

HUMBER FREEPORT

BRITAIN'S GLOBAL GATEWAY





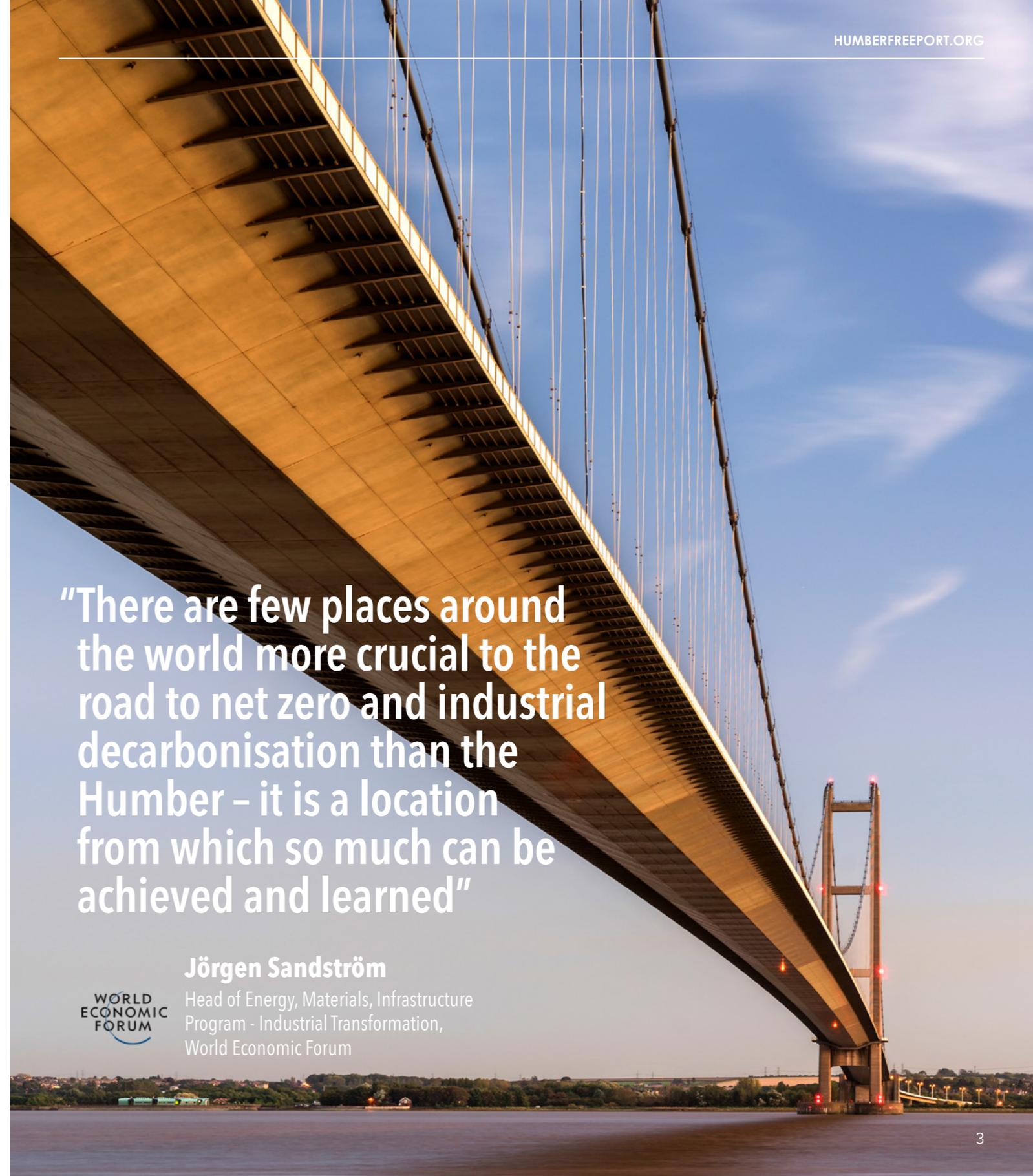
The Humber region stands as a beacon of opportunity, poised to ignite the UK's green energy revolution and guide us towards a brighter, more prosperous future. With the challenge of climate change comes a unique chance to reshape our world, driving economic growth while advancing the nation's net zero ambitions.

As the industrial cluster responsible for the highest CO2 emissions in the country, the Humber's transformation is not just desirable, it's imperative. The region's decarbonisation is central to the Government's net zero objectives, but it is also a gateway to energising our economy and building energy resilience.

Humber Freeport is at the forefront of this transformation, with a mission to attract investment and stimulate innovation into both established and emerging industries. We have identified significant opportunities to expand our fast-growing renewable energy sectors, as well as potential major investments in chemicals, logistics, advanced manufacturing, and technology.

The momentum behind the Humber as a prime location for substantial investments is undeniable. These investments are set to deliver long-lasting economic benefits, and the region's advantages for investors are magnified when developments are located within the Humber Freeport footprint. We have already witnessed the positive impact, with numerous major investments from international companies. But this is just the beginning. The Humber Freeport has the power to transform not only the regional prospects but the entire UK. With our collective vision, ambition, and infrastructure already established, it's imperative that we act decisively to shape a future that is not only sustainable but also thriving and resilient. The Humber is poised to lead the charge, and we have a responsibility to ensure it does so.

SIMON BIRD
 CHAIR OF HUMBER FREEPORT
 REGIONAL DIRECTOR, ASSOCIATED BRITISH PORTS



“There are few places around the world more crucial to the road to net zero and industrial decarbonisation than the Humber – it is a location from which so much can be achieved and learned”



Jörgen Sandström
 Head of Energy, Materials, Infrastructure
 Program - Industrial Transformation,
 World Economic Forum

CONTENTS

Foreword	pg 2
What is a Freeport?	pg 6
Strategic Significance	pg 8
Why the Humber?	pg 10
Tax Sites Overview	pg 12
Hull East Tax Sites	pg 14
Goole Tax Site	pg 16
Able Humber Port Tax Site	pg 18
Case Studies	pg 20
Skills and Talent	pg 26
Lifestyle	pg 27



£25m seed capital funding, set to leverage in three times as much investment from the private sector, is unlocking development of infrastructure and facilities to accelerate green inward investment into the Humber Freeport.



WHAT IS A FREEPORT?

A Freeport is a designated area where businesses can invest in productive capacity receiving capital allowances, tax and regulatory incentives and deferred customs duties. It serves as a hub for international trade and investment, allowing goods to be imported, processed, and re-exported without being subject to the usual customs procedures.

This encourages businesses to set up operations within the Freeport, which can lead to increased economic activity, job creation, and regeneration. Freeports are often located near transportation hubs, such as ports or airports, to facilitate the efficient movement of goods. The Humber, the UK's busiest ports complex, is one of the strategic locations selected as a Freeport for the UK.

Financial Benefits

Freeports will stimulate trade and long-term investment, creating highly skilled jobs, boosting productivity and innovation. Inward Investors, building new facilities such as manufacturing or research and development facilities, can take advantage of the many incentives of being inside the Freeport zone.

1. Tax sites

Eligible businesses in Freeport tax sites will enjoy a range of tax incentives, such as:

- Stamp Duty Land Tax relief
- Business Rate Relief for five years
- Enhanced capital allowances for investment in machinery, structures and buildings
- Employer National Insurance contributions relief
- Supportive local planning environments with public-private partnerships

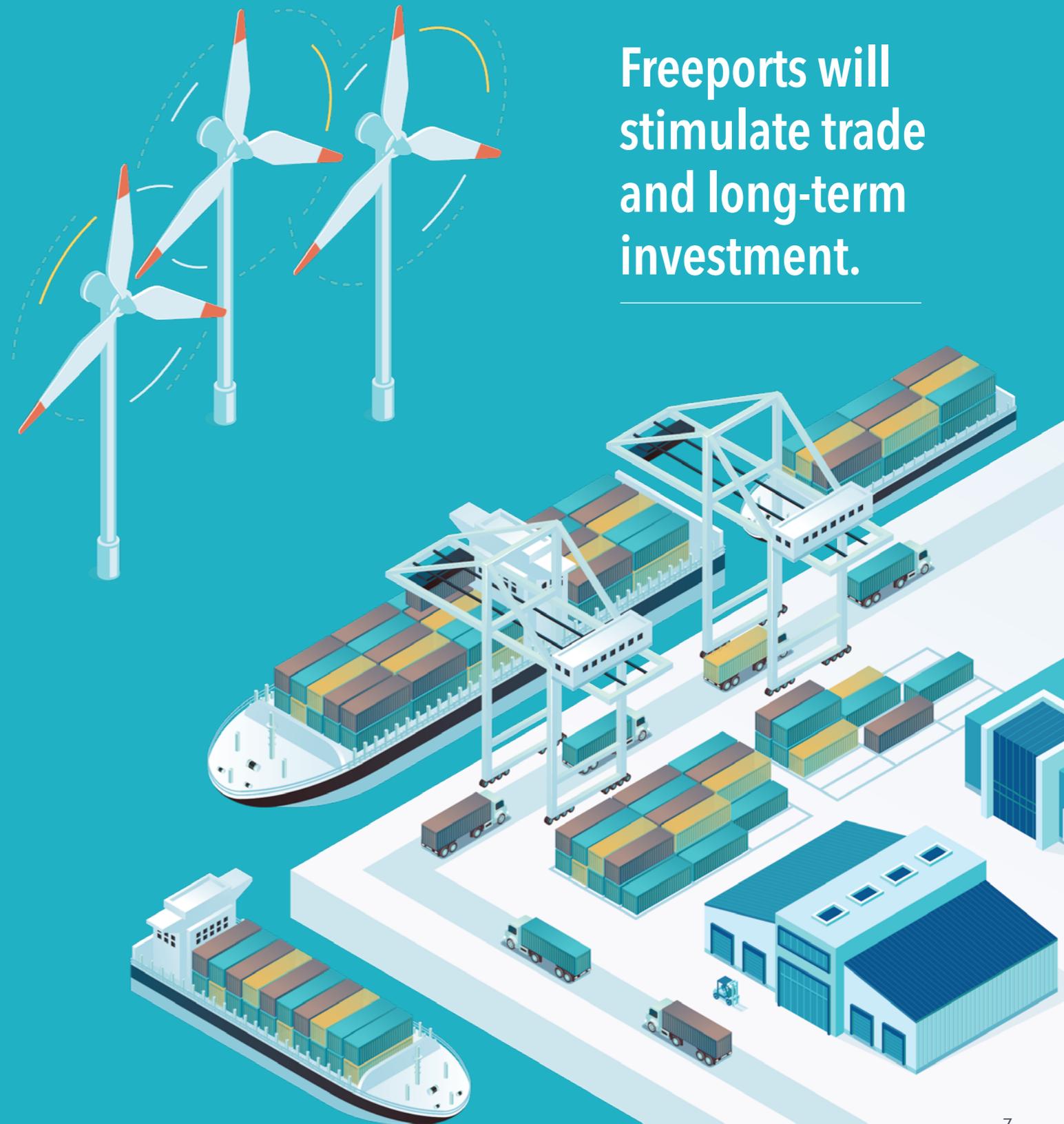
These tax reliefs are designed to encourage the maximum number of businesses to open, expand and invest in Freeports which in turn will boost employment.

2. Customs sites

A Freeport customs site is a secure, enclosed site where some normal tax and customs rules don't apply. Businesses within customs sites receive a range of tariff benefits, including duty deferral while the goods remain on-site and suspended import VAT on goods entering the customs site.

This means that businesses operating inside designated areas in and around the port may manufacture goods using these imports, before exporting them again without paying the tariffs, and benefit from simplified customs procedures.

Freeports will stimulate trade and long-term investment.



STRATEGIC SIGNIFICANCE

Humber Freeport is centred around the dynamic Humber Estuary, the largest coastal plain estuary on the east coast of Britain.

Home to the UK's busiest ports complex, which encompasses the pivotal hubs of Hull, Goole, Immingham, and Grimsby, the region collectively handles a substantial 17% of the nation's trade, over 40,000 annual ship movements, and 79 million tonnes of cargo.

The Humber, the UK's Energy Estuary, is the pre-eminent energy cluster in North West Europe and a thriving hub for renewable energy production, renowned especially for the development and deployment of the largest offshore wind farms in the world. This cluster hosts various energy industries, including carbon capture and storage, hydrogen and biomass, as well as research and development facilities for new technologies. Together, this has fostered a thriving ecosystem of energy companies and expertise in the region.

Connectivity

The Humber operates as a network of ports and terminals and has good rail, road and inland waterway links, proximity to several regional airports and is connected to key infrastructure such as distribution pipelines. Road and rail freight connectivity on both banks of the Humber and into Goole enables the synergy within the estuary and provides easy access to a large area of the UK. Its location amplifies the economic impact of the Humber region, extending its influence not just across the UK but also into mainland Europe and beyond.

Freeport footprint

Humber Freeport encompasses key areas marked as focal points for investment, growth, and job creation.

The Freeport area encompasses three tax sites, situated at:

- Able Humber Port
- Hull East, with a focus on the Saltend Chemicals Park
- Goole, positioned adjacent to the Siemens Mobility rail plant

WHY THE HUMBER?



With UK Government policy encouraging both carbon capture and storage and hydrogen production and distribution investments in the Humber, this region is a compelling proposition for investors, serving as a global trading hub and leading the UK and Europe in low-carbon technologies.

The Humber also has significant strengths, capabilities and assets across a broad spectrum of advanced manufacturing, chemicals manufacturing and processing, as well as an extensive logistics sector, providing opportunities for the supply chain and distribution.

📍 Strategic Location:
Strategically located on England's east coast, the Humber boasts prime connections to the UK, Europe, and globally, and is the UK's busiest port complex, facilitating international trade and investment and providing easy access to the consumer market.

🛣️ Infrastructure and Connectivity:
With ample land for development, the Humber offers excellent connectivity by road, rail, sea, and air. It is also the most digitally connected city and region, establishing itself as an ideal hub for inward investors.

⚙️ Skilled Workforce:
With continuous investment into advanced training facilities and education, the Humber boasts a highly skilled workforce, with key strengths in technical, manufacturing, and engineering skills.

🤝 Business Environment:
Through collaborative public-private partnerships, the Humber fosters a supportive business environment, offering services, funding access, and regulatory support to enable business growth and success.

📈 Scale of Opportunity:
The Humber presents the UK's biggest decarbonisation opportunity, is a leader in the transition to a net-zero economy and offers opportunities of scale for global investors and supply chains.

🏠 Place:
The Humber has a powerful story to tell as a global example of a 'place' that is re-defining itself through renewed confidence, ambition, investment, and opportunity, busily preparing to be a sustainable economic and social powerhouse for the UK.



Tax Sites Overview

Humber Freeport covers strategically and economically important areas seen as critical for investment, growth and job creation.

The Freeport area includes three tax sites, and one customs site located at:

- Hull East, centred on the Saltend Chemicals Park
- Goole, adjacent to the Siemens Mobility rail plant
- Able Humber Port
- Grimsby customs site

Hull East

The Hull East tax site takes in several different parcels of land. They are ABP's Humber International Enterprise Park, Yorkshire Energy Park, Saltend Chemicals Park, and the eastern portion of the Port of Hull.

At the heart of the UK energy transition, Saltend is the country's premier location for world-class industrial businesses to prosper. Home to some of the world's leading blue-chip manufacturing, chemicals and renewable energy businesses, Saltend is the proposed site for Pensana plc, a rare earth processing plant which forms part of the magnet / battery supply chain for offshore wind and electric vehicles.

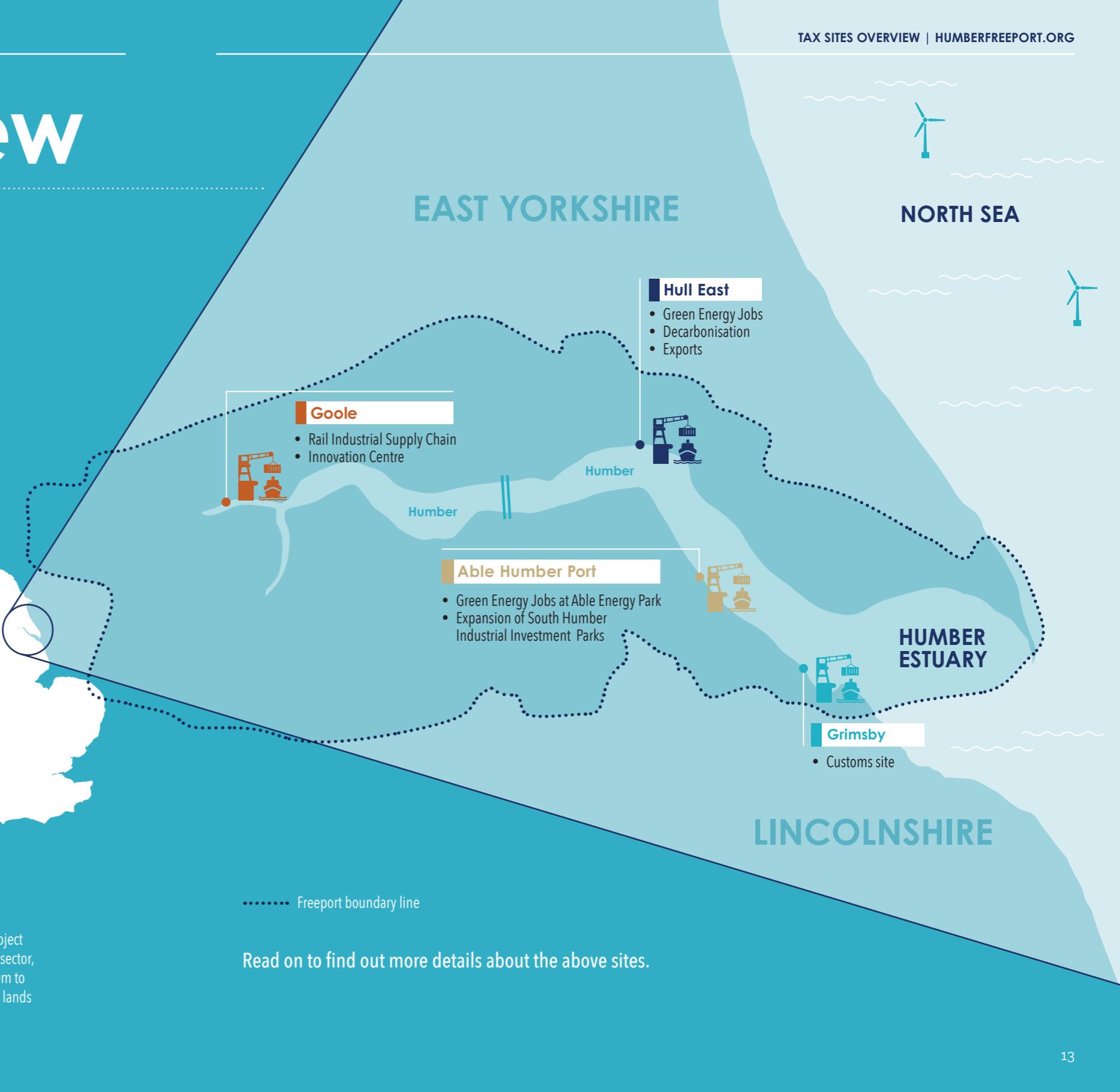
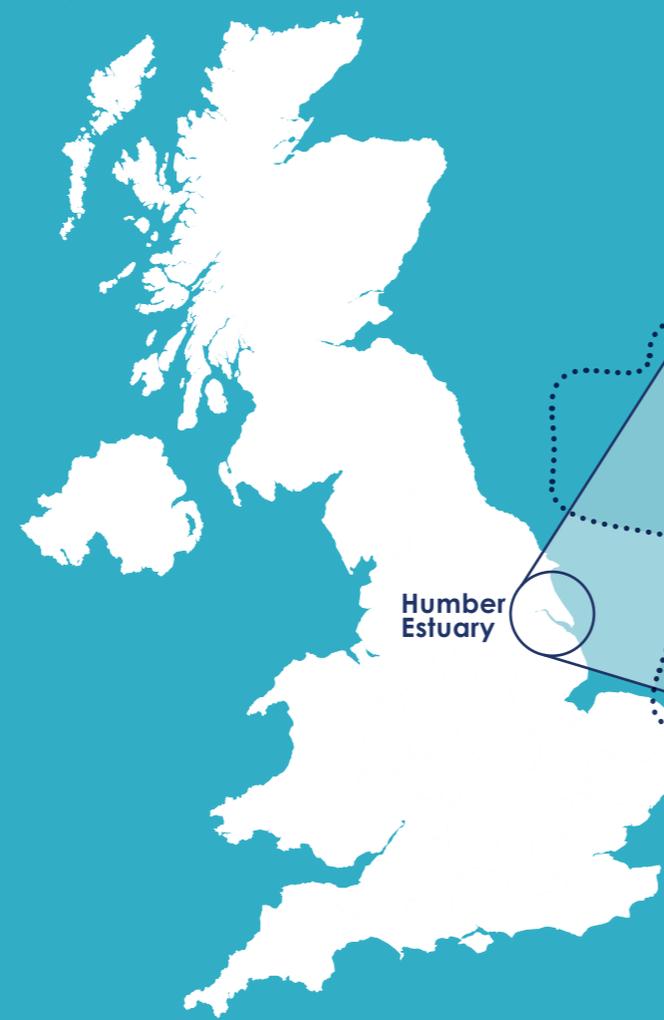
The Hull East site is also home to Yorkshire Energy Park, offering immediate developable opportunities including incubation spaces, in addition to Humber International Enterprise Park, a development site suited to port-centric manufacturing and logistics uses, and the eastern portion of the Port of Hull, which is base to the £310m Siemens Gamesa offshore wind turbine blade factory.

Goole

The Goole tax site represents a unique opportunity to co-locate with the new Siemens rail factory currently under construction, creating the opportunity to be part of that facility's supply chain. The tax site is a large undeveloped site with excellent transport links to Hull, Goole, Scunthorpe as well as Doncaster, Leeds and Wakefield.

Able Humber Port

The Able Humber Port tax site is a fully consented project and a bespoke port facility for the renewable energy sector, particularly offshore wind. Able will invest circa £450m to develop 1,340m of new deep-water quays, lay down lands and manufacturing facilities.



Read on to find out more details about the above sites.

Hull East Sites



Yorkshire Energy Park



Yorkshire Energy Park is a next generation energy and technology business park. It is an 86 hectare site with 30.4 hectares land available within the tax site. A £200m investment, the project will attract inward investment from the energy, data, technology and manufacturing sectors. Providing resilient, clean energy for its occupiers, alongside data resilience and superfast broadband, Yorkshire Energy Park is a compelling offer and one that has attracted significant interest from both funders and occupiers, nationally and internationally.

The scheme has the potential to create up to 4,480 jobs, along with apprenticeship and training opportunities for local people.

Energy partners, Vital Energi, are a highly regarded national decarbonisation, energy generation and distribution company who will lead the park's energy strategy as part of the vision to become one of the first zero carbon business parks in the UK.



Saltend Chemicals Park



The 150-hectare Saltend site (56.3 hectares of which is within the Humber Freeport tax site) stands as a pivotal cornerstone within the UK's industrial landscape, offering world-class chemical, process and energy business that continues to see ongoing investment in facilities.

Operating as an interconnected site for various chemical manufacturers and industrial producers, including Pensana, developing the world's first renewably-powered rare earth metal processing hub, the park facilitates an environment where on-site partners can prosper from the integration of feedstock and utilities. This grants them access to a host of shared benefits, fostering an ecosystem of mutual growth and collaboration. Leveraging a highly efficient Plug & Play model, occupiers gain convenient access to critical utilities such as power and water 'through the fence,' enabling them to streamline their focus on core business operations without the added complexity of managing multiple utility providers.

Since its formation as a multi-user chemical park, key tenants have invested around £600m in infrastructure with further investment expected from tenants and new site partners.

Hull East Sites



Humber International Enterprise Park



Humber International Enterprise Park is one of a number of development sites that are ideally suited to port-centric manufacturing and logistics uses. It is a prime development site situated at the heart of Port of Hull's estate. The site has the potential to deliver 100+ MVA. Associated British Ports continues to explore both solar and wind power energy generation for the site and the opportunity to bring renewable power from the adjacent Saltend Chemicals Park.

The site has an area of circa 183 hectares of development land with potential quayside access to the Port of Hull via a dedicated rail/road link connecting the site into the respective UK networks.

The port boasts the UK's first fully-enclosed cargo handling facility for all-weather working on sensitive cargoes such as steel and bagged products, and has a range of terminals, facilities and services. As well as containers, ferry and roll-on, roll-off cargo, Hull specialises in handling forest products and a range of bulk commodities.

In total, Associated British Ports has 110.2 hectares of land within the Hull East tax site.



Port of Hull (Eastern End)



Port of Hull (Eastern End) tax site comprises 33.5 hectares within the operational port area spanning Alexandra, King George and Queen Elizabeth Docks.

At Alexandra Dock, together with development partner Associated British Ports, Siemens Gamesa has invested £310m in a state-of-the-art offshore wind turbine blade manufacture, assembly and servicing facility, directly creating over 1,000 new local jobs and many in the supply chain. They have built over 2500 blades in Hull and are powering 6.7 million homes.

Siemens Gamesa is the leading supplier of offshore wind technology and, to meet the need of this flourishing industry, has doubled the size of the factory within the Port of Hull tax site, with a further £186m investment to produce the 108m blades and creating 300 new jobs.

The facility also boasts extensive lay down and storage areas and a dedicated 600m deep water quay to serve the offshore energy and marine sectors.

Goole Site



© East Riding of Yorkshire Council

A unique opportunity presents itself to create an integrated supply chain alongside the new Siemens rail factory (under construction) and the existing Guardian Glass factory.

The Goole Freeport Site is poised to unlock a wealth of high-quality employment opportunities, particularly within the realms of cutting-edge advanced manufacturing, sustainable low-carbon energy solutions, streamlined modern distribution and logistics, and the burgeoning rail sector. The initiative is set to spark further significant investment in the East Yorkshire town and across the wider region.

With a vision to drive the UK economy, the Goole Tax Site aims to expedite strategic land development adjacent to the £200m Siemens rail manufacturing base and enable the expansion of a rail innovation and supply chain hub.



The Humber Freeport will create a hotbed for new, emerging technologies, driving transformational change to support businesses with R&D, technology advice and knowledge transfer.

Able Humber Port Site

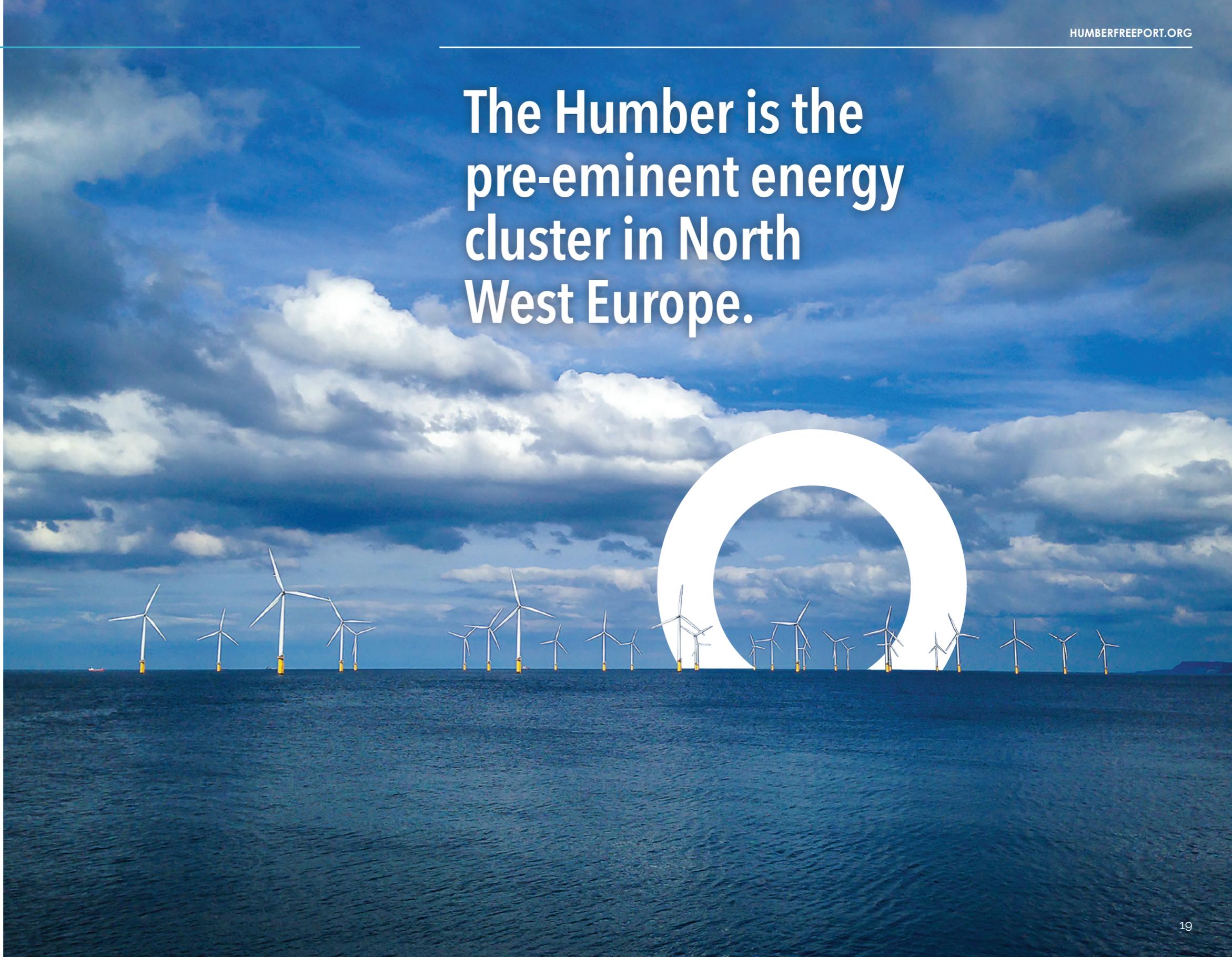


Able Humber Port (AHP) is located on the south bank of the river Humber and provides 285 hectares of land plus an additional 43.7 hectares of new quayside when developed. 178 hectares of this land is designated as a Freeport Tax Site.

AHP aims to become a leading offshore wind port in Europe, serving as a hub for renewable energy developments. AHP has the capacity to deliver c.2GW of offshore wind per year when complete thereby maximising UK content.

The adjacent Able Energy Park (AEP) spans 491 hectares, providing 342 hectares for renewable energy production and storage. Both sites are ready for development, with excellent road and railway access, and are protected against flooding through modern infrastructure. Located near key energy hubs and refineries, AHP and AEP are positioned to support the growth of renewables and decarbonisation developments in the area. They are also served by proposed carbon capture and storage schemes, further promoting decarbonisation and renewables projects.

The Humber is the pre-eminent energy cluster in North West Europe.



CASE STUDIES

Siemens Gamesa

In 2014, Siemens Gamesa Renewable Energy (SGRE) unveiled plans to establish a new 40,000 sq. m facility in Hull, in collaboration with Associated British Ports.

Following completion of the pioneering £310m wind turbine blade factory, along with the complementary port infrastructure, the initial consignment of blades embarked on its journey from Hull's Alexandra Dock to the North Sea's Race Bank wind farm in January 2017. The factory has since been instrumental in producing nearly 2,000 blades for various projects across Europe, consolidating its pivotal role as the linchpin of the Green Port Hull project. The investment has in turn created 1,000 job opportunities, with 98% of the workforce drawn from within a 30-mile radius of the factory.

In 2023, to accommodate increased production capacity, Siemens Gamesa expanded its offshore blade factory by 41,600 sq. m, more than doubling its manufacturing capacity. Remaining the largest offshore wind manufacturing facility in the UK, the expansion represents an investment of £186m into the local area. The factory extension falls within the confines of the Hull East Freeport Tax Sites, enabling the company to benefit from tax relief.

The Hull Blade Factory serves as a pioneering force in the Humber region's transition towards a sustainable and eco-friendly energy landscape.



Pensana

Pensana is developing the world's first renewably-powered rare earth metal processing facility based at Saltend, Hull. Once fully operational, it will aim to produce 5% of world demand for global magnet metals, contributing significantly to the 'levelling up' initiative by fostering the creation of high-value job opportunities.

Located in the Humber Freeport in Hull, within the world-class Saltend Chemicals Park, a hub for leading chemicals and renewable energy businesses, Pensana is committed to developing the world's first independent and sustainable rare-earth supply chain. It will produce the key components for electric vehicle and offshore wind original equipment manufacturers with low-embedded carbon.

During its construction phase, Pensana's facility is projected to generate 450 employment opportunities, followed by over 125 permanent positions once operational. The facility marks a significant milestone, being the first major separation plant to emerge in more than a decade, and one of only three major producers located outside China. The plant will be pioneering, setting an industry precedent as the first to be powered by renewable electricity.

The positioning of Pensana's refinery in the Humber Freeport reinforces the Humber's contribution to the UK's rare earth metal supply, particularly in relation to the manufacturing of electric vehicles and offshore wind technology.

The transition to electric power in transportation represents a crucial facet of the ongoing energy transition, marking one of the most significant changes in the history of energy. Rare earth magnet metals assume a vital role in this transition away from traditional internal combustion engines, serving as indispensable components for both electric vehicles and offshore wind turbines.



Siemens Mobility

Siemens Mobility is in the process of establishing a 67-acre state-of-the-art train manufacturing plant and a comprehensive rail village in Goole, East Yorkshire, dedicated to the production of new Piccadilly line tube and future mainline trains. The neighbouring Freeport tax site is ideally located to support the burgeoning supply chain.

With an estimated investment potential of up to £200m, the factory is expected to generate as many as 700 skilled job opportunities in engineering and manufacturing, complemented by an estimated 1,700 additional indirect roles throughout the UK's supply chain and, during the construction phase, an additional 250 employment opportunities.

The site's main construction phase is already reaching completion, and commencement of manufacturing and assembly operations is scheduled for early 2024.

Plans have recently been unveiled by Siemens Mobility to commit up to £50m in collaboration with the University of Birmingham for a cutting-edge 5,000m² innovation hub within the Goole rail village. The innovation hub

will expedite the integration of advanced technologies within the rail industry, while spearheading initiatives aimed at promoting decarbonisation through developing research into the use of alternative traction technologies including battery and hydrogen power. The establishment of this centre is projected to create an additional 250 job opportunities, spanning both direct and supply chain roles.

While various sites across the UK were considered for this investment, the promising prospects presented by the Freeport, the potential for seamless supply chain co-location within the immediate vicinity, and the access to the skilled workforce ready to build and operate the factory, were instrumental factors in influencing Siemens Mobility's definitive investment decision in favour of Goole.





SKILLS AND TALENT

Demonstrating a commitment to the long-term development of the region's talent, the Humber continues to benefit from multimillion-pound investments across its world-class educational and training facilities, specialising in the key sectors of renewable energy, manufacturing, marine and logistics.

We have access to graduates and apprentices from some of the UK's leading higher and further education providers. This, aligned with the deep experience in engineering and manufacturing of our workforce, ensures that in the Humber you will find the right people with the right skills.

Welcome to the Humber region. This unique and beautiful part of the world stretches from breathtaking coast to tranquil countryside, with a vibrant city at its heart and an array of charming market towns and quaint villages. Spanning the two counties of Yorkshire and Lincolnshire, it's an attractive place to live, work and explore. Affordable properties, comparatively low cost of living and excellent connectivity to the rest of the UK and beyond make it a desirable destination to call home.



Scan to read 'Your Move' about life in the Humber.



HUMBER FREEPORT

If you are interested in finding out more about Humber Freeport,
a global gateway for international trade and investment,
along with its associated opportunities, please get in touch.

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