



STEVENAGE 2040
**INVESTMENT
PROSPECTUS**
NEW TOWN, NEW FUTURE

Welcome to Stevenage



Councillor
Richard Henry,
Leader of Stevenage
Borough Council

“Stevenage is experiencing transformational change. Designated as the UK’s first New Town in 1946, the town promotes innovation, ambition and a pioneering spirit which continues to attract global businesses and ground-breaking achievements.

“Our town strives for excellence, and we are able to deliver this through partnership working and a collaborative approach between the public and private sector. We are home to the third largest cluster of cell and gene therapy businesses in the world, are a life sciences High Potential Opportunity Zone, home to world-leading space and defence companies like Airbus and MBDA. Stevenage has outstanding potential, with up to 15,000 new jobs to be created in world-leading industries, along with a regenerated town centre.

“Our £1bn regeneration programme is supporting business and investment into the town, delivering improved transport facilities, leisure, culture, retail spaces and town centre living. We are providing for our communities and businesses, with opportunities for skills development for our local workforce.

“There is so much further opportunity in Stevenage. Our location, achievements in the STEM sectors and economic forecasts are all contributing to a place that continues to thrive. Steeped in heritage and working with strong and growing partnerships, we are delivering a 21st Century New Town. I hope that this brochure excites you about the potential of Stevenage as much as it does for me and the communities I represent”.

Headline Figures: Stevenage by 2040



Global leader in life sciences and Europe’s premier Cell and Gene Therapy Cluster



Elevate Quarter: Stevenage’s new £900m Bioscience Campus (1.6m sq ft R&D/commercial)

GVA

£417m GVA p.a. contribution to national economy of Stevenage Bioscience Catalyst by 2040, a five-fold increase



Life sciences growth driver: Over £800m p.a. start-up and equity investment by 2040 to drive growth across life sciences



15,000 new jobs across Stevenage with a local GVA impact of £1.2bn – 1.4bn by 2040, including

- 8,000 bioscience and life sciences
- 2,000 advanced manufacturing and engineering
- 3,000 public sector
- 2,000 business support and wider economy



£1bn town centre renewal programme, including the transformation of the railway station and surrounding area



At least 7,600 new homes to be built by 2031, including over 1,800 homes as part of the SG1 Masterplan

Support for the Stevenage Investment Town Plan



"The Stevenage Development Board have continued work to oversee the regeneration of the town in other areas since the Town Investment Plan bid and helped to secure public and private investment potentially totalling £2.2 billion today and a further £700 million in the future. This level of investment will impact and improve vital infrastructure, encourage further employment areas, and offer life changing technology to the world."

"Government, developers and investors must be brave and be prepared to think differently and work together to create outcomes that benefit everyone. Our town centres can be enablers of this future growth. I hope – and believe – that our plans to transform Stevenage will see a change in the way we deliver town centre regeneration across the country."

Mark Reynolds
CEO Mace, Developer

"The impact of the Bioscience Catalyst and Catapult here in Stevenage is such that over the past 12 years, they have significantly changed health provision with many new treatments arriving in the future. The success of these is encouraging the creation of a new Space and Communications cluster to form and deliver defining STEM technology in this advanced manufacturing sector."

"Educating parents and young people about pathways and aspiration is key. We want to ensure that Stevenage families see the high-tech jobs as attainable. We must break down the barriers and make the employment opportunities accessible for all."

Mark Lewis
Headteacher Thomas
Alleyes School, Stevenage

"Airbus will be at the centre of this cluster having recently received funding from the U.K. Space Agency to start this process. The past success of Airbus Stevenage has delivered Sky TV to our homes and supported the platform and delivery of Europe's Galileo."

"We can readily look to the future for our town in these STEM technology areas and the opportunities that exist throughout the town, which are vital in inspiring the great people of Hertfordshire."

"We exist to make Stevenage Even Better for everyone".

Adrian Hawkins OBE
Chairman - Stevenage Development Board
Chairman - Hertfordshire Futures
Chairman - Herts Skills & Employment Board
Chairman - biz4Biz

"Our vision is to transform Stevenage into a town that provides local people with access to exceptional training facilities and high quality employment opportunities. Improving skills and education is critically important to the town of Stevenage. It's been great to see a high level of engagement and commitment from educational institutions and employers in supporting Stevenage to open up opportunities for further learning and progression into skilled employment. "

Kit Davies
Principal and CEO
North Herts College

"The plan is to expand, celebrate, and offer greater accessibility to Stevenage's rich heritage, arts and culture. Stevenage will be celebrated as a cultural destination which will drive greater economic growth and well-being."

Martha Lytton Cobbold
Managing Director, Lytton Enterprises Ltd./
Knebworth Estates

"Together [SBC companies] have raised over £1.6bn by 2012. Of this, 70% of the funding is for Cell and Gene technologies placing it at the centre of the largest Cell and Gene cluster in Europe. It has been estimated that there is potential within the cluster for over 250,000 sq ft of private sector funded development delivering 2,100 direct jobs over 10 years".

Sally Ann Forsyth MPhil, PhD, CGMA
Chief Executive Officer
Stevenage Bioscience Catalyst

Stevenage:

New Town; New Future

Stevenage is a place on the move. We are transforming the future of the UK's first New Town, building on its strategic location at the heart of the Golden Triangle between London, Cambridge and Oxford. We have brought together a unique public-private partnership which is driving this change.

Stevenage's town centre is undergoing a £1bn transformative investment programme. The town is home to world-leading industries across advanced manufacturing, defence, pharmaceuticals and life sciences. Over the last decade, Stevenage has developed a particular specialism around Cell and Gene Therapy (CGT), and now has the world's third largest cluster of CGT businesses.

BUILDING A SUPPORTIVE AND DYNAMIC ENVIRONMENT FOR BUSINESS:

in partnership with leading corporations like Airbus and GSK, including over £1billion of private sector investment planned for key employment sites.

STEPPING UP OUR EDUCATION AND SKILLS OFFER:

investing in our education sector, working with providers, businesses and the local community to provide opportunities to grow skills, knowledge and career options.



REVITALISING OUR TOWN CENTRE:

by launching a transformative £1bn investment programme to set a new standard in urban living creating an agile Town Centre that can evolve and adapt with 21st Century living/working.

CEMENTING STEVENAGE'S STATUS AS A WORLD-LEADER IN LIFE SCIENCES AND EUROPE'S PREMIER CELL AND GENE THERAPY CLUSTER:

by attracting new market entrants and continuing to support innovative SMEs and world leaders.

By 2040, there will be significant changes in the global economy with Industry 4.0, artificial intelligence, life sciences and biotech likely to be key drivers of growth. Stevenage is aiming to be at the heart of this.

Stevenage has the potential to deliver 15,000 new jobs by 2040. Our public-private sector partnership is already delivering real-world results – in terms of inward investment, educational performance, renewal of the town’s fabric, transport infrastructure and housing renewal. Every one pound of public sector investment will see a gain of £10 to the Stevenage economy.

This prospectus outlines a roadmap for the town’s next stage of development and sets out the areas where we need support from central Government, businesses and all our partners inside and outside the town.

DELIVERING HIGH-STANDARD HOUSING

TO ALL: in line with our Local Plan goal to deliver 7,600 homes by 2031 transforming our housing landscape including a £29 million investment to 2030 rejuvenating our most critical housing areas and expanding beyond our ambition for 1,000 new council homes by 2030.



Future

**DRIVING EXCELLENT
TRANSPORT CONNECTIVITY:**

£40million invested by Network Rail to expand services and add a new fifth platform; a £10 million new bus interchange, and investing in a cycle hire scheme.

SECURING A SUSTAINABLE FUTURE:

by investing in the greening of our urban centre, future proofing our sustainable transport infrastructure and adopting the highest standards for low carbon development.

Stevenage: Today

Stevenage's growth is **driven by a vision where leading industries thrive**, bolstered by strategic investment from the public and private sectors and underpinned by its prime location within the Golden Triangle. This proactive planning strategy for inward investment has been recognized in the 2023 Harrington Review, highlighting the town's commitment to fostering a business-friendly environment.

Our status as a hub for key subsectors in science and technology has attracted world-leading industries.

These include firms across defence, engineering, and bioscience, with a notable focus on Cell and Gene Therapy, as well as other critical areas such as food and drink and manufacturing.

Stevenage's long-standing giants include MBDA (60+ years), Airbus Space and Defence (60+ years), and GSK's research centre (since 1995). These are not just major employers but exemplify Stevenage's historical strength in high-end manufacturing and engineering, collectively employing over 5,000 local people and reflecting the importance of the local economy.

Despite these strengths in our town, Stevenage continues to face significant challenges that put our potential at risk. In particular, as the UK's first New Town, our infrastructure is aging at the same time and such is no longer fit for purpose.

Advanced Engineering

Stevenage is home to industry leaders including GSK, MBDA, and Airbus Defence and Space. Alongside its major industry leaders. We are proud to host a rich mosaic of businesses, including small and medium enterprises, which will play a crucial role in Stevenage's future growth.

This includes:

innovative VIAMI Solutions, leading operators in the advanced manufacturing and engineering fields

Leading firms in food and drink including The Wine Society and Allied Bakeries, and more recent businesses which began during the Covid-19 pandemic.

AIRBUS

GSK

MBDA



Life Sciences

The Stevenage Bioscience Catalyst (SBC) has been a hub since 2012, attracting significant funding and research talent, underlining Stevenage's role as a national leader in bioscience R&D.

Space & Defence Specialism

For over six decades the Airbus Defence and Space site of Stevenage has been the lynchpin for the development and construction of Telecommunications, Scientific, Earth Observation and Meteorology Satellites, Planetary Surface Robotics, spacecraft structures, propulsion systems, mechanisms and antennas.

— THE —
WINE
SOCIETY
— 1874 —

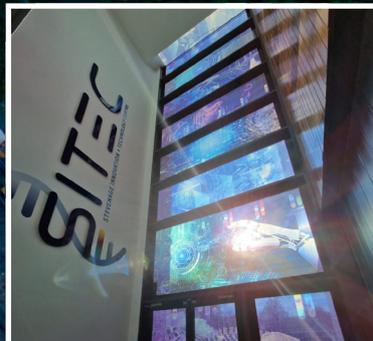
Strong Public/Private Partnership

Over 70 companies have joined public sector partners at the SBC, securing £2.9bn in funding. It could result in gross impacts of 4500 jobs and up to £417m GVA annually to the UK economy by 2040.

Following recent investments in the Airbus UK Headquarters at Orbit House, Airbus has been awarded £3.9 million from the UK Space Agency (UKSA) to create a space and connectivity catalyst at its headquarters in Stevenage to encourage growth in the wider space ecosystem.



At the Heart of the Golden Triangle



Stevenage: The Changing Face

Stevenage has become a major hub for STEM Industries. Organisations such as Airbus, MBDA, GSK and Stevenage BioScience Catalyst, amongst others, have chosen our town as their home. We're also host to a world-leading Cell and Gene Therapy Catapult, which provides a staggering 7% of the global market share and helps to position Stevenage as one of the leading Life Sciences hubs in the UK.

We have secured £92m of public funding, including £37.5m of national Government funding through Towns Fund. Alongside this, substantial investments into life sciences and other private sector investments in the town are coming forward with the potential for GVA of of £900 million.

In 2015, we launched a £1bn regeneration programme to make our town **EvenBetter** for local communities and businesses. We have partnered with a number of private sector organisations such as Mace, Reef Group, Morgan Sindall and the Guinness Partnership to bring change to the town, which is already being seen on the ground.

The programme of change will meet the challenges and aspirations of 21st century life and deliver a refreshed and reinvigorated environment. New leisure, commercial and natural green areas will accompany bars and restaurants, gyms, flexible working spaces and retail.

Transport/Public Realm

1. Rail Station expansion
2. Bus Interchange
3. Town Square
4. The Boulevard

Innovation/Enterprise

5. Sycamore House
6. Bioscience Catalyst & MBDA
7. GSK and Elevate Campus
8. Airbus HQ
9. Queensway North
10. Marshgate Autolus HQ
11. Co-Space/North Block
12. Stevenage Technology and Innovation Centre

Public Sector

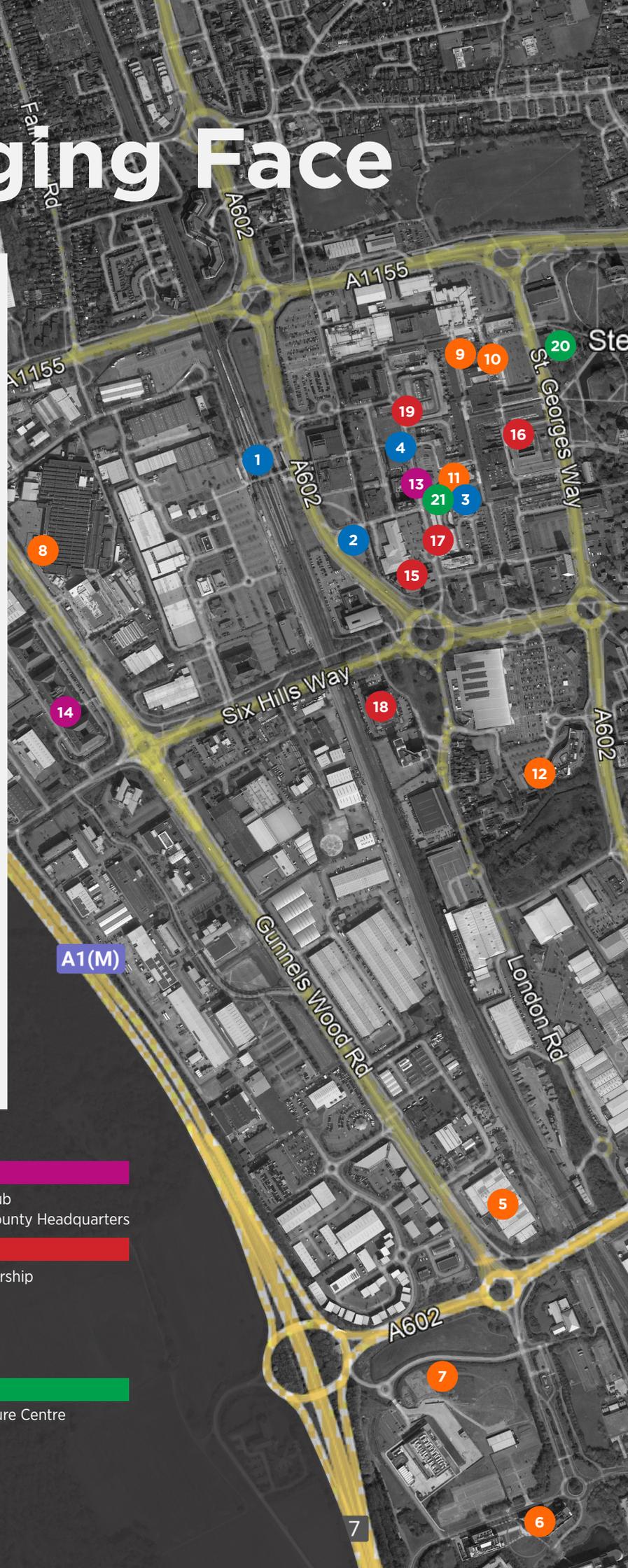
13. Public Sector Hub
14. Hertfordshire County Headquarters

New Homes

15. Guinness Partnership
16. Park Place
17. SGI
18. Six Hills
19. Brickdale House

Leisure

20. Sports and Leisure Centre
21. Event Island





1

Rail Station Expansion - The introduction of a fifth platform enabling improved services to meet growing demand.
Completed 2020



5

Sycamore House - £25 million of investment into the award-winning redevelopment of this building for office and lab space to start-ups, scale-ups and corporate companies in the UK life science industry.



11

North Block - New retail, commercial and flexible office space, with the restoration of the heritage frontages.
Completed 2021



16

Park Place - Over 200 apartments and retail units including 21,000 sq. ft of new space.
Completed 2019



2

The new Stevenage Bus Interchange opened in June 2022 - Improved central location as well as offering new covered waiting facilities and live departure boards.
Completed 2022



6

Bioscience Catalyst & Cell & Gene Therapy Catapult - A leading location for the commercialisation cutting-edge therapeutics and world-leading capabilities in cell and gene technologies.



12

Stevenage Tech and Innovation Centre - North Hertfordshire College's space for local people to build the skills, knowledge, and experience.
Completed 2023



17

SG1 - Creation of a new town centre community including creation of a new linear park.
Work Commenced 2022



3

Stevenage Town Square - Revitalisation of the public realm of one of the town's most iconic locations.
Completed 2021



7

GSK and Elevate Campus - £900m life science campus with 1.6m sq.ft due to commence construction.



13

Public Sector Hub - A one-stop location for public services including health, voluntary and council services.
Preparations underway



18

Six Hills - Completed conversion of a former office building to create 132 new apartments.
Completed 2016



4

The Boulevard - A vibrant, new shopping street including more than 1 million sq. ft of new development.
Works underway



8

Airbus HQ - New £35 million UK space and defence headquarters for 500 space engineers and experts.



14

Hertfordshire HQ - Relocation of the County Councils' full services to a new HQ in Stevenage.



19

Brickdale House - A completed collection of contemporary flats in central Stevenage.
Completed 2017



9

Queensway North - A £50m upgrade to the area to introduce new retail, residential and commercial facilities.
Completed 2021



15

The Guinness Partnership - The construction of 526 one and two-bedroomed apartments along with flexible commercial space.
Works commenced 2023



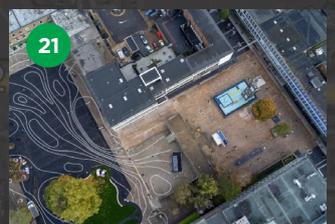
20

Sports and Leisure Centre - A new state-of-the-art building encompassing swimming, studios and gym space with flexible sports and leisure facilities.
Commenced 2023



10

Autolus - Creating a biopharmaceutical manufacturing European Headquarters for Therapeutics.
Due to complete 2023



21

Event Island - A green space with new planting, informal play areas, and spaces for performances and events.
Completed 2022

What will Stevenage look like in 2040?

The Opportunity for Exceptional Growth

The development of new technologies and Industry 4.0 will continue to drive economic growth globally, including in the fields of artificial intelligence and cell and gene therapy. These changes will bring huge opportunities for those businesses and places which are able to innovate and compete.

To meet this opportunity, Stevenage needs to promote and scale-up its leadership at UK level across key sectors and technologies. The strong heritage of Stevenage's businesses as some of the most innovative and entrepreneurial in the UK provides a great platform for this that will underpin Stevenage's ability to supercharge the scale and rate of its development.

There will be a focus on driving good growth which benefits all our residents, employees and businesses. As a prime exemplar of successful New Town regeneration, Stevenage will make growing contributions to the Hertfordshire and national economy in the years to come.

Our Headline Goals to 2040

The Largest Cluster of Cell and Gene Therapy Companies in Europe

A Top UK Location for High Value Skills and Employment

The Stevenage 2040 Opportunity - UK Gateway to Global Growth

Supercharging Business, investment and industry

New Town Regeneration for a New Generation

The Fundamentals

Bringing 15,000 new jobs will go hand-in-hand with supporting Stevenage’s hotbed of innovative firms to accelerate growth, becoming a top location for skills and employment, and revitalising its town centre alongside its £1bn transformation.

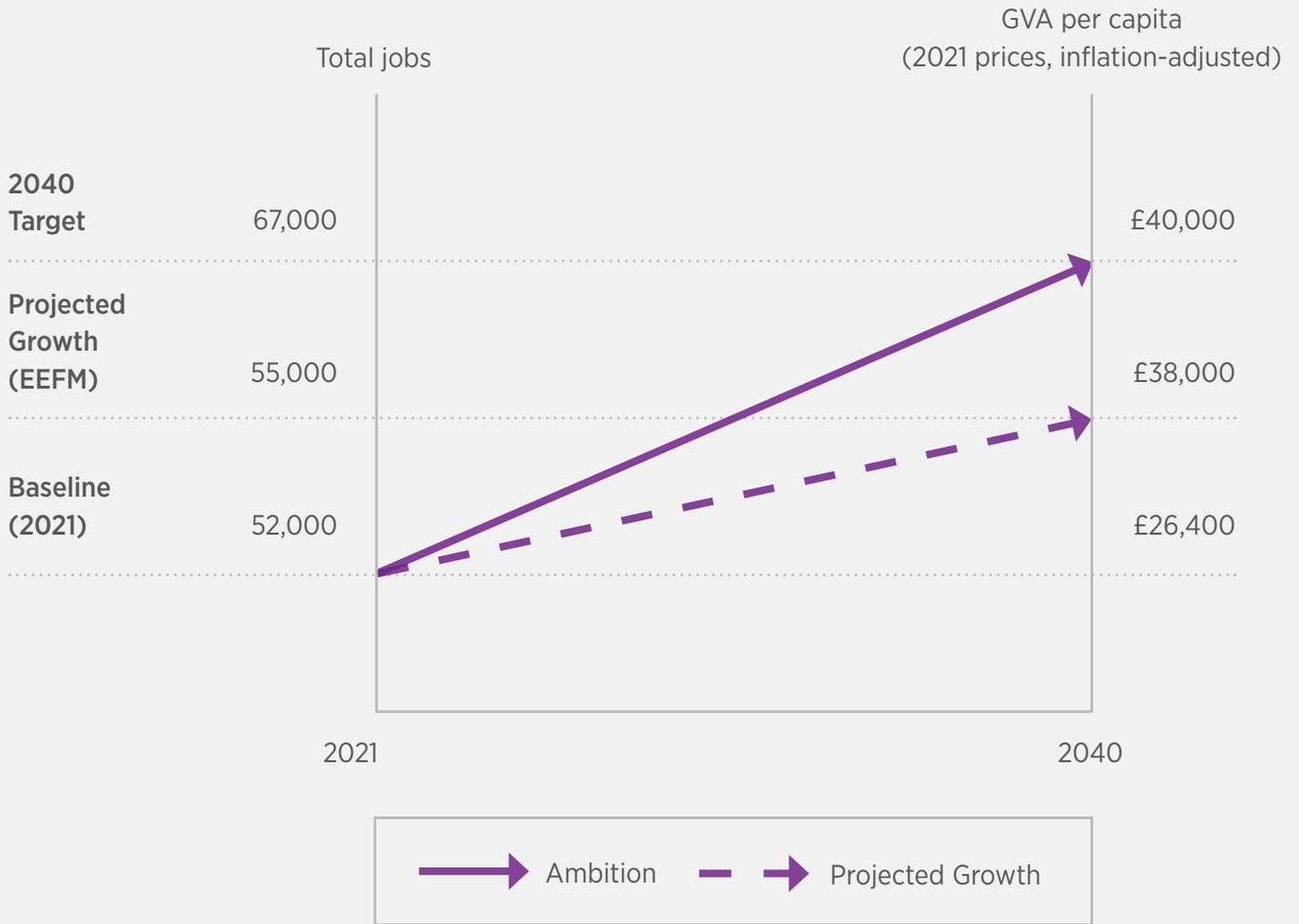
Stevenage’s public-private partnership has the potential to raise the bar for growth. Our 2040 targets draw on rigorous projections (EEFM 2019) but set the ambition higher across jobs, GVA per capita, and housing and skills, towards establishing a solid economic foundation for Stevenage to prosper in the long-term.

Increasing total jobs by 15,000 by 2040

Maximising good work opportunities for Stevenage and the wider region

Increasing GVA to £40,000 per Capita

Driving increased long-term living standards across Stevenage



7,600 homes in Stevenage by 2031
 Meeting the demand for high-quality housing will be crucial to supporting a generation of new workers and residents in Stevenage, alongside the £1bn town centre investment programme

New skills partnerships across Hertfordshire
 By expanding the employment and skills programme offer, we aim to beat projections for NVQ2+ and NVQ4+ qualifications by 2040 and improve links between young people and employers



A1(M)

Gunneils Wood Rd

Fairview Rd

A602

A1155

A1155

2

9

A1(M)

4

8

A602

Six Hills Way

A602

6

10

A602

3

NORTON GREEN

A1(M)

Gunneils Wood Rd

London Rd

A602

1

Priority Investments

1. Elevate Quarter Campus
2. The Assembly

The largest cluster of Cell and Gene Therapy companies in Europe

3. Stevenage Regional Skills Hub
4. Stevenage Innovation Centre
5. Higher Education Presence

A Top UK Location for High Value Skills and Employment

The Stevenage 2040 Opportunity - UK Gateway to Global Growth

Supercharging Business, Investment and Industry

New Town Regeneration for a New Generation

7. Airbus Space Catalyst
8. Public Sector Hub
9. New Sport & Leisure Centre
10. Town Centre living
11. Affordable Homes

6. Station Gateway
 - Urban Fabric Improvements
 - New Station Buildings
 - Centre Boulevard / Gateway Square
 - Office and Commercial Development
 - Replacement Theatre

Stevenage 2040:

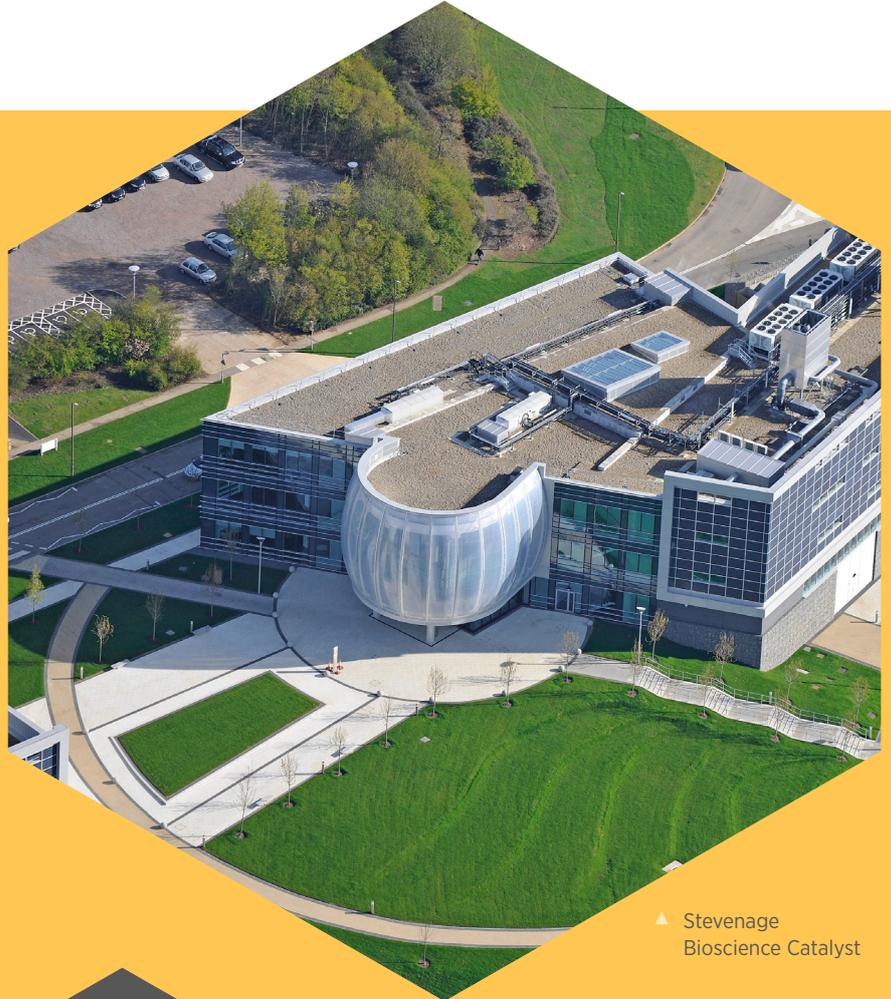
One of the largest clusters of Cell and Gene Therapy Companies in Europe

Where are we Today?

Hertfordshire has a long-established life sciences sector with the Cell and Gene Therapy (CGT) cluster centred at its heart in Stevenage.

The cluster is home to over 300 companies and has been named as a High Potential Opportunity Zone by the UK Government. In the first ten years since its opening in 2012, companies based at the Stevenage Bioscience Catalyst attracted £2.9bn funding in the form of equity investment, public offerings and acquisitions, including over £2bn in companies with a focus on cell and gene technologies.

The rapid growth of this cluster is not by chance, but thanks to a shared vision taken forward by local industry and public and private sector partners. In the last five years alone, the Hertfordshire LEP has channelled more than £10m funding into projects by Stevenage Bioscience Catalyst and the Cell and Gene Therapy Catapult to address potential constraints on the growth of the industry.



▲ Stevenage Bioscience Catalyst

Plans for the Future

Stevenage will cement its status as a leading cluster for cell and gene therapy, biotechnology and other early-stage life science companies. The new Elevate Quarter campus, made up of 15 buildings with state-of-the-art lab, office and GMP facilities, will further bolster Stevenage's reputation as a world-class life sciences and pharmaceutical hub, and create up to 5,000 jobs which cater to a range of skill sets within the sector.





Elevate Quarter (Image: Hawkins Brown)

Our Vision is twofold:

1 Elevate Quarter: A world leading campus developed in partnership with Stevenage Bioscience Catalyst and the UK Government

The vision for the new campus has been developed in partnership with Stevenage Bioscience Catalyst (SBC), the UK Government, Stevenage Borough Council and the Local Enterprise Partnership (LEP), and would build on the existing presence of GSK, the Cell and Gene Therapy Catapult and the SBC on the site. Our development partner REEF, backed by UBS, will deliver this exciting new investment.

Planning approval has recently been secured for the **£900m investment which will deliver:**



Up to **5,000**
new jobs



1.6 million sqft
of lab, office and Good
Manufacturing Practices (GMP)
space across fifteen new buildings

The Scale of the Opportunity

A report by the Cell and Gene Therapy Catapult found that the industry workforce in the UK has doubled over the past four years, from around 3,000 in 2019 to over 6,200 roles in 2023. Looking ahead, the workforce is anticipated to increase to over 10,000 by 2028.

Within the Stevenage Bioscience Catalyst portfolio alone, it is estimated that by 2040 the centre will support £165m net GVA and 2,900 jobs in the UK, of which £96m and 1,510 jobs are within Hertfordshire. The net value of the cumulative net additional GVA over the 20-year period is estimated to be around £740m.

2 The Assembly: Bringing world-class GMP facilities into the heart of the town centre, delivering a new urban innovation district.

The transformation of Stevenage's town centre includes diversifying its uses, including breaking down physical barriers to bring science into the heart of the town. Autolus plc have recently opened their new European HQ in the town centre, with Phase 2 of The Assembly to follow. This will include the introduction of further commercial life and science space, bolstering the ongoing transformation of the town with restaurant and retail spaces and a new public square.



The Assembly

Stevenage 2040:

Supercharging Business, Investment and Industry

Where are we Today?

Reflecting its heritage as the UK's first New Town, Stevenage has a long history of embracing change and growth. For decades, Stevenage has delivered well-paying job opportunities to many of its residents, as well as those commuting from wider afield. Although housing demand has outstripped supply in recent years, we have undertaken action to ensure that many have been able to access high-quality housing, including a range of social and affordable housing.

This scale of change has been further enhanced by the publication of our ambitious Local Plan and a concerted programme of regeneration of our town centre which to date has secured the delivery of over 2,000 new homes, alongside a range of commercial and leisure floorspace. As set out in the Local Plan, the target is for at least 7,600 homes to be built within the area covered by this plan between 2011-2031.



▲ SGI

Plans for the Future

The underlying conditions in Stevenage demonstrate the potential for additionality and acceleration in the housing and employment space pipeline in the next few years.



Stevenage Public Sector Hub

Our ambitions will see the delivery of further growth in business, investment and industry through:

1

Acceleration of our Town Centre Revival

The next stages of our town centre programme will see major investment in new sites in conjunction with our private sector partners:

2

New Public Services Hub:

A new Public Services Hub in the heart of the town, expected to include health and wellbeing services, a library, voluntary sector organisations and social, council and democratic space. This will streamline the existing offer and improve efficiency.

Hertfordshire County Council have confirmed that they are relocating their office staff from County Hall to premises in Stevenage, along Gunnels Wood Road.

The Guinness Partnership:



Town Living



526 Homes

Mace:



1,700 Homes



60,000 sqft Leisure space

Reef:



116 Flats



45,000 sqft of new retail and restaurant space, a gym, new offices, an innovation and technology centre

3

Delivering Affordable Homes through our Award-Winning Programme

Stevenage Borough Council manages approximately 8,000 homes within its current housing stock and in 2015 set up a dedicated Housing Development service to increase the number of properties available for rent to Stevenage residents. The innovative approach uses funds from selling private properties within our developments to help fund more council rented accommodation.

4

The delivery of a new Sports & Leisure Centre for the town

Proposals are in their early stages for a new Sports & Leisure Centre for the town. This will consolidate the sports and swimming facilities currently provided in separate locations, streamlining and improving the offer available to current and future residents, businesses and visitors. This will help to unlock new development sites as part of the wider regeneration of the town.

5

Unlocking further development sites

Improvements to the Station Gateway area of the town are being explored, marking the arrival to Stevenage from the Railway Station. Other developments in the town are enabling land to become unlocked to facilitate wider regeneration proposals.

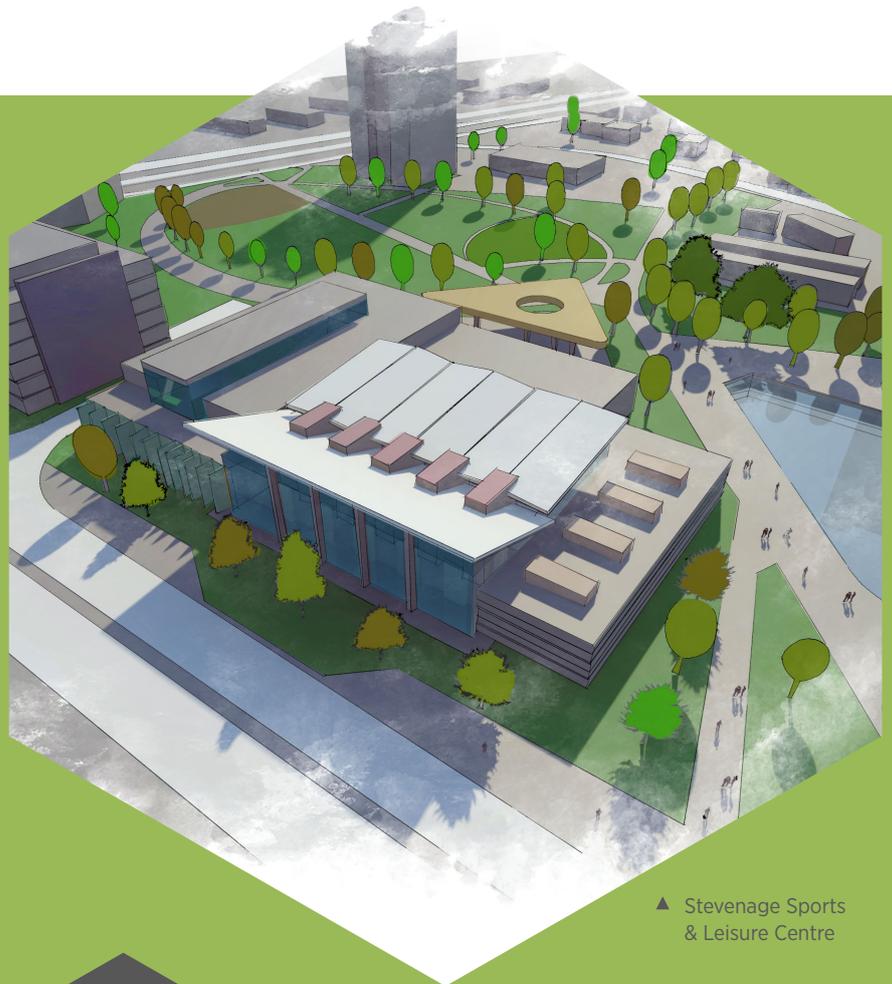
Stevenage 2040:

New Town Regeneration for a New Generation

Where are we Today?

Stevenage was awarded £37.5m by the Government through its Towns Fund programme in March 2021 which has already delivered a number of projects designed to supercharge the local economy and businesses based here. Now we are continuing the next phase of our transformation of the town centre as a place to live and work and enjoy, and most importantly ensure that we continue to maximise the opportunities for local people.

This funding highlights the Government's trust in the ability of the local authority and its partners to deliver a robust regeneration programme. The Railway North multi-storey Car Park has been delivered, along with new urban artworks in some underpasses, with more to follow. Event Island Stevenage is open and offers a green community space for events with a stage, and SITEC Phase 1 is open. The work hasn't stopped, with future projects such as the new Sports & Leisure Centre in the planning stages.



▲ Stevenage Sports & Leisure Centre

Plans for the Future

We are committed to place, culture, heritage and identity through the development of rejuvenation of key assets across the town.

The Towns Fund is only part of our plans to regenerate Stevenage which represent an ambitious 20-year programme which will unleash over £900 million of private investment to deliver exceptional levels of business growth and set a new blueprint for innovation at the heart of a 21st Century New Town.



Stevenage Town Centre Vision

The Next Stages of our Town Centre regeneration include:

- 1 Station Gateway**
Working alongside Network Rail - a radical overhaul of the towns station quarter project including the relocation of the current theatre and leisure facilities to enable a new rail station alongside modern commercial floorspace.
- 2 Urban Fabric Improvements**
The investment in new homes and employment in our centre need to be matched with the quality of the town centre experience more generally.
The radical overhaul of our town centre environments has already begun through investment in our key streets and the provision of new urban greenspace.

- 3 Public Realm**
We will continue to prioritise the quality of our public realm alongside the phased investments in our town centre through the next stages of our Townscape Improvements Programme.
In partnership with Hertfordshire County Council, a series of underpass artworks are being painted throughout the town celebrating the communities, assets and achievements of Stevenage and encouraging the use of the 45km of segregated cycleways throughout the town.

The Scale of the Opportunity



£600m
of private investment



1 million sqft
of new floorspace



3,000
new homes

A new purpose-built 83,000 sqft Headquarters and GMP advanced manufacturing facility for Autolus Plc.

This state-of-the-art life sciences facility serves the USA, UK and European markets, and is equipped with cutting-edge technology and equipment to support the company's innovative research and development in the field of cell and gene therapies.



◀ the boro' graffiti

Stevenage 2040:

A Top UK Location for High Value Skills and Employment

Where are we Today?

Stevenage has made great strides in implementing employment and skills initiatives but still faces unique challenges towards harnessing the full potential of its people:

- Improving equity: Given Stevenage's higher levels of deprivation and lower levels of attainment relative to neighbouring areas, a people centric approach is required to overcome the generational challenges to increasing attainment and improving life chances.
- Catering for varying needs: Skills interventions need to provide opportunities for all, including helping those in employment, those facing barriers to employment, and young people preparing for their careers.
- Linking skills provision with employer needs: it is crucial that Stevenage residents are able to access the growing employment opportunities in Stevenage, where despite positive direction of travel, those commuting into work are often more qualified and with higher earnings.

1

Case Study 1: Stevenage Innovation & Technology Centre (SITEC)

The recently opened SITEC facilities at the Stevenage campus of North Hertfordshire College, seeks to raise the aspiration and skills of residents by providing accessible opportunities in the key growth areas of the region, including life sciences and advanced manufacturing. This will allow residents to further capitalise on Stevenage's position within the 'Golden Triangle' of R&D between Oxford, Cambridge and London.

2

Case Study 2: Stevenage Works

The Stevenage Works Partnership Agreement between SBC, North Hertfordshire College (NHC) and JobCentre Plus is dedicated to providing training and job opportunities for the construction centre. Over 500 people have attended training courses and over 40 apprenticeships are already in place.

	Stevenage change (2016-present)	Stevenage	Hertfordshire	England
NVQ4+	+8pp	44%	49%	43%
NVQ2+	-3pp	77%	81%	78%

Plans for the Future

To boost the number of skilled jobs by 8,000 by 2040 and to ensure that Stevenage residents are given the opportunity to access these skilled jobs.

To maximise local employment opportunities over the full life-cycle of new projects in Stevenage. E.g. a new innovation centre might provide design, architecture, construction and management job opportunities alongside occupier jobs.

◀ SITEC Centre, Stevenage





The scale of the Opportunity

The next phase of our skills and employment programmes will focus on:

Aligning and Co-ordinating Local Partners, Assets and Resources

- There is clearly a role for a co-ordinating body focused on a local level, aligned to the work that is ongoing in Hertfordshire, tailoring this to the specific benefit of Stevenage residents.
- Stevenage Borough Council is well placed to fit this role, connecting partners and stakeholders, bringing them together ensuring that work is joined up and effectively communicated.

Augmenting Skills Provision to Create Further Opportunity

- At the heart of this work is the desire to create opportunities for people to achieve their potential. We want to ensure that target groups are provided with tangible experiences, links between learning and employment, and access to mentors and role models.
- To enable this, we will continue to attract external funding, building on the £2.7m that the council has been able to secure since 2021.

Backing Skills Provision with Capital Investment, linking to our Regeneration Plans

- Continuing to ensure that skills provision is backed by capital investment where required, integrating with plans for wider regeneration plans in the town centre – building on the successful example of the Stevenage Innovation & Technology Centre launched in 2023 and the wider significant and ongoing investment into the town and the local economy.



400-500
Students p.a.



100
Apprenticeships p.a.



4,000 sqm
Advanced engineering skills centre linked with key businesses



1,000 sqm
Enterprise centre space



7,000 sqm
Town Centre grow-on space (Bioscience focussed)

Stevenage 2040: Our Road Map for Change

Stevenage's success has been driven by projects and investment led by its innovative public-private partnership. To take Stevenage to the next phase of its development, Stevenage Borough Council is seeking to work with both Government and local partners to deliver on common goals.

This road map identifies three priority asks of Government and two areas of focus for local partnership working.

The largest cluster of Cell and Gene Therapy companies in Europe

Ask of Government #1: Developing Stevenage Innovation Cluster

To promote the development of a commercial investment cluster offering tax incentives to occupiers and investors targeting businesses within the UK's life sciences sector, acting as a catalyst to organic business growth.

This will require Government to provide Stevenage with levers to enact this policy, such as encouraging enhanced capital allowances with potential for locally generated tax to be reinvested in regeneration priorities.

Supercharging business, investment and industry

Ask of Government #2: Investment to create a thriving Station Gateway

A major rail infrastructure investment programme targeted at the renewal of Stevenage Rail Station as a new modern arrival gateway into Stevenage, helping to transform perceptions of Stevenage as a location for major investment.

This will require agreement of major Government investment via the Department for Transport and Network Rail.

New Town Regeneration for a New Generation

Ask of Government #3: Supporting regeneration priorities

Providing investment to accelerate brownfield regeneration and up to 1,700 homes, and releasing public-sector owned land and creating a thriving museum and cultural hub to attract a new generation to the heart of Stevenage.

Local partners priority delivery #1: A vibrant Stevenage town centre

Public and private sector partnerships to drive new residential and commercial developments within the town centre, including working with Government on new Council homes and RSLs to build more affordable homes.

A Top 10 UK City for Skills and Employment

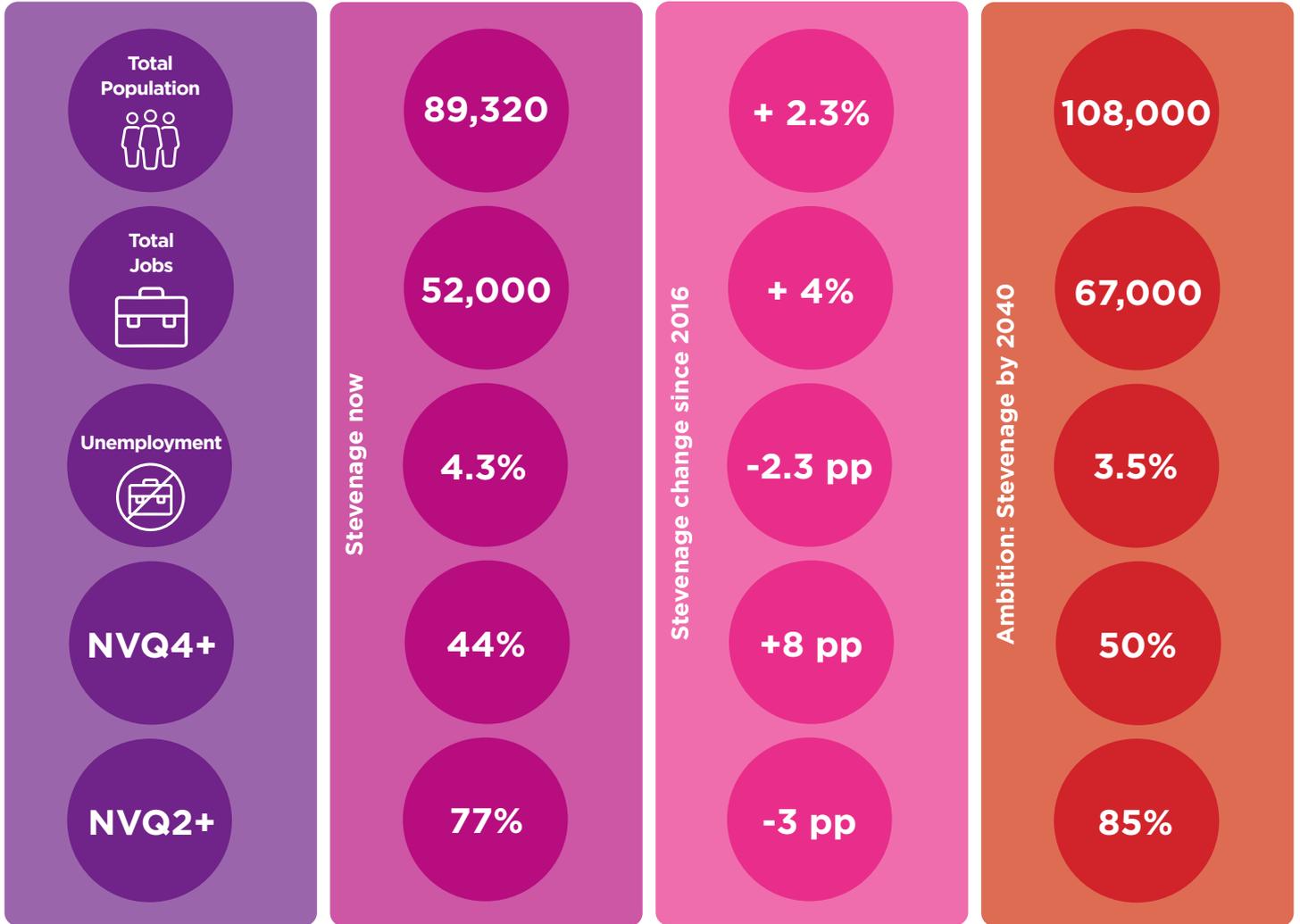
Local partners priority delivery #2: Establishing new university presence

An enhanced university presence in Stevenage would accelerate progress to ensure that high-skilled job opportunities are accessible to all Stevenage residents, while meeting the skills demands of its fast-growing businesses.

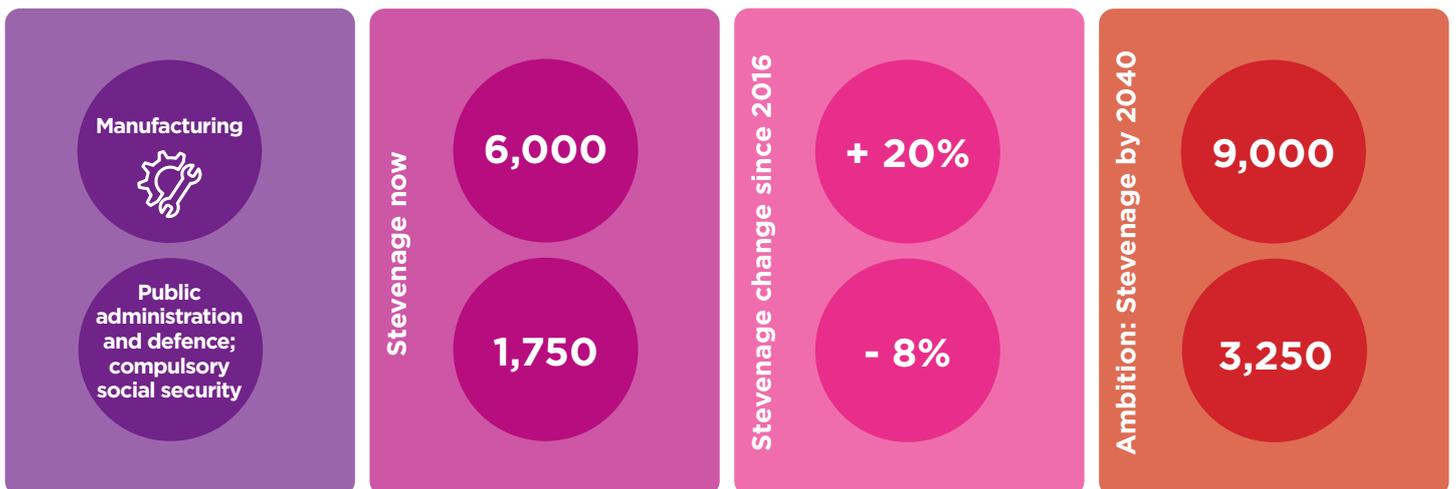
Stevenage Borough Council will work with existing HE institutions to explore opportunities to deliver level 4 skills in Stevenage's high value sectors.

Growth Ambition at a Glance

Key statistics



Employment across key industries



STEVENAGE BETTER

a place for everyone

Stevenage
BOROUGH COUNCIL



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[stevenagebetter](https://www.linkedin.com/company/stevenagebetter)



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