

WOLVERHAMPTON

GREEN INNOVATION CORRIDOR





INTRODUCTION

Wolverhampton's Green Innovation Corridor is a thriving innovation district at the heart of the city.

The Green Innovation Corridor (GIC) is an ambitious, distinctive innovation district that is already driving the green skills revolution for the region. Building on over 100 years of invention and transformation, GIC represents Wolverhampton's next chapter as an innovation powerhouse.

GIC will drive growth in green construction, advanced engineering, green computing and sustainable manufacturing, building on Wolverhampton's international reputation in these sectors.

This document sets out:

- Immediate development and investment opportunities within the Corridor
- Longer term opportunities and vision for GIC
- How we want to work with you – and what we can offer
- Why Wolverhampton?

Anchored by the City of Wolverhampton Council and University of Wolverhampton, GIC brings together land, ambition, academic excellence and public sector commitment to create the conditions for transformational, innovation-led development.

Substantial groundwork has already been laid. This includes securing £27m in Government funding, providing a strong and credible platform for further private investment.

There are a range of opportunities for the private sector to engage with the Green Innovation Corridor. We want to talk to prospective partners to explore:

- Opportunities to purchase sites and assets within the Corridor for development and redevelopment – as a developer, owner-occupier or to secure future tenants
- Partnering with us to redevelop all, or parts of, the Corridor, to attract major investment and curate a distinctive innovation district

Wolverhampton is already undergoing seismic change as it attracts unprecedented levels of investment into the city. GIC is already training the next generation of construction, engineering and tech talent. We've secured Government funding to unlock strategic sites. There has never been a better time to join us.



Cllr Stephen Simkins
Leader, City of
Wolverhampton Council



Prof Ebrahim Adia
Vice Chancellor, University
of Wolverhampton

GIC's researchers, businesses and students are working hard to answer some of society's most pressing questions, including:

- How can we build the homes we need while reducing our impact on the environment?
- How can we meet the world's growing demand for data centres while using a fraction of the energy?
- How can we produce, use and recycle critical metals and materials – powering electric vehicles and protecting national security?



OUR COLLECTIVE VISION FOR THE GREEN INNOVATION CORRIDOR

The Green Innovation Corridor is already providing transformational learning and upskilling opportunities for the people of Wolverhampton and beyond, creating pathways to high-value jobs and building a highly-skilled talent pool.

We're also curating a dynamic, diverse ecosystem of innovation-led businesses and entrepreneurs, creating a magnet for investors and the brightest talent.

All of this is underpinned by a place-driven, partnership-led approach – curating a distinctive and inspiring place to live, work and play. Think you know Wolverhampton? Think again.



GIC SPECIALISMS

- Green construction:** modern methods of construction, brownfield remediation, energy transition and efficiency, sustainable water management
- Green engineering:** sustainable manufacturing, additive materials, 3D metal printing, and recycling of rare minerals and materials
- Green computing and cybersecurity:** energyefficient networks, data capture and digital resilience; scalable and sustainable AI development

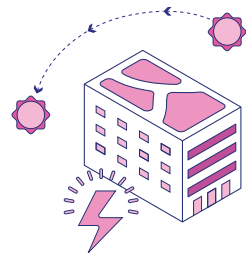
GREEN INNOVATION CORRIDOR WILL DELIVER:

We're creating a vibrant and inclusive innovation district in the heart of Wolverhampton. It will be a magnet for the best and brightest talent, inspire business innovation and enterprise, while creating transformational opportunities for our residents.



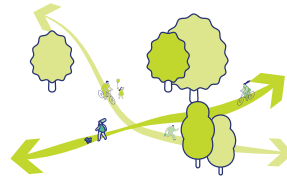
High quality mixed-use living

A community-focused, thriving neighbourhood at Brewers Yard, celebrating Wolverhampton's unique character.



Green skills revolution

Developing the next generation of construction, engineering and computing talent – with training opportunities for all.



Climate-conscious and connected

An innovation district with green credentials and sustainable connectivity.



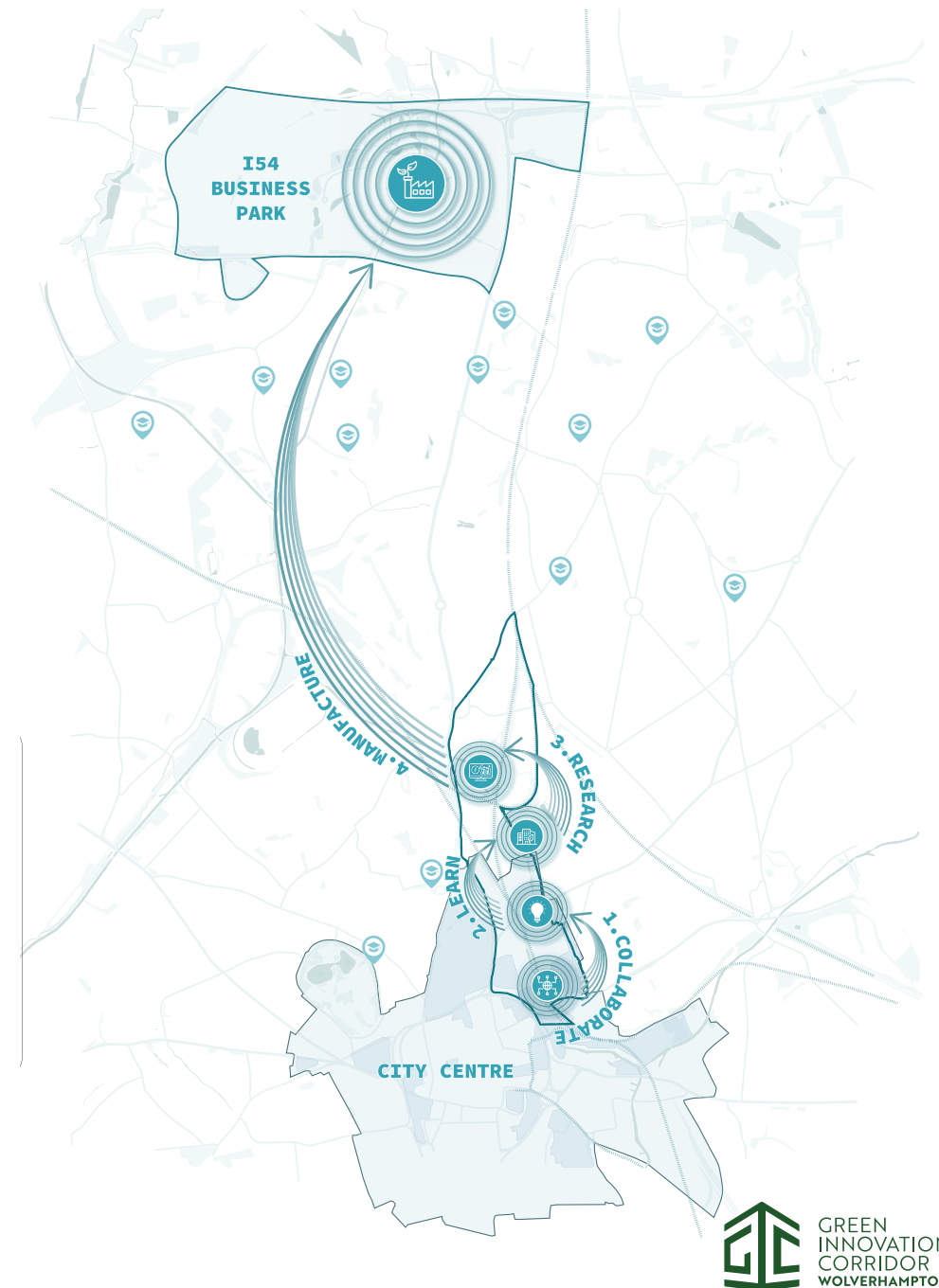
Thriving business ecosystem

From blue chips to disruptive spin-outs – with access to best-in-class facilities and expertise to support every stage of growth.

Four connected innovation hotspots:

The GIC Vision is organised around four hotspots that define areas of activity and innovation across the corridor.

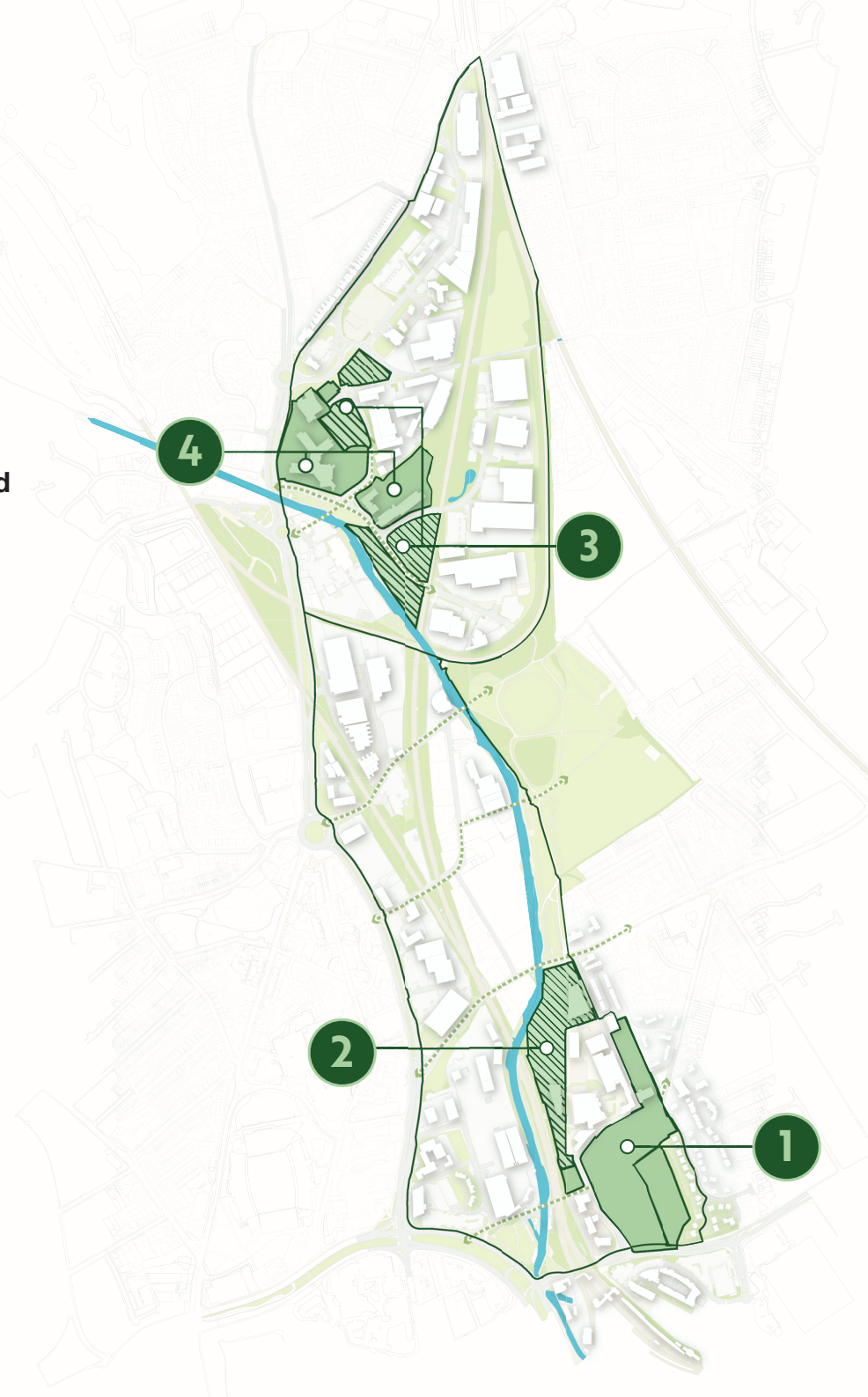
1. Brewers Yard acts as a gateway arrival from the station with a focus on collaboration and networking spaces.
2. The University of Wolverhampton's Springfield Campus forms the academic core, expanding through flexible innovation spaces that support emerging research and talent.
3. Early-stage ideas can grow from incubators into spinouts and larger units, associated with the Science Park's mentoring ecosystem.
4. Larger spaces link firms to manufacturing demand at the i54 business park - one of the UK's most successful Enterprise Zones.



KEY SITE OPPORTUNITIES READY TO INVEST

GIC boasts several sites ready for redevelopment. With Government funding and Investment Zone status secured, remediation and design work is underway to transform these sites:

- 1. Brewers Yard:** A sustainable mixed-use neighbourhood, delivering new green homes and city centre living within one minute's walk of Wolverhampton Station. With an outline masterplan completed, funded by Homes England, we now need a development partner to join us in bringing this to life.
- 2. Springfield Campus:** The expansion of the University of Wolverhampton's inspiring Springfield Campus – home to its Schools of Architecture, Computing and Engineering – creating an agglomeration of green innovation R&D, learning and industry experience in a single campus.
- 3. Six Mile Green:** A new green work cluster delivering up to 19,245 sqm of high-quality Use Class E floorspace and biodiverse public realm, in close setting to the historic rail viaduct and canal.
- 4. University of Wolverhampton Science Park:** Significant opportunity to acquire and operate a successful Science Park asset, building on its existing base of innovative occupier businesses and networking space.



HOW WE WANT TO WORK WITH YOU

GIC is one of the UK's most unique regeneration opportunities. With £27m Government funding secured and masterplan work complete, we want the private sector to join us in taking this forward.

Opportunities to explore with us:

- Partnering with us to redevelop all or parts of the Corridor
- Opportunities to purchase sites within the Corridor for development, redevelopment or owner-occupation
- Collaborate and co-create a distinctive innovation district by influencing the emerging framework plan
- Secure future tenant interest ahead of delivery
- Explore joint venture or development management structures

We're looking for prospective partners who:

- Have demonstrable experience in delivering mixed-use, innovation-led developments
- Can accelerate delivery and have the credibility to unlock significant investment
- Want to co-create an inspiring and inclusive environment for learners, businesses, residents and visitors
- Use innovative placemaking approaches – creating an inspiring and accessible environment that fosters a sense of community
- Are open to joint ventures, development agreement or other bespoke delivery structures
- Are committed to sustainable and inclusive development
- Have experience in meaningful community and stakeholder engagement
- Share our ambition to deliver lasting economic legacy for Wolverhampton and the wider region

As your partners, we can offer:

- **Significant landholdings:** The Council and University of Wolverhampton (UoW) own substantial land parcels, particularly within Phase 1 sites along the Corridor
- **Priority regeneration sites:** Brewers Yard and Springfield are key sites under Council and UoW ownership, serving as focal points for early regeneration and gateways into the GIC
- **Active land assembly programme:** The Council is actively progressing land assembly to facilitate and accelerate development opportunities
- **Flexible deal structures:** A variety of flexible deal structures are being considered to support delivery and attract development partners
- **Compulsory Purchase Order (CPO) powers:** The Council can deploy CPO powers, where necessary, to secure strategic sites critical to the project's success
- **Cost-competitive location** with excellent transport links
- **Solid track record of transformational regeneration** and working with private sector partners to unlock significant investment



WHY WOLVERHAMPTON? WHY NOW?

There has never been a better time to invest in Wolverhampton. With significant regeneration projects coming forward, a fast-growing economy and a flourishing culture offer, this is truly the city of opportunity.

MULTI-MILLION POUND INVESTMENT

ONSITE AND IN THE PIPELINE



20,000 students and
new medical school



A significant
pool of labour



A central UK
location



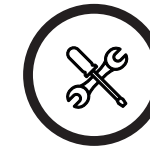
Unrivalled transport
connectivity



A strong record for
supporting business
growth



One of the UK's most
successful Enterprise
Zones at i54



Better skills: New
£61m City Learning
Quarter



Unrivalled digital
connectivity



Diverse & inclusive
population
(over 90 spoken languages)



Over 10 million
visitors

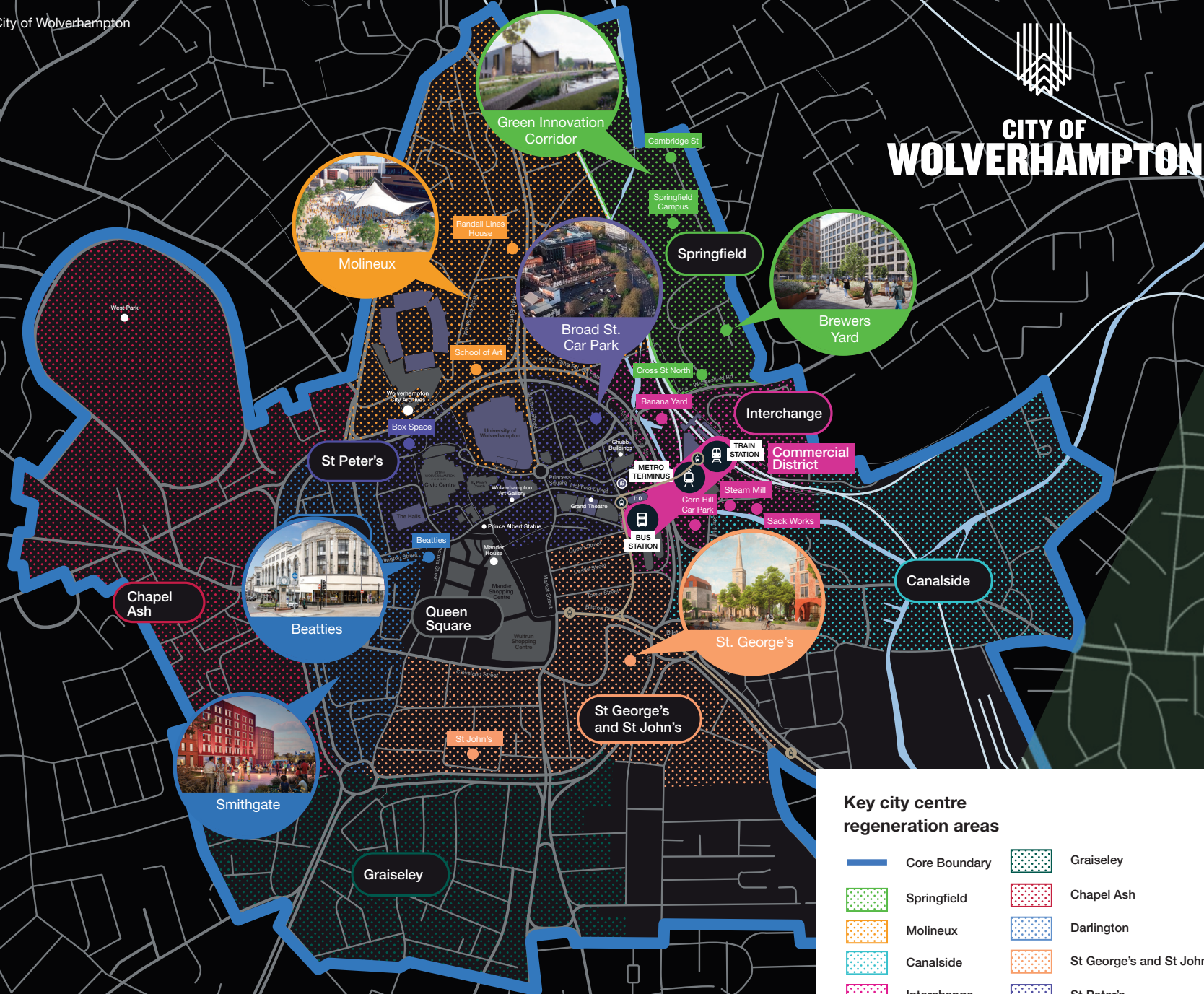


Nearly 5,000 new city
centre homes and
12,000 new residents



A strong performer
for female
entrepreneurship

CITY OF WOLVERHAMPTON



Key city centre regeneration areas

- Core Boundary
- Springfield
- Molineux
- Canalside
- Interchange
- Graiseley
- Chapel Ash
- Darlington
- St George's and St John's
- St Peter's

AT THE HEART OF A TRANSFORMING CITY

A VIBRANT CITY CENTRE

With several significant regeneration schemes underway and a multi-million pound project pipeline, Wolverhampton is attracting unprecedented levels of investment. GIC's proximity to these developments makes it ideally placed to benefit, with the additional footfall generated by 12,000 new residents, plus increased investment and visitors to the city. Investing in GIC therefore presents an opportunity to be part of something much bigger.

A CONNECTED CITY



Seamless Connectivity
£150M invested in a city centre transport hub linking trains, buses and trams



Access to 1.73M Workers
Wolverhampton's strategic location provides a vast recruitment catchment within a 30-minute drive

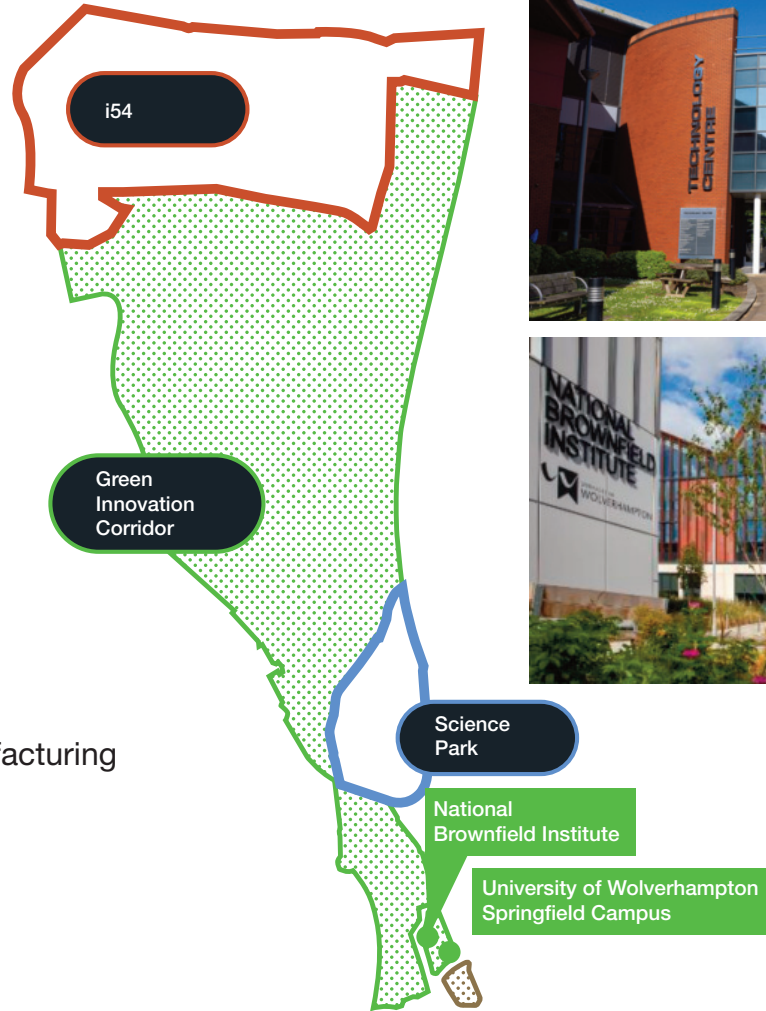
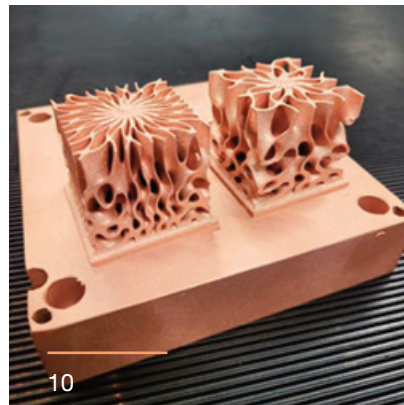
From Wolverhampton

	Car (distance)	Train (times)
Birmingham	7 miles	17m
Birmingham Int Airport	26 miles	32m
Manchester	76 miles	1hr 10m
Liverpool	87 miles	1hr 21m
London	141 miles	1hr 38m
Bristol	98 miles	1hr 51m
Edinburgh	281 miles	3hr 52m



The GIC benefits from existing state-of-the-art research and industry cluster:

- National Brownfield Institute
- Centre for Engineering Innovation
- Centre for Excellence for Additive Manufacturing
- Elite Centre for Manufacturing Skills
- Science Park
- i54



A LEADING GREEN TECH CLUSTER AND BUSINESS ECO-SYSTEM

GIC is revolutionising sustainable manufacturing through cutting-edge technologies in additive materials, green construction and green computing. It sits at the heart of an outstanding advanced manufacturing ecosystem and talent pool.



GET IN TOUCH

We are proactively engaging with prospective partners to discuss the opportunities outlined in this document. If you would like to learn more or arrange a site visit to see the Corridor for yourself, please do get in touch.

YOUR CONTACTS

Paul Woodcock

Green Innovation Corridor Programme
Director, City of Wolverhampton Council

E: paul.woodcock@wolverhampton.gov.uk
T: 07503 195713

Julian Moore

Green Innovation Corridor Programme
Manager, University of Wolverhampton

E: julian.moore@wlv.ac.uk
T: 07583 094340





investwolverhampton.com