



Commercially sensitive

# National headquarters competition for Great British Railways

West Yorkshire: The ideal location



Tracy Brabin  
Mayor  
of West Yorkshire

wakefieldcouncil



Leeds City Region  
Enterprise  
Partnership

Working in  
partnership  
with the

West  
Yorkshire  
Combined  
Authority

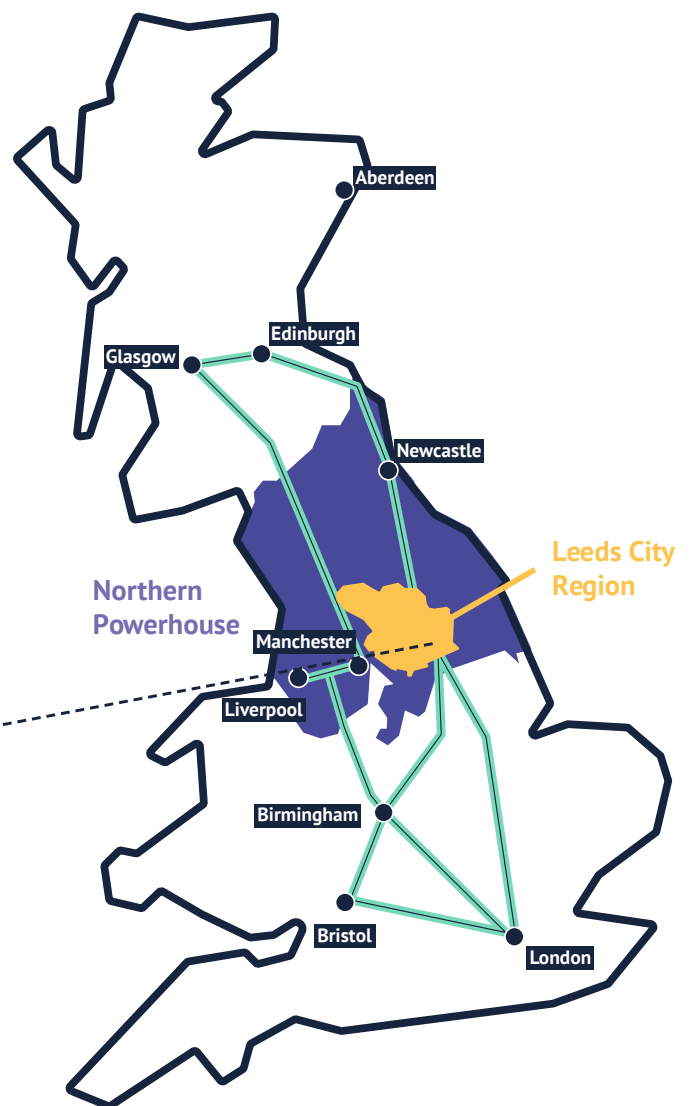
## Describe the location of your application and your proposed headquarters site

### West Yorkshire: The ideal location for Great British Railways


At the heart of the Northern Powerhouse, West Yorkshire offers Great British Railways access to a £70bn economy, a population of 3 million people and the largest concentration of higher education institutions outside London and the South East.

Within West Yorkshire, Wakefield is the best connected location to access some of the strongest rail engineering expertise in the UK, including the rail clusters in Doncaster, Darlington, York and Leeds.

Wakefield unites these complementary rail strengths and facilitates a strategic alliance between these northern rail clusters.







Our bid sets out why Wakefield, one of West Yorkshire's largest cities, provides the ideal location for the new headquarters of Great British Railways. Our proposal is jointly led by the Mayor of West Yorkshire, Tracy Brabin and Wakefield Council's Leader, Councillor Denise Jeffery and is supported by Wakefield District's four Members of Parliament and the Leaders of all the West Yorkshire Local Authorities.

This Expression of Interest has been developed by West Yorkshire Combined Authority and Wakefield Council. As a collective we have proven ability in supporting both private sector organisations and government departments with the operational support required to deliver headquarters projects swiftly and successfully.



**Tracy Brabin,**  
Mayor of West Yorkshire



**Councillor Denise Jeffery,**  
Leader of Wakefield Council

**West Yorkshire's central location within the UK will facilitate an effective hub and spoke model, offering:**

**1. A prime development site tailored to the needs of Great British Railways**

Due for purchase completion on 31st March 2022 by Wakefield Council, the former Wakefield Westgate station site provides a first class, central office development with direct platform access that can be built to BREEAM excellent standards.

**2. Access to a talent pool with significant rail expertise**

With the largest pool of graduates in the north, the second largest pool of rail talent in the UK and world leading rail research capability within the universities of Huddersfield and Leeds, Great British Railways can recruit with confidence from a quality talent pipeline.

**3. An opportunity to reinstate and rediscover our rail heritage**

Wakefield is home to the world's first public railway and 133 years of rail wagon and carriage manufacturing, making Wakefield a hub of activity in the Victorian era. Great British Railways will enable this forgotten heritage to be rediscovered.

**4. Additionality: A catalyst for further investment in a major northern city and region**

A West Yorkshire location offers the biggest impact for Great British Railways investment. It provides the opportunity to capitalise on existing government investment such as Doncaster's National College for Advanced Transport and Infrastructure, whilst acting as a catalyst to unlock further investment in the North.



## A modern twist: Old Westgate Station - the new home of Great British Railways

Built in 1856, the former railway station site offers a prime office location for Great British Railways. The 0.7 acre site is a strategically important development opportunity and its nascent potential as a currently undeveloped city centre site is a timely opportunity. It is recognised regionally as one of the best commercial development opportunities, with mainline rail connectivity and excellent access to the city centre, as well as the UK's motorway network.

In 2019, Wakefield Council agreed terms and acquired the site from Network Rail to bring forward a mixed-use commercial and hotel scheme with a private sector development partner.

Great British Railways headquarters would complement the existing scheme, providing an anchor tenant which will attract additional businesses into the scheme and surrounding office space. In many respects Great British Railways will enhance the potential of the wider development scheme.

The completed scheme will provide around 40,000 sq ft of Grade A office accommodation, alongside a brand new 80-120 bed hotel. The development will include meeting and conferencing facilities, as well as 84,000 sq ft of new public realm, greenspace and new access routes. Wakefield Council will work closely with Great British Railways to ensure the development meets BREEAM excellent rating.

As the development site adjoins the Wakefield Westgate mainline station and can provide direct access to the platform, it also supports West Yorkshire and UK government's carbon neutral ambitions by encouraging the use of sustainable travel.

### Development site proposed:

- Owned by Wakefield Council
- Adjacent to the mainline station
- Direct access to the platform
- Up to 40,000 sq ft of Grade A office space



Wakefield Westgate



# How Wakefield benefits from Great British Railways headquarters

The new headquarters will be a catalyst to transform Wakefield's business premises offer, with Great British Railways acting as a hook to attract a young, highly skilled, dynamic workforce of the future.

To boost economic performance and productivity levels, we must broaden the city centre offer to deliver a better supply of high-quality office accommodation and enhance footfall.

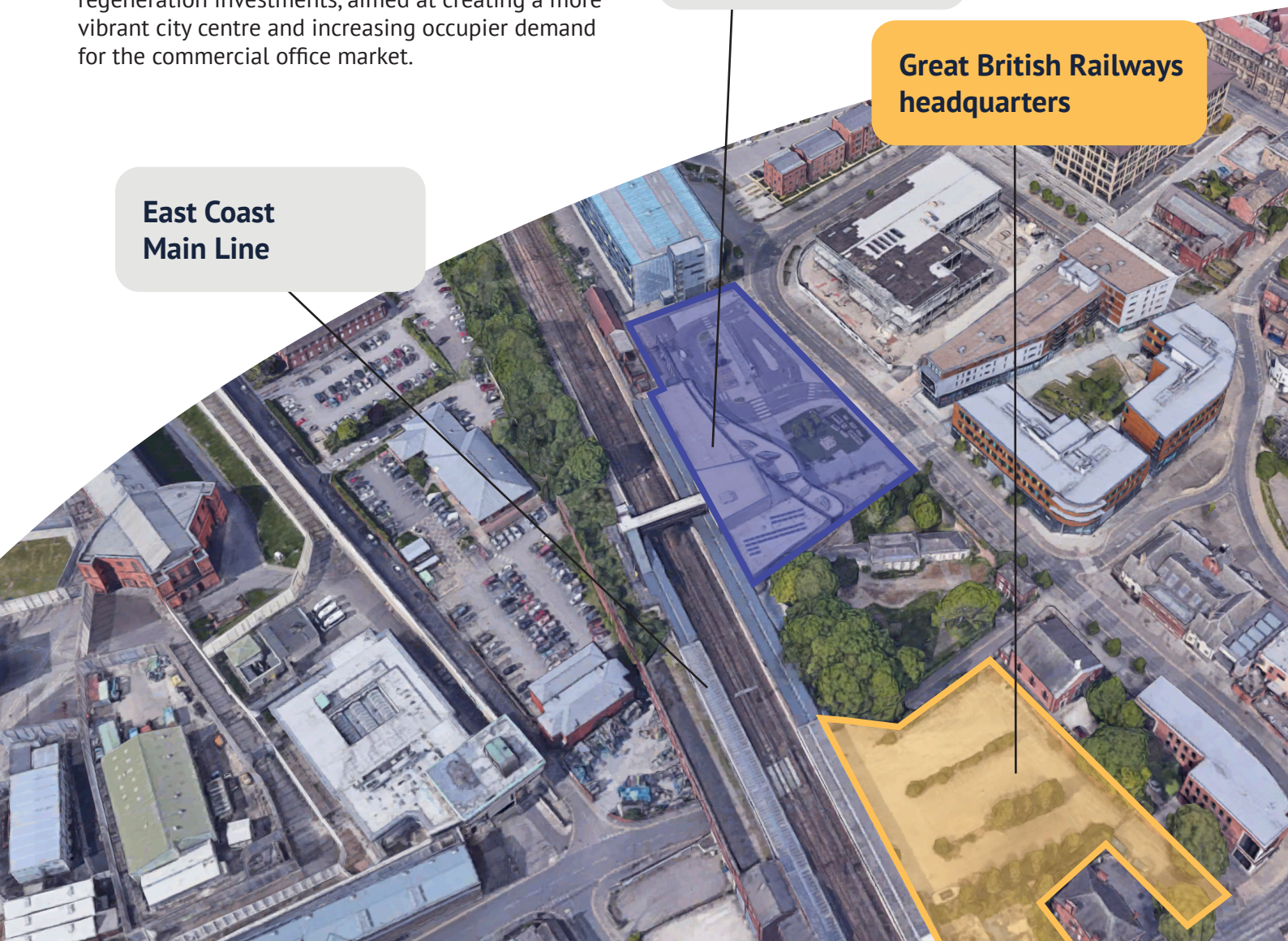
Great British Railways headquarters will be a key enabler by supporting our substantial culture and regeneration investments, aimed at creating a more vibrant city centre and increasing occupier demand for the commercial office market.



**Wakefield Westgate Train Station**

**Great British Railways headquarters**

**East Coast Main Line**



# 2

## Show how your application will align with and demonstrate levelling up

Wakefield has welcomed the government's levelling up agenda and is committed to improving the quality of life of its residents.

To achieve this,

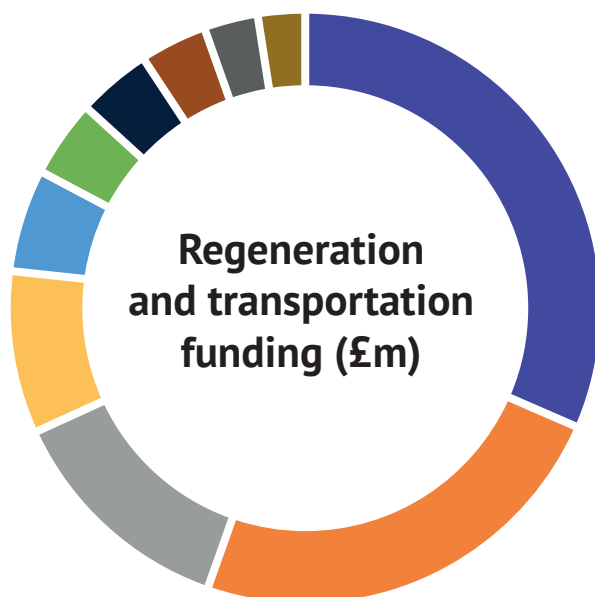
**the Council has been successful in securing over £150m in public sector funding for regeneration and transportation projects,**

as well as substantial match funding, demonstrating the Council's commitment to the city centre.

These funds are being used to underpin the regeneration of the city centre as identified in the Wakefield City Centre Masterplan 2022. The Masterplan includes a range of regeneration projects that will improve public services, bring new opportunities and develop a renewed sense of community and local pride back into areas where this has been lost.

Partnership working between the Combined Authority and Wakefield Council is underway to improve living standards through boosting productivity, improving skills and securing inward investment to bring higher paid and higher quality jobs to the district.

Wakefield's vision for levelling up is reflected in the 'Building a Fairer Future' strategy which is currently in development. The strategy aims to ensure that economic investment benefits the many and not the few. Adding to the actions being taken at a regional level, delivery of the strategy will create a high quality environment and lift people out of intergenerational poverty disadvantage.



- Towns Fund **£48.8m**
- Eastern relief road **£37m**
- Levelling Up Fund **£20m**
- Transforming City Centre package **£13.6m**
- Westgate rail station refurbishment **£8.6m**
- Local Growth Fund **£6.5m**
- West Yorkshire Archives History Centre **£6.3m**
- Kirkgate rail station refurbishment **£5.6m**
- Cultural Development Fund **£4.4m**
- Historic England Heritage Action Zone **£4m**



# Levelling Up

## Levelling up on productivity

**Boosting productivity is one of the Combined Authority's strategic priorities.**

Data published by Centre for Cities shows that productivity in the Wakefield district is 15% behind the national average. To address this, Wakefield engages with local businesses through the region's Growth Service, which provides advice to businesses on accessing funding and support programmes, such as:



**Made Smarter  
Supply Chain Readiness  
Manufacturing Champions  
Resource Efficiency  
Skills for Growth  
Connecting Innovation**

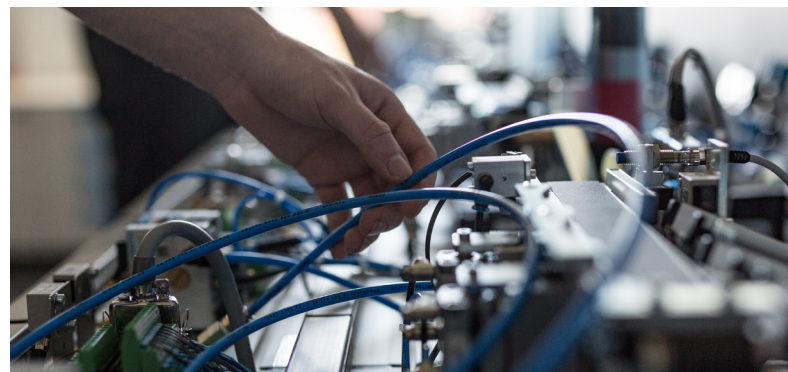
Businesses that invest in Research and Development have higher productivity levels. The region's Connecting Innovation programme funds collaborations with UK universities and Catapult centres.

## Levelling up on skills

Higher level skills lead to higher pay, therefore improving the level of skills is critical if we are to achieve Wakefield's aspirations of becoming a UNESCO Learning City and improve standards of living.

Wakefield residents are beginning to benefit from the Combined Authority's devolved annual Adult Education Budget of £65m which aims to support the unemployed to gain and retain employment.

To level up on skills, Wakefield delivers support to businesses and individuals through the Wakefield Employment Hub and regional skills services. This encourages investment in apprenticeship programmes and, through the Schools Partnership Team, connects over 180 schools across West Yorkshire with business leaders to develop career pathways to raise the aspirations of young people.



# Levelling up together: Wakefield and Great British Railways

Wakefield represents an outstanding opportunity for Great British Railways to have a measurable and significant socio-economic impact and become an exemplar of levelling up in action. To boost the economic performance and productivity levels of Wakefield we must broaden the city centre office market. Great British Railways headquarters will be a key enabler in this regard.

## Choosing Wakefield as the location of the new headquarters will:

- Unlock the re-development of a site in disuse since 2014
- Unlock wider regeneration schemes in the city centre
- Breathe new life into the city centre, increasing footfall and vibrancy to retail and catering establishments
- Act as a catalyst to attract further, high quality inward investment





# 3

## Describe how your location is well connected to the rest of Great Britain and how people will access your site

Wakefield is one of the best connected non-core cities in the Northern Powerhouse. Situated on the East Coast Main Line, Wakefield offers a direct connection to many UK locations, including London. Consequently, the proposed site makes access for employees and visitors using rail services incredibly easy and provides a wide catchment area for potential talent.

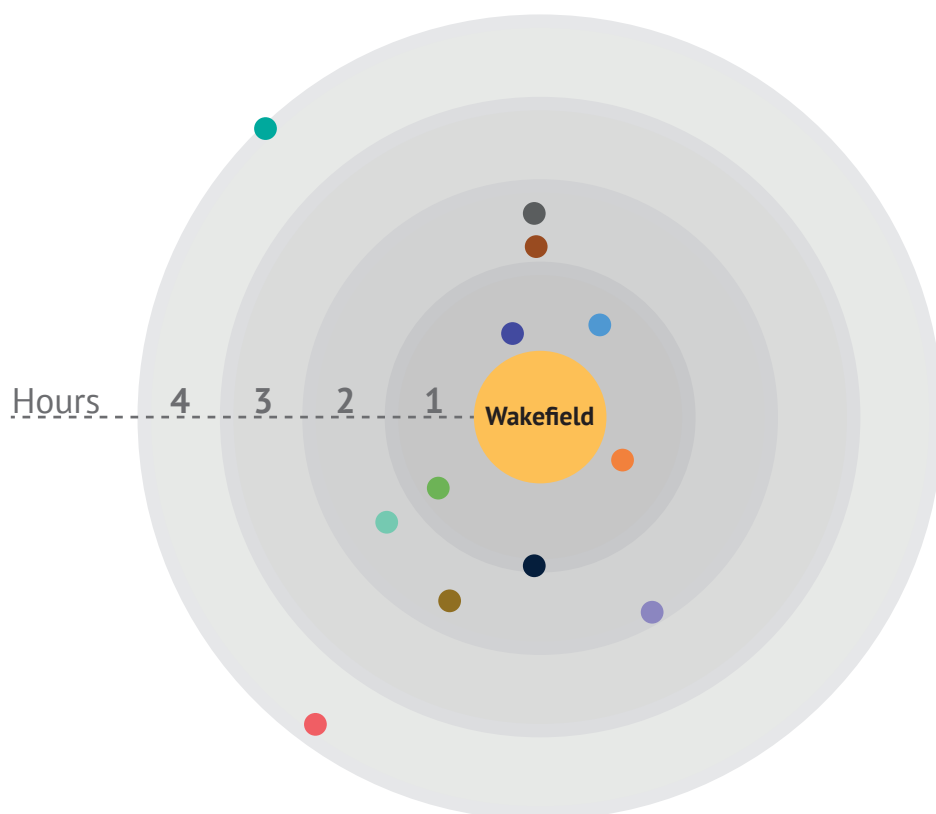
As a city centre location, amenities such as bus routes, shops, cafes and parking are all within walking distance. Onward journeys will not be required, reducing the carbon footprint associated with travel to the new headquarters. The headquarters itself, along with all of the public realm, will comply with the Disability Discrimination Act. This will promote ease of access for all users with on-site parking, a 1,464 space car park 200m away and access to Wakefield's freecitybus.

**Wakefield's central location provides access to three primary motorway routes (M62, M1 and A1M) with 74% of the UK's population within a 4 hour drive.**



**One of the best connected cities**

## Wakefield's excellent rail connectivity

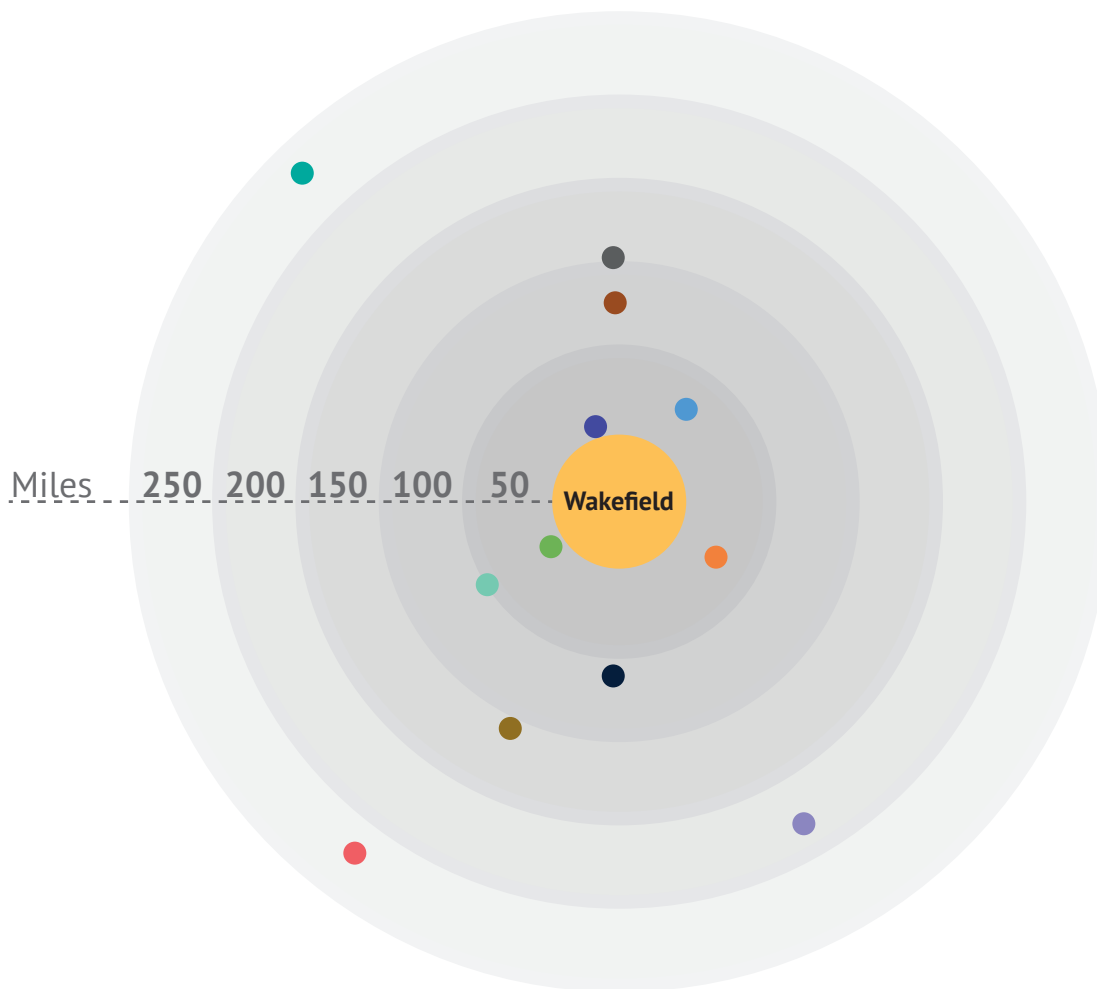


| Location                | Trip duration<br>Hrs/Mins | Changes |
|-------------------------|---------------------------|---------|
| Leeds                   | 0.12                      | 0       |
| Doncaster               | 0.16                      | 0       |
| York                    | 0.38                      | 0       |
| Huddersfield            | 0.45                      | 1       |
| Derby                   | 1.01                      | 0       |
| Darlington              | 1.17                      | 0       |
| Manchester              | 1.27                      | 1       |
| Birmingham - New Street | 1.43                      | 0       |
| Newcastle               | 1.45                      | 0       |
| London - Kings Cross    | 1.56                      | 0       |
| Cardiff                 | 3.51                      | 1       |
| Glasgow - Central       | 4.03                      | 2       |

Travel times taken from thetrainline.com



## Wakefield's excellent road connectivity



| Location                | Distance miles | Travel time hrs/mins |
|-------------------------|----------------|----------------------|
| Leeds                   | 11.1           | 0.2                  |
| Huddersfield            | 14.1           | 0.3                  |
| Doncaster               | 28.8           | 0.4                  |
| York                    | 32.1           | 0.4                  |
| Manchester              | 56.1           | 1                    |
| Derby                   | 64.9           | 1.1                  |
| Darlington              | 71.3           | 1.18                 |
| Newcastle               | 106            | 1.5                  |
| Birmingham - New Street | 110            | 1.5                  |
| London - Kings Cross    | 184            | 3.1                  |
| Cardiff                 | 225            | 3.3                  |
| Glasgow - Central       | 228            | 3.3                  |

Distance and travel time based on Googlemaps.com

# West Yorkshire Mass Transit

Led by the Combined Authority, Wakefield Council and the four other local authorities in West Yorkshire are developing an ultra low or zero emission mass transit system for the region.

The West Yorkshire Mass Transit Vision 2040 supports Wakefield's ambitions to provide a greener, more inclusive and better connected city, improving links to inter city rail services and acting as a hub for local, radial and inter-urban journeys.

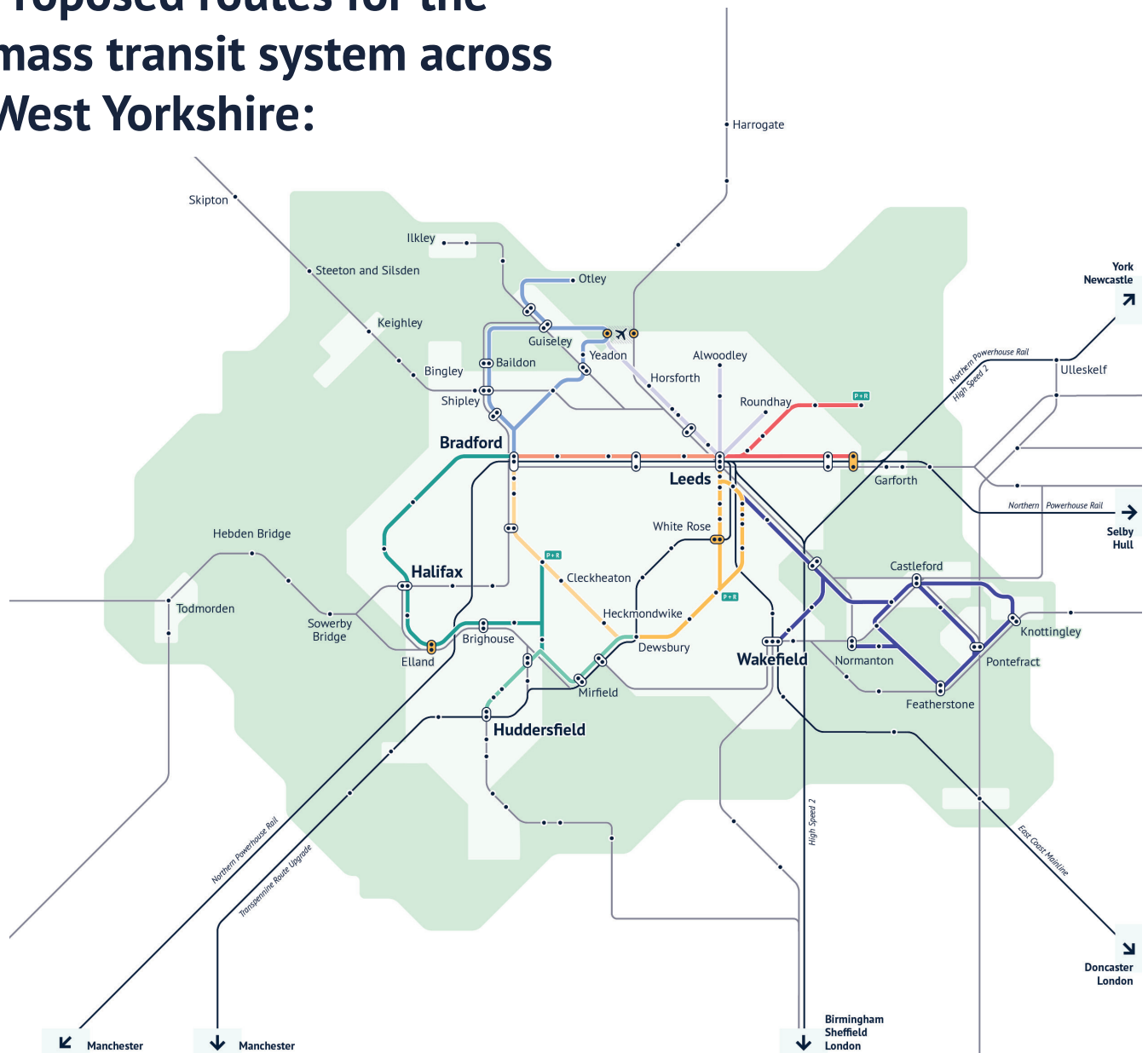
Wakefield Council is working with the Combined Authority to transition the existing diesel powered bus fleet to electric, supported by an application to the government's Zero Emission Bus Regional Areas fund. Wakefield Council are also in discussions with local bus operator Arriva regarding plans to roll out an electric bus fleet and a new depot.

Placing the headquarters in Wakefield City Centre offers Great British Railways customers and visitors low carbon transport by rail, bus and in time, a mass transit system.





# Proposed routes for the mass transit system across West Yorkshire:



## Opportunity for Mass Transit

- East Leeds
- Bradford – Leeds
- South Leeds – Dewsbury
- Bradford – Dewsbury
- Huddersfield – Dewsbury
- Bradford – Halifax
- Wakefield and Five Towns
- Bradford and North West Leeds
- North Leeds

## Network

- Long distance rail
- Local rail

## Stops & connections

- ⊙ Potential Mass Transit Interchange
- ⊙ New Rail Station and Interchange
- P+R Mass Transit park & ride

## Showcase the opportunities your location offers Great British Railways

Wakefield provides a unique opportunity for Great British Railways to create a hub connecting the north's rail industry clusters in one of the best connected and easily accessible non-core cities, placing the headquarters in close proximity to:



### Great British Railways customers

The train and freight operating companies located in York, Doncaster and Manchester, with London just over 2 hours away.

Rate Per Thousand Businesses:  
4.4 5.6



### Private sector expertise

Wakefield, with its own cluster of manufacturing businesses supplying the rail industry, offers excellent rail connectivity to the manufacturing and engineering clusters in Doncaster, York, Darlington, Birmingham, Derby and Leeds. This connectivity also extends to many of the United Kingdom Rail Research Innovation Network (UKRRIN) Centres of Excellence, their university partners and founders.



### The wider transport industry

Choosing Wakefield places Great British Railways headquarters central to a number of key organisations in the rail industry and at the heart of one of the UK's largest rail and civil engineering consultancy and construction clusters.

North West (England)  
Number of businesses: 1,221  
Per 1,000 businesses: 4.6

North East (England)  
Number of businesses: 306  
Per 1,000 businesses: 4.4

Wakefield

Yorkshire and The Humber  
Number of businesses: 1,023  
Per 1,000 businesses: 5.6

This image provides an overview of the rail industry in the North of England, clearly showing that Wakefield sits at the heart of the North's rail industry clusters.





## Academic collaboration

Wakefield offers a location with excellent connectivity to significant rail research capabilities in West Yorkshire, including:

The Institute for High Speed Rail and System Integration (IHSRSI) at the University of Leeds, which will be one of the world's leading institutes for rail engineering. It will enable track, signalling, digital technologies and rolling stock to be tested together as one complete system.

The Institute of Railway Research (IRR) at the University of Huddersfield, a world-leading centre in railway engineering and safety, with particular research expertise at the interface between the wheelset and track and pantograph systems. The IRR also develops solutions to extend the life of the rail network's infrastructure.

The Centre for Innovation in Rail (CIR), which was specifically created to accelerate the adoption of new innovations by the rail industry, including Network Rail, based at the University of Huddersfield.

UKRRIN member universities, partners and founding member rail companies, with Wakefield providing a central and easily accessible location.

The Institute for Transport Studies, the UK's leading institute for transport policy at the University of Leeds.



**“We have worked with many facets of Network Rail over a number of years and are therefore delighted to have formalised our working relationship and positioned the Institute to deliver research work on a strategic level both through this new partnership and in the longer term through UKRRIN.”**

**Prof. Paul Allen, IRR Associate Director**

**“The Institute represents a game changing opportunity for the UK in both conventional and high-speed rail research and innovation. It will provide the UK with a whole system approach to railway testing, development, validation and certification, facilitated through closer industry collaboration. At Network Rail we are planning to utilise the facility to mitigate the delivery risks to some of our projects such as the Transpennine and East Coast Upgrades.”**

**Sir Peter Hendy, Chair, Network Rail (referring to the IHSRSI)**



Artists impression of the IHSRSI



## Access to a growing government hub

West Yorkshire's growing government hub is driving a strong Civil Service base in the north, with the Department for Transport and the UK Infrastructure Bank recently opening offices here. Significant institutions are choosing to locate in the region, with both the Financial Conduct Authority and the Bank of England planning to establish substantial presences here.

**Wakefield offers Great British Railways an opportunity to engage with and enhance a highly collaborative region-wide rail ecosystem. West Yorkshire delivers business support across the area through the regional Growth Service and has a strong track record of engaging with SMEs and large enterprises across multiple high value supply chains, including the rail industry.**

## Collaboration in action

A key focus of the Growth Service is to connect SMEs to university research capabilities. One example is the collaboration between the IRR, the CIR, the National Physical Laboratory, the Future Metrology Hub, the Connected Cities Catapult and the Supply Chain programme. This collaboration brought together innovative SMEs with the rail industry to develop solutions to overcome industry challenges. We would welcome an opportunity to discuss with Great British Railways a new phase of this collaboration.

## Developing the rail industry eco-system

To develop the region's ecosystem further, we will encourage and facilitate rail sector organisations such as the Department for Transport, the Rail Industry Association, the Rail Alliance, the Rail Delivery Group, the Rail Safety and Standards Board and the Rail Supply Group to hold events in Wakefield. We will support these and other organisations wishing to establish a presence in Wakefield or the wider region.





## Demonstrate the location's railway heritage and current network links

### Rediscovering Wakefield's heritage

Wakefield is often overlooked as a location with links to the creation and growth of the railways industry. However, Wakefield can proudly call itself the birthplace of the public railway.

In 1798, the Lake Lock Railroad opened to take coal from local pits to the boats on the River Calder. The public could pay to use the railroad too, introducing the world to railways as a form of public transport.

Wakefield's railway heritage is strongly linked to wagon production, with Victorian railway manufacturer Charles Roberts establishing his company in 1873 in Horbury. The company built over 100,000 railway trucks and later, carriages, until its closure in 2005 by Bombardier, bringing to an end 133 years of rail transport manufacturing in the town.

Locating in Wakefield presents a golden opportunity to engage with the public and the rail industry and rediscover this nearly forgotten rail heritage. We would welcome a conversation between Great British Railways, Wakefield Council, the Combined Authority and the wider rail industry to use any excess floorspace or public realm areas surrounding the new headquarters as an exhibition space to raise the profile of Wakefield's significant contribution to the rail industry.

### Wakefield: Connecting heritage to the future of the UK rail industry

Benefiting from the £69bn Integrated Rail Plan package, Wakefield will see protected and improved crucial links, shorter journeys and more frequent and reliable services.

Today, Wakefield's strong rail links both locally and nationally with academia and the public and private sector will help to underpin the delivery, success and long-term sustainability of Great British Railways headquarters in West Yorkshire.

The city's central location within Yorkshire's rail engineering heartlands provides Great British Railways with easy access to 150 years of rail industry expertise and the digital skills required for the future.

**The Lake Lock Railroad in Wakefield is recognised as the world's first public railway.**



## Academic innovation

Through university spin-outs such as Tracsis, Satsense and Instrumentel, West Yorkshire is already delivering scalable digital solutions to the UK rail industry.

## Network Rail

Wakefield Council has an existing strong relationship with Network Rail having recently negotiated the purchase of the proposed headquarters development. Network Rail's regional headquarters in York is only 36 minutes away by train.

## Wakefield's rail talent

Wakefield has a strong local rail cluster of manufacturing, civil and structural engineering, ranging from rail system design, electrical and power infrastructure, maintenance and servicing.

This cluster and those surrounding it provide a significant pool of rail talent from which Great British Railways can draw.

Great British Railways can also capitalise on existing government investment in neighbouring Doncaster at the National College for Advanced Transport and Infrastructure, located just 20 minutes away by train.

Using leading workforce analysis software LinkedIn Talent Insights, we have drawn upon data using the LinkedIn profiles of existing Network Rail staff and benchmarked this information across the UK's regions, analysing skill sets and qualifications.

Our analysis shows that there is a strong correlation between the skill sets required by Great British Railways and the talent available in West Yorkshire, with the region providing access to the second largest rail skilled workforce outside London.



The chart above demonstrates the number of professionals with the relevant skills outside of London. In addition to being the second largest talent pool outside of London, West Yorkshire, including Wakefield is identified as a 'hidden gem location' where the supply of professionals is high relative to hiring demand. **Source: LinkedIn March 2022**



## Describe how your location will offer Great British Railways good value for money

### Additionality: A catalyst for further investment

With the accelerated trend for dispersal working and multi-site models following the pandemic, second wave investments outside of London have enormous potential to drive Wakefield's future economic prosperity. Natural instinct is for organisations to opt for core cities like Leeds and Manchester, but Wakefield and its top five commuter districts have enormous scale to cater for a huge increase in future occupier demand, with the added advantage of being able to offer greater value for money.

A West Yorkshire location offers the biggest impact for Great British Railways investment. It provides the opportunity to capitalise on recent significant government investments, such as Doncaster's National College for Advanced Transport and Infrastructure, which has boosted the South Yorkshire rail economy, with the headquarters investment promising the same levelling up impact for Wakefield and West Yorkshire.

Locating Great British Railways headquarters in Wakefield would provide an opportunity for government spending to go further and act as a catalyst to unlock further investment in the North. As well as acting as an anchor tenant to attract further inward investment into the city, the proposed site is one of the key schemes being delivered to transform Wakefield's City Centre to its full potential through Wakefield's Towns Fund allocation, reducing viability gaps and providing maximum return on proposed government spending.

### Generating public value

In bringing an unused, former train station development back into commercial use, Great British Railways headquarters will have a direct role in increasing employment in the city centre and indirectly increasing footfall and spending in the surrounding area.

Market evidence suggests that commercial property values in Wakefield City Centre have been declining. Analysis of proxy ONS / VOA evidence for year on year Rateable Values (RVs) suggests that, after adjusting for the effects of inflation (HMT GDP Deflator, September 2019), there has been a median average real term fall of around 1.1% per year in office RV's across the district since 2007. The decline in RV's limits the ability for commercial property investors to achieve the yields required to invest in new commercial office space.

Whilst the above reflects the fact that Great British Railways would benefit from lower than average RV's in Wakefield, it also suggests that without investment into the city centre, there would be a continued decline in commercial property values, estimated in real terms at -1% per year.

Great British Railways investment will add stimulus to the city centre economy, helping to safeguard against the potential for continued decline in property values.

The headquarters will also act as a catalyst for further investment. Supported by the Combined Authority's Trade & Investment team, Wakefield Council's Economic Development Service will encourage and support key Great British Railways stakeholders, including private sector rail engineering services, digital rail providers, customers and rail industry organisations to establish their own offices in the city.



## Diversifying Wakefield's business base

Wakefield's industry profile is characterised by higher than average levels of employment in logistics, and this sector continues to grow. Reliance on industries like logistics, combined with a low skills levels, has resulted in a non-diverse business base, with only 6.3% of businesses deemed to be knowledge intensive compared to the national average of 13.8% (Centre for Cities, 2019). Great British Railways investment will therefore help to diversify Wakefield's business base, addressing the current underperformance and demonstrate clearly the government's commitment to levelling up.

All too often, showcasing a region's strengths within a high-profile bid becomes the priority over serious discussions on how we can help to de-risk an investment project of this nature. For us, it is not just about attracting Great British Railways headquarters to Wakefield, but about demonstrating how we can be a reliable and trusted partner and how your investment can satisfy National Audit Office principles in respect of spending less, responsibly, fairly and achieving value for money.





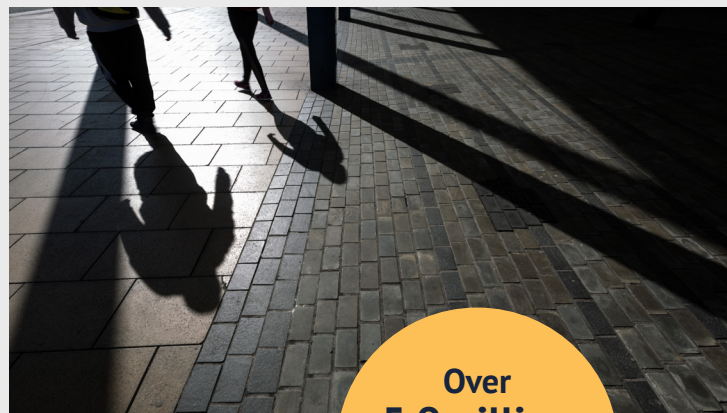
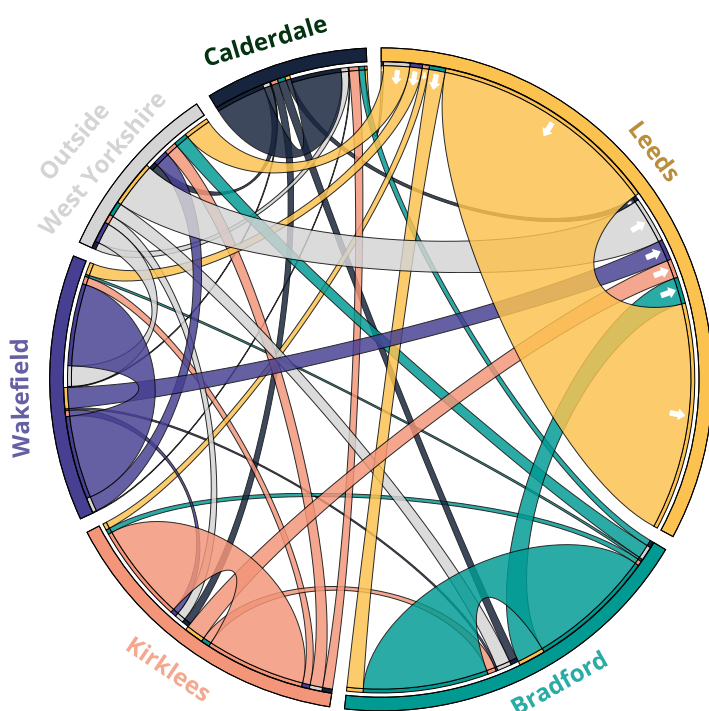
## Demonstrate how the national headquarters will be welcomed by the public

### The importance of rail in West Yorkshire

In addition to employment in Wakefield and the wider West Yorkshire region associated with the rail industry, the railway serves as an important means of transport for commuters.

In 2019, Wakefield District's 16 operational train stations saw in excess of 5.9million journeys made. The continued use of the railway to connect families to loved ones, products with end users and people to places is evident, with pre-pandemic figures showing year on year passenger growth across much of the region.

The image below shows commuter flows between the main urban areas of West Yorkshire, demonstrating the level of connectivity between Wakefield and the wider region.



Over  
**5.9million**  
journeys made  
in 2019

## Our values

As a region we uphold five clear values to guide the way we operate and do business:

1. **Championing our region**
2. **Working together**
3. **Working intelligently**
4. **Positive about change**
5. **Easy to do business with**

We have pride in our region and what we do. We work collaboratively with our partners to make West Yorkshire a better place to live, work and invest whilst adding value to organisations that can have a transformative impact in our region, like Great British Railways. We deliver what we say we will and at pace, embracing change and innovation. At the very heart of our ethos is our desire to use resources responsibly and sustainably. This is reflected in our offer to host Great British Railways in a BREEAM excellent office, with platform access, in one of the best connected cities in the north.

## Join our community

In Summer 2022, Wakefield Council will launch its 'Big Conversation', an engagement project with residents and hard to reach communities across the district to understand their vision for the future.

Great British Railways would be investing in the city at an opportune time to use this conversation as a way to engage with the district's communities, further understand the importance of rail, as well as become a part of the Wakefield community, driving change and levelling up prospects for the district.

## Our support for Great British Railways

As a public sector body, we have a strong track-record of delivering support to help organisations establish in West Yorkshire. If short-listed for stage 2 of the selection process, the Combined Authority's Trade and Investment team and Wakefield Council's Economic Development Service will act as an advisory service to Great British Railways Transition Team by helping to shape the final business case for the project.

Should Wakefield be chosen as the location for the new headquarters, a delivery board comprising public and private sector organisations will be established to work with the Transition Team to embed Great British Railways in Wakefield.

Our local knowledge and experience will enable you to navigate difficult topics such as regional pay, organisation structure, employee proposition, recruitment strategies and how to enhance diversity and inclusion.

The scheme to redevelop the former Westgate train station has been designed to afford us sufficient flexibility to develop the site in the most appropriate way. Put simply, Great British Railways headquarters is exactly the kind of opportunity that we have been seeking, and we look forward to collaborating with you to make your headquarters investment a success in West Yorkshire.





# Letter of support

## Supporting Wakefield as headquarters for Great British Railways

This letter is to demonstrate our wholehearted support of the bid to attract the headquarters of Great British Railways to Wakefield, West Yorkshire.

The location of the headquarters for Great British Railways is a flagship investment by UK government and provides a once in a generation opportunity to level up towns and cities in the North. Situated at the centre of the North's railway engineering heartlands, the proud city of Wakefield offers an exceptional location to make the headquarters of Great British Railways an unrivalled success.

### Central location

Wakefield, with a prominent railway station on the East Coast Mainline, offers a prime and highly accessible location at the centre of the UK's rail network. It provides Great British Railways with a unique location to be at the very centre of a hub and spoke model, with easy access to regional offices and the historic rail hubs of York (38 minutes), Doncaster (17 minutes) and Darlington (71 minutes), with London only 2 hours away.

### An ideal site

Situated directly adjacent to Wakefield Westgate station sits a prime development site on the grounds of the former historic Westgate station. This site, which directly adjoins the Wakefield Westgate mainline station, offers the opportunity for Great British Railways to be the catalyst for further investment.

### A catalyst for levelling up

Great British Railways headquarters would provide the opportunity to diversify Wakefield's business base, attract higher value, higher waged activities to the district and demonstrate a clear commitment to levelling up.

Alongside the substantial high value job creation Great British Railways provides, it is anticipated that further agglomeration benefits to the Wakefield economy will be unlocked with the headquarters of Great British Railways acting as a catalyst for a £150m regeneration scheme, bringing forward game changing levels of investment from the private sector.

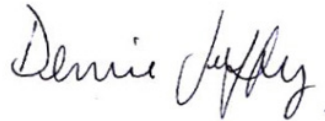
### Wakefield

Wakefield, at the centre of Leeds City Region, provides access to the 2nd largest pool of rail skills in the UK outside London, the largest pool of graduates in the North and access to the UK's leading rail institutes at the universities of Huddersfield and Leeds.

Above all, Wakefield has the full support of the leaders in West Yorkshire. We urge everyone to back the bid and support the city as the ideal location for Great British Railways.



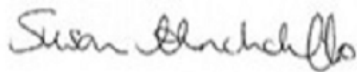
**Tracy Brabin**  
Mayor of West Yorkshire



**Councillor Denise Jeffery**  
Leader, Wakefield Council



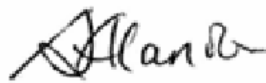
**Sir Roger Marsh**  
Chair, Leeds City Region  
Enterprise Partnership  
& NP11



**Councillor Susan Hinchcliffe**  
Leader, Bradford Metropolitan  
District Council



**Councillor Tim Swift**  
Leader, Calderdale Council



**Shabir Pandor**  
Leader, Kirklees Council



**James Lewis**  
Leader, Leeds City Council



Tracy Brabin  
**Mayor**  
of West Yorkshire

**wakefield**council



Leeds City Region  
**Enterprise**  
Partnership

Working in  
partnership  
with the

**West**  
**Yorkshire**  
Combined  
Authority