Our Book

» enter
our vision is to create sustainable environments where people and businesses can flourish.
The Peel Group is a family-owned concern and we retain family values.

determination, perseverence and patience

We draw inspiration from the great North West of England entrepreneurs of the past, including the 3rd Duke of Bridgewater, Francis Egerton; Sir Robert Peel; Daniel Adamson and John Bright – among the forefathers of international trade.

We invest for the long-term and pride ourselves on our strong partnership approach. Under the Executive Chairmanship of John Whittaker, we have been making strategic business acquisitions for more than 40 years – securing employment and promoting wealth creation.
Peel Land and Property’s extensive real estate assets consist of 1.2 million m² of investment property and 15,000 hectares of land and water throughout the UK. Our approach is primarily driven by planning and development opportunities – we retain assets as a complement to our longer-term strategic projects.

With concentrations in the North West of England, the Clyde, Yorkshire and the Medway in Kent, our portfolio is valued at £2.3 billion. The breadth of our assets covers industrial premises, offices, logistics hubs, retail and business parks, outlet malls, leisure venues, residential development and agricultural land.

We maximise the commercial value of our assets via advertising and promotional activities.
Peel Land and Property has around 125,000 residential units in its development pipeline. Our strategy is to secure planning consent for residential use and then sell these schemes to a range of partners. In recent years, we have started to develop a number of our own residential schemes and Peel Living has been created to handle these projects. Peel has a number of completed schemes in Manchester City Centre, at MediaCityUK and Glasgow Harbour.

Peel’s strategy of building for the future is driven by a track record of delivering quality sustainable developments. Our long-term pipeline is illustrated by high profile consented schemes, including Wirral, Liverpool and Chatham Waters – three of the largest regeneration projects in the country. We are now piloting more than 250 planning projects from inception, through feasibility to completion. Peel has approximately 2,000,000 m² of approved commercial floor space within its land portfolio across the UK – plans for the next 20 years will deliver an additional 4,500,000 m² of space.

We pride ourselves on offering the full spectrum of property requirements – we can deliver anything from a one-person start-up office to a major corporate, retail or industrial letting.
The intu Trafford Centre in Manchester – the UK’s most successful retail and leisure destination with 32 million visitors annually – was conceived and delivered by The Peel Group, opening in 1998. The Trafford Centre has been part of the intu stable since 2011, when Peel became the biggest single shareholder in the group. intu owns and operates 12 of the top 25 regional shopping centres in the UK, with 1,700,000 m² of retail, leisure and catering space. Other key locations include intu Lakeside at Thurrock, the St David’s Centre in Cardiff and Manchester’s Arndale Centre. Over the next 10 years, intu has a £1.2 billion development pipeline which will deliver an additional 242,000 m² of prime retail space.

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Peel Ports is Britain’s second largest group of ports, handling 70 million tonnes of cargo every year. Peel Ports owns five major gateways across the UK: The Port of Liverpool, The Manchester Ship Canal, Heysham Port, Medway Ports and Clydeport’s Scottish ports, along with container terminals in Dublin and Belfast.

The Port of Liverpool and the Manchester Ship Canal now operate as one integrated waterway, delivering transformational savings in costs and carbon emissions, while reducing congestion on the UK’s road and rail networks. Liverpool2 – a deep water container port expansion is underway at Seaforth in Liverpool, complemented by the future development of a number of multi-modal inland ports on the Manchester Ship Canal – Port Wirral, Port Cheshire, Port Ince, Port Warrington and Port Salford.

Peel Ports also has interests in Cammell Laird shipyard in Birkenhead and in A&P Group, which operates ship repair facilities at Falmouth, and on the rivers Tyne and Tees. Cammell Laird ship repair and shipbuilding has undergone a renaissance in recent years and also provides large-scale fabrication services to the offshore wind and nuclear industries.
The ambitious 30-year vision for the Mersey Waters Enterprise Zone is one of the Liverpool City Region’s most important regeneration and investment opportunities. With a future development value of £5 billion, Liverpool Waters will transform the city’s northern docks to create a high quality waterfront quarter of residential, commercial and leisure space for Central Liverpool. It is one of the largest single-ownership port-city development schemes in Europe and is a significant project within Peel’s Ocean Gateway strategy for the North West. The Quay at Princes Dock, adjacent to the iconic Liver building, sits at the heart of Liverpool Waters and already plays host to a wide range of key occupiers.
The Peel Group joined the two ports of Liverpool and Manchester with the acquisition of the Mersey Docks and Harbour Company in 2006. Two years later, we launched our umbrella strategy, Ocean Gateway, which incorporates 56 projects in the North West across three themes: sustainable resources; transport and logistics; and communities and regeneration.

An independent five-year review revealed that more than £1 billion of direct investment by Peel leveraged a further £1 billion of private sector investment. 12,000 jobs have been created since 2008 while Ocean Gateway has contributed £1.2 billion to the GVA of the North West economy.*

*Source: AMCN Consulting 2014
In terms of delivery, a number of the Ocean Gateway projects are either complete or well advanced and more are under construction. The range of projects demonstrates diversity, innovation, asset management and stewardship.
The Peel Group, in promoting Ocean Gateway, has shared its ideas with public and private partners locally, nationally and internationally. The concept has been reflected and built upon in a cross sector growth strategy called Atlantic Gateway.

Flagship Ocean Gateway projects such as MediaCityUK, intu Trafford Centre, EventCity and the AJ Bell Stadium are already operational and flourishing. Liverpool Waters and Wirral Waters have both received planning approval while Liverpool2, the new deep water container terminal, will be completed by 2016.

a truly pioneering approach

The Atlantic Gateway strategy is being led by a Partnership Board of public and private sector representatives from the three Local Enterprise Partnerships, the Local Authority grouping within Greater Manchester, Liverpool City Region and Cheshire and Warrington.

With a focus on investment and growth, Atlantic Gateway has a number of objectives which will drive its activities and relationships:

- To increase international trade through innovation and long term investment in high growth sectors.
- To improve the region’s transport and broadband infrastructure to create a globally connected gateway.
- To develop a low carbon sustainable infrastructure and low carbon technologies which support the area’s long term energy, water and waste requirements.
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Strategic Projects
Wirral Waters

The largest regeneration project in the UK, Wirral Waters is a complementary 30-year scheme to Liverpool Waters, focused on transforming the semi-derelict Birkenhead dock system. A mixed use, sustainable ‘city extension’, Wirral Waters has planning approval over nearly 120 hectares with a total development value of £5 billion. The Peel International Trade Centre in Birkenhead, with a total floor space of 230,000 m², will be developed in phases and is aimed at accommodating businesses from China, India, South Korea and other emerging economies.

Over the lifetime of Wirral Waters, it is envisaged that it will deliver more than 20,000 permanent jobs and, alongside its sister scheme Liverpool Waters, is a key pillar within Peel’s Ocean Gateway strategy.

revitalising the semi-derelict Birkenhead dock system
MediaCityUK, Manchester, is a bespoke destination for creative and digital enterprises, which is home to the BBC, ITV, Coronation Street and 130 smaller tech businesses, with education provision led by the University of Salford.

The community features dock10, the UK’s largest independent production facility, alongside commercial space, restaurants and bars, shopping at the Lowry Outlet and waterfront apartments.

Peel has established urban outlets in Manchester, Gloucester and, in the pipeline, Glasgow Harbour, complemented by 12 retail parks across the UK. Lowry Outlet Shopping extends the MediaCityUK retail and leisure experience while Gloucester Quays Outlet Shopping is part of a dock regeneration scheme with four million visitors a year. Our retail parks in key locations such as Edinburgh, Stockport, Trafford, Hyndburn and Gloucester, comprise over 214,000 m² with around 150 occupiers.

A bespoke destination for creative and digital enterprises
Port Salford will be the UK’s only inland water-served distribution park. Spanning an area of 66 hectares, Port Salford will be the UK’s only inland water-served distribution park. It is part of a wider network of new ports planned along the Manchester Ship Canal at Ince, Warrington, Wirral and Ellesmere Port. A new multi-purpose sports arena, the Salford City Stadium (sponsored by AJ Bell), is situated nearby, served by City Airport and Heliport at Barton.

The wider Trafford Rectangle estate includes the intu Trafford Centre, enhanced by neighbouring retail and leisure destinations over an area of 200 hectares. These activities encompass golf, skiing, snowboarding, skydiving and fitness, supplemented by hotels, events and conference facilities at EventCity.

Strategic Projects

Trafford Quays

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Strategic Projects

Trafford Quays
Chatham Waters represents the extensive regeneration of 75 hectares of Chatham Docks in Kent. Our vision focuses on the creation of employment for the area, drawing on the requirement for new conference and event space, university departments and community benefits which feature residential, commercial, leisure, hotel and retail development, including a food store.

our vision focuses on the creation of employment for the area
Peel Logistics is a holistic brand for 66 sites across the UK, providing strategic locations with links to the key national transportation networks of road, rail, ports and airports.

Peel Logistics will cover over 6,000 acres (2,400 hectares) and has the potential to deliver 60 million sq ft (5,500,000 m²) of new build space with a potential built investment value of £4 billion. An alliance between Peel Land and Property (32 sites), Peel Ports (16) and Harworth Estates (18), will deliver an unprecedented scale of logistics opportunities for the UK and international markets.
a balanced energy portfolio

Renewables

Peel’s Energy team has a balanced portfolio with interests in onshore wind, hydro, biomass, solar and tidal energy. With a heritage of supporting low carbon energy projects over the last 25 years, we have the determination and expertise to develop, build, and operate low-carbon projects across the country.
Biomass – Our biomass-fuelled power stations at Barton in Trafford, and at Ince in Cheshire, are fully consented and once operational will generate enough electricity to meet the needs of over 70,000 homes.

Wind & hydro – 65MW has already been delivered at Scout Moor in Lancashire with further expansion plans now under development in partnership with United Utilities. In addition, we have developed operational wind farms at Royal Seaford Dock and the Port of Liverpool. The future pipeline includes Frodsham, on the banks of the Manchester Ship Canal in Cheshire; Chevington in Northumberland and Greenfan in Ayrshire. Our hydro schemes are at Woolston Weir near Warrington and Mode Wheel and Irlam Locks on the ship canal in Salford.

Environmental technology – Peel is developing Resource Recovery Parks including Ince, which will be the UK’s largest, covering 50 hectares. We also have sites for energy from waste, anaerobic digestion and thermal, including planning approval at South Clyde Energy Centre in Glasgow. In addition, Peel has interests in sand, gravel and rock quarries, alongside the extraction of significant mineral reserves.

Utilities – led by electricity, water and sewerage services across Peel-owned infrastructure, including a tri-generation power plant at MediaCityUK. In addition, Peel Utilities manages abstraction and drainage rights along Peel’s waterways.
Vision
Approach
Real Estate
  Land and Property Development
  Residential
  intu Properties
Ports
Strategic Projects
  Liverpool Waters
  Ocean Gateway
  Wirral Waters
  MediaCityUK
  Retail Parks & Outlets
  Trafford Quays
  Port Salford
  Chatham Waters
  Glasgow Harbour
  Logistics
Renewables
Investments
Communities

 Investments

Pinewood Studios Group: Pinewood is one of the leading providers of studio and related services to the worldwide film and television industries. Synonymous with world class British and international productions, Pinewood’s studios have an impressive heritage and have been home to some of the most successful feature films and TV shows ever made, including the likes of James Bond and Harry Potter movies. Pinewood’s iconic brand stretches to Germany, the USA, Canada, the Caribbean, Malaysia and China.

Coalfield Resources plc: Formerly the parent company of UK Coal, Coalfield Resources has effectively become a property company through its shareholding in Harworth Estates. Harworth is an independent regeneration-focused company which owns and manages 200 sites across more than 12,000 hectares in the north of England and the Midlands. Harworth Estates is one of three partners in the Peel Logistics strategic alliance.

Land Securities Group plc: Land Securities is the largest Real Estate Investment Trust in the UK with 19 shopping centres and 16 retail parks across the country, supplemented by more than 750,000 m² of office and retail accommodation in prime London locations.

Studios: A 50% shareholding in dock10 at MediaCityUK is complemented by our ownership of three sound stages in The Pie Factory.

Aviation: Peel owns and operates three regional airports – Liverpool John Lennon, Robin Hood Doncaster Sheffield and Durham Tees Valley. In total, these airports handle more than seven million passengers annually and serve 70 destinations worldwide.

Leisure and venues: Peel has franchise agreements with major international hotel brands including the Holiday Inn, Hampton by Hilton and Ramada Encore and owns a number of others, such as the Marriott at Worsley and the Crowne Plaza in Liverpool. Our sports and entertainment venues range from Trafford Golf Centre and the Chill Factore to EventCity and the Blackburn Ice Arena.
The Peel Group believes strongly in a lasting social legacy – we have now been investing in communities for more than 40 years. The social impacts of Peel, however, go well beyond the employment and wealth creation established by our development and investment activities – supporting our communities will always remain critical to us.

Our People

The Peel Group believes in providing our people with careers, not jobs. We encourage and support them to help make a difference in the communities within which they live and work – exemplified by our membership of Business in the Community. Our charitable support in recent years has included donations to the new Royal Manchester Children’s Hospital of over £1.5 million. Our current fundraising efforts are targeted at raising funds for Sparks, the children’s medical research charity.

Our Communities

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Our Future

The Peel Group is a dynamic and fast-paced organisation. We deliver in partnership through a proactive, entrepreneurial approach, with a wide range of private, public and community partners. We pride ourselves on being hands on and responding to the needs of our many millions of customers – a principle we will continue to cherish in future ventures.

Our People

Our Communities

Our Future
determination, perseverance and patience