

GRANTHAM - HOME OF THE GREAT BRITISH RAILWAYS NATIONAL HEADQUARTERS

Grantham, South Kesteven, Lincolnshire is the proposed location for the siting of the Great British Railways National HQ.

The proposed facility would form a key part of the already ambitious proposals being delivered as part of the Grantham Future High Streets Fund (FHSF) – The Living Town programme.

With a growing population of over 45,000 and unemployment lower than both the East Midlands and national averages, the historic market town of Grantham is a major economic engine in the region.

This Expression of Interest is submitted in partnership between South Kesteven District Council and Lincolnshire County Council



GRANTHAM – CONNECTIVITY IS OUR USP

With a growing population of over 45,000 and unemployment lower than both the East Midlands and national averages, the historic market town of Grantham is a major economic engine in the region.

Easily accessible by road, rail and air, Grantham's enviable connectivity makes it a great base from which to work, commute and conduct business.

With direct rail access to London in just over an hour and similar journey times to Leeds and Sheffield, its current workforce and business patterns are already wide-ranging; extending up and down the UK.

Grantham is also uniquely located 35 miles from the East Midlands freeport, the only inland freeport and UK's busiest pure cargo airport as well as 70 miles to the Humber freeport, Britain's Global Gateway, handling 17% of the nation's trade.



GRANTHAM – TICKING ALL THE BOXES

Great quality of life:

- High quality housing development coming forward at pace
- Ample green spaces and community facilities
- Brand new 5 screen cinema

A vibrant town centre with already £7m of Government funding committed to:

- Improvements to station approach through mixed use developments
- Increasing the amount of town centre residential units
- Enhancing public spaces, in particular The historic market place
- Protecting and improving our many heritage assets
- Town Centre shop front improvement scheme
- Bringing historic buildings back into use



GRANTHAM – TICKING ALL THE BOXES

Education:

Excellent schools, further education, and higher education offerings all within local reach

A Strong Business Base:

Grantham has more than 3,400 businesses including major employers and company headquarters and further afield across Lincolnshire a number of businesses linked to railway industry:

- James Dawson / Fenner Plc
- Dynex Semiconductors Ltd
- Feldbinder UK Ltd
- Harsco Metal Group Ltd
- Lincoln Diesels Ltd
- Vossloh Cogifer UK Ltd
- Volkerrail Ltd
- Parkinson Harness Technology



GRANTHAM – LEVELLING UP

As a District South Kesteven is classified as a Category 3 Levelling Up Area. However, Grantham, with 32% of the District population, should be considered as a Category 1 sub-area as it compares closely to other Category 1 areas in Lincolnshire unlike the rest of South Kesteven:

Grantham has 11% of it's population living in the 20% most deprived areas in England;

Low level estimates of GVA show that Grantham had an economic output of £1.1bn. This equates to £43,000 per filled job. Nationally GVA per filled job averages at £56,700;

Advertised salary for jobs in Grantham during 2021 was £25,000 pa, 15% lower than the national average and joint lowest in Lincolnshire. 22% of jobs were being advertised with salaries below £20,000;

In Grantham 4.8% of residents aged 16-64 are claiming universal credit compared to national figure of 4.4%



GRANTHAM – IMMEDIATE OPPORTUNITIES

Grantham can accommodate the HQ requirement as part of a Grade A office development in and around the developing cultural and public sector hub. Offering the immediate opportunity to occupy over 6,000 sq ft of new office space, a 5 min walk from the train station, 1 minute from the town centre and next to Grantham Museum.

By basing the HQ within the town centre there will be the obvious benefit of increased footfall as a result of employees and visitors.

Through also co-locating around the cultural and public sector hub it will further create an employment centre for the town that will ultimately grow the commercial offering and support the already identified increase in town centre residential accommodation.

Basing the HQ so closely to the Museum would also ensure the rich history of Grantham's relationship with the railway industry would be fully promoted.

GRANTHAM FUTURE HIGH STREETS FUND – STATION APPROACH

The proposed Great British Railways HQ could form a key part of the already ambitious proposals being delivered as part of the £5.56 million Grantham Future High Streets Fund (FHSF) – The Living Town programme. This funding will be utilised to reenergise the town centre and set the foundations for the renaissance of Grantham, breathing new life into the town and establishing it as a first-choice location to visit, live and work.

The FHSF has an emphasis on developing the immediate area around Grantham railway station with aims to deliver a welcoming gateway enabling ease of transit from the Railway Station to the town centre through improving pedestrian and cycling connectivity. The key output is to encourage the 1.4 million (pre-Pandemic) rail travellers using Grantham station to visit the town centre.

Additionally, the programme aims to acquire a strategic site close to the station in what is envisaged to be the first regeneration opportunity around the Station Approach zone. This development will include office accommodation and the provision of further town centre living space within an overall mixed-use environment.

STATION APPROACH – LONDON AND CONTINENTAL RAILWAYS

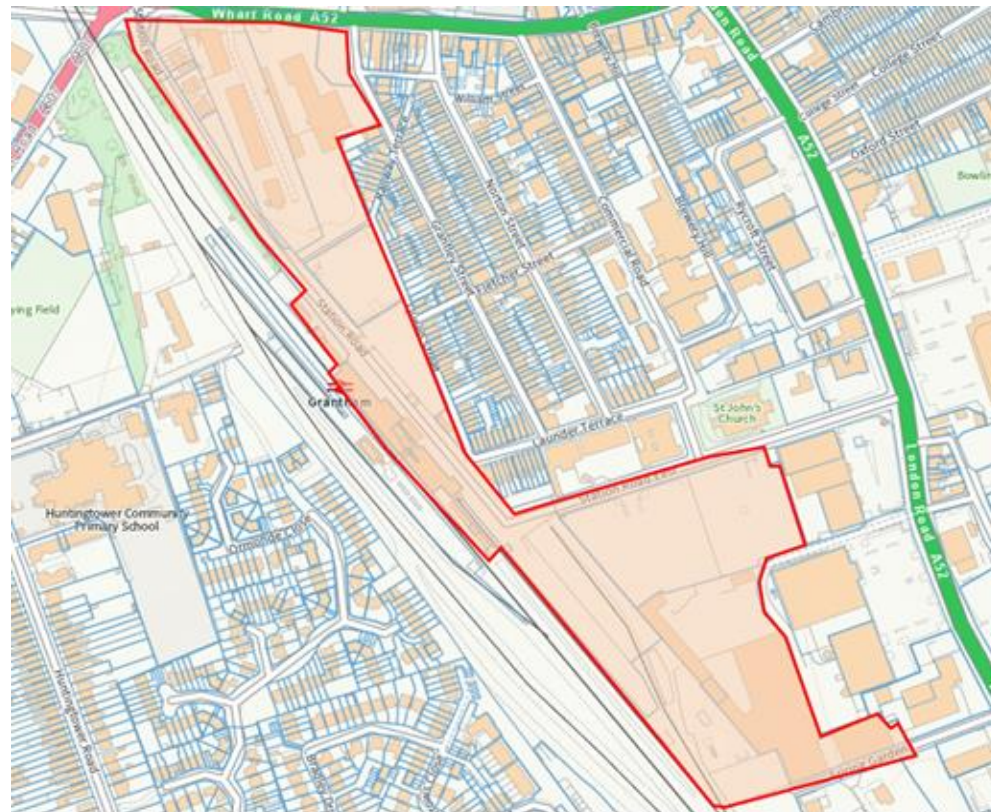
Building on the Council's delivery of the Future High Streets Fund Programme opportunities are starting to emerge for the potential regeneration of the wider Station Approach area.

London and Continental Railways is supporting the Council with a mixed use masterplan around the station area that could be considered as a location for the Great British Railways HQ.

The redevelopment of this wider area could potentially extend the Future High Streets Fund regeneration delivery area eight-fold.

Additionally LNER have embryonic proposals to re-model underutilised parts of Grantham Railway Station which may also provide opportunities to create space for the Great British Railways HQ.

These opportunities mean that Grantham has the capacity to house all the accommodation needs of Great British Railways



GRANTHAM'S LONG RAILWAY HERITAGE

Grantham has a strong and proud railway history being at the forefront of rail development, the development of the diesel engine and high speed rail links and speed records.

Grantham's railway connection started in 1847 with the construction of a line between Grantham and Nottingham. By 1851, the expanding railway network employed 2000 local men in the construction of the railway.

Grantham's importance grew largely due to the 'race to the north' – with the major rail companies competing to develop the fastest route from London to Scotland.

In 1862 the daily Kings Cross to Edinburgh Waverly route launched known as the 'Special Scotch Express' later the 'The Flying Scotsman'.



GRANTHAM'S LONG RAILWAY HERITAGE

In the 1870's Grantham became the first stop on the Kings Cross to Edinburgh route. It was also an important point of convergence between North/South lines and East/West lines and became a major rail hub and engine changing point.

Grantham engine sheds housed engines which were used for 'The Flying Scotsman' service and by 1895, 50 engines were based at Grantham Station.

In the late 1870s the route from London to Grantham became the countries first and only regular 100-mile non- stop route, remaining that way for over a decade. As well as passenger services the Grantham railway was also important for freight services, most notably coal from Derbyshire and Nottinghamshire as well as ironstone and iron-ore from local quarries.

Major local engineering firms such as Hornsby and Sons, and Aveling Barford had their works nearby and both had their own dedicated rail lines from Grantham Station. Hornsby and Sons were pioneers in the development of the diesel engine which became a mainstay of railway traction.

The railway would also have supported other local industries and drove industrial growth in the area.

GRANTHAM'S LONG RAILWAY HERITAGE

As the first stop out from Kings Cross efficiency at the station was key to ensure the service remained on schedule.

The railway men at Grantham developed a reputation for being among the best in the country. They were able to change engines and have the train ready to depart in 5 minutes. The Engine shed and railways became significant local employers

During the 1920s 30s and 40s Grantham remained a key engine changing station and became associated with a succession of world record breaking trains – most notably the Mallard attaining its world speed record of 126 mph on 3 July 1938.

