

Work begins on Birmingham's first smart-enabled building

At Bruntwood Scitech's Innovation Birmingham Campus

- **Bruntwood SciTech, a 50:50 joint venture between Bruntwood and Legal & General is the UK's leading property provider dedicated to the growth of the science and tech sector;**
- **Bruntwood SciTech specialises in the creation and development of thriving innovation districts, with 9 sector-specialist campuses across the UK.**

The construction of Birmingham's first smart-enabled building, Enterprise Wharf, is now underway at the Innovation Birmingham Campus, part of the Bruntwood Scitech network, in what is a major boost to the city's economic recovery.

Established in 2018 in a joint venture between leading regional property company Bruntwood and Legal & General, Bruntwood SciTech is dedicated to driving the growth of the UK science and technology sector. With a portfolio valued at more than £526.8m, totalling over 1.8m sq ft and home to over 500 science and tech businesses the Bruntwood SciTech network includes nine sector-specialist campuses across Manchester, Leeds, Liverpool, Birmingham, Alderley Park – the UK's largest single-site life science campus, and most recently Melbourn Science Park in the heart of the 'golden triangle'.

The development of Enterprise Wharf marks the expansion of the region's leading digital and tech campus, which is already home to an established cluster of more than 150 businesses working in high growth areas such as fintech, prop-tech, edtech, 5G and VR and will provide much needed grow-on space for tech businesses looking to expand or relocate to the city.

Located next to Aston University and Birmingham City University, in the heart of the Birmingham Knowledge Quarter, the 10 storey, 120,000 sq ft Enterprise Wharf will feature a large, open plan reception and collaboration space, cycle storage with kit drying room, space for electric vehicle charging, showers and a roof garden with stunning views over the city. New external landscaping will create a new green space for the campus, providing direct, much improved access to the adjacent Birmingham and Fazeley Canal.

Embedded with smart, Internet of Things (IoT) technology, Enterprise Wharf will collect and have the ability to monitor data from the Building Management System, HVAC, lighting and CCTV. Data from a range of sensors will be displayed in a purpose-built dashboard; allowing air quality, lighting and energy consumption to be managed and optimised, creating a healthy, productive and sustainable workplace.

Enterprise Wharf will be the first new development at the Innovation Birmingham Campus to incorporate measures towards the achievement of Net Zero Carbon; including an A-rated EPC together with 100 m² of PV solar power, and a combined air source heat pump and chiller system enabling highly efficient heating, heat recovery, and cooling. The building's facade has also been optimised to provide high thermal efficiency, minimising internal artificial lighting requirements.

David Hardman, Managing Director, Bruntwood SciTech - Birmingham, said:

“Enterprise Wharf will be a valuable and important addition to Birmingham’s already thriving tech ecosystem. Birmingham boasts world-class universities, a skilled talent pool and fantastic transport links making it the UK’s top city for startups.

“Birmingham’s first smart-enabled building offers a unique and unrivalled opportunity for tech businesses to benefit from super-fast and reliable connectivity, smart access control and visitor management as well as the ability to control temperature and lighting to reduce CO2 emissions and improve wellbeing and sustainability.”

Planning permission for Enterprise Wharf was granted in April 2020. GRAHAM has been appointed as the main contractor and agents include Avison Young, CBRE and Savills.

Enterprise Wharf is due to complete in late 2022.

Notes to editors

About Bruntwood SciTech

Bruntwood SciTech is the UK’s leading developer of innovation districts, creating the environments and ecosystems for science and technology businesses to form, scale and grow.

A 50:50 joint venture between leading property company Bruntwood and Legal & General, Bruntwood SciTech provides high quality office and laboratory space and tailored business support, offering unrivalled access to finance, talent and markets, an extensive clinical, academic and public partner network and a sector-specialist community of over 500 companies.

Bruntwood SciTech has unique experience in creating and developing strategic partnerships with UK regional cities, universities and NHS Trusts to drive economic growth through investment in science and technology infrastructure.

Bruntwood SciTech has a portfolio of over 1.8m sq ft including Alderley Park in Cheshire, Platform in Leeds, Innovation Birmingham, a cluster in the heart of Manchester’s Oxford Road Corridor innovation district - Manchester Science Park, Citylabs 1.0 & 2.0 part of the Manchester University NHS Foundation Trust (MFT) campus and Circle Square - a joint venture with Vita Group and a development pipeline of 850,000sq ft which includes Birmingham Health Innovation Campus.

Website: <https://bruntwood.co.uk/scitech>

Twitter: https://twitter.com/BW_SciTech

LinkedIn: <https://www.linkedin.com/company/bruntwood-scitech>

Instagram: <https://www.instagram.com/bruntwoodscitech>

About Legal & General Capital

Legal & General Capital (LGC) is Legal & General Group’s alternative asset platform, creating assets for Legal & General Retirement and third-party clients in order to achieve improved risk-adjusted returns for our shareholders.

LGC has built its market leading capabilities in a range of alternative assets, delivering depth of resource, track record and intellectual property. Investing in the real economy and creating alternative assets that deliver a tangible societal impact, its purpose is to invest society’s capital for society’s benefit. LGC’s investments have been vertically integrated and include: residential property; specialist commercial real estate; clean energy; alternative credit; and venture capital.

As LGC's capability to create alternative assets continues to grow, it will not only continue to grow its balance sheet alternative assets but also create alternative assets for third party investors. Many of these investors have the same aims, namely to create assets to back pensions with an improved yield or to create assets with strong growth prospects but with low correlation to equities.

L&G has invested around £29bn in levelling-up regional economies, including through major regeneration schemes in Cardiff, Newcastle and Salford. Legal & General recently made a commitment to enable all new homes across its portfolio to operate at net zero carbon emissions by 2030, including Legal & General Modular Homes, CALA Group, Legal & General Affordable Homes, Build to Rent and Later Living.

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About Legal & General Group

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with international businesses in the US, Europe, Middle East and Asia. With over £1.24 trillion in total assets under management, we are the UK's largest investment manager for corporate pension schemes and a UK market leader in pension risk transfer, life insurance, workplace pensions and retirement income.

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