

bruntwood
SciTech

REVIEW OF THE YEAR

2020-2021

A WORD FROM OUR CEO



2021 was a busy year, with the publication of the Government's Plan for Growth, Innovation Strategy and Life Sciences Vision, all demonstrating the UK's commitment to becoming a global science super-power. As the UK's leading property and innovation services provider dedicated to the growth of the science and technology sector, we're at the forefront of supporting the delivery and achievement of many of the aims laid out in the ambitious plans.

Our network of innovation districts has continued to grow and outperform expectations as demand and interest in the life science and tech sectors continues to rise. Over the last year we've partnered with The University of Manchester which will see ID Manchester join our network and extended our reach into the golden triangle; acquiring Melbourn Science Park and being appointed development manager at Begbroke Science Park in Oxford.

We've continued to grow our existing campuses too, completing the first commercial phase at Circle Square and getting started on Base, Enterprise Wharf and the first phase of Birmingham Health Innovation Campus; providing the right facilities, environments and innovation services to support the companies

across our network to form, scale, grow and succeed. We've also grown our team, with Dr Kath Mackay taking up the role of Director for Life Sciences and Jamie Clyde joining as Innovation Services and Regional Director.

Innovation is across everything we do, from the way we design and develop our buildings through to the collaboration opportunities and connections with our university and NHS partners. Partnership is key. Only by working with local institutions and recognising and complementing their strengths, can we create places where individuals and businesses can thrive, making a compelling case for the UK.

I'd like to end on a couple of my personal highlights of the year - the continued work of the Lighthouse Lab testing facility, which now employs over 700 scientists, and the opening of a mass community vaccination centre at Alderley Park. 2021 has been a truly pivotal point in the journey and evolution of Bruntwood SciTech and I'm looking forward to many more highlights and achievements to come in 2022.

Kate Lawlor
Chief Executive Officer - Bruntwood SciTech

KEY HIGHLIGHTS



CONTENTS

MANCHESTER	>	CAMBRIDGE	>	OUR VIBRANT COMMUNITY	>
BIRMINGHAM	>	OXFORD	>	MAKING A DIFFERENCE	>
ALDERLEY PARK	>	SUSTAINABILITY	>	OUR FINANCIAL RESULTS	>
LEEDS	>	MARKET SPOTLIGHT	>	LOOKING AHEAD	>
LIVERPOOL	>	SUPPORT FOR BUSINESSES	>		

An aerial photograph of Manchester, UK, showing a dense urban landscape with a mix of modern glass skyscrapers and traditional red-brick buildings. The city is surrounded by green spaces and trees. The word 'MANCHESTER' is overlaid in large, white, outlined capital letters across the middle of the image.

MANCHESTER

There have been many highlights in Manchester over the past year, the completion and opening of No.1 and No.2 Circle Square; the topping out of Base at Manchester Science Park and being selected by The University of Manchester as its joint venture partner to deliver the £1.5 billion ID Manchester.



ID MANCHESTER

Our new joint venture partnership with The University of Manchester will help to establish ID Manchester as Europe's most ambitious innovation district; home to a global community that will play a vital role in the future of the UK science and technology sector, creating the potential for over 10,000 new jobs in the next 10-15 years.

The University of Manchester's Director of Estates and Facilities, Diana Hampson explains:

"We set out clear criteria for our bidders. Bruntwood SciTech met, and in some cases exceeded, our requirements, aligning with our key goals and behaviours. They gave us a compelling proposal for a deliverable solution and the company's commitment to promoting and investing in socially and environmentally conscious developments was admirable. Their talented and committed team impressed us throughout the journey."

"While it's important to have shared aspirations and visions, working in partnership allows us to bring in other strengths. The University's strengths are our research, collaborations, and our talent pool, whereas Bruntwood SciTech brings strengths in development management, commercial expertise, and specialist placemaking and innovation skills. Together, this will help us to achieve our innovation goal; by marrying our strengths, we're much stronger than we would be individually."

ID Manchester will complement Bruntwood SciTech's three existing Oxford Road Corridor campuses. The unique access

to talent and resources in the University and along the Corridor will be a huge benefit for the district. ID Manchester will offer fantastic placement and career opportunities for students and graduates, and in return the University provides a great talent pool for the businesses through its students, graduates, researchers and staff.

"We believe this is the single largest ready-assembled site in central Manchester, so we feel a responsibility to the University and to the city to put a lot of thought and effort into our plans and consider what long-term benefit we could bring to the University, the city and the region."

"While science, technology and digital are, of course, key to any innovation district, culture will play a key role too. It's crucial that this is a wholly sustainable neighbourhood with commercial, residential, retail, culture, placemaking and great public realm."

"It's a place where we'll attract some of the biggest businesses, but also some of the smallest spin-outs. We want to nurture the next generation of game-changing businesses, giving them access to financial advice

and how to structure and grow. We see the neighbourhood as a major hub for the city and, ultimately, want to make ID Manchester globally recognised for its economic, social and environmental impact."

ID Manchester will be sustainable in every sense of the word and will contribute to The University of Manchester's and Bruntwood SciTech's environmental sustainability goals. "Manchester's net zero carbon targets provide us with both a challenge and a major opportunity. It's crucial that we have a deep understanding of the possibilities of future use. ID Manchester is poised to become one of the final pieces of transformative urban regeneration within the city centre and an exemplar for a new approach to sustainable, inclusive development.

"I'm looking forward to this becoming a reality. We've been talking about it for so long, that to bring this to reality will be amazing. We're conscious that the responsibility for this is massive, but playing our part in the creation of what could be a game-changing district for the city is really exciting."



MANCHESTER'S NEWEST CITY NEIGHBOURHOOD OPENS

Manchester's newest city neighbourhood, Circle Square, witnessed its biggest transformation this year, as the first phase reached completion.

No.1 and No.2 Circle Square sit at the heart of the neighbourhood, part of the city's Oxford Road Corridor innovation district; providing over 400,000 sq ft of new, flexible commercial workspace, including coworking, serviced offices and larger floorplates of up to 19,126 sq ft, as well as conferencing, meeting and events space specifically designed for fast growing digital and tech businesses. Global technology provider Hewlett Packard Enterprise, professional services firm Accenture, multinational construction supplier Hilti, cloud-based

accountancy software company Xero, Bosch Automotive and law firm Mills & Reeve are already proud to call Circle Square home.

400,000

sq. ft of new, flexible
commercial workspace



TECH TRIO CHOOSE CIRCLE SQUARE

2021 was also the year that leading renewable energy provider Octopus Energy took 40,000 sq ft and leading taxi dispatch software provider Autocab (recently bought by Uber) took 20,000 sq of commercial office space at No2 Circle Square

BOSCH AUTOMOTIVE

“Right from the outset we knew that the partnership with Bruntwood SciTech and the location of Circle Square in particular, was the perfect fit for our new Manchester hub. The ability to leverage relationships with like-minded businesses as well as the neighbouring universities and the benefits that brings in terms of access to talent and research, was critical in our decision making. The move to Circle Square marks our commitment to provide a better employee value proposition and a vibrant and creative environment for our staff, as we migrate to a hybrid way of working. Being in the heart of the city’s tech ecosystem is a really exciting prospect for us, as we look to elevate the business and take it to the next level.”

Derek Newsome
General Manager - Bosch Automotive Service Solutions



No.2 Circle Square Lounge

OCTOPUS ENERGY

“Our team in Manchester is growing at rapid speed, driving the green energy tech revolution across the UK. So we were looking for a new office that would give us enough space that would accommodate our team while placing us in the heart of Manchester’s research ecosystem – Circle Square fulfilled both of these requirements. It was a perfect match, and we can’t wait to move in.”

Devrim Celal
CEO - Octopus Energy Group’s KrakenFlex

AUTOCAB

“We have some exciting growth plans, but we can only realise them if we can attract the industry’s best established and emerging talent. Circle Square will be a real draw with the fantastic workspace we’ll be able to create there, a thriving new community on our doorstep and being based right in the heart of the city region’s innovation economy.

“Circle Square aligns with our ethos to be able to create, innovate and network with like-minded businesses. We also needed a base which represented our inclusive culture and company values. We cannot wait to be able to establish ourselves here by attending, and hosting, some great events which continue to build up our network.”

Safa Alkateb
CEO - Autocab



The Autocab Team

“Our ambition has always been to provide a space for global innovators to come together in one highly-connected space, so seeing businesses of this calibre commit to moving to Circle Square is really exciting.

The neighbourhood offers a rare opportunity for leading tech businesses establish a home in the heart of Manchester’s Oxford Road corridor, providing access to emerging talent and connections with universities of global pedigree, their R&D and spin-outs.

Bradley Toops
Commercial Director - Bruntwood SciTech

A NEW CULTURAL HUB



Symphony Park, the first and largest public park created in the city in decades, recently opened at Circle Square. The space forms the backdrop to the city’s best cultural events celebrating everything Manchester has to offer, welcoming artisan markets, live performances, and the Corridor of Light Festival; a three-night celebration of the Oxford Road Corridor through language, light and ideas. Symphony Park hosted ‘Our Beating Heart’, a mirror ball on a grand scale in the shape of a heart, creating a visual spectacle of thousands of spots of light moving across the night sky, designed by light artists Lucy McDonnell and Stephen Newby.

Boutique fitness studio TRIB3 also officially opened its doors, whilst Hello Oriental’s new market hall and dining concept, offering fast and fresh Chinese and Vietnamese cuisine as well as DJs and live music will open in spring. They’ll soon be joined by around 20 new retail and leisure venues including Canvas, Manchester’s newest live music venue, hosting a diverse range of established and emerging live talent, plus club sessions from the best new promoters in the city.

“When we launched Hello Oriental as an online supermarket 18 months ago, that was only the start of our journey. We also wanted to deliver the very best Asian and oriental produce to our customers in Manchester, but we needed a flagship venue that would bring our vision to life. Circle Square is the perfect place for us, a new city neighbourhood that is bringing people together to create a really thriving community. Our new market hall experience is a place for food-lovers of all backgrounds to come together, socialise and enjoy the very best Chinese and Vietnamese cuisine.”

Ricky Yip
CEO of Hello Oriental



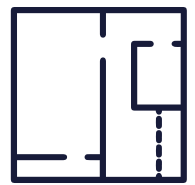
MANCHESTER SCIENCE PARK

Base, the new £21m, 91,000 sq ft development at Manchester Science Park topped out in September, making it one of the first projects supported by the government’s Getting Building Fund to reach the momentous milestone.

Specifically designed for companies working in high growth, frontier sectors of Industry 4.0 including low carbon, computer and energy technology, gaming, and animation, Base will become a new specialist hub in the city, building on the region’s internationally recognised tech and manufacturing cluster.

Due to complete in spring 2022, Base will offer a mix of office space, the capability for labs and a dedicated makerspace workshop for the prototyping of new, or modifying existing products.

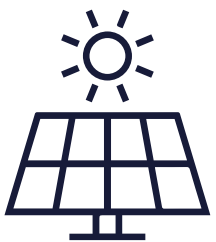
It will also be home to a new community innovation activities hub and vocational training centre committed to the rapid upskilling and retraining of young people and those from disadvantaged backgrounds. The new hub will focus on the specialist technical skills associated with low carbon technologies and innovation, and will aim to reach more than 5,000 local residents over the next five years and create over 1,000 high value jobs in support of Manchester’s post-pandemic economic recovery.



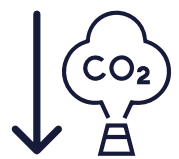
91,000
sq ft



1,000
High value jobs



704 SQ
of PV solar power



22%
Carbon reduced



Base is the first new development at Manchester Science Park to be designed to operate at Net Zero Carbon across its shared, communal areas. The sustainability measures being incorporated will help to reduce the building's carbon footprint by 22% and achieve an EPC rating A. They include 704m sq of PV solar power which is expected to generate around 114 MWh of electricity per year and a hybrid heating and cooling system with a significant reduction in refrigerant gases, resulting in far lower emissions and optimised energy consumption. Over 360m sq of carpet from the old Base building has been recycled - 60% of which will be reused as flooring finishes, while the remaining will be turned into useful energy through a waste-to-energy facility. Externally, 50 new trees, wild grasses, bird nest boxes and below-ground beehives are also being added to the campus.

FIRST PRE-LET SECURED

Blockchain technology specialists, Urbanchain develop many different urban service provisions for integrated healthcare services, multimodal transport, VAT claims and logistics. In the energy sector they have worked with Ofgem in the Innovation Link programme to link the wholesale energy market to household smart meters.

Already part of the Bruntwood SciTech network, Urbanchain started out in the Tech Incubator at Circle Square with just two desks. Over the last three years they have grown their business at Manchester Science Park and will now take a larger office at Base to support their expansion following its completion.



WELCOMING THE HOUSE OF COMMONS SCIENCE AND TECHNOLOGY COMMITTEE

In September we were pleased to welcome members of the House of Commons Science and Technology Committee to Manchester Science Park and Citylabs.

The Committee chaired by Rt Hon Greg Clark MP, visited Hayden Jeffreys Chief Operating Officer of Yourgene Health at Citylabs 1.0 along with senior representatives from Manchester University NHS Foundation Trust (MFT) including Chief Executive Sir Mike Deegan, Professor Jane Eddleston Group Medical Director, and Professor

Rick Body, Research and Innovation Director and Professor of Emergency Medicine at The University of Manchester.

Committee members including Rebecca Long-Bailey MP, Mark Logan MP, Graham Stringer MP and Katherine Fletcher MP also enjoyed meetings with representatives from leading life sciences and digital technology companies including Infex Therapeutics, MAC clinical research, QIAGEN, Wakelet and Northcoders at Manchester Science Park before heading off to The University of Manchester to hear evidence from leading figures including Professor Richard Jones, Professor Luke Georgiou and Bruntswood SciTech Exec Chair Chris Oglesby as part of its inquiry into the role of technology, research and innovation in the UK's recovery from Covid-19.



GOING FROM STRENGTH TO STRENGTH WITH HIGH POTENTIAL OPPORTUNITY ZONE STATUS

In August, Manchester Science Park, Citylabs and Alderley Park were designated as part of a High Potential Opportunity zone for Diagnostics and Early Intervention for Healthy Ageing, in acknowledgement of the region's existing strengths in these areas. The HPO focuses on four key themes: Diagnostics, SMART technologies, Assistive Technologies and Therapeutics and will promote the Greater Manchester and Cheshire life sciences cluster as a key opportunity for investment and expansion opportunity to international investors across 177 countries.



SUPPORT FOR BUSINESSES

Deb Hetherington, our Head of Innovation, discusses supporting businesses in Manchester

“An area that has seen a huge acceleration recently is the convergence between tech and life sciences. We’re always looking to global best practice to help accelerate the growth of our customers and this market shift presents a great opportunity for us to facilitate new ways for our customers to collaborate across our network, bringing together companies from Alderley Park, Manchester Science Park, Citylabs, Circle Square, Innovation Birmingham, Platform and Melbourn Science Park.

For many new and early-stage businesses funding is vital but isn’t necessarily always a priority, so we’re actively identifying grant and investment opportunities for our customers alongside ways for them to access new markets in order to open up validation and real world market testing opportunities.

Bringing together and connecting our startups and market-leading businesses presents many exciting opportunities for COOs and CTOs from across our campuses to provide mentorship opportunities or access new talent, something we’re keen to do more of over the next 12 months.”

An aerial photograph of Birmingham, UK, showing a mix of modern and traditional architecture, green spaces, and a canal. The word 'BIRMINGHAM' is superimposed in large, white, outlined capital letters across the center of the image.

BIRMINGHAM

Last year, Birmingham was named the UK's regional start-up capital for a seventh consecutive year. As the Bruntwood SciTech network continued to grow and support the city, 2021 brought with it many highlights and achievements including the establishment of a new Knowledge Quarter, the development of Enterprise Wharf and the first phase of Birmingham Health Innovation Campus getting underway.

A NEW KNOWLEDGE QUARTER

Plans to develop Birmingham's Knowledge Quarter (B:KQ) took a significant step forward over the last 12 months, as the Quarter's institutions, including Aston and Birmingham City universities, Unite Union, three academies and HS2 came together with Bruntwood SciTech to establish the B:KQ Alliance.

B:KQ brings together 11 institutions, over 40,000 students and 170 innovators and investors together over 50 hectares to create a destination and transform Birmingham through innovation. Working as part of B:KQ, Birmingham City Council and the other Alliance members will establish a vibrant place, well connected to the city's other districts to offer a home for a new generation of "collaborateers".

"Birmingham's Knowledge Quarter is rapidly emerging as a place. It signifies an important alliance, focused on growing the city's knowledge economy to drive innovation, opportunity and growth."

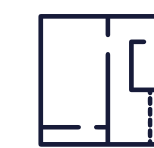
Professor Philip Plowden
Vice Chancellor - Birmingham City University



40,000 students



170 Innovators and investors



50 hectares



RECOGNISING REGIONAL STRENGTHS: ESTABLISHING A PROFTECH SUPERCLUSTER

In 2021, the West Midlands launched SuperTech, the first dedicated ProfTech collaboration of its kind in the UK. The cross-sector partnership supported by Bruntwood SciTech will showcase the talent, innovation, and investment potential of the West Midlands’ rapidly emerging professional services technology (ProfTech) cluster and amplify the voice and potential of regional businesses in the sector, including FinTech, LegalTech, PropTech and InsurTech.

“We launched SuperTech with the sole purpose of shining a spotlight on the strength of the West Midlands’ burgeoning community of tech-led professional and financial services expertise, as the exemplar of how UK regions hold the key to unlocking emerging sectors vital to the country’s economic future.”

Hilary Smyth-Allen
Executive Lead - SuperTech

THE WEST MIDLANDS DEFINED ITS REGIONAL CAPABILITIES

Working closely with the West Midlands Growth Company, 2021 saw Bruntwood SciTech support the creation of new investment narratives for the region’s health and life sciences and digital tech sectors identifying key regional strengths in:

Data
Diagnostics
Digital Health and Devices
Telecommunications and 5G
Digital Enterprise Technology
IT services and Games
VR/AR



ENTERPRISE WHARF GETS UNDERWAY

In March, construction began on Enterprise Wharf, kickstarting the development of Birmingham's first smart-enabled building.

Designed to offer tech companies an innately tech-enabled environment, the 10 storey, 120,000 sq ft Enterprise Wharf will feature a large, open plan reception and collaboration space, cycle storage, space for electric vehicle charging, showers and a roof garden with stunning views over the city. New external landscaping will create a new green space for the campus, providing direct, much improved access to the adjacent Birmingham and Fazeley Canal.

Embedded with smart Internet of Things (IoT) technology, Enterprise Wharf will collect and have the ability to monitor data from the Building Management System, HVAC, lighting and CCTV. Data from a range of sensors will be displayed in a purpose-built dashboard, allowing air quality, lighting and energy consumption to be managed and optimised, creating a healthy, productive and sustainable workplace.

Enterprise Wharf will be the first new development at the Innovation Birmingham Campus to incorporate measures towards the achievement of Net Zero Carbon; including an A-rated EPC together with 100 m² of PV solar power, and a combined air source heat pump and chiller system enabling highly efficient heating, heat recovery, and cooling. The building's facade has also been optimised to provide high thermal efficiency, minimising internal artificial lighting requirements.



Due to complete in autumn 2022, Enterprise Wharf will more than double the size of the current Innovation Birmingham Campus and provide almost 120,000 sq ft to the innovative tech and digital companies of tomorrow.

“Enterprise Wharf will be a valuable and important addition to Birmingham’s already thriving tech ecosystem. Birmingham boasts world-class universities, a skilled talent pool and fantastic transport links making it the UK’s top city for startups. The Innovation Birmingham Campus has long held a reputation as a dynamic innovation community for SMEs. This expansion now opens up the Campus’ innovation capabilities to larger

companies looking for opportunities to access innovation and talent in the region.

Birmingham’s first smart-enabled building offers a unique and unrivalled opportunity for tech businesses to benefit from super-fast and reliable connectivity, smart access control and visitor management as well as the ability to control temperature and lighting to reduce CO2 emissions and improve wellbeing and sustainability.”

David Hardman
Managing Director - Bruntwood SciTech - Birmingham



NEW INNOVATION PROGRAMMES LAUNCH

A number of new innovation services programmes were unveiled to support start ups and SMEs.

SERENDIP PROPTECH 2021 CHALLENGE

Working in partnership with Balfour Beatty and Bouygues UK, Bruntwood SciTech established the Serendip PropTech 2021 Challenge. Established to help the construction industry access innovative tech more easily, challenges were centred around tackling the cladding crisis and identifying ways to efficiently survey buildings. Companies from the West Midlands, London and Israel were successfully welcomed onto the six month programme and we look forward to seeing the results of these exciting partnerships as the programme progresses.



INNOVATE AT HS2

Following a successful introduction at the end of last year, the HS2 accelerator programme which was launched in partnership with the Connected Places Catapult, had a highly productive first year. Companies on the programme raised £6m in investment; 80% of companies secured commercial deals with HS2 or its supply chain and two companies joined forces to create an innovative new product.



E4F NEW START

The Entrepreneurs for the Future (E4F) programme was relaunched at the Innovation Birmingham Campus in May to support the business ambitions of local young talent. Welcoming 150 entrepreneurs onto the programme over the course of one year, the programme has a proven track record as an incubator for tech talent having supported 220 companies since its inception in 2010.



TACKLING KNIFE CRIME AND GANG CULTURE WITH VR EDTECH

Round Midnight, a Birmingham based creative arts company, specialising in theatre, drama and tech in education uses virtual reality to tackle issues such as knife crime and gang culture.

Through funding from network partners Innovate UK, Round Midnight has developed highly engaging and effective virtual reality programmes which are used by institutions across the country including West Midlands Police and Greater Manchester Violence Reduction Unit.

“Round Midnight has always seen itself as an arts and education organisation, but being part of the Bruntwood SciTech network has helped us develop and prosper as an EdTech business.

“Since being based at the Innovation Birmingham Campus, we have won several awards: VR/AR Project of the Year, Best Use of Technology - Education and Tech for Good Award at the Digital City Awards and Services Innovator of the Year at the inaugural Innovation Awards.

“This recognition and support has been invaluable. It’s created new opportunities and recognition which would have otherwise escaped us.”

Stuart Lane
Founder and Director - Round Midnight



LAUNCH OF THE WEST MIDLANDS HEALTH AND WELLBEING INNOVATION NETWORK (WMHWIN)

In August, a new network was launched by the University of Warwick in partnership with University Hospitals Coventry and Warwickshire (UHCW) NHS Trust and Bruntwood SciTech. The WMHWIN was launched to support businesses aiming to move into or grow within the healthcare, technology and wellbeing sectors where they can harness university and hospital expertise and resources, as well as specialist work space and business support.



BIRMINGHAM HEALTH INNOVATION CAMPUS STARTS TO TAKE SHAPE

Work got underway on the first phase of development at Birmingham Health Innovation Campus this year, with construction starting on the first building - No.1 BHIC.

Due for completion in late 2023, No.1 BHIC will be home to the University of Birmingham's Precision Health Technologies Accelerator, headed up by Gino Martini, Birmingham Precision Medicine Centre and the Health Innovation Technologies Hub. Companies co-located at the Campus will be able to bring their products to market faster, accessing expert clinical trials capability, world-leading medtech device expertise and the historically strong connections across academia and the region's biggest Trusts.

When complete in 2030 the Campus, a Life Sciences Opportunity Zone and High Potential Opportunity for Data

Driven Healthcare, will offer 657,000 sq ft of premium lab, office and innovation space, helping to support the creation of up to 10,000 jobs and contribute £400m GVA to the region per annum.

Surrounded by some of Birmingham's largest clinical and academic institutions, including the University of Birmingham, Queen Elizabeth Hospital, Biohub Birmingham and Birmingham Women's and Children's NHS Foundation Trust, the Campus will help to catalyse the region's life science industry with its unique ability to offer the full supply chain from clinical trials through to manufacturing and logistics.



Professor Tim Jones, Provost and Vice-Principal of the University of Birmingham commented on the creation of the new Campus and what this means for the region

“One of our core missions is to deliver ‘research that matters’ - achieving outcomes that can achieve lasting, transformative impact. By developing BHIC and establishing our Precision Health Technologies Accelerator, we will enable talented researchers and forward-thinking industry partners to be even more productive and successful, translating their ideas for new drugs, devices and diagnostics into validated innovations which can quickly be adopted in-clinic.

“By creating a state-of-the-art environment for researchers and entrepreneurs to flourish, with a strong emphasis on knowledge sharing and collaboration, we will deliver life-changing benefits to patients and sustainable growth to our region and beyond”.

Andy Street, the Mayor of the West Midlands, added: “By providing the best facilities within an already thriving life sciences and health technology cluster here in the West Midlands, BHIC will attract significant investment into our region, providing jobs and opportunities for all communities across the region. Not only that, but the work will also positively impact people’s health and wellbeing, something we know that’s critical to address following our Health of the Region report.

“It is fantastic to see work underway, and I want to congratulate the team on reaching this milestone.”

An aerial photograph of the Alderley Park life science campus. The image shows a large complex of modern buildings with glass facades and flat roofs, situated along the edge of a body of water. The foreground is dominated by a dense forest of green trees. In the background, there are rolling hills under a cloudy sky. The text 'ALDERLEY PARK' is overlaid in large, white, outlined letters across the middle of the image.

ALDERLEY PARK

The UK's largest single-site life science campus continued to go from strength to strength, with the establishment of a Covid-19 mass vaccination centre, a new validation centre of excellence and the success of the Oncology Development Programme.

NHS MASS VACCINATION CENTRE OPENS TO SUPPORT FIGHT AGAINST COVID-19

After supporting the onset of the pandemic with the Lighthouse Lab, February 2021 saw Bruntwood SciTech complete the full circle in supporting the fight against Covid-19 by opening a Mass Vaccination Centre at Alderley Park. Operated by East Cheshire and Mid Cheshire NHS Trusts, the Vaccination Centre operated seven days a week for eight months, providing 92,500 vaccines to the local community.

"We're really proud to have worked so closely with the NHS to support the local community and play our part in helping to fight the pandemic. It's been our pleasure to provide the facilities for such a vital cause and we've loved welcoming so many people to the Park. For many, their vaccination represented a glimmer of hope during a difficult time, so to know that Alderley Park has played a small part in helping to raise spirits is very humbling."

Dr Kath Mackay
Director for Life Sciences -
Bruntwood SciTech

"I would like to pass on our sincere thanks to all the NHS staff and volunteers from the Royal Volunteers Service and St Johns Ambulance who gave up their time to support the vaccination programme at Alderley Park."

"I would also like to thank our partners at Bruntwood SciTech for the use of their facilities and the ongoing support from their staff who have done an incredible job in ensuring the operation has run smoothly throughout."

John Wilbraham
Chief Executive - East Cheshire NHS Trust



92,500

Vaccines to the
local community



FINAL 6 CHOSEN FOR ONCOLOGY DEVELOPMENT PROGRAMME

The inaugural Alderley Park Oncology Development Programme has already started making waves. Launched in 2020, and funded by Cancer Research UK and Innovate UK, the programme brings together some of the biggest names in UK cancer research and clinical excellence, plus four major global pharmaceutical and healthcare companies to combine forces and help accelerate the translation of emerging cancer research into patient benefits. A unique collaboration of AstraZeneca, Johnson & Johnson Innovation, GlaxoSmithKline, Roche, The Christie NHS Foundation Trust, Medicines Discovery Catapult and the Manchester Cancer Research Centre have supported researchers and start-ups on their discovery journeys.

The Programme received extremely high quality applications from across the UK, with 35 of the 86 applications selected by a committee of the programme partners to proceed to Development Phase 1. In September, the final six projects were selected to proceed to Development Phase 2, culminating in a Demo Day. Two of the cohort members have each since secured a total of over £16m of funding with the remaining businesses in discussions with investors and major pharmaceutical companies.

6 SUCCESSFUL ONCOLOGY PROJECTS:

Cardiff University with TnA Therapeutics

Ceridwen Oncology Ltd

ImmTune Therapies

LOX Project, Drug Discovery Unit (DDU), CRUK Manchester Institute

pHion Therapeutics

Treating RAS-driven cancers, CRUK Manchester Institute



SUPPORTING CUSTOMER GROWTH



SCIEX

SCIEX, part of the Danaher family, relocated to Alderley Park taking 6,070 sq ft of laboratory and write up space. Dan Leigh, Senior Support Manager, commented on their move:

“SCIEX is an instrument vendor. We’re a mass spec company, we do the R&D, we produce, we sell, we support, and we train our users in mass spectrometry.

“In some ways we’re different to a lot of companies within the life science sector in that we are the provider of the tools. We give people the tools that they need to achieve their work and solve their problems, whatever it may be.

“A big driver for the move here was to locate ourselves in the middle of the scientific community so we can work directly with the people doing the work on those next generation applications. For us, it’s important to be part of that community where we have access to each other.

‘We worked really closely with the Bruntwood SciTech team in designing our customer facing lab and meeting spaces which was a great opportunity for us - enabling us to thrive as colleagues.’

REGIT



Regit relocated to Glasshouse from Manchester city centre and have since settled into campus life and all that Alderley Park has to offer.

“Regit is a digital garage for car owners. A car owner imports a registration number into our platform and creates a personalised garage where we then help them buy, sell and maintain their car whilst keeping them legal through timely reminders.

Our platform and the first party data we generate allows us to help car manufacturers to sell new cars whilst also providing data and insight to help inform marketing strategies with the impending shift to electric vehicles. As an automotive data business we are unique in being able to have a single customer view over the car owning lifecycle.

The whole of the Glasshouse ethos and the innovation here means that you never know the opportunities for partnerships that may arise by chance meeting somebody over a coffee, or at an event.

Post-pandemic, we have seen that flexible working provides such a better balance. Getting up in the morning and coming to a place like Glasshouse with so many facilities - for example the village pub, the gym, tennis courts, country walks - there is something for everyone that appeals. I think we are very lucky to be here.”

Chris Green
Founder and CCO - Regit

An aerial photograph of Leeds city center, showing a mix of modern glass-fronted buildings and older brick structures. A large, curved glass building is prominent in the upper left. A large, grey, curved roof structure, likely a train station, dominates the lower left. A tall, dark building with a mural of a phoenix is in the center. The word "LEEDS" is overlaid in large, white, outlined letters across the middle of the image.

LEEDS

Leeds is the largest regional economy outside of London, it's the fastest growing city for tech and digital, and the largest professional services cluster outside London. At Platform, the city's only dedicated hub for digital and tech startups, it's been a busy year supporting over 50 companies to form, scale and grow.

A NEW PARTNERSHIP WITH LEEDS BECKETT UNIVERSITY

In February 2021, we announced a new partnership with Leeds Beckett University was announced at boosting the long-term sustainability, growth and success of smaller tech and digital businesses in Leeds. The partnership supports businesses to embed innovation and management skills, and access talent as well as entrepreneurial training.

Through the collaboration, Bruntwood SciTech and Leeds Beckett have connected companies based in Platform with academic experts, creating opportunities for students and graduates to work on bespoke projects as placements or in full-time roles, and run knowledge sharing events and mentoring sessions. The Leeds Beckett Innovation Hub, hosted at Platform provides opportunities for customers to be guest speakers, and access drop-in clinics.

Customers have also been able to access the Accelerate programme, funded by the European Regional Development Fund. This programme of six months intensive business support is available to all SMEs in the region but with priority given to those based in Platform. It offers a series of masterclasses for companies in their first three years such as business planning, marketing, pitch readiness, leadership, HR, and peer to peer learning, and provides 15 hours of dedicated support in cohorts of no greater than 10 businesses.

Professor Peter Slee, Vice Chancellor of Leeds Beckett University, said: "Our new partnership with Bruntwood SciTech here in Leeds demonstrates our shared commitment to driving innovation in the region. Together, we will create a new engaging and innovative environment in the heart of Leeds for our students, graduates and academics to come together with entrepreneurs across the city."



Deb Hetherington, explains: "A key aim of the partnership is to establish the management capabilities of the small business community - including leadership skills, strategic thinking, and business productivity - to give them long-term sustainability. We are committed to supporting our customers through their ambitious growth journeys, and so far have seen nine consultancy projects carried out directly with our Tech Hub businesses. Following the success of the ERDF funded 'Accelerate' programme we're currently working with Leeds Beckett to design a follow on Next Steps Accelerator to support those coming out of the initial programme to help their business continue to grow on this trajectory with the support of our digital ecosystem, partners and more."

DISRUPTING LEGAL SERVICES WITH TECH IN LEEDS

Shaking up the traditional and conventional law industry was never going to be easy. But Gary Gallen, Founder of rradar, the commercial law firm which challenges how traditional law firms operate by empowering businesses with smarter, more accessible legal services via technology, explains why Leeds is the perfect city to do business in.

“There are some cities where you can feel the buzz as soon as you arrive. For me, Leeds is one of those places. The city has five universities and the two big ones – the University of Leeds and Leeds Beckett, are a valuable resource for a company like ours, which needs the best and brightest to continue innovating and providing first-class customer service.

“It’s also easier to retain talent in Leeds. In the legal sector, as in the tech sector, nobody now feels they have to go to London to find good jobs or good opportunities. The city has a thriving tech sector and we’re ideally placed to take advantage of that as we move into recovery from the pandemic.

“For me, the ability to recruit from the local area is very important – we’ve got grit, determination and heaps of energy

and enthusiasm and I think the success of Leeds, and other northern cities, shows that when we put our minds to it, we can match London – and give people a better standard of living for less.

“When we were looking for somewhere to set up our new Leeds branch, we were searching for a location that would be centrally located (important for our clients), connected to tech (vital for us as we do a lot of our business online and need that connectivity) and serviced for the benefit of the companies that worked there. Tech companies have very specific requirements that need to be taken into account when deciding on a workspace.

“Platform, for us, ticked a lot of boxes; literally right on top of the railway station, a prime city centre location, meaning our employees could take advantage of public transport connections, a good-sized office with room for expansion, and excellent tech connectivity. It’s also part of the Bruntwood SciTech network, which means we were in safe hands when it came to someone who understood our needs and what we were looking for in setting up a new branch of a very highly tech-focussed law firm.”





SUPPORT FOR LEEDS' VIBRANT FESTIVAL SCENE

After a year without face to face events, Bruntwood SciTech was proud to be part of bringing Leeds back to full vibrancy through its support for a number of festivals across the city. The inaugural West Yorkshire Innovation Festival took place in March and saw over 1,500 people from across the region come together to attend 41 events from 21 organisers, whilst the Leeds International Festival celebrated new ideas and innovation, bringing together a huge number of the brightest minds to explore the world of tomorrow over two weeks. Platform-based Baltic Apprenticeships led an insightful Q&A around the importance of apprenticeships in the digital and tech sector, and how they can be used as a valuable tool to rectify inequality by creating opportunity.



LEEDS DIVERSITY IN DIGITAL REPORT LAUNCH

Platform was also the HQ for the Leeds Digital Festival, playing host to over 30 events, including Anxiety Arcade, Innovation in Action, and Designing Event Driven Systems. The Festival culminated in the launch of the Racial Diversity in Digital Report in partnership with Diverse & Equal, Women in Leeds Digital (WiLD), Leeds City Council, the University of Leeds, Bruntwood SciTech, BJSS, Crisp, Sky Bet, and TPP. The Report maps the activity of the sector in the city to see how representative it is of society, shining a spotlight on the short-comings of representation in the city's tech sector, creating a clear benchmark for businesses and a roadmap for progress. It has also opened a conversation for incremental changes and actions that can easily and effectively be deployed to increase diversity.

An aerial photograph of the Liverpool city skyline. In the foreground on the left, a modern glass skyscraper with a distinctive geometric pattern is visible. The city extends to the waterfront, with various buildings and green spaces. A large, white, outline-style text 'LIVERPOOL' is superimposed across the middle of the image. The sky is a clear, pale blue.

LIVERPOOL

As the City welcomed a new mayor, the Spine officially opened, Liverpool Science Park saw the completion of a £1m refurbishment and Bruntwood SciTech scooped Deal of the Year for our investment into Sciontec Liverpool, 2021 continued to be an exciting year in Liverpool.

NEW ENTRANCE TO LIVERPOOL SCIENCE PARK

As part of a £1m refurbishment at Liverpool Science Park, July saw the completion of a new entrance and welcome area at the campus.

With the use of a striking exposed steel frame, a full height green wall and bespoke interactive lighting installation, a new main entrance has been created directly on Mount Pleasant. It includes a new breakout and lounge space, pop-up style café, large sliding doors leading



out to an external landscaped seating area with views of the Cathedral Piazza, and expansive windows showcasing the incredible technology being used in the Manufacturing Technology Centre's robotics lab.

"During the unprecedented times of the past 12 months we managed to complete a scheme that is not only designed for today's customers but has future-proofed Liverpool Science Park for years to come. The mental health and physical wellbeing of our customers is of the utmost importance to us, which is why we have invested so heavily in the biophilic living wall and introduced natural lighting and airflow."

Colin Forshaw
Regional Director - Liverpool

"The completion of the Liverpool Science Park entrance marks an exciting moment for the Sciontec Liverpool partners and demonstrates our commitment to maintaining investment in our existing portfolio as well as new science and tech spaces. This project marks the start of many more exciting developments for KQ Liverpool in the coming year."

Professor Dame Janet Beer
Chair of Sciontec and Vice-Chancellor
of the University of Liverpool



KQ LIVERPOOL’S ICONIC SPINE OPENS

The Spine at Paddington Village opened to much acclaim in May as the new home of the Royal College of Physicians. The first Grade-A office building in the Liverpool City Region for more than a decade, the 160,000 sq ft, 14-storey building has already become an iconic landmark on the city’s skyline.

Set to be one of the healthiest workspaces for mental health and physical wellbeing in the UK (subject to achieving Platinum WELL accreditation), the Spine’s layout and design uses biophilic design principles with planters containing high-oxygen-producing plants to improve the internal environment. The building is heated by a low carbon heating exchange, and a large number of cycle spaces and electric car charging points have been installed in the adjacent car park.

The Spine has already attracted much attention and is now home to the headquarters of an end-to-end Pandemic Institute which is committed to helping the world prevent, prepare, and respond more effectively to pandemics, offering world-leading clinical and research expertise across all stages of the pandemic lifecycle which will be rapidly translated into tangible policy, solutions and activity, ensuring real world impact for governments, businesses and

individuals across the globe. The overall aim is to accelerate the global response to pandemics, unify global intelligence and increase the reach and impact of pandemic research.

The Pandemic Institute is a medical, academic and civic partnership between the University of Liverpool, Liverpool John Moores University, Liverpool School of Tropical Medicine, Liverpool University Teaching Hospital NHS Foundation Trust, Liverpool City Council, Liverpool City Region Combined Authority and Knowledge Quarter Liverpool, and will have significant global reach with collaborations and hubs located across the world.

In response to the Covid-19 pandemic, Liverpool has pioneered innovative approaches including a whole city community testing pilot which cut transmission rates by a fifth, as well as hosting large-scale pilot events on behalf of the Government that provided

evidence of how to safely reopen important sectors of the economy – developing Liverpool’s reputation as a leader in pandemic management and resilience.

“Liverpool is perfectly placed to be the home for the Pandemic Institute – building on the foundations laid so far in the city, and its significant contributions in this field, Liverpool is a global city with expertise in many fields relevant to pandemics, including medical, tropical and veterinary research.”

Professor Matthew Baylis
Director of the Pandemic Institute and
Chair of Veterinary Epidemiology at the
University of Liverpool



An aerial photograph of a suburban area with a mix of residential houses and industrial buildings. The word "CAMBRIDGE" is superimposed in large, white, outlined capital letters across the center of the image. The background shows a residential neighborhood with houses and trees on the left, and a larger industrial or commercial complex with several large buildings and parking lots on the right. The overall tone is slightly muted and professional.

CAMBRIDGE

2021 signalled a new era in the growth of Bruntwood SciTech as we announced our expansion into the golden triangle with the acquisition of Melbourn Science Park near Cambridge, alongside a new strategic partnership with leading independent technology and product development company TTP plc.

EXCITING PLANS FOR MELBOURN SCIENCE PARK

Located nine miles south of Cambridge city centre, Melbourn Science Park is currently home to the Park's freeholder TTP, as well as companies including AstraZeneca, SPT Labtech, Cellular Highways and LEX Diagnostics.

The development of an ambitious new masterplan for the 16.4 acre campus, will create a long term vision for the future growth of the Park as a leading science and technology cluster in Cambridge. At the heart of the plans will be a new life sciences incubator



JAMIE CLYDE APPOINTED AS REGIONAL DIRECTOR



Jamie Clyde will lead Bruntwood SciTech's expansion into the golden triangle. Jamie joins Bruntwood SciTech from a management consultancy role and has over 25 years experience, including leading a number of corporate start-ups. Jamie was Chief Customer Officer for the launch of Virgin Mobile SA, building an organisation of 750 staff in less than 6 months; founder and CEO of British Airways/Comair's SLOW Airport Lounges which won a series of international awards; launched EDF Energy's spin out Hoppy, and co-founded the fintech 22SEVEN which was acquired by Old Mutual. Prior to joining Bruntwood SciTech, Jamie advised Regus on its global transformation into IWG group.

"I am hugely excited to be leading Bruntwood SciTech's expansion into the golden triangle and the evolution of Melbourn Science Park as a new science and tech cluster in south Cambridgeshire - an important part of the OxCam Arc. Our partnership with The Technology Partnership (TTP) allows us to offer unrivalled specialist facilities, innovation support and scientific product commercialisation."



OXFORD

BEGBROKE PARK - A NEW SCIENCE AND INNOVATION DISTRICT

Bruntwood SciTech’s presence in the golden triangle continued to build in 2021 when in July Oxford University Development (OUD) - the University of Oxford’s £4bn joint venture with Legal & General - announced the appointment of Bruntwood SciTech as development manager for the redevelopment and expansion of Begbroke Science Park.

The first phase of the planned new innovation district will provide new teaching facilities for the University’s Mathematical, Physical and Life Sciences departments, as well as providing space to incubate spin-out companies. The wider masterplan for the campus will create a ‘live/study/work’ environment, with ambitions to include a hotel, restaurant, bars, cafes, shops, educational, community and sports facilities.

By building out a network of high-quality research and innovation facilities, alongside affordable homes to accommodate students and teachers, the new campus will help to support the retention of talent in the city, boost the economy and support spin-out and scale-up businesses.



“We are delighted that this project is going ahead as part of our JV partnership with Legal & General. It will provide much needed expansion space for academic research and also for University spinouts and commercial collaborators. It will double the amount of space in the Science Park and form the first phase of a larger commercial, academic and residential development.”

Dr David Prout
Pro-Vice Chancellor - University of Oxford



SUSTAINABILITY

LEADERS GATHER TO DISCUSS THE UK'S NET ZERO AMBITIONS

Back in March, Bruntwood SciTech welcomed leaders from the world of sustainability to a roundtable to discuss the impact of the property sector on the Government's ability to achieve its ambitious target of Net Zero Carbon by 2050.

The roundtable followed the publication of the Government's 10 Point Plan for a Green Industrial Revolution and focussed on the contribution of the built environment to the UK's total carbon footprint and the key role the property and science and technology sectors all have to play.



Julie Hirigoyen
Chief Executive - UKGBC

"It's achievable but perhaps unrealistic and we're already running out of time to achieve it. Lots of focus to date has been on shifting away from coal and a lot of progress has been made in this particular area, but we've not gone far enough or fast enough with our actions to date. We're now into what we're calling the 'Decade of Action'. We now as a country need to be making huge progress by 2030, and hitting a 78% reduction in carbon by 2035, all the time being mindful that as more time lapses the less time we have. If we don't make progress by 2030 and hit 78% savings by 2035, then yes the government's target is definitely unrealistic".



Prof. Carly McLachlan
PhD - Professor Climate and Energy Policy- University of Manchester

"It's achievable but only if we take it seriously and get on with it. It's something that we need to be embedding across all organisations, many of which simply don't talk enough about budgets and the impact of budgets and investing on cutting emissions. The next decade and the action we take is essential. The Intergovernmental Panel on Climate Change (IPCC) - the United Nations body for assessing science related to climate change, reported in their report 1.5 degrees - 12 years to save the world, that we actually need to halve emissions globally in that period. There are some things that the UK is doing great, but there's also some things that are not great and there's just no space or time for that. Businesses need to see a clear line of travel in order to take up carbon savings."



Ian Meikle
Director of Clean Growth and Infrastructure - Innovate UK

"We need to take a global perspective. Offshoring and manufacturing overseas has meant that our associated emissions have gone overseas too, so collectively the world has not necessarily reduced total global emissions. This needs to start being accounted for and we need to all quickly agree the benchmark or start point from which we are measuring from. We should also consider the idea of repatriating carbon back to its source, if we're really going to tackle this on a global level."



Nick Winsor, CBE
Chair - Energy Systems Catapult

"You can see in the automotive sector in particular the positive commitments being made by business, bringing in and installing new technologies. There is no doubt that policies on renewables have been a great success and made a massive impact in just a short number of years - take offshore wind for example, however subsidies for photovoltaics (PV) have decimated the supply chain and there's no policy on heat, yet heat pumps will be a huge part of the solution and this is something that really needs to be driven. Perspective bans on particular technologies are incredibly useful and need to come into place in terms of heat.

"Smart, digitally enabled systems are absolutely critical but these rarely get mentioned. We need more big technologies and to see them deployed, for example wind, cars and batteries. This is an area that still needs a lot more attention and money in terms of innovation. Although we are seeing strong activity from startups coming up with new products and services which is great, we still see the Catapult network struggling to deploy large scale demonstrators."



John Bromley
Head of Clean Energy - Legal & General

"Who is going to pay for Net Zero? Some structural things have been baked in and need to be rethought/reengineered, but what do we expect consumers to be involved in and what needs to be industry/government led? If we're not prepared to grab hold of fundamentals and shake them up, it's going to be hard to retrofit some existing functionality. The real issue here is how we establish a business model without incentivisation/regulation."



Adam Smith
Project Director - Sustainable Design Lead and Acting Head of ESG - Stanhope PLC

"The UKGBC has been doing a brilliant job around consistency. We've seen a change in the last couple of years from only 10% of building and construction projects looking at carbon to 100%. We're on the right track but it's difficult to see how we can get to the 2030/2035 levels without a revolution in the supply chain. And how we're influencing the supply chain needs a lot of work. The investor community is moving away from just saying all the right things to actively getting involved which is really good to see. Now is an exciting time, but at the moment it's hard to see what the next 10 years look like in full."

BRUNTWOOD SCITECH SECURES NEW SUSTAINABILITY-LINKED LOAN

Bruntwood SciTech further underlined its commitment to sustainability in the year, securing a new three year £95m sustainability-linked loan facility to help fuel growth and expansion.

The new loan from NatWest, Lloyds Bank, Santander and HSBC UK extended Bruntwood SciTech's existing £185m green loan, which it agreed with the club in 2018, to £280m and will be used to invest into the ongoing development of the UK's largest single-site life science campus - Alderley Park, Manchester Science Park, Platform - the home of tech in Leeds, and the commercial buildings at Circle Square.

The funding will also be used to support new acquisitions, such as Melbourn Science Park in Cambridge and the development of the Innovation Birmingham Campus. The innovative funding package sees Bruntwood SciTech continue to receive a discount on its cost of funding by agreeing to fulfil bespoke sustainability-linked covenants across a number of initiatives including waste and recycling, green energy procurement and a pledge to reduce the energy intensity of its portfolio by more than 10% over the lifetime of the loan. Bruntwood SciTech already holds the ISO 50001 energy management standard and the latest funding will support us in becoming a gold standard low carbon company.

Andy Clarke, Director at NatWest, said: "The funding provided by NatWest and the other banks will enable Bruntwood SciTech to continue to grow and expand it's network of innovation districts in a way that is sustainable and environmentally-responsible as it drives forward the growth of the UK science and technology sector."

Richard Butterfield, relationship director at Lloyds Bank, said: "As the UK looks to recover from the economic impact of the pandemic, high quality facilities for businesses operating in key growth areas such as the digital and life sciences sectors will be essential. Bruntwood SciTech continues to deliver these in abundance and we're pleased to support its ambitious sites spread across the UK. Equally, Bruntwood SciTech is playing an important role in driving the ESG agenda and we've welcomed the opportunity to support them as Sole Sustainability Coordinator on this transaction as it looks to further incentivise environmental performance through its funding strategy."

Matt Jones, Senior Director, Real Estate Finance, Santander UK said: "Santander is delighted to be supporting Bruntwood SciTech with this latest funding, which will enable further growth and investment in the fast-moving science and technology sectors. We all have a part to play in supporting sustainable development and we look forward to working with Kate and the team to positively contribute to the wider climate change agenda. Santander recently announced its ambition to achieve net-zero carbon emissions across the group by 2050, and we are committed to supporting our clients in their transition to a low-carbon economy."



CARBON COUNTS

At Circle Square we were proud to host 'Carbon Counts', an exhibition from leading architects Feilden Clegg Bradley Studios presenting some of the most common materials used in architecture today and exploring the carbon impacts of each one.

Having moved to Manchester from London, the striking installation aimed to increase understanding of embodied and emitted carbon in architectural designs so that everyone is able to make better-informed choices which affect the impact of their work on the environment.

See more at carboncounts.fcbstudios.com

OUR ROAD TO NET ZERO

Against a backdrop of the publication of the government's Net Zero Strategy and COP26, Bruntwood SciTech's development director, Peter Crowther, shares his insights on what we're doing to reduce our carbon footprint, make gains towards the achievement of Net Zero Carbon, and the challenges being faced.



"We're doing a lot of work to study and better understand our existing buildings, looking at construction methodology and building services to identify the common threads and make decisions on how we can retrofit our buildings to support our pledge to achieve Net Zero Carbon in operational areas by 2030, but our drive is to get there as quickly as we can. We're already gathering building data to analyse where we need to invest such as in insulation on roofs and facades, installing solar panels to generate energy ourselves, replacing glazing, and replacing gas boilers for other heat sources such as air source or ground source heat pumps.

My hope is that we make significant inroads on all of our buildings, new and existing, by 2030.

Allied to this is our smart buildings work, particularly the use of smart meters and the installation of them as soon as possible so that both we and our customers can see their usage in real time and help to reduce their carbon usage.

We're currently trialling the use of kill switches on our meeting rooms at Alderley Park, a one stop switch that the last person out of the room in the evening flicks and turns everything

off bar critical systems. We know that many of our customers have critical infrastructure that needs to be run 24/7 such as fridges or diagnostic equipment, and in installing a kill switch they'd need to be able to isolate these from say power to chargers, laptops, lights, meeting room AV equipment etc when considering reducing their load and consumption.

As we renew leases we will look to introduce green leases that provide the impetus for making real changes happen in reducing both ours and our customers' carbon utilisation.

We're currently under construction with a number of new developments and designing several others, which gives us the opportunity to get it right from the outset or modify buildings currently under construction. A good example of this is Base at Manchester Science Park where we're installing air quality sensors so constant air isn't required to be pumped in, and instead monitors the building for air quality, only pumping fresh air in once the sensors are alerted - akin to consumer products such as Hive.

We're also using the NABERS protocol to measure the energy use of our buildings. It measures both ours and customers' energy combined ie the total combined

energy in use and encourages both parties to work more closely together and every new building being designed from now is net zero in our operational areas.

We're also looking at improving water systems and how we can harvest that which falls onto our buildings alongside how we can make use of new advanced materials such as Graphene for example.

Bruntwood SciTech has an appetite to produce buildings which are ultra efficient. I think what's important in the challenge to become Net Zero is to remember that it's all about incremental gains, small changes which step by step get us closer to greater efficiency and collectively make meaningful change."

Peter Crowther
Development Director -
Bruntwood SciTech

MARKET SPOTLIGHT

EDITION
01
October 2021

**FEATURED
TOPIC**

The UK's
transition to
Net Zero

**MARKET
SPOTLIGHT
REPORT**

The impact of the UK science
and technology sector

bruntwood
SciTech

QUARTERLY MARKET TRACKER LAUNCHES

Bruntwood SciTech shone a spotlight on the science and technology property market back in October with the launch of a new market tracker report. The report focussed on the value of the sector to the UK economy and the impact the UK's transition to net zero will have on job creation and GVA growth.

The UK science and technology sector continues to dominate the international and UK marketplace for Private Equity (PE) & Venture Capital (VC) fund investment. Globally, in 2020 the sector accounted for approximately

£26.2 billion of investment, representing around 58.4% of investment recorded across all business sectors. By comparison, the next largest sector - Consumer Goods and Services, accounted for just £7.8 billion of PE & VC investment (c.18% of the global total).

The UK's science and technology economy is also a major destination for international investment, amounting to 19.6% of the global total investment in the science and technology sector for PE & VC investment in 2020 and 11.7%

of global PE & VC investment in any sector.

However the distribution of investment continues to be dominated by London, the South East, and in the East of England regions, with the West Midlands ranked 5th and the North West 8th when it comes to the share of PE and VC investment by region further helping Bruntwood SciTech make the case for more equitable distribution of investment and calls for the Government to actively support its levelling up pledges.

£ 7.8b
of PE & VC investment

£ 26.2
billion of investment

19.6%
of the global total
investment in the science
and technology sector for
PE & VC

—> [Download the report](#)

SUPPORT FOR BUSINESSES

As many businesses in the sector continued to feel the effects of the pandemic, Bruntwood SciTech supported more businesses than ever to access finance, talent, new markets and a range of professional support services.

CLOUDCYCLE: MARKET AND FUNDING OPPORTUNITIES

Cloudcycle's platform aims to eliminate waste in the concrete industry utilising big data and will support providers in reducing their CO2 emissions whilst better managing quality, reducing liability and making bottom line efficiencies. Part of our Serendip programme at Innovation Birmingham, Cloudcycle are aiming to help HS2 avoid 420,000 tonnes of concrete waste, saving £25m on phases 1&2, cut CO2 emissions by 50m KGs, and save 2.6 million litres of water.



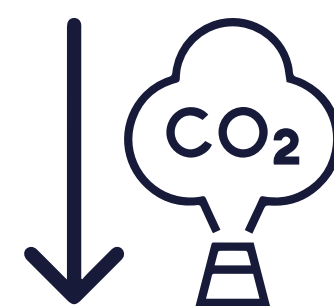
"We've been enabled with direct access to market and funding by being accepted onto the HS2 Serendip Programme. The pilots we've secured, such as a 6 month proof of concept pilot with Balfour Beatty Vinci which will see our technology deployed on 12 CEMEX trucks transporting approx 60,000 m3 of concrete, have enabled us to prove both our commercial & technology readiness, and subsequently helped us gain traction with investors. We've been awarded £835,000 in grant funding to help accelerate our R&D of which HS2 themselves contributed £250,000, and we wouldn't have been able to gain this market traction, especially on a scale of this national importance, this fast anywhere else.

We've been delighted with the growth, collaboration, and network-building opportunities this Programme has brought us, and it's directly contributed to 5 new employees to our team, mainly in research and data science."

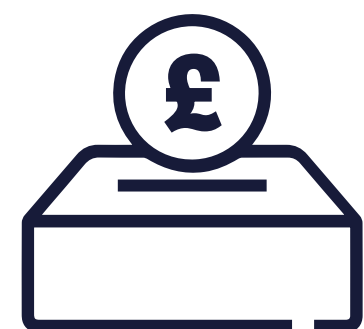
Phill White
CEO and Founder - Cloudcycle



Help HS2 avoid
420,000
tonnes of concrete waste



Cut CO2 emissions by
50m KGs



Saving
£25m
on phases 1&2



Save
2.6 million
litres of water

KINOMICA: DE-RISKING SUCCESS AND £3.9M RAISE

Kinomica spent two years trying to obtain funding before joining the Alderley Park Accelerator programme. Since being based at the Park, they have raised £3.9m as part of their plans to bring forward technology for the development of new drug treatments.



Jane Theaker, CEO of Kinomica comments on the support received and what it has meant for their business:

“At the end of the due diligence that the Accelerator forced the company to go through, it meant that I had a list of all the potential customers, and the commercial traction that there could be for that company - and that for me was really valuable as I knew it had de-risked one element - and that’s what accelerators do, they de-risk the elements of a company.

Alderley Park has the most fantastic Accelerator programme in my opinion, and that’s because it’s based on a scientific approach - they have the sector knowledge and the expert network that you can tap into and go to at any point. Even though an accelerator can just be a 6 or 8 week plan, quite often you need that longer term support to really grow a business.

They’ve nurtured us, they’ve helped us with publicity, they’ve helped pull the board together, and pre-sold us to investors and customers - and that for us has been like gold dust - really fantastic support that is incredibly valuable for the company.”

JUBLO: PARTNERSHIPS MADE THROUGH THE BRUNTWOOD SCITECH NETWORK

Jublo are a language translations agency and digital consultancy based at Platform. Their highly-qualified native speaking linguists provide language translations - from editing to subtitling, auto-translation of text by software or learning algorithm, transcreation - adapting messages from one language to another maintaining its context, and localisation. The team of digital experts at Jublo can also help businesses by taking away many of the ‘headaches’ involved in running a digital service.

Since arriving at Platform, Jublo have utilised Bruntwood SciTech’s partner network in Leeds to help grow their business.

“We love being based in Leeds - and we’re right at the heart of the city centre at Platform! Even in lockdown it’s been brilliant to feel the vibrancy of the city and having everything right on your doorstep. Since locating to the Tech Hub in Platform we’ve received brilliant support from Deb Hetherington, the Head of Innovation, who made us feel immediately welcome

and has connected us to lots of helpful contacts. It was actually through Deb that we were involved with the 2020 virtual Leeds Digital Festival which was great to be a part of. Deb also set up a partnership between ourselves and Leeds Beckett University via the Accelerate programme which brought a wealth of knowledge on potential markets and areas of growth for us, and we’ve had a number of masters students working on a research project for us, all at no cost to the business. We would never have realised the types of engagement possible with Universities without the support and facilitation of the team at Platform.

We’re also working with the city’s LEP who are great at supporting businesses like ours. Our plan for the next 12 months is to get even more involved with the digital community in Leeds, which will definitely be easier as life becomes a bit more ‘normal’ again.”

Laura Kenny
Head of Marketing - Jublo

OUR VIBRANT COMMUNITY

After a challenging 12 months, it was great to welcome so many of our customers and partners back to our campuses to celebrate the Olympics and Paralympics, Manchester Pride, Run North West Trail Race, our annual BBQs and much, much more.



TOUR OF BRITAIN COMES TO ALDERLEY PARK

In September, Alderley Park played host to the start of Stage 5 of the Tour of Britain, welcoming over 1000 people to watch the race depart from Glasshouse. Top name cyclists including Mark Cavendish, Wout van Aert, Richie Porte and Julian Alaphillippe were all in attendance, together with Dame Sarah Storey - the most decorated Paralympian of all time, members of local cycling clubs and over 100 local school children and 26 volunteers.



CINEMA UNDER THE STARS

Summer at Alderley Park saw the arrival of Cinema Under the Stars. In partnership with the Alfresco Film Company, customers and local residents were treated to a weekend of fun that included showings of Jurassic Park, Mamma Mia and Beetlejuice.



HOMEGROWN HARVEST FESTIVAL

Our community allotment at Manchester Science Park continues to go from strength to strength culminating in this year's harvest festival, a celebration of all the homegrown produce from the garden - a legacy from Bruntwood's support for RHS Tatton Park in 2017.

MAKING A DIFFERENCE

Inspiring the next generation to pursue opportunities and careers in STEM is central to our values and our purpose.



SUPPORT FOR STEM

UN INTERNATIONAL DAY OF WOMEN AND GIRLS IN SCIENCE

In celebration of the UN International Day of Women and Girls in Science, Bruntwood SciTech's Director for Life Sciences, Dr Kath Mackay shared her thoughts with Forbes.com readers about the importance of diverse role models, shedding light on what there is to gain from more women working in STEM, and proposed changes that need to be made to increase the numbers of both female researchers and senior hires.

INTERNATIONAL WOMEN'S DAY

Some of the amazing female founders from across the Bruntwood SciTech network helped us celebrate International Women's Day 2021 including Tiffany Thorne - CEO of BiViTriX, Dr Marilyn Comrie - Director at the Blair Project, Grace Hulse - Head of Cyber & Innovation at the Cyber Resilience Centre for Greater Manchester, Nasra Hagi - Founder of Recognize, and Jane Rutter - Founder and CEO of Zeal Media. They all shared their thoughts around this year's theme of 'choose to challenge', while our Head of Innovation Deb Hetherington shared her thoughts on challenging gender pay gaps and the lack of representation of women in the digital and tech sector.

Speaking about her journey and the inspiration behind founding BiVictriX, Tiffany Thorne:

"Initially I trained and qualified as a Clinical Immunologist at Manchester Royal Infirmary, where one of my key roles was in the diagnosis and management of some of the most aggressive forms of leukaemia. Here I became aware of the urgent need for safer and more effective therapies to improve patient outcomes and turned my attention to working on next generation antibody based therapeutic approaches.

"I suggested that a concept widely used as an efficient diagnostic platform could be applied, for the first time, to these next generation approaches to form a novel class of therapeutics with superior cancer selectivity. This was the basis for BiVictriX."

Grace Hulse, Head of Cyber & Innovation at the Cyber Resilience Centre for Greater Manchester: "My passion for digital investigations came when I worked in the major incident team as a digital media investigator. Working in cybercrime I have managed investigations and developed connections across forces around the UK. I hope to see businesses across the region improve cyber awareness and grow their resilience to the latest online crimes."

Nasra Hagi - Recognize: "Recognize Ltd is my response to years of frustration and concern. Ultimately my aim is for every mother to have free coaching, paid for by the NHS. In the meantime, I'm providing a workplace wellbeing programme and one-to-one coaching for perinatal women to offer a number of different options to those struggling."

Jane Rutter, Zeal Media: "The first agency I ever worked for was amazing. I had an incredibly strong and impressive female role model and I instantly loved the industry and the people who worked in it. I knew I wanted my own agency and set myself a target to do it before I was 30. Over the next 6 years I dedicated myself to asking ALL the questions and learning as much as I could from a number of amazing and talented people. At 29 I resigned from my role and set up Zeal.

"We now work across many different sectors and work with lots of different sized clients. We especially love young, ambitious companies with big potential for growth. It's been fantastic being located at Platform as we are co-located with other amazing businesses (some of which are now clients), so networking is always interesting here!."

SKILLS AND TALENT

In Cheshire, Dr Kath Mackay joined the Cheshire and Warrington Local Enterprise Partnership (LEP) board as Chair of the Employer Skills and Education Board as it stepped up activity to drive forward the region's economic growth, focussing on skills and education aspects of the Local Industrial Strategy and Strategic Economic Plan.

Kath also joined membership organisation Bionow's Life Sciences Skills Steering Group, helping the North of England's life sciences community to better understand the breadth and scale of skills-based activities and initiatives that are already taking place, build upon the existing skills agenda and address the community's skills needs.

In February we also celebrated National Apprenticeship Week highlighting how apprenticeships can be used to bridge the digital skills gap and promote fairer opportunities in the digital tech sector. Platform-based Baltic Apprenticeships and Circle Square-based Manchester Digital discussed their thoughts at a roundtable focussed on the importance of apprenticeships for the sector, alongside The Blair Project's Dr Marilyn Comrie and Geoff Stevenson from Ada College for Digital Skills.



- 1) Left hand open cupboard
- 2) Right hand take out bowl
- 3) Right hand ~~by~~ put bowl on table
- 4) Left hand close cupboard.
- 5) Left hand open ~~fr~~ fridge
- 6) Right hand, get milk out of fridge
- 7) Left hand close fridge
- 8) Left hand open

40
sheets

FLIPCHART
EASEL
Barcode code 20078

OUR FINANCIAL RESULTS

Bruntwood SciTech delivered pre-tax profits of £17.1m, while Turnover also grew substantially to £51.8m, a near 30% uplift on previous year results as our network continued to expand and a number of significant leasing transactions were also secured.

The portfolio is now valued at £669.5m, up from £545.7m in 2020, with total net assets valued at £235.3m. Shareholders invested an additional £27.8m in new equity and a new £95.1m sustainability-linked funding deal was secured along with a new £44m development facility from OakNorth Bank.

KEY STATS

£52m

TURNOVER UP 29.2%

£203m

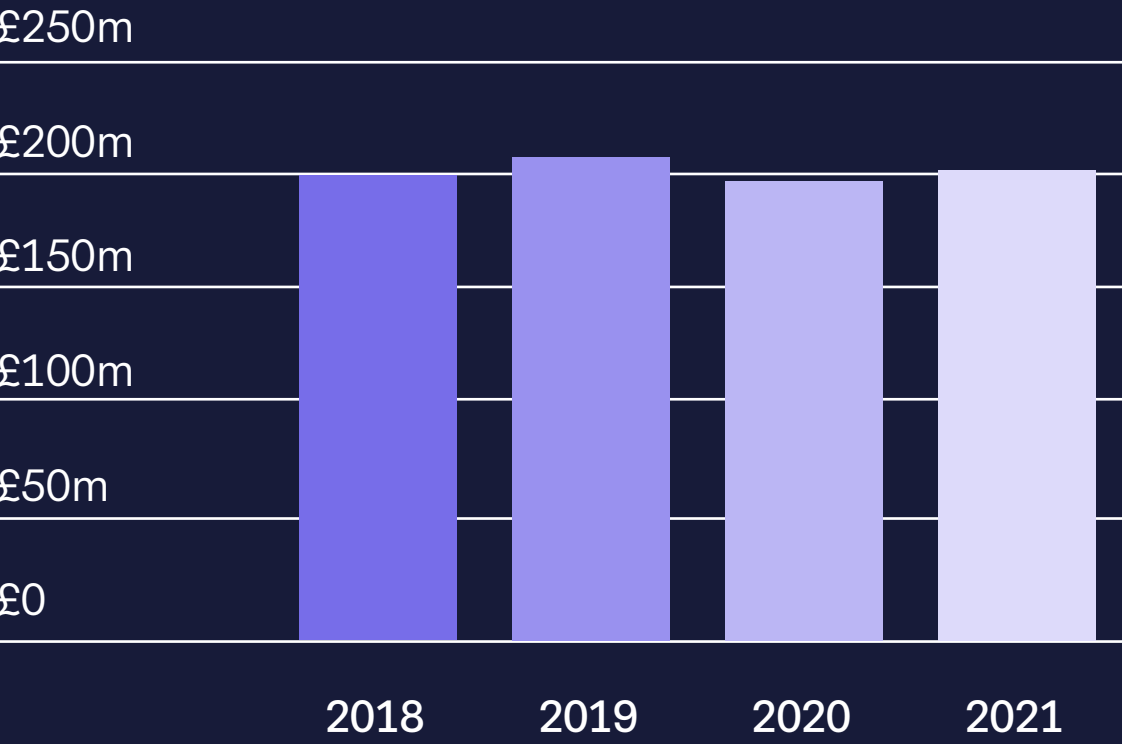
SHAREHOLDERS FUNDS UP 2.8%

35.8%

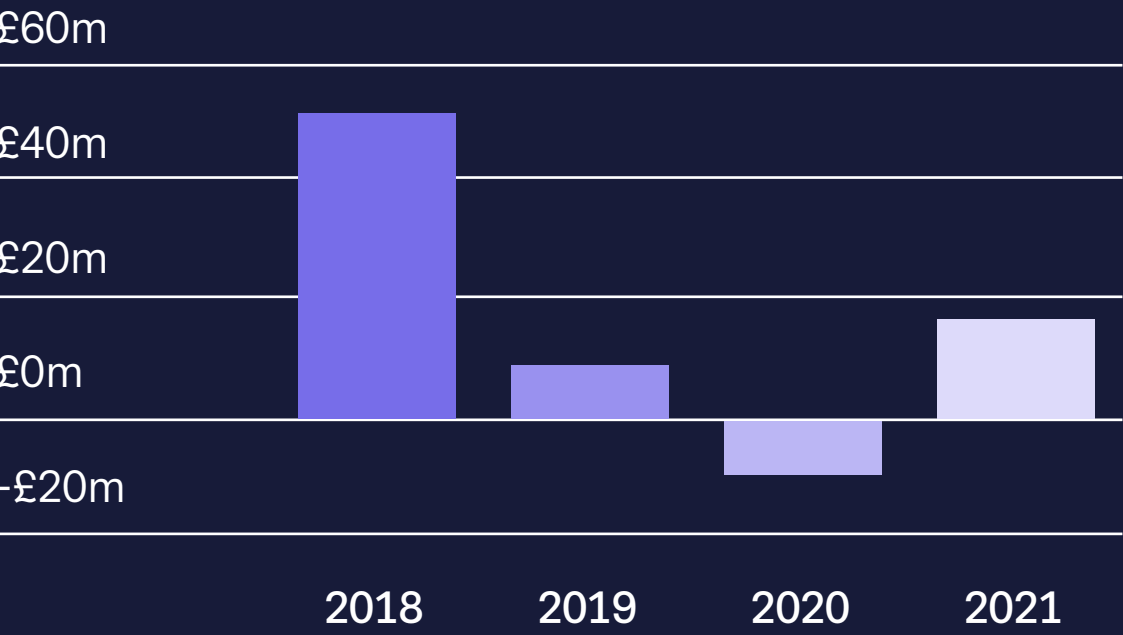
GEARING UP FROM 35.6%*

MAIN FINANCIAL PERFORMANCE METRICS

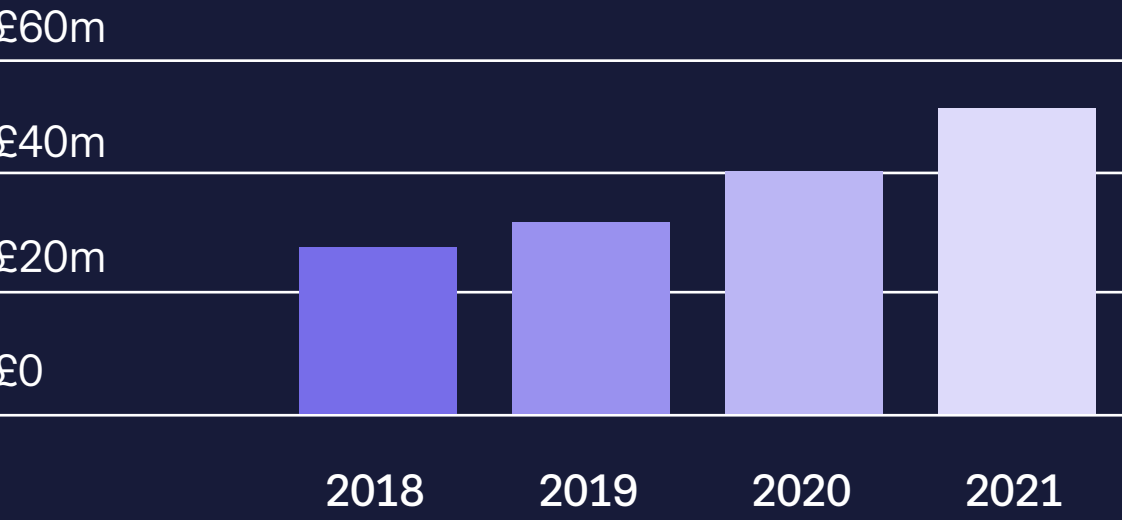
Shareholders funds: + 2.8%



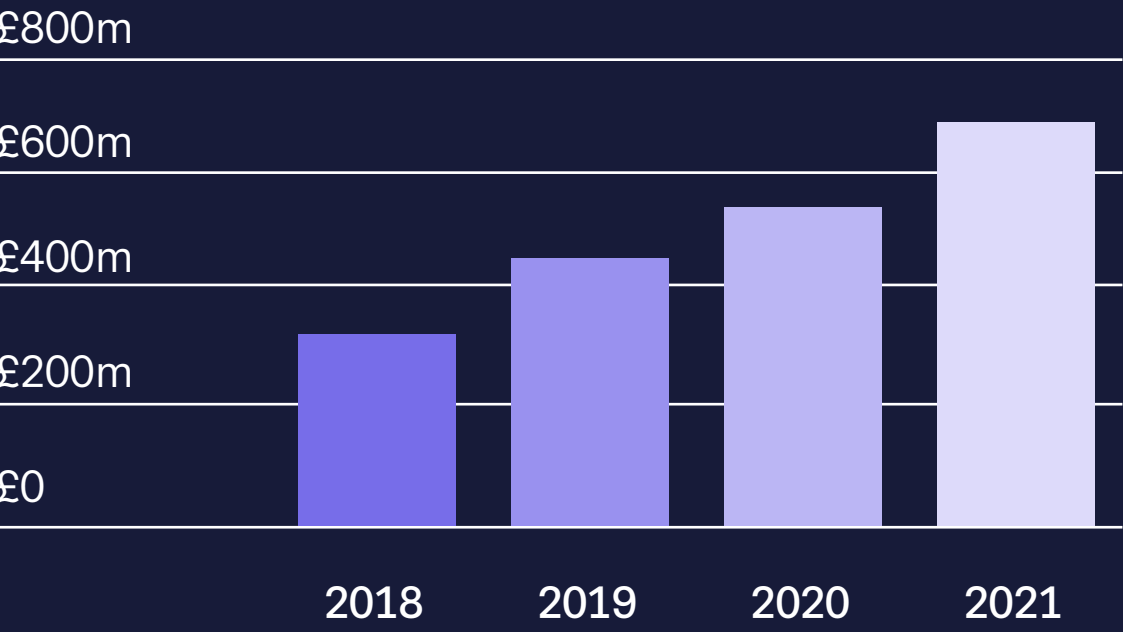
Profit/loss before tax: +324.9%



Turnover: +29.2%



Fixed assets under management*



BALANCE SHEET

Year ended 30 september 2021	2021	2020
	£000	£000
Fixed assets		
Tangible assets	669,521	545,702
Fixed asset investments		
- Investment in Joint Ventures	(13)	-
- Other investments	4,531	3,986
	674,039	549,688
Current assets		
Debtors: amounts receivable within one year	27,902	12,688
Debtors: amounts receivable after more than one year	6,959	5,604
Cash at bank and in hand	5,108	9,048
	39,969	27,340
Creditors: amounts falling due within one year	(80,259)	(68,450)
Net current assets/(liabilities)	(40,290)	(41,110)
Total assets less current liabilities	633,749	508,578
Creditors: amounts falling due after more tha one year	(366,148)	(258,075)
Provisions for liabilities	(32,294)	(19,523)
Net assets	235,307	230,980
Capital and reserves		
Called up share capital	3,682	3,682
Share premium	129,033	129,033
Profit and loss account	70,079	64,623
Shareholder’s funds	202,794	197,338
Non controlling interest	32,513	33,642
Total capital employed	235,307	230,980

PROFIT AND LOSS ACCOUNT

Year ended 30 september 2021	2021	2020
	£000	£000
Turnover	51,768	40,055
Cost of sales	(39,088)	(30,165)
Gross profit/loss	12,680	9,890
Administrative expenses	(12,597)	(9,773)
Gross profit/loss net of administrative expenses	83	117
Share of results of joint ventures	(13)	(185)
Revaluation gains	22,836	1,042
Gain/loss on interest rate derivates	939	(1,206)
Gain on disposal of listed investments	-	235
Exceptional losses	(66)	(3,204)
Profit/loss before interest and tax	23,779	(3,201)
Net interest payable	(6,681)	(4,400)
Profit/loss on ordinary activities before taxation	17,098	(7,601)
Tax on profit/loss on ordinary activities	(12,771)	(2,095)
Profit/loss for the financial year	4,327	(9,696)

LOOKING AHEAD



When I look at what our cities need to thrive over the next 20 years, it's to unlock the power of their science and tech economies for the benefit of the citizens within those places, and the UK economy more widely.

Bruntwood SciTech is deeply rooted in place, creating connected ecosystems, and providing specialist knowledge, infrastructure and support. We help cities to develop their strategies and then align our strategy behind them, looking at the areas of growth in the economy and the infrastructures required for delivery.

The UK science and tech sector is already disrupting almost every industry our country has to offer and new areas will continue to emerge, such as the convergence between life sciences and digital technology from which many opportunities will emerge for our customers.

Over the past 12 months we've spent a lot of time campaigning and lobbying the Government for increased R&D expenditure in the North and Midlands. Investment is critical to unlocking the potential of the economy, and in doing so we can look to level up, rather than level down. We have to unlock the potential of the North, whilst ensuring that the South continues to prosper. It's something that the whole country needs to get behind to create synergistic value.

As a business, we want to ensure that our economies are sustainable, not only by providing specialist space for science and technology businesses, but also by supporting their growth: providing access to funding, the best talent, accelerated access into new markets and a large connected network.

Chris Oglesby
Executive Chair - Bruntwood SciTech

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