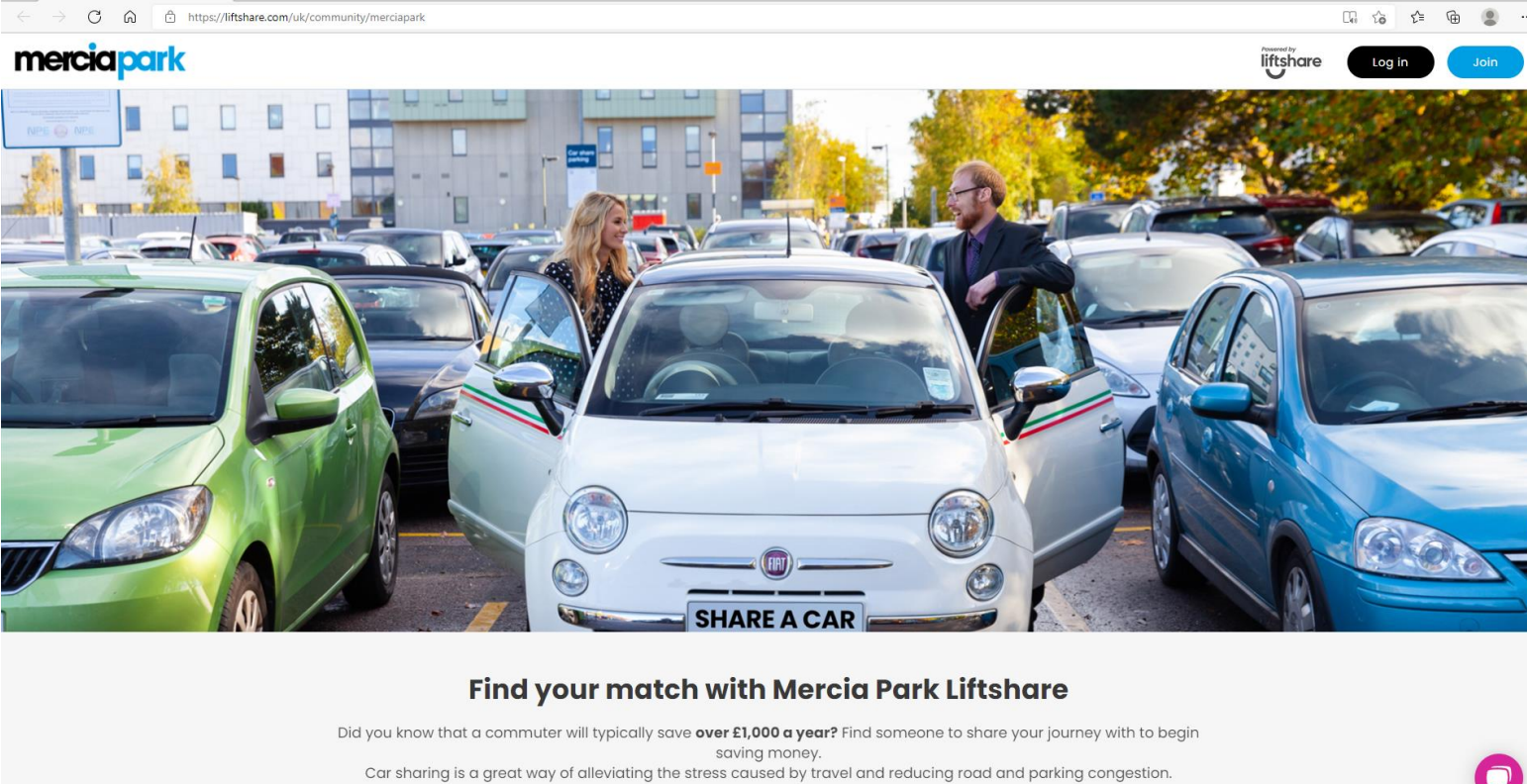
Public Transport Strategy is phased:

- Full development will provide at least two services (Tamworth & Measham / Coalville / Burton)
- Phase 1 for 12 months to cover DSV start up and then role out to further phases
- The service 20 has run for 7 months now
- It has recently been changed to remove Fazeley Leg (due to very low / zero usage) and weekends have been stopped (because DSV not operating at weekends)
- DTA in process of formally reviewing next steps in consultation with Unipart and DSV timetable
- Exploring route to Swadlincote / Burton via Measham as possible extension of No. 19 service
- Formal strategy is expected to be agreed end of Q3 2022



Liftshare – Platform Established

- Informal Liftsharing has been successful at DSV
- Formal launch of Liftshare has been delayed due to COVID policies but commencing during Q3 2022



The screenshot shows a web browser displaying the Mercia Park Liftshare website. The URL in the address bar is <https://liftshare.com/uk/community/merciapark>. The page features the Mercia Park logo and a navigation bar with 'Log in' and 'Join' buttons. The main image shows a woman and a man standing next to a white Fiat car with a 'SHARE A CAR' sign. Below the image, the text reads: 'Find your match with Mercia Park Liftshare'. A sub-headline states: 'Did you know that a commuter will typically save **over £1,000 a year**? Find someone to share your journey with to begin saving money.' The main text continues: 'Car sharing is a great way of alleviating the stress caused by travel and reducing road and parking congestion.' A small chat icon is visible in the bottom right corner.

Find your match with Mercia Park Liftshare

Did you know that a commuter will typically save **over £1,000 a year**? Find someone to share your journey with to begin saving money.

Car sharing is a great way of alleviating the stress caused by travel and reducing road and parking congestion.

Condition 24 Travel Plan

- DSV Travel Plan was approved prior to occupation and being implemented
- JLR / Unipart Travel Plan under preparation
- Free bus passes have been provided to DSV staff and same will apply to JLR / Unipart element
- First formal review of DSV Travel Plan due November 2022, will be accompanied by traffic counts on local road network



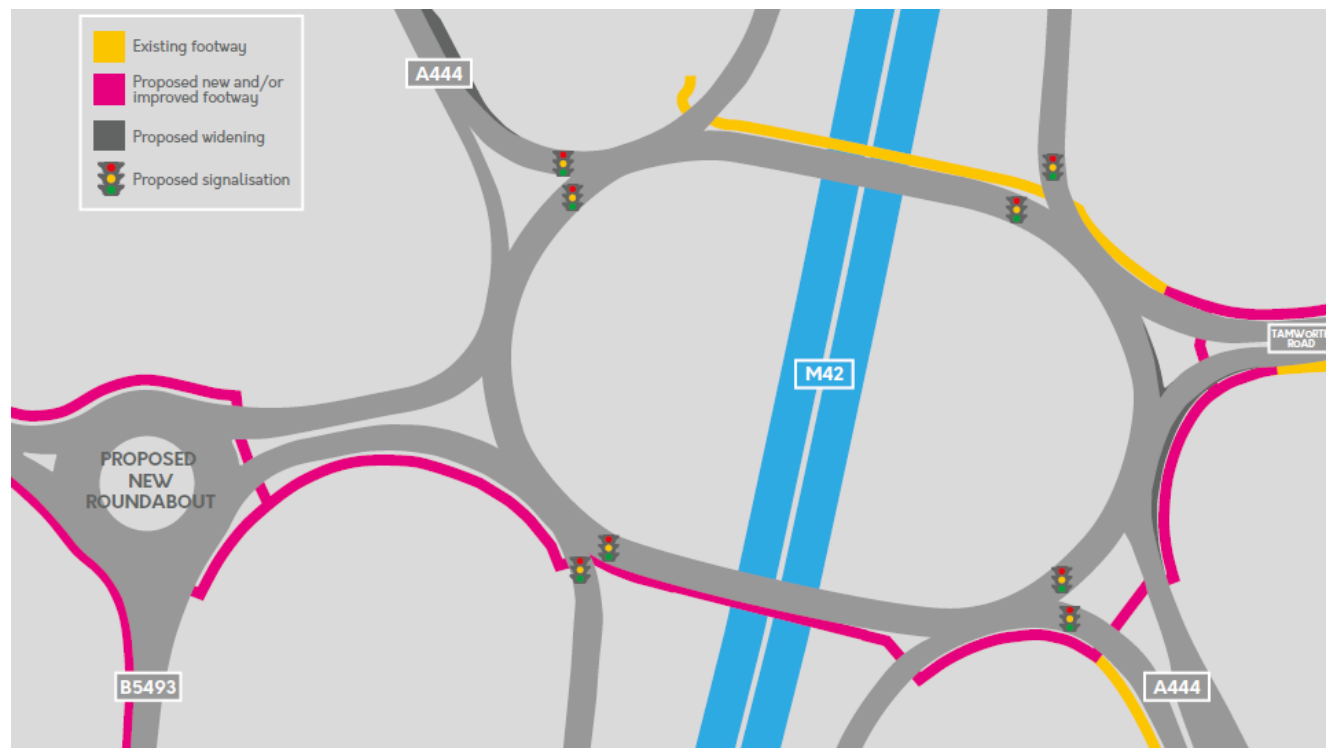
Scheme



Transport and movement

Proposed improvements:

- Main access into and out of the site will be via a new roundabout junction on the B5493
- Programme of improvements include the partial signalisation and minor widening of the carriageway on the J11 roundabout
- Proposed transport strategy will include:
 - Improvements to journey time reliability – reduced queuing on A444 approaches to J11
 - Enhancements to highway safety through introduction of signals
 - Ability for signals to react to traffic demands, optimising junction performance
 - Increase in junction capacity
 - Improved pedestrian access via new crossings and upgraded footways
- Highways England, Leicestershire County Council and Warwickshire County Council have no objections to the proposed development and highway works



Mercia Park Community Fund

A partnership between
IM Properties and
Leicestershire &
Rutland Community
Foundation



The story so far

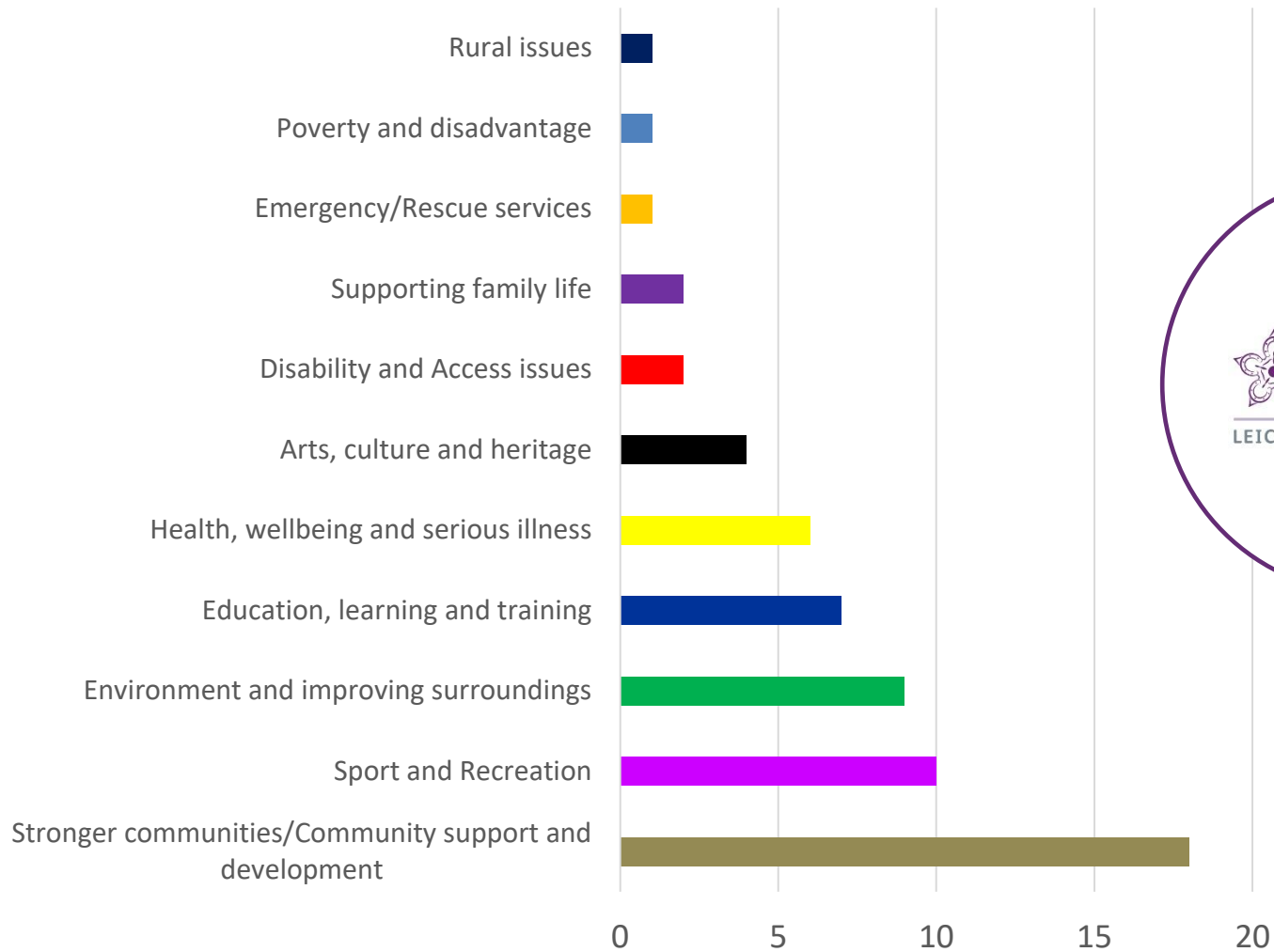
A review of Rounds 1-4

- The Community Foundation have received 100 applications to the fund totaling £482,154.38
- From a fund balance of £275,000 available to date, the panel have awarded:
 - **61 grants totaling £258,560 to charitable organisations**
 - The largest grant awarded is £10,000
 - The smallest grant awarded is £400
 - The average grant awarded is £4,244

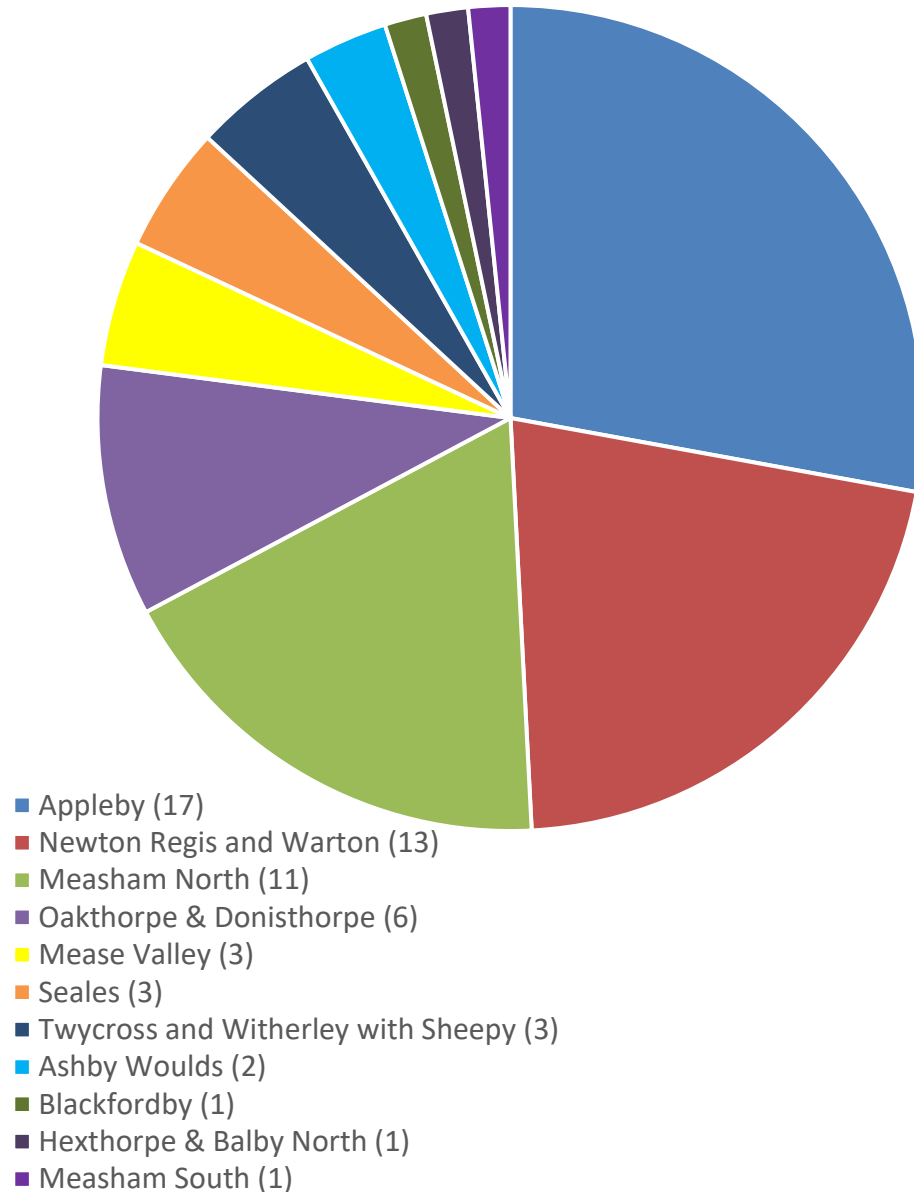
All grants awarded are a legacy for the communities around the development.



Grants Awarded by Primary Issue



Grants Awards by Ward



Grant Feedback

St Charles Catholic Pre-school - Measham

The organisation received funding towards an outdoor classroom space to be used in a variety of ways to support and enhance learning for the children, as well as providing extra Covid-safe space.



"This outdoor classroom has made so much difference to the pre-school. We now have a space to use which is open but sheltered. It has given the children a quiet place to learn, relax and play. It has given them the opportunity to communicate in a quiet space and also be heard which sometimes can be hard in the main pre-school room.

This outside classroom that is now in place will stand here for years and will make such a difference to so many children's early education and well-being."

Grant Feedback

Clifton Campville Village Hall - Clifton Campville

Funding was offered as a contribution towards block paving and planters to complete an area to the side of the village hall. It also funded a glass washing machine and Bain-maire to support the village hall events with food warming and cleaning.



"All villagers are taking a pride in the hall and the Trustees are hoping this will ensure more of the Community use the hall".

Grant Feedback

Appleby Magna Cricket Club

Funding was offered towards the purchase of new equipment, including a new scoreboard, a pair of sight screens, a new mower and general maintenance equipment.



“This new equipment, which will last for many years has helped the club be voted the number one most desirable club in the county. It has also been requested to host junior county cricket matches. It has made such a huge difference. We are extremely grateful to the Mercia Park fund for their kind support”



Mercia Park Community Fund Stories

Below are links to videos shot by IM Properties of of funded projects.

[Coneyberry Millennium
Green Trust](#)

[In The Pink](#)

[Orchard Allotment Society](#)

