

TEESWORKS





Teesworks – Where Did The Story Begin ?

Teesside has a proud history of steel making which began in 1851 providing the steel used in the construction of some of the worlds most iconic structures.

However in 2015 steel making came to an abrupt end when the steel works went into liquidation and closed resulting in thousands of job losses across the Tees Valley an area which already had one of the highest unemployment rates in the UK.

The Top Tier COMAH site was heavily contaminated and with no hope of rescue. The UK Government was left with no alternative but to establish the South Tees Site Company shortly after closure to keep the site safe and secure.

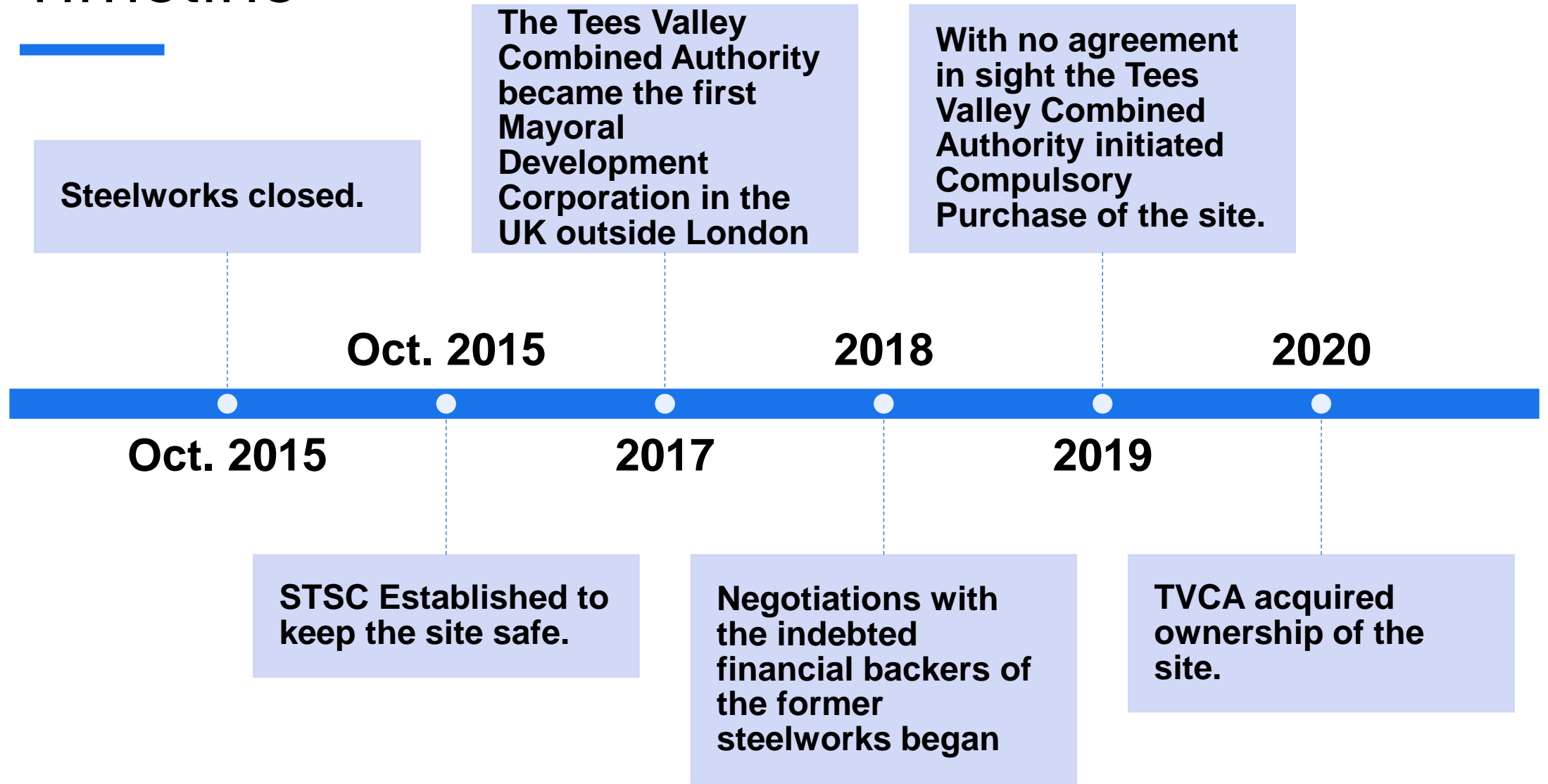




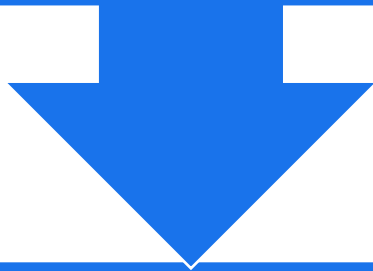




Timeline



Following the election of the Tees Valley Mayor the South Tees Development Corporation was established as the first Mayoral Development Corporation outside of Greater London.



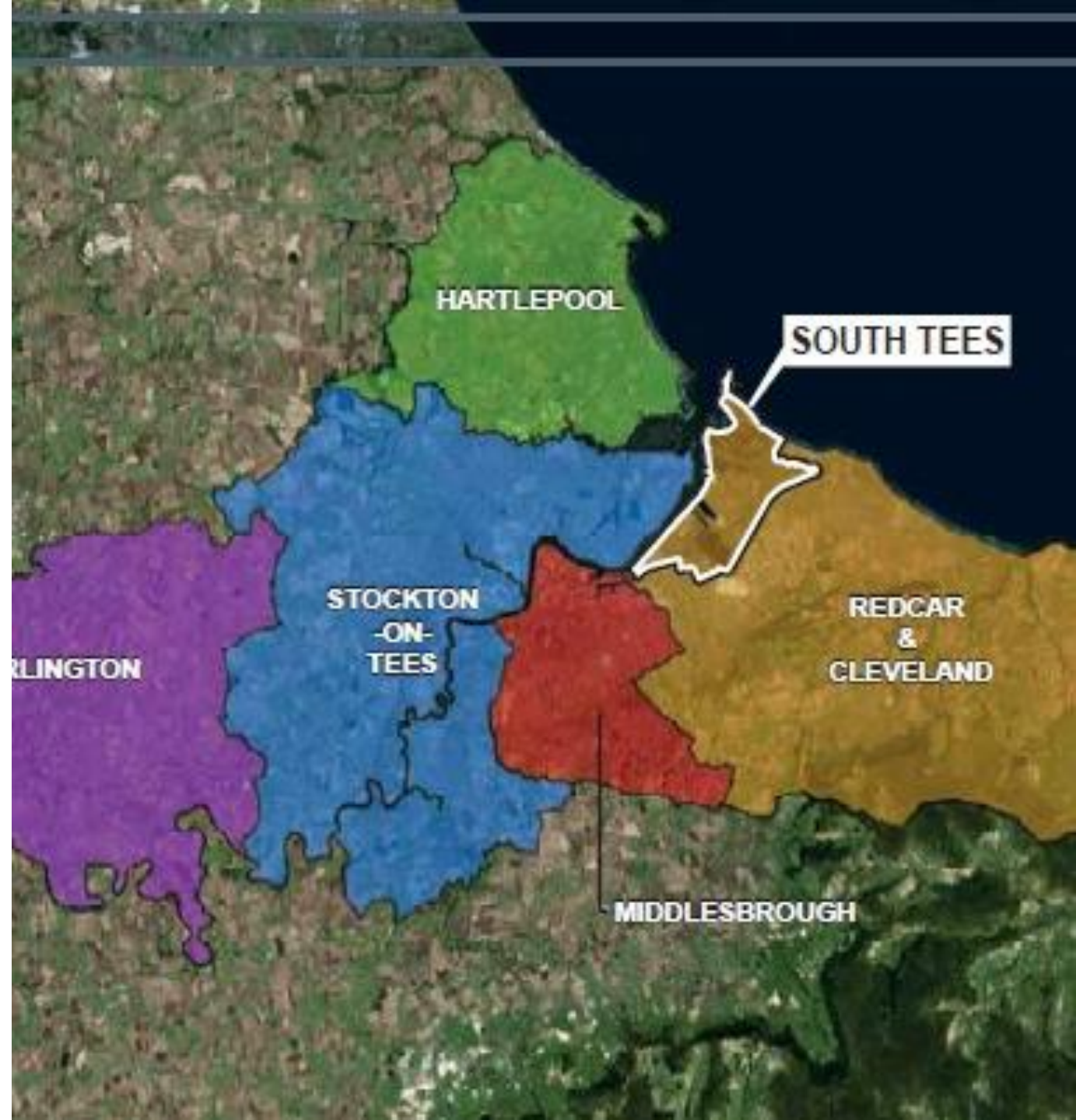
In October 2017 the South Tees Regeneration Master Plan was produced to deal with;

Contamination
& Clean Up.

Demolition

Remediation.

Redevelopment
and
construction.







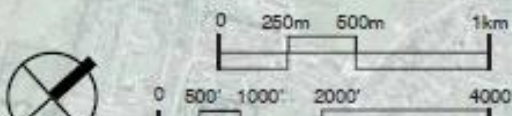
4,5000 ACRES

EUROPE'S LARGEST
BROWNFIELD SITE.



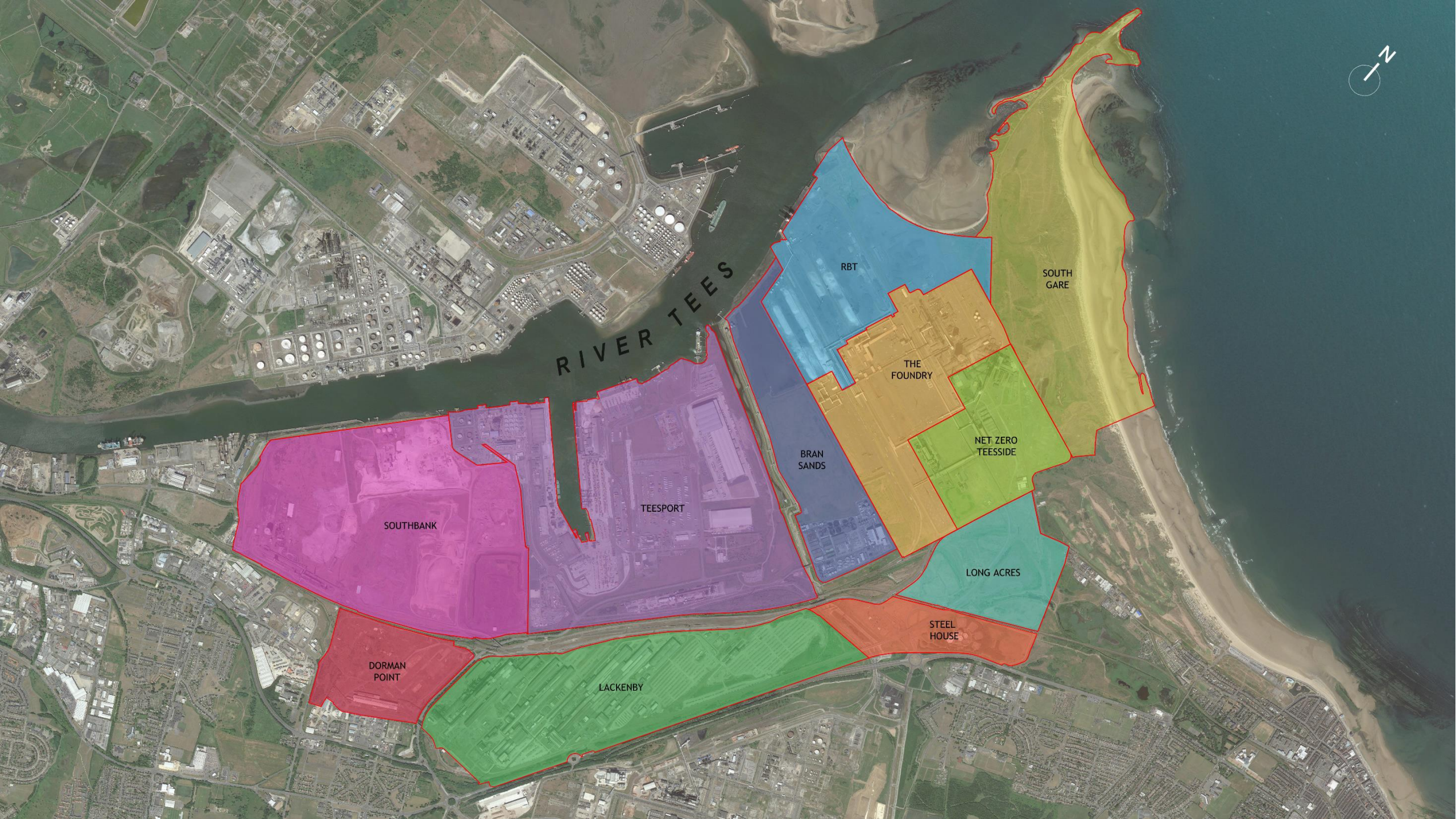
RIVER TEES

STDC AREA
4,500 ACRES



11 ZONES

CONSISTING OF
AGILE, DIVERSE,
MULTI-SECTOR
ACTIVITY.



RIVER TEES



SOUTH BANK

DORMAN POINT

TEESPORT

LACKENBY

RBT

BRAN SANDS

THE FOUNDRY

NET ZERO TEESSIDE

LONG ACRES

STEEL HOUSE

SOUTH GARE

MASTERPLAN

Transforming Europe's largest brownfield site into a sustainable, agile and diverse, multi-sector setting.

"Teesworks is a site of global significance which will attract investment from around the world creating thousands of high-quality jobs for generations of local people to come. We fully back the vision for the site, Redcar & Cleveland Borough Council's flexible planning regime will ensure that a world-class industrial zone is delivered at Teesworks in a timely and sustainable manner."

COUNCILLOR MARY LANIGAN,
LEADER OF REDCAR & CLEVELAND BOROUGH COUNCIL



£2000M

INVESTED TO
TRANSFORM MORE
THAN 2,000 ACRES.

TEESWORKS

THE UK'S LARGEST
INDUSTRIAL ZONE

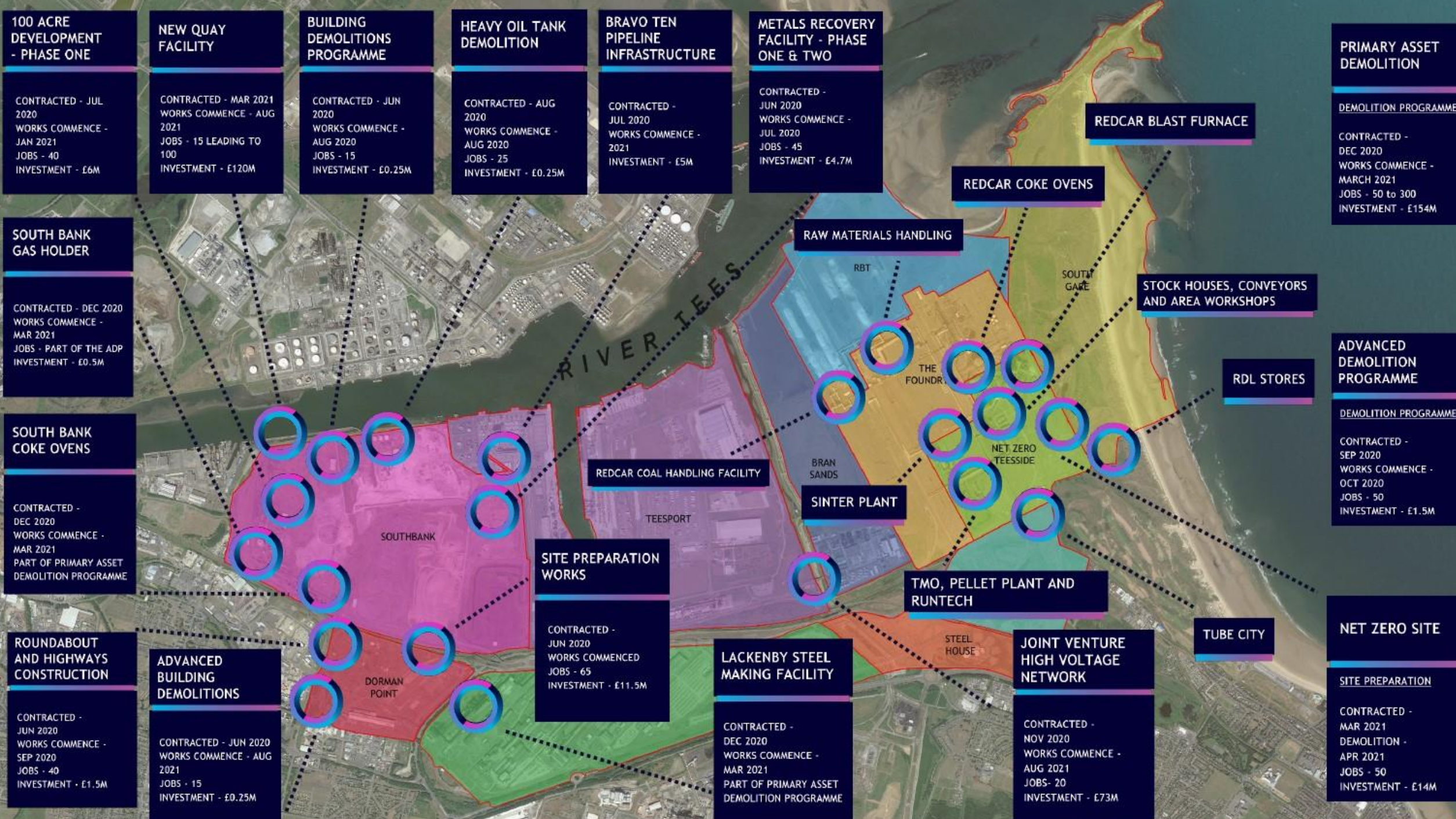


Demolition

Demolition Of the site began in January 2021 and due to the magnitude and complexity was expected to take up to **4 years** to complete however due to significant interest from developers the demolition programme was reduced to **2 years**.

To date over a **quarter of a million** tonnes of scrap has been removed from site.





100 ACRE DEVELOPMENT - PHASE ONE

CONTRACTED - JUL 2020
WORKS COMMENCE - JAN 2021
JOBS - 40
INVESTMENT - £6M

NEW QUAY FACILITY

CONTRACTED - MAR 2021
WORKS COMMENCE - AUG 2021
JOBS - 15 LEADING TO 100
INVESTMENT - £120M

BUILDING DEMOLITIONS PROGRAMME

CONTRACTED - JUN 2020
WORKS COMMENCE - AUG 2020
JOBS - 15
INVESTMENT - £0.25M

HEAVY OIL TANK DEMOLITION

CONTRACTED - AUG 2020
WORKS COMMENCE - AUG 2020
JOBS - 25
INVESTMENT - £0.25M

BRAVO TEN PIPELINE INFRASTRUCTURE

CONTRACTED - JUL 2020
WORKS COMMENCE - 2021
INVESTMENT - £5M

METALS RECOVERY FACILITY - PHASE ONE & TWO

CONTRACTED - JUN 2020
WORKS COMMENCE - JUL 2020
JOBS - 45
INVESTMENT - £4.7M

PRIMARY ASSET DEMOLITION

DEMOLITION PROGRAMME

CONTRACTED - DEC 2020
WORKS COMMENCE - MARCH 2021
JOBS - 50 to 300
INVESTMENT - £154M

SOUTH BANK GAS HOLDER

CONTRACTED - DEC 2020
WORKS COMMENCE - MAR 2021
JOBS - PART OF THE ADP
INVESTMENT - £0.5M

SOUTH BANK COKE OVENS

CONTRACTED - DEC 2020
WORKS COMMENCE - MAR 2021
PART OF PRIMARY ASSET DEMOLITION PROGRAMME

ROUNDABOUT AND HIGHWAYS CONSTRUCTION

CONTRACTED - JUN 2020
WORKS COMMENCE - SEP 2020
JOBS - 40
INVESTMENT - £1.5M

ADVANCED BUILDING DEMOLITIONS

CONTRACTED - JUN 2020
WORKS COMMENCE - AUG 2021
JOBS - 15
INVESTMENT - £0.25M

SITE PREPARATION WORKS

CONTRACTED - JUN 2020
WORKS COMMENCED
JOBS - 65
INVESTMENT - £11.5M

LACKENBY STEEL MAKING FACILITY

CONTRACTED - DEC 2020
WORKS COMMENCE - MAR 2021
PART OF PRIMARY ASSET DEMOLITION PROGRAMME

JOINT VENTURE HIGH VOLTAGE NETWORK

CONTRACTED - NOV 2020
WORKS COMMENCE - AUG 2021
JOBS - 20
INVESTMENT - £73M

ADVANCED DEMOLITION PROGRAMME

DEMOLITION PROGRAMME

CONTRACTED - SEP 2020
WORKS COMMENCE - OCT 2020
JOBS - 50
INVESTMENT - £1.5M

NET ZERO SITE

SITE PREPARATION

CONTRACTED - MAR 2021
DEMOLITION - APR 2021
JOBS - 50
INVESTMENT - £14M



Redcar blast furnace



Redcar coke ovens



Redcar sinter plant



Steel house



Leackenby steelmaking complex



Torpedo ladle workshop



Pulverised coal injection plant



South Bank coke ovens



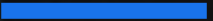
Redcar materials handling







Redevelopment





South Bank Quay

Critical to the overall development of the site was the construction of a new 1 km quay to provide access to shipping in order to service the needs of new industries setting up on site.



The Quay will be built in two Phases

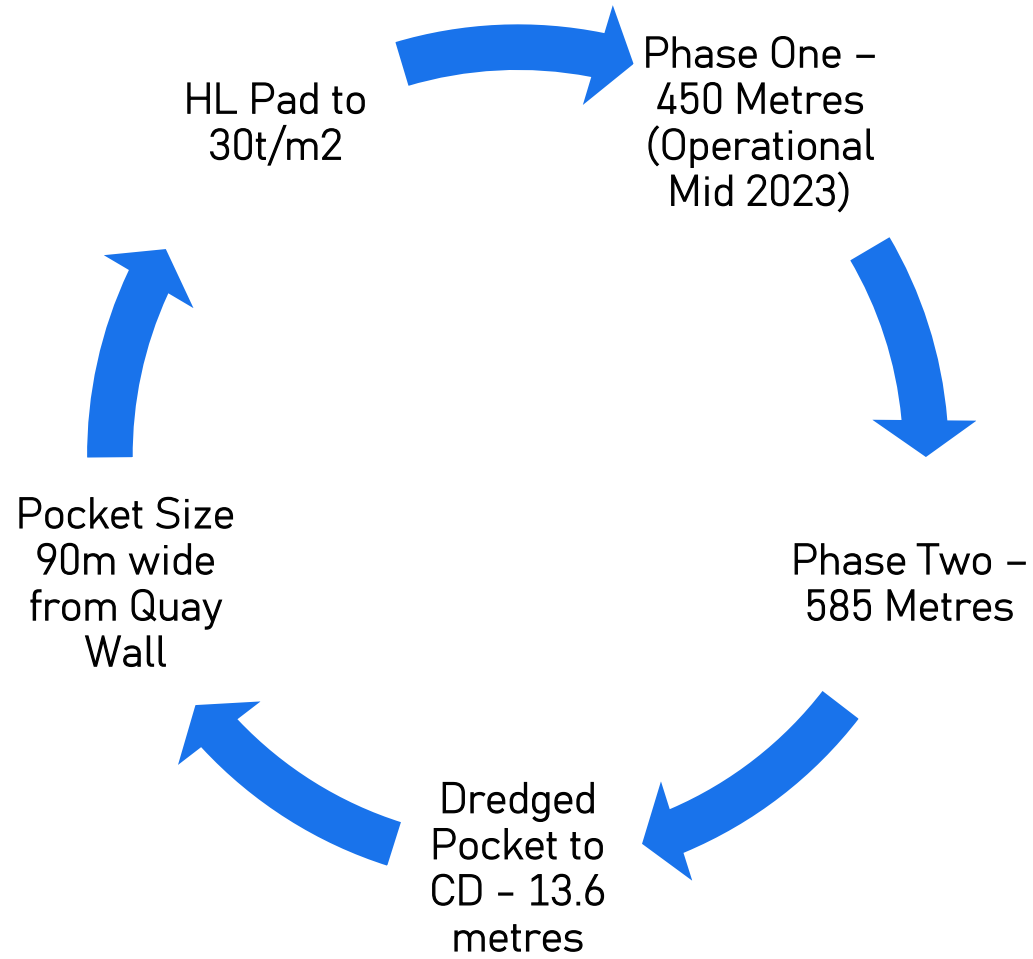


Phase One 450 metres



Phase Two 585 metres

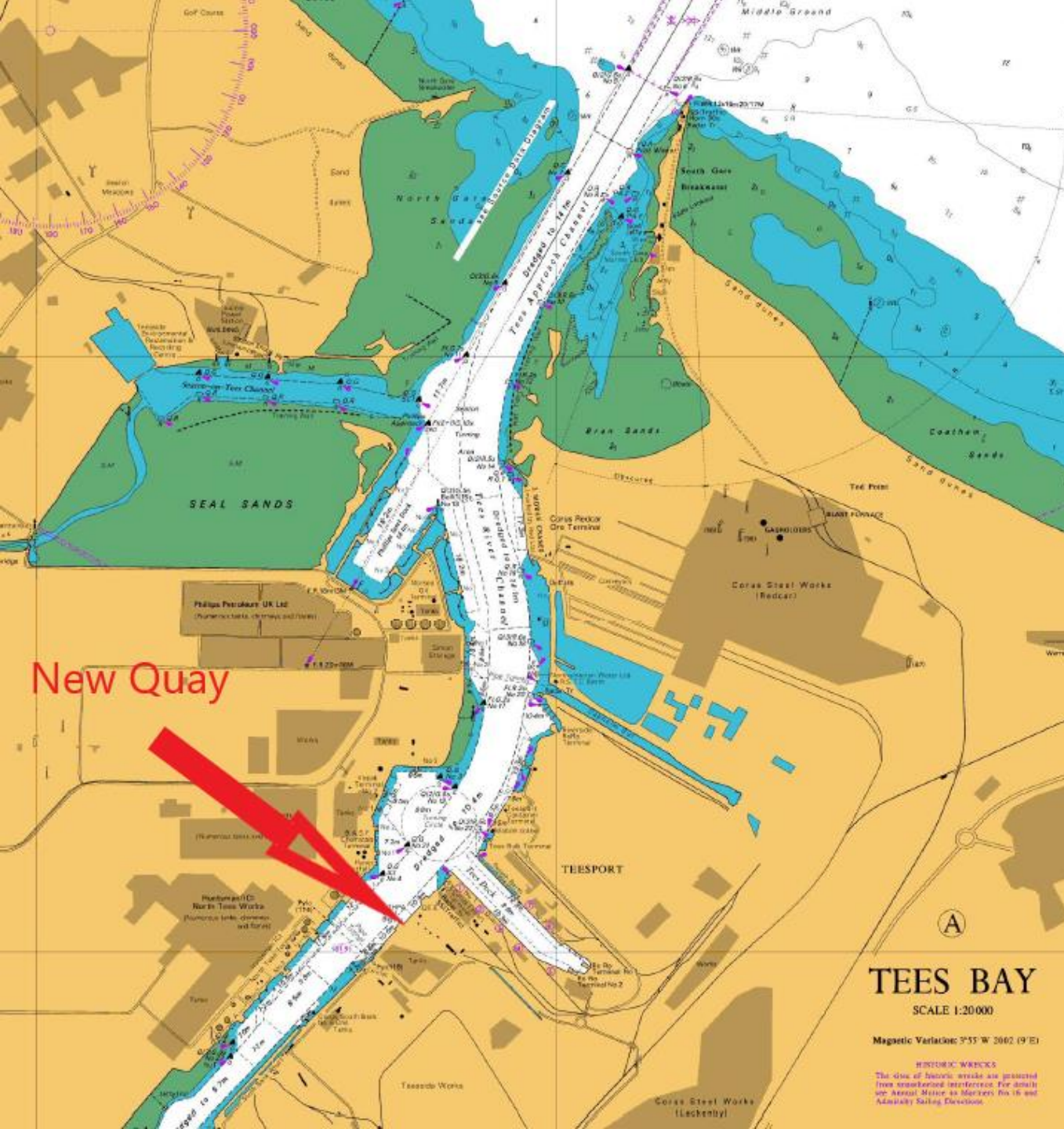
Quay Information





Location

South Bank Of the river Tees immediately upriver from Tees Dock and 3 ½ miles from the mouth of the river Tees.



Tidal Ranges

MHWS 5.50
Metres

MLWS 0.90
Metres

Mean Spring
Range 4.60
Metres

MHWN 4.30
Metres

MLWN 2.00
metres

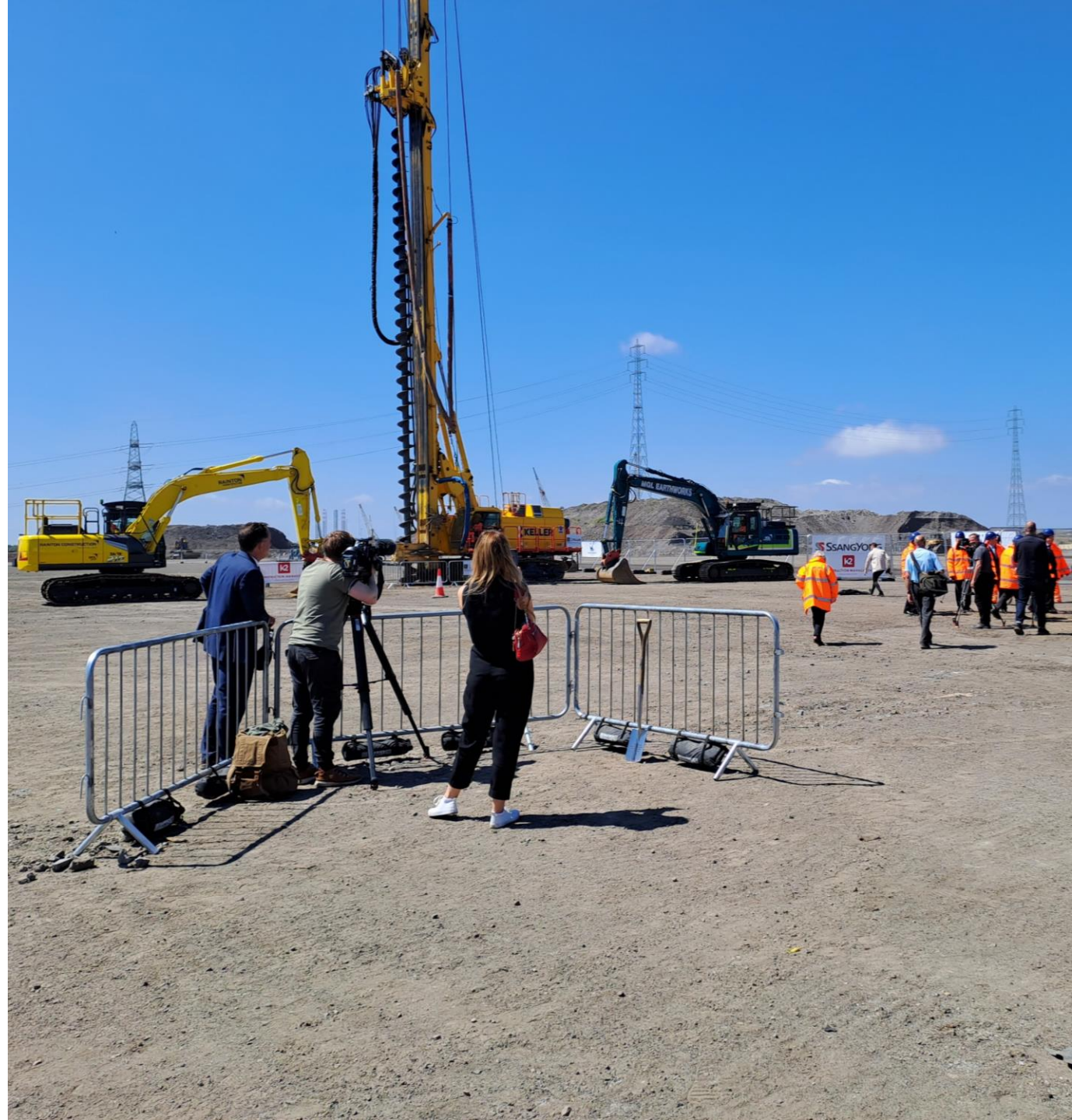
Mean Neap
Range 2.30
Metres





New Tennants

- In July this year SeAH Wind commenced construction of a large Monopile Manufacturing Plant on a 90 acre plot at the South Bank Site which is due to go into production by mid 2024
- Teesside Net Zero – Gas Fired Power Station with carbon capture & storage.
- Further announcements are expected in the next few months



THE TEESSIDE FREEPORT

Announced in March 2021, the Teesside Freeport will be the biggest low tax customs zone in the UK.

Located at its heart is Teesworks, covering 4,500 acres of land for offshore wind, clean energy, advanced manufacturing and the chemicals and process sectors.

The region's freeport status means businesses will benefit from a wide package of tax reliefs, simplified customs procedures, streamlined planning processes and government support to promote regeneration and innovation.

Tax incentives for businesses investing within the Teesside Freeport, include: 0% National Insurance contributions for up to the three years per employee on earnings up to £25,000 per annum; up to 100% relief from business rates on certain business premises; enhanced tax relief for companies investing in qualifying new plant, machinery

assets and buildings; duty deferral while the goods remain on site, and duty inversion if the finished goods exiting the freeport attract a lower tariff than their component parts.

This special and secure economic zone enables business to be carried out inside a country's land border, but where different customs rules apply. While located geographically within a country, they essentially exist outside its borders for tax purposes.

Companies operating within the freeport area can benefit from deferring the payment of taxes until their products are moved elsewhere, or can avoid them altogether if they bring in goods to store or manufacture on site before exporting them again.



TEESSIDE FREEPORT

KEY FACTS

- Teesworks sits at the heart of the Teesside Freeport.
- The largest low tax customs zone in the UK.
- Businesses will benefit from a wide range of tax reliefs.
- Simplified customs procedures and streamlined planning processes will reduce administrative burdens and promote both regeneration and innovation.





Sea Distances (Miles)

□ RIGA	1,106
□ Hamburg	462
□ Rotterdam	285
□ Antwerp	351
□ Copenhagen	635 (Kiel)
□ Stockholm	998
□ Helsinki	1,183
□ Tallin	1,144
□ Gydnia	827
□ Oslo	595
□ London	264
□ Klaipeda	918





Road Distances
(Miles)

<input type="checkbox"/>	Aberdeen	297
<input type="checkbox"/>	Birmingham	181
<input type="checkbox"/>	Bristol	270
<input type="checkbox"/>	Cardiff	290
<input type="checkbox"/>	Edinburgh	165
<input type="checkbox"/>	Glasgow	196
<input type="checkbox"/>	Hull	94
<input type="checkbox"/>	Leeds	73
<input type="checkbox"/>	Liverpool	148
<input type="checkbox"/>	London	264
<input type="checkbox"/>	Manchester	119
<input type="checkbox"/>	Newcastle	47
<input type="checkbox"/>	Southampton	302

TEESWORKS

Tel +44 (0) 1642 408000
Email enquiries@teesworks.co.uk
Web www.teesworks.co.uk



TEES VALLEY
COMBINED
AUTHORITY

TEES VALLEY MAYOR