A Briefing to TRDC on the
Need for Langleybury Film Hub and the Benefits of the Proposed Facilities

July 2023

Contents

1. Introduction

1.1 Three Rivers District Council planning officers have requested RTL (Ralph Trustees Limited) to provide an updated summary of the commercial justification ('need') and the social and economic impact ('benefits') of the proposed Langleybury Film Hub (LFH).

1.2 This paper draws on the submitted application documents and additional evidence to provide a summary of the case.

2. Strategic Economic Context

2.1 The UK film and TV industry has grown significantly in recent years and is forecast to continue expanding.[1]

2.2 Spend on film and high-end TV (HETV) production increased from £2.8bn in 2017 to over £6.27bn in 2022 according to British Film Institute (BFI) reports. This represents a more than doubling in production spend across a five-year period.[2]

2.3 There is a widely acknowledged, major shortage of <u>all</u> types of production space (specialist filming locations, sound stages, backlots, workshops, offices) to service this UK growth industry.[3]

2.4 A recent report by Knight Frank[4] states that the supply of film studios currently on offer in the UK is insufficient to keep pace with rising demand for new content. The report indicates that there are currently around 6 million sq. ft. of production facilities, and with total production spend forecast to double again over the next five years, it is reasonable to assume that space requirements increase by a similar proportion. This would mean an additional 6 million sq. ft. of space needed.

2.5 There is currently circa 1.5m sq. ft. of proposed studio space across the UK which has been granted planning permission. Should all of this space come to market, there remains a significant shortfall to satisfy projected levels of demand.[5]

2.6 The provision of stage space in and around London has always been a useful metric, and a significant factor which directly influences the rate of industry growth and ultimately the range of production activity which can be accommodated. Whilst this is still true, the landscape is changing; other production space types (backlot, workshops, offices) are not keeping pace with existing demand, and this issue will intensify as the industry grows.[6]

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[1] Official 2022 BFI Statistics / Official 2017 BFI Statistics / Knight Frank: The UK Film and Television Studio Market, Taking Centre Stage, 2022 / Location Collective Data from Third Party Commissioned Reports 2023: UK Growth Drivers (Appendix 3)

[2] Official 2022 BFI Statistics / Official 2017 BFI Statistics

[3] Location Collective Last 6 Months' Pipeline / Location Collective Data from Third Party Commissioned Reports 2023: Year on Year Growth for Various Types of Production Space (Appendix 4)

[4] Knight Frank: The UK Film and Television Studio Market, Taking Centre Stage, 2022

[5] https://news.cbre.co.uk/the-uk-takes-a-leading-role-for-tv-and-film-production-according-to-new-cbre-report/ / Location Collective Data from Third Party Commissioned Reports 2023: Structural Shortage of Studio Capacity (Appendix 5)

[6] Location Collective Last 6 Months' Pipeline / Location Collective Data from Third Party Commissioned Reports 2023: Year on Year Growth of Various Types of Production Space (Appendix 4)

2.7 The characteristics of the industry nationally are mirrored at a local level in Hertfordshire.

2.8 The South-West Herts Economic Study Update (August 2019)[7] confirms that film and TV is a distinctive sector strength within Three Rivers and identifies that there is likely to be significant growth in demand for studio space over the next 15 years. With regard to this anticipated growth in demand, the Economic Study Update considers that this presents significant opportunities to generate more value from this sector.

3. Overview of the Case

3.1 The proposed LFH builds on the current filming activities already taking place on site.

3.2 The proposal uniquely brings together much needed space directly supporting film production activity (sound stages, workshops, offices and backlot) and a range of additional spaces delivering to core requirements of the sector more broadly (Langleybury House and the Craft Zone).

3.3 At the core is the Grade II* listed Langleybury House; one of the most prolific filming locations in the UK.[8] The House will continue to be preserved as one of the only vacant period manor houses dedicated to film production use.[9]

3.4 With its perfect location at the physical epicentre of film and TV production in the UK (see Section 5), LFH will provide a blend of uses supporting the infrastructure and operations of the film and TV industry as a whole.

3.5 As the film and TV industry (and, in turn, the level of studio space to service this industry) continues its exciting growth trajectory in the coming years, LFH will address a current shortfall in certain types of production space[10], a shortfall which will become more pronounced as more large-scale studio projects come to fruition.

3.6 With existing film studio facilities expanding and new studio developments coming to market, the provision of adequate supporting space is falling behind. Whilst most studio expansions and new developments are providing ancillary space to a greater or lesser extent, they are, in the main, all film studios first and foremost.[11]

3.7 The independently owned LFH will help fulfil this wider production shortfall, providing facilities which are complementary to, rather than in competition with, those studios already being expanded or under development.

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[7] South West Herts Economic Study (2019)

[8] Location Collective, Historic Usage of Langleybury Estate (Appendix 6)

[9] See Appendix 1 for detail of how it is anticipated Langleybury House will be used in relation to other types of space at LFH

[10] Location Collective Last 6 Months' Pipeline / Location Collective Data from Third Party Commissioned Reports 2023: Year on Year Growth of Various Types of Production Space (Appendix 4)

[11] Analysis of Support Space Ratios at Studio Developments (Appendix 7)

3.8 Moreover, LFH has the potential to provide facilities for independent and smaller productions which may be squeezed out of stage space at established facilities as long-term takeover deals with major studios and streamers become more common.[12]

3.9 LFH will also provide quality new space for supply chain companies as the film industry grows, both light industrial units and office space. A significant reduction in the availability of good quality industrial units which could potentially be occupied by film and TV companies and their wider supply chain is a challenge that has been raised during recent discussions with the HLEP (Hertfordshire Local Enterprise Partnership).[13]

3.10 This anecdotal evidence is supported by recent data published by the Valuation Office Agency. This is summarised in Figure 1 below and shows that the total stock of industrial floorspace in the Three Rivers District declined by 41,000 sqm (a contraction of 22%) over the period 2000/01 to 2020/21.[14]

3.11 In addition, data from CoStar (a global leader in commercial real estate information) shows that Three Rivers had an industrial vacancy rate of 2.1% as at May 2023. In a normal, healthy commercial property market, agents advise that a vacancy rate of approximately 8% is typical. This allows for some choice and flexibility in the market. A vacancy rate of 2.1% would suggest that the market is tight, with supply failing to meet demand.[15]

3.12 CoStar also confirms that there has been a prolonged hiatus from new development in the industrial floorspace market within Three Rivers; it has been more than five years since an industrial project has been delivered.[16]

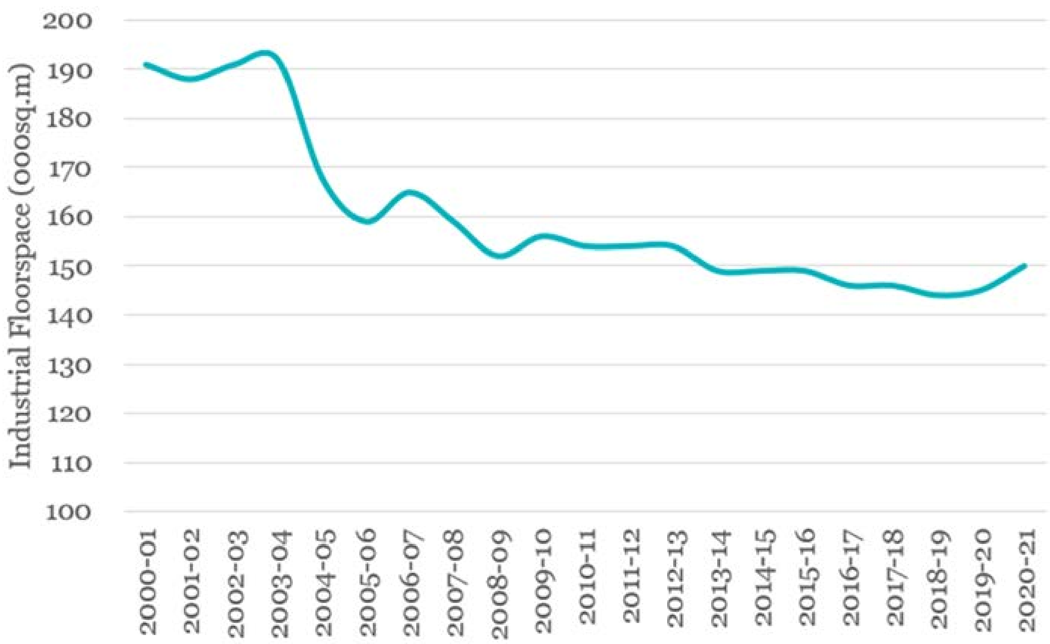

Figure 1: Industrial floorspace stock in Three Rivers 2000/01 – 2020/21 (Source: CoStar)

[12] For example: Pinewood Enters Into Long-Term Contract with Disney / Netflix Strikes Production Deal with Shepperton Studios
[13] HLEP internal data
[14] Industrial Submarket Report – Three Rivers (CoStar, May 2023)
[15] Industrial Submarket Report – Three Rivers (CoStar, May 2023)
[16] Industrial Submarket Report – Three Rivers (CoStar, May 2023)

3.13 In the above context, it is relevant to clarify that the various component parts of the scheme could not be satisfactorily disaggregated to other sites (even if other sites/premises *were* available), on the basis that the proposed hub is to be built around Langleybury Mansion which is an entirely unique asset in itself as a location for filming and not something that could be replicated and/or relocated elsewhere.

3.14 Overall, under the proposed LFH, existing facilities across the Langleybury Estate will be expanded, and appropriate green, carbon neutral infrastructure will be delivered to ensure growth is sustainable (see Section 6).

3.15 In summary, the vision for LFH is to build on the current popularity of the site with the film industry. LFH will serve the wider industry, offering a blend of uses critical to the infrastructure and operations of the industry as a whole.

4. Policy Support

4.1 The UK Government has long supported film and TV production at a national level, with a 25% tax rebate on qualifying UK film production expenditure.[17]

4.2 At a local level, the HLEP recently produced their Film and TV Production Sector Action Plan (September 2022). This Action Plan confirms that the film and TV production sector is amongst the most dynamic parts of the Hertfordshire economy and is considered to be of strategic importance to the County.[18]

4.3 The Action Plan establishes the following vision for the sector: "*We believe that our Film and TV Production Sector is at the vanguard in the context of accelerated national and global investment. We have an opportunity, now, to make that count. If we succeed, we will deliver benefits to residents, communities and businesses in Hertfordshire. We will also achieve wider societal outcomes across the UK and beyond".*

4.4 Set against this vision are six key outcomes for the Action Plan, with a number of these of direct relevance to LFH:

- A reliable supply of talent consistent with the scale of planned or proposed studios (see Section 7).
- Novel business models across the wider ecosystem consistent with productivity gains (see Sections 6 & 8).
- Net Zero outcomes (see Section 6).
- Commercial property solutions, including the wider supply chain (see Sections 3 & 6).
- Hertfordshire as a location for Film and TV Production which is recognised around the world, promoted effectively and valued fully (see Sections 3, 5 & 6).

[17] British Film Commission: Film Tax Relief
[18] Film and TV Production Sector Action Plan (2022)

4.5 The Planning Statement submitted with the application for LFH included a thorough analysis of planning policy context with regard to the proposal. This analysis established that a series of 'Very Special Circumstances' (VSCs) justify the development of the site. The benefits associated with these VSCs are wide-ranging and compelling, encompassing heritage, natural capital, sustainability, economic and public benefits. This has been accepted by TRDC's Planning Policy Officer in the consultation response of 08/12/22.[19]

5. A Prime & Preferred Location

5.1 London and the South-East has long been core to the film and TV industry in the UK, accounting for 69% of current film studio stock.[20] (NB. Please note the Knight Frank report states 60% but the Location Collective data shows 69%, and is, we believe, more accurate).

5.2 Against this wider backdrop, Langleybury Estate is ideally situated at the geographic epicentre of film and TV production in and around the M25, currently within 30 minutes' drive of more than 100 existing sound stages.[21]

5.3 As the industry continues to grow, proximity to film talent and crew will be a key metric driving the success of any production facility, and one the British Film Commission currently actively uses to assess the viability of any new studio site. Against this metric, Langleybury Estate scores extremely highly, with 80% of existing crew able to access the site within an hour's drive of home, and 60% within 45 minutes' drive.[22] This is a critical deciding factor for producers choosing a 'base' for their production as it helps secure the best talent and crew, and minimises costs associated with overtime and logistical challenges.

5.4 The quality of the location is evidenced by the decisions of major internationals (Warner Bros. Discovery, Sunset, Sky, etc.) to invest, or further invest, in facilities in the immediate vicinity.[23]

6. Customer Demand

6.1 The Langleybury Estate has been a popular choice for film and TV production activity for over a decade.[24]

6.2 Over the past six years, Langleybury House has hosted 18 TV drama and feature film productions, totalling 2,015 days of on-location film production activity. This equates to an average annual occupancy level of 92%, making it one of the most successful film production locations in the UK.[25]

6.3 As well as filming at Langleybury House, various wider film industry uses have

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[19] 22/1945/FUL Local Plans Comments
[20] Knight Frank: The UK Film and Television Studio Market, Taking Centre Stage, 2022/ Location Collective Data from Third Party Commissioned Reports 2023: Geographical Distribution of Sound Stages (Appendix 8)
[21] Location Collective, Sound Stages Surrounding Langleybury Estate (Appendix 9)
[22] British Film Commission Data
[23] For example: Sunset Studios Waltham Cross / Sky Studios Elstree
[24] Location Collective, Historic Usage of Langleybury Estate (Appendix 6)
[25] Location Collective, Recent Usage of Langleybury Estate (Appendix 10)

increasingly taken place across the wider Estate as the industry has grown and demand for these uses has intensified. The site benefits from a temporary retrospective planning permission (ref: 20/1697/RSP) granted in September 2021 which has introduced components such as a sound studio building, backlot areas and various filming support uses. Business levels have steadily increased over the years, as measured by annual production activity days:[26]

2018/19	236
2019/20	503
2020/21	660
2021/22	815
2022/23	859
Total	**3,073**

6.4 The site's popularity to date is highlighted by its impressive credit list which includes: *The Little Stranger*, *Harlots* (multiple series'), *The Personal History of David Copperfield*, *Endeavour*, *Men in Black: International*, *Fast & Furious 10*, *Grantchester*, *Pennyworth*, *Misbehaviour*, *You Should Have Left* and *The Nevers* (who occupied space on site on a multi-year basis).

6.5 The need for filming space at the House and the wider range of uses currently taking place on site will only intensify as the industry continues to grow.

6.6 LFH will provide the facilities which enable the Estate to service this growth in demand. Crucially it will do so by providing the infrastructure to make this sustainable. The site will be entirely fossil fuel free, with features such as high efficiency heat pumps (both ground and air source) and roof-mounted solar panels. The development will, through the use of sustainable power solutions in particular, move production activity away from a heavy reliance on generator power at more disparate support sites which the industry has traditionally been reliant on. Sustainability is becoming an increasingly important focus of the film industry. Since 2011, Albert, the leading screen industry organisation for environmental sustainability, has supported the global film and TV industry to reduce environmental impacts of production and to create content that supports a sustainable future. Under the scheme, productions can apply for Albert certification to demonstrate that they are operating sustainably. Increasingly, productions are viewing Albert certification as a key criteria to indicate the responsibility of their approach. In the near future, it is expected that BAFTA (the owners of the Albert scheme) will require Albert certification as a qualifying criteria for their awards schemes.[27]

6.7 The site's sustainability credentials are a key USP which will attract increased film production activity as the demand for sustainable production grows over the coming years. In this respect, LFH is in line with both one of the six key outcomes of the HLEP Film and TV Production Sector Action Plan and TRDC's own Climate Change policies.[28]

[26] RTL Internal Data: Langleybury Production Activity Days (Appendix 11)
[27] https://wearealbert.org/2023/06/01/weve-changed-our-certification-logo/
/ https://www.bafta.org/about/sustainability
[28] Film and TV Production Sector Action Plan (2022) / Three Rivers District Council: Climate Emergency & Sustainability Strategy

6.8 Quality of build and the whole site experience is critical. Quality of sound stages is important (and quality space exists in the market albeit in short supply), but the quality and supply of support space is lacking.[29] In this respect, LFH is in line with two of the six key outcomes of the HLEP Action Plan: 'Novel business models across the wider ecosystem consistent with productivity gains' and 'Commercial property solutions, including the wider supply chain'.[30]

6.9 Customer demand for the following types of space already exists across the Langleybury Estate[31] (see Appendix 1 for more detailed descriptions of how these spaces will be used under the LFH development):

Langleybury House	(for front of camera location filming)
Craft Zone	(industrial units and offices for supply chain companies to the industry)
Sound Stages	(a modest provision of small-scale stages to complement the wider on-site facilities)
Production Offices	(for administrative departments)
Support Workshops	(for a variety of uses associated with 'craft' e.g. building sets and making costumes)
Backlot	(for building and shooting exterior sets)

6.10 The overall mix and blend of complementary spaces at LFH has been developed with the aim of fulfilling a variety of different space requirements to service the film and TV industry; both space required for actual film production, and space for supporting services to the industry. This has been informed by a) current usage of the Langleybury Estate by the industry which has grown organically and b) insight gathered by Location Collective (LC), leading London based provider of space to the film and TV industry and consultants to RTL on the LFH masterplan.

6.11 Over the past 6 months, LC has received a large number of briefs requesting the types of production space we are proposing to provide at LFH.[32] This, alongside the various historic and current usages across Langleybury Estate in its existing form, is evidence of a demonstrable requirement for the mix and blend of spaces proposed at LFH. With regard to recent briefs received by LC, it is likely that some of those productions were ultimately not able to source the space they required. Alternative solutions are likely to have included adapting the production's requirements, sourcing space outside of their ideal catchment, or utilising space not specifically designed for purpose. Often, these alternative solutions are inefficient and/or unsustainable.

6.12 The scale of opportunity presented by LFH is reflected by industry bodies that have expressed support for the current planning application (see Appendix 2).

6.13 LFH is not considered to be a site which is suitable for long-term takeover by a major studio or streamer (as has been the case with, for example, Disney at Pinewood Studios and Netflix at Shepperton Studios). The mix and blend of spaces at LFH has not been designed to be suitable for long-term takeover by a single entity, which would typically

[29] Location Collective Last 6 Months' Pipeline / Location Collective Data from Third Party Commissioned Reports 2023: Year on Year Growth of Various Types of Production Space (Appendix 4)
[30] Film and TV Production Sector Action Plan (2022)
[31] RTL Internal Data: Langleybury Production Activity Days (Appendix 11)
[32] Location Collective Last 6 Months' Pipeline

require a much higher proportion of sound stages in order to accommodate build space for multiple productions simultaneously. Appendix 7 demonstrates that facilities designed to attract this type of customer typically have a significantly larger sq. ft. of sound stages and a much higher proportion of sound stages to support space. The fact that LFH over indexes on support space would be considered a significant negative for a single entity, which would inevitably see wastage of support space if the site were to be used solely for their own productions; they would, in essence, be paying for space they do not require. Other areas of the site such as Langleybury House and the Craft Zone also would not lend themselves to the requirements of a single hiring entity due to their more specialist uses.

6.14 Equally, the market has shifted away from long-term takeover deals of this nature. A recent report by Lambert Smith Hampton[33] describes this recent movement: '*In our experience, the biggest HETV producers that are willing to take long term leases have largely satisfied their core requirements with the lease commitments at Pinewood, Shepperton and Sky Studios (Phases I & II). We do not believe that there are further unsatisfied requirements to masterlease.*'

6.15 The report goes on to state that: *'In our experience and we suspect as a result of the core requirements being satisfied, there is an increasing interest and occupier demand for smaller facilities that can sustain a single show or be split to host two shows in one facility'*. LSH identifies that HETV and non-blockbuster films '*use an estimated average of 80,000 sq. ft. of stage space*'. This is closely aligned to the 87,704 sq. ft. of stage space planned at LFH, meaning the site is capable of hosting just one or two smaller sized productions within its sound stages at any one time.

7. Supporting Skills & Training

7.1 As the film and TV industry grows, more and more skilled crew are required to service that growth. The BFI Skills Review (June 2022) estimates that continued HETV sector growth will require between 15,130 and 20,770 additional full-time equivalent employees (FTEs) by 2025.[34]

7.2 This need is mirrored at a local level. The HLEP Film and TV Production Sector Action Plan identifies key areas to be addressed in respect of workforce availability and skills.[35]

7.3 Much of the training required is in vocational and practical roles: the 'makers' of the film industry including trades like electrician and carpenters, or skills like make-up artistry and costume design.[36]

7.4 Within LFH it is proposed to build a new Training Facility, meaning trainees are on the doorstep of a thriving creative hub and potential vocational experience opportunities and will have a pathway into film and TV production roles in the surrounding areas.

7.5 In addition, there will be retraining opportunities for the wider population seeking either alternative employment or new employment opportunities at other stages in life. For example, with many of the opportunities being in practical, 'maker' roles, there are

[33] Lambert Smith Hampton, Marlow Film Studios Consultancy Report, December 2022
[34] BFI Skills Review 2022
[35] Film and TV Production Sector Action Plan (2022)
[36] BFI Skills Review 2022

opportunities for those with transferable skills (e.g. in trades) to undergo conversion courses to adapt their skill set to the film industry. By recruiting trainees from a range of sources (e.g. Job Centres and initiatives such as Film London's Equal Access Network), the Training Facility has the potential to help support diversity, equal access and long-term employment opportunity.

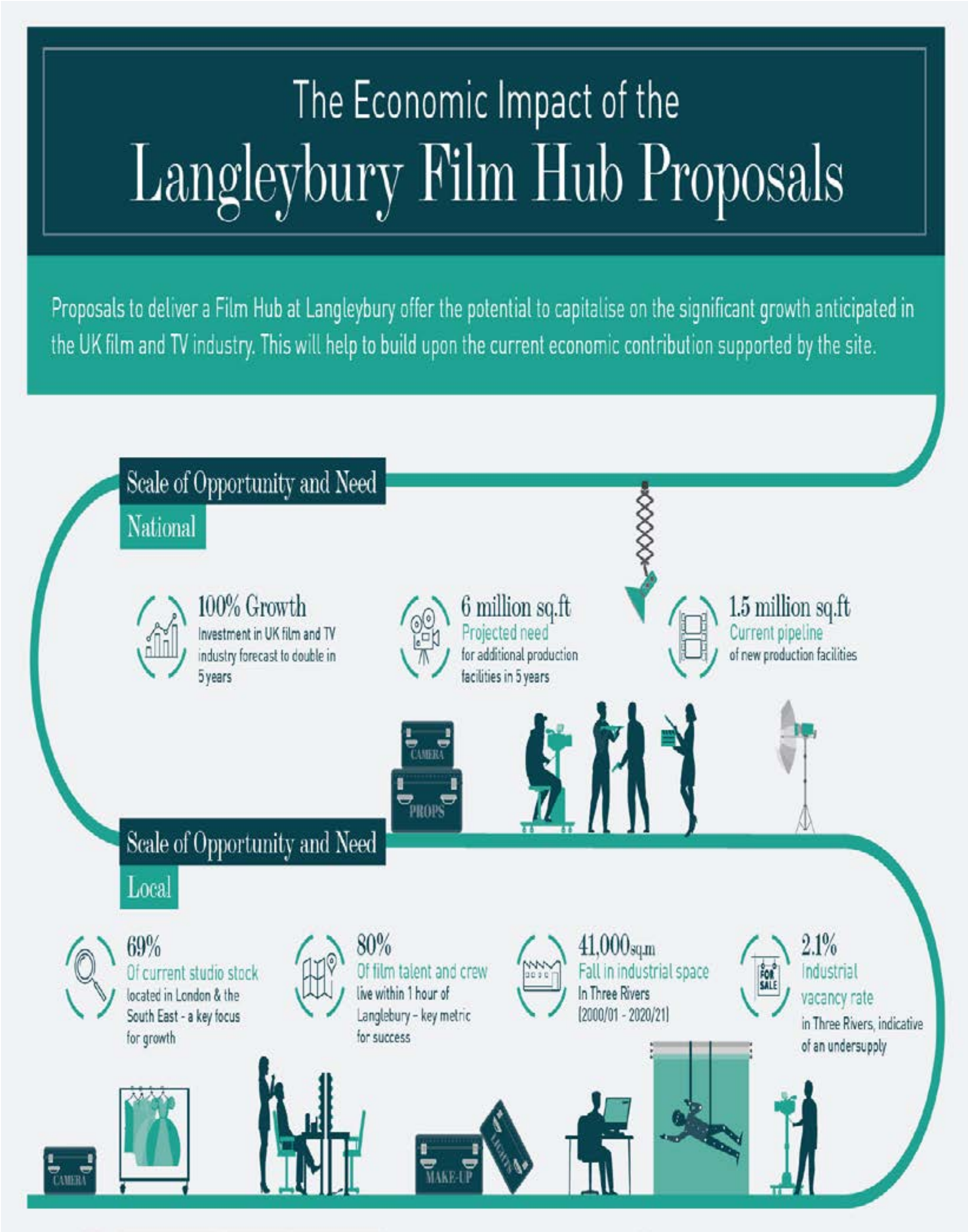
7.6 The HLEP is currently actively working closely with the University of Hertfordshire to launch strategies for providing a sustainable pipeline of new skilled industry workers at speed and scale. This includes the development of new, practical curriculum content for a range of key career pathways.[37] RTL are working closely with the HLEP and the University of Hertfordshire to establish a plan for how to best incorporate a Training Facility at LFH within these plans.[38]

8. Economic, Social & Environmental Benefits

Economic Benefits

8.1 The following infographic highlights the scale of opportunity and need within the marketplace at both national and local level.[39]

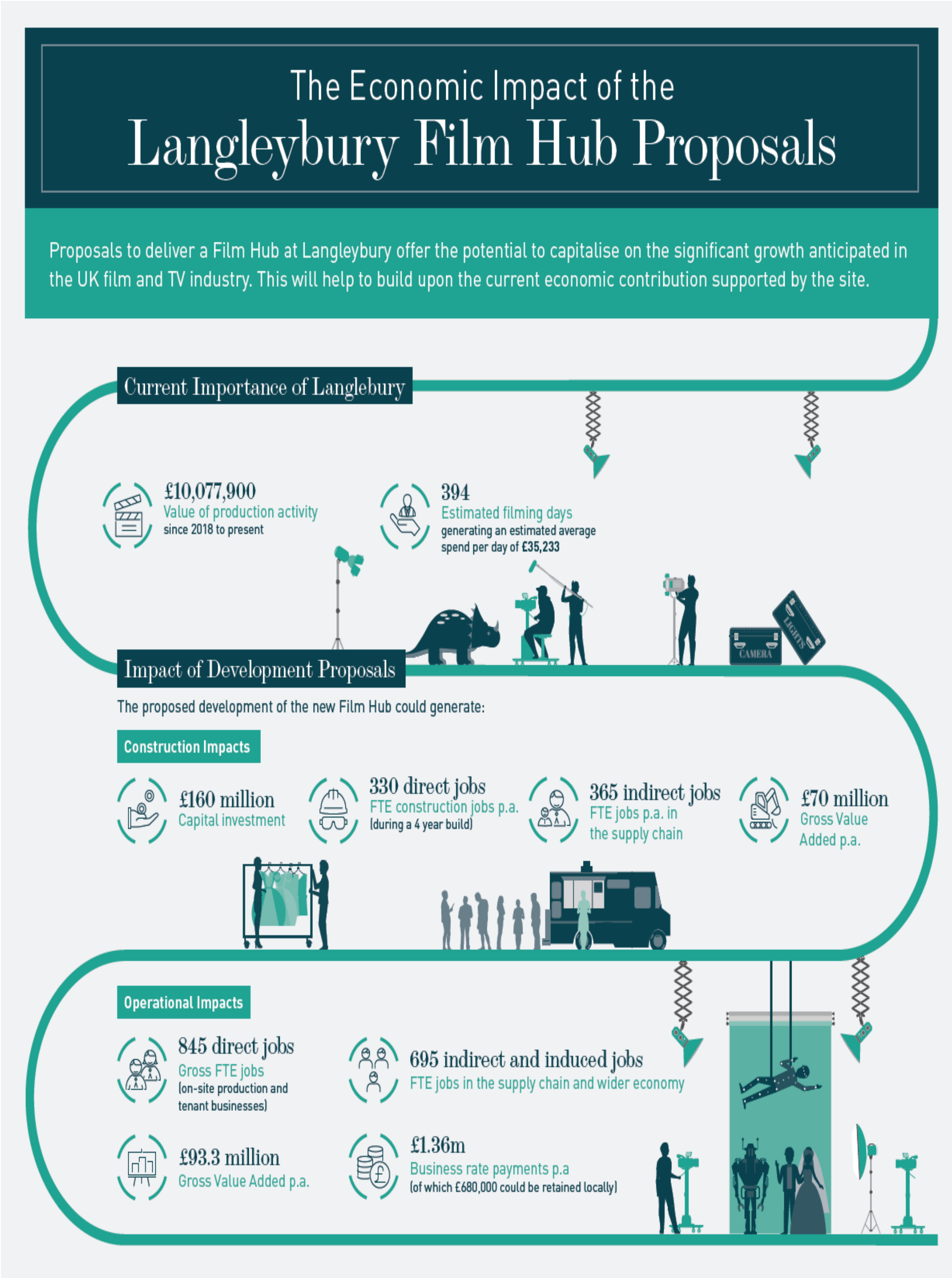
[37] HLEP Skills Forum
[38] This is ongoing and confidential
[39] Lichfields analysis (Appendix 12)



8.2 The following infographic highlights the importance of the site and its existing operations and the potential impact of the development proposal. As can be seen from the below, the economic benefits of the proposal are clear and compelling when viewed in the context of both the construction and operational jobs that will be generated. The 845 gross direct FTE jobs to be supported once the scheme is operational would position LFH as a top 10 (private sector) employer within Three Rivers.[40][41]

[40] UK Business Counts data published by ONS indicates there are only 10 private sector business with more than 500 employees in Three Rivers

[41] Lichfields analysis (Appendix 12)



8.3 In addition, the operational scheme could support 1,540 total (direct, indirect and induced) FTE jobs.[42]

8.4 It should be noted, however, that the impacts captured within the infographic are not the only economic benefits that the proposal will generate, and other metrics exist that enable wider benefits to be captured. For instance, the gross, direct FTE jobs to be

[42] Lichfields analysis (Appendix 12)

supported could generate approximately £36 million in additional wages per annum, with a proportion being paid to residents of Three Rivers.[43]

8.5 Workshop and ancillary employment will also be a key feature of LFH. Typically, crew employed within these types of space are 'makers'; the construction crew supporting everything that is created to enable a shoot to take place. Many of those 'makers' work in trades; carpenters, electricians, plasterers, welders etc. As such, and with current crew shortages in a growing industry,[44] there is significant job creation potential for local individuals with transferrable skills to secure employment at LFH. With a limited pool of 'industry' makers, it is logical that productions would look to the local workforce of tradespeople as the most convenient solution to supplementing the existing crew base. In line with this, RTL are amenable to entering into a Local Employment Agreement (to be secured as part of any Section 106 Agreement) in order to use best endeavours to ensure that a percentage of labour is drawn from an agreed area.

8.6 The Craft Zone will be home to a very different type of customer; supply chain companies to the industry with their permanent trading addresses at LFH. As such, they will be looking to employ locally as they themselves expand with industry growth. As described in Section 3 above, an undersupply of industrial units within Three Rivers District is currently limiting growth. These new facilities will provide these types of businesses with the space to grow, and in turn create more employment opportunities.

8.7 The creation of the Training Facility will also provide additional jobs within the educational sector.

Social and Environmental Benefits

8.8 In addition to the social benefits provided by the Training Facility, LFH will make a positive contribution both to local society and community.

8.9 The LFH proposal will see the relocation of the local Langleybury Children's Farm. A new, modern facility will enable this popular local amenity to flourish for future generations. The proposed new location is more appropriate in respect of heritage impact, whilst also allowing educational links with the adjacent St Paul's Primary and Nursery School to be strengthened. The new Children's Farm forms part of Phase 1a of the development in order to ensure its early delivery. Affording priority to this ensures that the relocation of the facility is unaffected from an operational perspective. On this basis, RTL are amenable to the agreement of an appropriate planning condition to the effect that no new built development is to be occupied prior to the relocated Children's Farm being brought into operation.

8.10 The proposal will also introduce a much needed shared car park for the Langleybury Children's Farm, St Paul's Primary and Nursery School, Langleybury Cricket Club and St Paul's Church. This will address local traffic issues and enhance safety by removing the need for cars to park along the verge of Langleybury Lane.

8.11 RTL intend to partner with Sunnyside Rural Trust in the day to day management of the wider grounds and newly restored productive gardens (including the Café), thereby

[43] Lichfields analysis (Appendix 12)
[44] BFI Skills Review 2022

providing direct employment opportunities and a sense of value and purpose to some of the most vulnerable people within the local community.

8.12 In terms of natural capital, the proposal will deliver a series of benefits including:

- Enlarging the area of parkland and woodland available for public access to 15.9ha, improving access to high quality open spaces to improve physical activity and helping address climate change, in line with the National Planning Policy Framework (NPPF).[45]
- Improvements to the local network of walking and cycling infrastructure, whilst maximising connectivity to the existing network. A 370% increase in the total length of public footpath to 2,330m, and 650m of new cycle path.
- Green and blue infrastructure across the site, focussed on increased biodiversity, mitigating flood risk and promoting water conservation.
- The potential, over time, to significantly exceed the minimum biodiversity net gain requirement and improve the quality of soil structure to maximise carbon capture. Current figures are a 17.8% improvement, significantly higher than all policy guidelines.
- The creation of a mosaic of ecologically valuable habitats, to potentially include reinstated water meadow, scrub, historic wetland and wet woodland, and circa 680 new trees to be planted.
- Development in accordance with Building with Nature Standards Framework (BwN 2.0),[46] which contains 12 standards seeking to help developers design and deliver high quality green infrastructure.

8.13 A comprehensive 25 year estate and land management plan that will be entered into to ensure all of the above are delivered.

9. Conclusion

9.1 There is a clear and consistent commercial case for the proposed LFH (‘need’).

9.2 The case is founded upon the evidenced elements of:

- Sustained growth within the UK film and TV industry;

- Existing uses of the Langleybury Estate by the film and TV industry which have grown organically over time;

- Demand for various types of production space which are currently in short supply, and the need for which will intensify as more studio facilities are delivered to market and the film industry continues to grow;

- Insight from LC, film industry consultants to RTL, as to the types of space continually requested by film production customers; and,

- The prime location of Langleybury Estate to service the wider UK film and TV industry.

[45] National Planning Policy Framework (2021)
[46] Building with Nature: Standards Framework BwN 2.0 (2021)

9.3 LFH will deliver a range of economic, social and environmental impacts ('benefits') to the local area:

- Sizeable direct economic impact;
- A large number of jobs across film production, filming support, supply chain companies, site operations and the wider local supply chain;
- Support for Skills and Training to help secure the future growth of the UK film and TV industry and ensure opportunities are available to local people from all backgrounds;
- Social benefits to surrounding schools, clubs and local amenities; and
- Significant environmental and natural capital benefits.

9.4 In summary, the proposal uniquely brings together much needed space directly supporting film production activity (sound stages, workshops, offices and backlot) and a range of additional spaces delivering to core requirements of the sector more broadly (Langleybury House and the craft zone).

LFH is unique in its intention to provide production space, which is highly sustainable and fit for the future and it will help consolidate the future of film and TV production activities within Three Rivers and Hertfordshire over the long term.

Appendix 1: Detailed information on the blend of complementary facilities provided within LFH[47]

Langleybury House

- At the core of LFH is the historic Langleybury House and surrounding listed buildings.
- This immediately sets LFH apart as being unique. The House is a proven and established filming location (over a decade accommodating film production), which acts as an ideal blank canvas for a range of period filming projects.
- No other film and TV facility in the UK provides a full-time filming location in such demand at its heart.
- It is anticipated that Langleybury House will have the capacity to operate self-sufficiently within the broader ecosystem of Langleybury Film Hub, with many hiring productions able to fulfil all their space requirements within the confines of the House and its immediate vicinity.
- However, given all productions are unique in their requirements, there may be occasions whereby an individual production wishes to hire other space across LFH in conjunction with the House (for example, Backlot for exterior sets, a Support Workshop for prop making on a longer-term hire, or a Sound Stage for set build in conjunction with front-of-camera location filming).
- This represents a continuation of how hire across the Langleybury Estate works under existing operations. See Appendix 10 and Appendix 11 which show that there is not necessarily a correlation between productions hiring Langleybury House also hiring other types of space across the site, although equally there can be cross over.
- Once LFH is operational, the site's operational team will be responsible for calendar management, ensuring that space across the site is best utilised to suit production requirements and that any production hiring space does so in a way that does not impact the activities of other hiring productions.

Craft Zone

- This area of the site includes light industrial units and office space designed to be occupied by supply chain companies to the film industry.
- These are vast in number and hugely varied in what they do. They might include companies involved in prop making, special effects, lighting and camera equipment, prosthetics, costume-making etc.
- As the industry has expanded, the need for these companies has grown. At the same time, many of them have lost homes on the campuses of existing film studios where they might have been based historically.
- Our aim is to provide these companies with something unique; high-quality work space within an environmentally conscious historic site. At Langleybury Film Hub they will be close to film and TV production in action and be able to best serve their customers, i.e. those working in film production.

Sound Stages

[47] Insight gathered by RTL through on-site experience and Location Collective, leading providers of space to the film and TV industry and consultants to RTL on the Langleybury Film Hub development.

- These are sound-proofed boxes where productions build and shoot sets. There is an under supply of stage space in the market to service future demand, particularly for smaller and independent productions. Typically, these productions will require an average of 2-3 stages each. However, as explained above, each production is unique and so requirements can be hugely varied. It is important we have the optimum mix of units to secure maximum occupancy across the different types of space on site.
- In light of the above, LFH includes 4 sound stages, all at the smaller end of the spectrum in terms of what is expected by the industry.
- The target market for these stages will be small to medium scale productions. The stages will provide the capacity for a number of complementary uses. These include:
  - Use by small to medium scale productions wishing to base entirely at LFH, alongside other, complementary on-site spaces such as Langleybury House, Support Workshops or Backlot.
  - Use by productions primarily attracted by other spaces, but which also require some Sound Stage capacity (e.g. a production using Langleybury House as a primary filming location which also has the requirement for some set build, or a production hiring the Backlot but with a requirement for under cover sets to shoot during poor weather).
  - Use by small to medium scale productions which only require Sound Stage space without the need for any support (most common with small scale productions, commercials, music promos etc.).

Production Offices

- All productions need office space for their administrative departments, for meetings and conferences etc.

Support Workshops

- These are smaller units which act as workshops and for other purposes, where the ‘makers’ in film production are based who create the sets, costumes, props etc. which are seen on screen.
- LFH is unique in terms of the amount of this type of space provided to service productions operating at LFH, and to support an under supply of this type of space at other facilities.
- As mentioned above, the 4 sound stages at LFH are at the smaller end of the spectrum in terms of what is expected by the industry. As such, the most likely production customer for these stages is small to medium scale productions. Typically, such productions, in our experience, will require 2-3 sound stages and between 20-50% of additional sq. ft. of Support Workshop Space (as well as Backlot, Filming Locations etc.) although, again, production requirements can vary hugely. For example, major blockbuster films (which are also very sound stage intensive) can require between 100-200% additional sq. ft. of space, which in part explains the demand that exists within the industry for this type of structure.[48]
- In a scenario (which could be one of many) where 2 small to medium scale productions on site are using this level of Support Workshop space (20-50%) as a sq. ft. ratio to their Sound Stage space, this would mean approximately 10 of the Support Workshop units in use, with 12 remaining units available to service the wider marketplace; a meaningful contribution.

[48] Lambert Smith Hampton, Marlow Film Studios Consultancy Report, December 2022 provides further information on the support space requirements of productions which correlates with these percentages.

- These structures traditionally, by necessity, are often ugly temporary arrangements with little or no architectural merit or sustainability credentials. The Support Workshops at LFH are fundamentally different in that they are high quality, purpose built and designed to work in an environmentally efficient and sensitive manner.

<u>Backlot</u>

- This is where productions build exterior sets, for example street scenes.
- This type of space is in short supply as the film industry grows and productions often have to find their own make-shift solutions (often running on diesel generators).
- LFH will provide purpose made, secure, well-serviced, sustainably-powered Backlot for productions operating at LFH and who are based at nearby studios.

Appendix 2: Industry support for LFH

Organisation	Nature of Response
British Film Institute (10/10/22)	Point to the fact that the site has an established industry track record and consider *"the proposal presents a compelling opportunity to compliment the area's existing screen infrastructure, attracting further investment and employment to the benefit of the local community and the wider UK".*
British Film Commission (September 2022)	Point to the benefits of locating within Hertfordshire and state that all bodies must work together to ensure that the UK remains the leading destination for major international and domestic film and TV production. Confirm that *"key to this is supporting the provision of complementary developments in appropriately situated and easily accessible locations, such as those proposed at the Langleybury Film Hub".*
Film London (26/09/22)	State that the finite amount of purpose-built, or re-purposed, studio space in the UK has led to the loss of several major multi-million dollar feature film and TV projects to competitor territories, with the resultant loss of investment, employment, and tax revenue for UK plc. In that context, consider that *"Langleybury is uniquely placed geographically to both serve major studio productions as well as smaller domestic ones"*. Also consider that the proposal "*compliments the major studios in the region and meets with industry needs"*.
Creative England (September 2022)	Consider the *"development proposals directly respond to the shortage of dedicated, blended space in the UK that Creative England have seen over the last number of years".* Also support the provision of training opportunities and note that economic benefits will be created through further sector growth.
National Film and Television School (undated)	Consider that the proposal *"offers a significant number of benefits and will be an invaluable addition to the thriving film industry sector within Hertfordshire, proposing as it does important complimentary services that will enable the sector to continue to grow in a sustainable manner".*
Hertfordshire LEP (04/10/22)	Consider that the proposal *"is a really exciting step forward in the development of the film and TV industry locally, reinforcing the UK's position as a global player and supporting local job creation, skills development and future inward investment opportunities".* Conclude that they *"strongly support this planning application which will best serve Hertfordshire's world-class film and TV industry and deliver huge benefits to residents and businesses in the supply chain".*
Association of Studio and Production Equipment Companies (ASPEC) (undated)	Consider that the scheme offers significant benefits for supply chain companies, those seeking industry training, and is complimentary to the sound stages currently being built elsewhere by established studios and at new developments.
ScreenSkills (10/10/22)	Consider that the proposal is in the ideal location, builds on an existing and iconic filming location, and supports the wider industry in a number of ways going forward.

Appendix 3: UK Growth Drivers

Why the UK film and TV industry is likely to grow

A buoyant TV and film production market – with high demand for London-based production facilities and a structural lack of supply to meet this demand

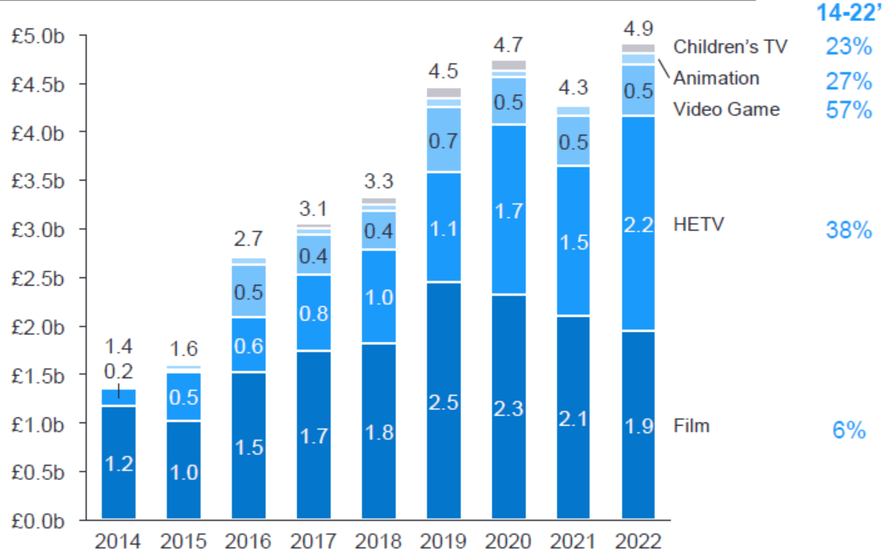
Summary of growth drivers

	Growth driver	Explanation
1	The regulatory/tax incentives inviting inward investment into UK film/TV sector will continue to compare favourably versus international competitors	▸ The regulatory/tax incentives inviting inwards investment into UK film and TV production have been a key demand driver in recent years ▸ The UK framework continues to be more attractive than other major filming locations ▸ Market feedback suggests it will continue to be a key driver of inward investment
2	The other (non tax-relief) factors which make the UK an international filming destination are likely to remain in tact, driving demand for UK location and/or studio hire	▸ The UK has a number of structural factors which make it an attractive international filming destination, including world-class studios and supporting infrastructure ▸ This is likely to remain in tact in the medium term
3	With growing content spend from major OTT services, film studios and broadcasters are also increasing content spend to compete – driving demand for space	▸ Over the last few years, growth in content spend from over-the-top services (OTT, e.g. Netflix) have driven global content spend to new highs ▸ Major film studios and broadcasters are increasing content budgets in order to compete
4	The popularity of UK-made content is likely to endure with international viewers, and could drive further demand from international commissioners or producers	▸ UK-made content is already very popular with international viewers, who view it as high-quality ▸ Market research suggests that there is good potential for UK-made content to reach more international viewers over the next few years

Growth driver ① : The regulatory/tax incentives inviting inward investment into UK film/TV sector will continue to compare favourably versus international competitors

Since 2013, the UK government has incentivised high-end TV and film production in the UK via a 25% tax rebate on UK qualifying expenditure for films (which pass a cultural test) and TV projects with a minimum expenditure of £1m per broadcast hour. Separate reliefs exist for children's TV, animation and video games

UK expenditure from productions claiming tax relief, by type



In general, UK tax relief for film and HETV continues to be more attractive than other filming locations…

Film budget	UK tax relief[1]	California tax relief[1]	Canada tax relief[1]	AU tax relief[1]
£200k	£40k ✓	-	£28k	-
£1m	£200k ~	£250k ✓	£138k	-
£10m	£2m ✓	£2m ✓	£1.4m	-
£50m	£10m ✓	£10m ✓	£7m	£8m
£100m	£20m ✓	£20m ✓	£14m	£17m
£250m	£50m ✓	£20m	£34m	£41m
£500m	£100m ✓	£20m	£69m	£83m

…and market feedback suggests it will continue to be a key driver of inward investment

" More and more American production companies such as Warner Brothers are shooting films and high-end TV in the UK rather than America due to tax benefits."
Managing Director, Agency Competitor

" [Future] growth is largely down to how strong we can keep tax credits in place."
Operation Manager, Studio Competitor

" Demand for space in London is still…[and will be] there whilst the UK tax incentive is as strong as it is compared to the US."
Studio Location Manager, Production Customer

Growth driver (2) **:** The other (non tax-relief) factors which make the UK an international filming destination are likely to remain in tact, driving demand for UK location and/or studio hire

What the UK offers

- 1. Diverse range of locations
- 2. Benign regulatory climate
- 3. World class studios
- 4. Support facilities and convenience
- 5. Talent and crew

1

Popular UK locations		Productions
Bamburgh Castle, Northumberland		▸ Indiana Jones ▸ Transformers ▸ The BFG ▸ Macbeth
Mount Snowdon, Gwynedd		▸ Clash of Titan ▸ The Inn of the 6th Happiness
The Giant's Causeway, County Antrim		▸ Hellboy ▸ Your Highness ▸ Dracula Untold
The Shard		▸ Spider-Man: Far from Home
Senate House		▸ Batman Begins ▸ Killing Eve ▸ Bodyguard

UK has a **broad historical range of properties** from pre-Victorian to present day as well as natural sites

2 **The UK offers a transparent and robust regulatory climate, providing certainty for inward investors**

- Stable and transparent regulatory environment for media – providing certainty for international investors
- Stable financial and economic regulatory environment, and close relationship with major European markets – attractive for inward investment

3

There are **37** large studios[1] in the UK that have **15k** sqft or above of stage plus production offices / prop storage

4

- London is a world-leading hub for media tech and post-production, with a high share of the industry's top talent working in a small geographical area
- There are 29 studios in London or within (or close to the perimeter of) the M25. 16 of them are within a 20-mile radius of **Heathrow Airport**

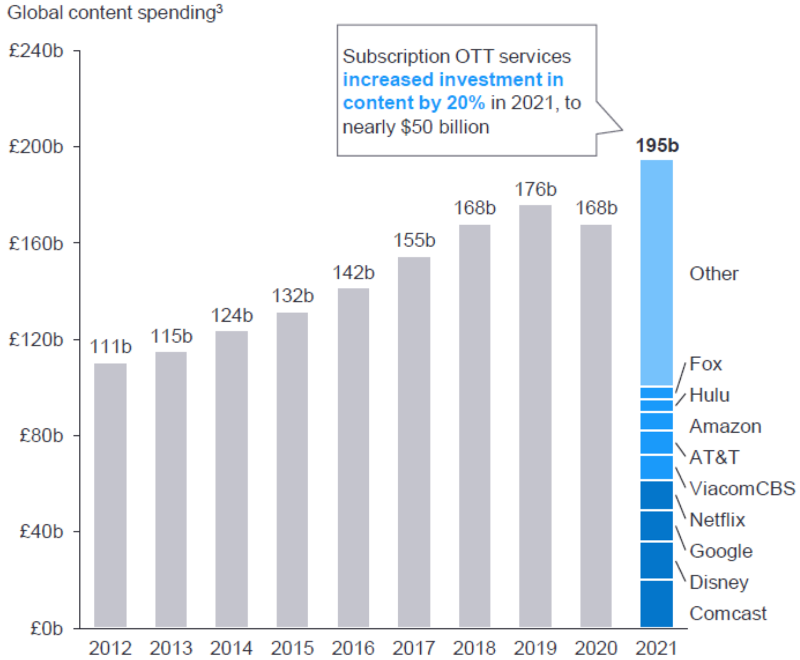
5

- **17 out of the top 20** highest grossing films worldwide from 2011-2020 feature British actors in lead or supporting roles

"UK cast are internationally recognised for their talent and professionalism."
British Film Commission

Growth driver 3 : With growing content spend from major OTT services, film studios and broadcasters are also increasing content spend

Growing spend of OTT services drives global content spend to new highs…



…to compete, major film studios are doubling down on new commissions…

“I don’t think [the outlook for] spending on content has changed dramatically. I’d [still] like to produce **at least 15 films a year** in the coming years.”
Chairman and CEO of Sony Pictures Entertainment 2022

“We plan to **increase the company's content spend** [particularly given the direct-to-consumer outlook] for 2024 from $4 billion to $6 billion.”
CFO at Paramount Global 2022

…and major broadcasters are growing their content budgets too

Commissioner	Latest content spend *(2021 unless stated otherwise)*	Estimated content spend *(2022 unless stated otherwise)*	Year on year growth
itv	£1.23b (2022)	£1.35b (2023)	10%
Disney	£22b[2]	£29b	32%
WARNER BROS. DISCOVERY	£18.3b[4]	£19.8b	8%

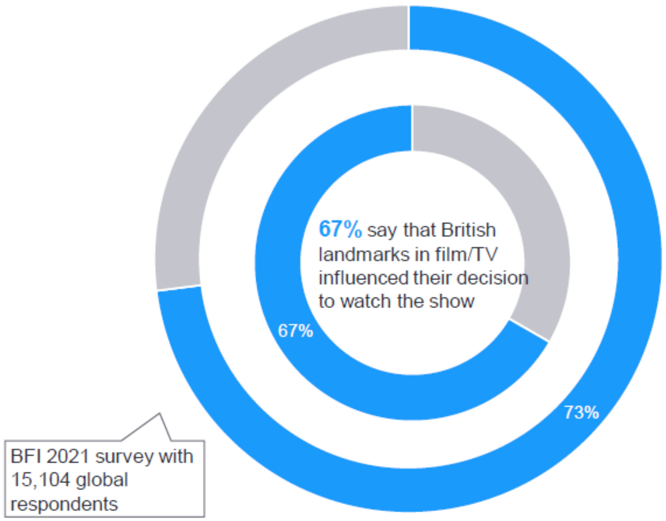
Growth driver 4: The popularity of UK-made content is likely to endure with international viewers, and could drive further demand from international commissioners or producers

International viewer perspectives on UK-made content

UK-made content is very popular among international viewers…

"**High-quality** is the main reason [given] for interest in UK film and television, followed by 'well acted' and 'production is good'."

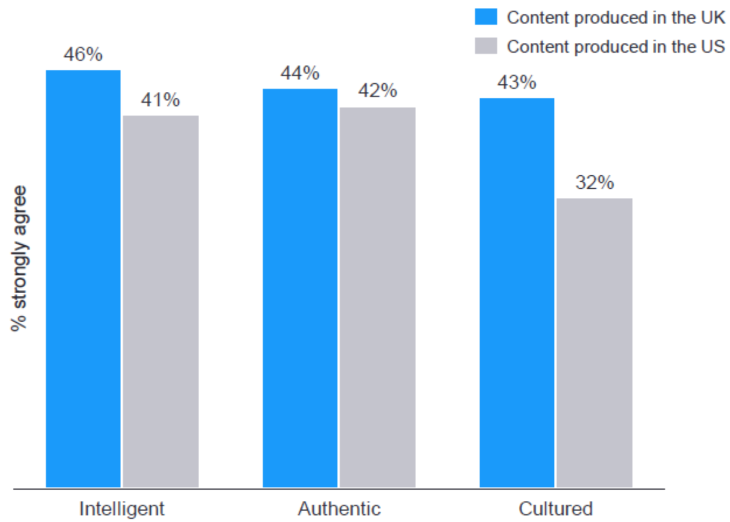
BFI[1] Published Research on International Audience Perception 2021



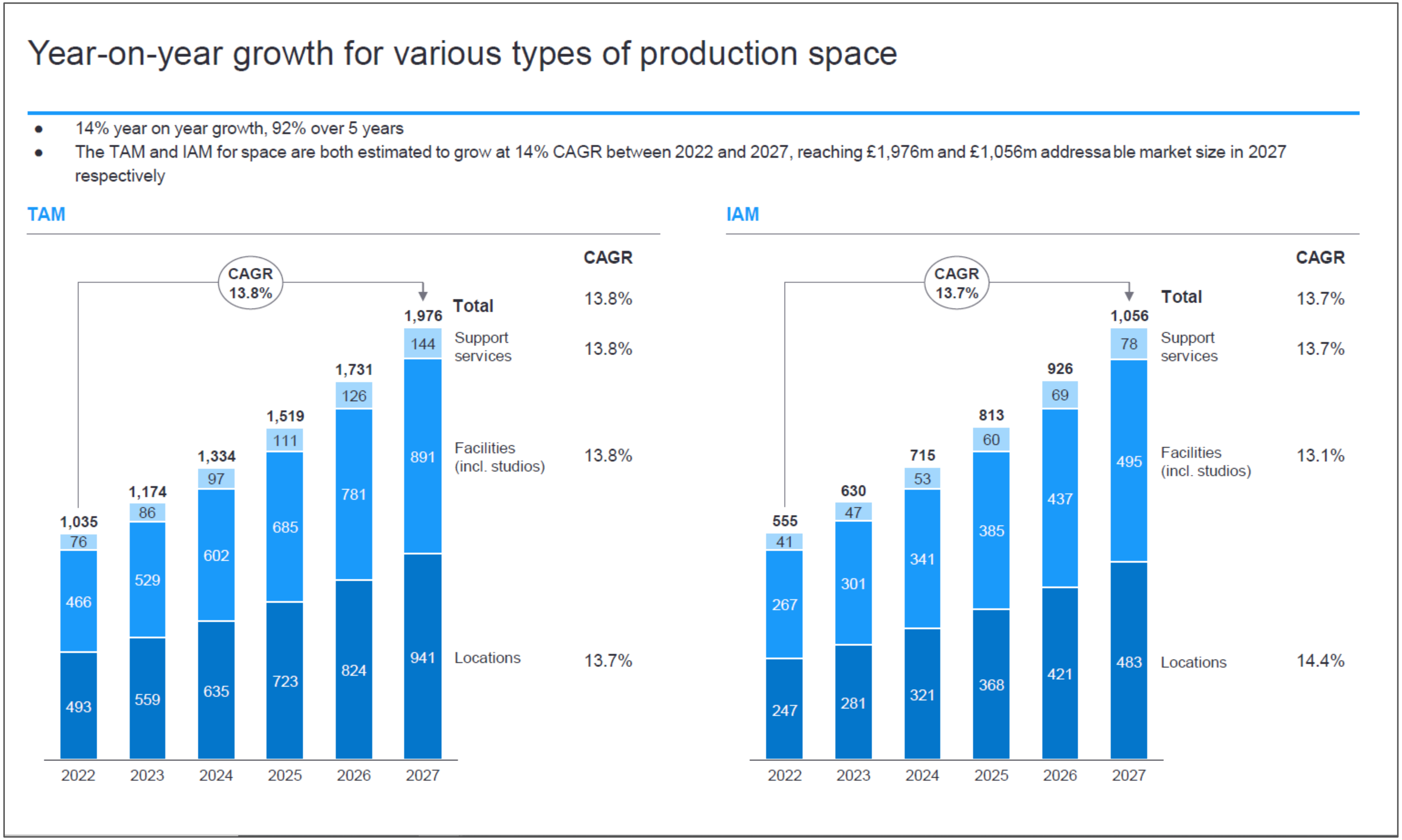
…and there is good potential to reach more

"Compared to the US, UK film/television stands out as 'cultured', 'intelligent' and 'authentic' according to a 2021 survey with 10k+ global respondents. There is also 69% recognition of the British sense of humour. This has increased the potential to reach **289m+ audience of warm prospects** [international viewers who only watch British TV or film once or twice per year]."

BFI 2021 Survey of International Perceptions of and Engagement with UK Screen Content



Appendix 4: Year on Year Growth for Various Types of Production Space



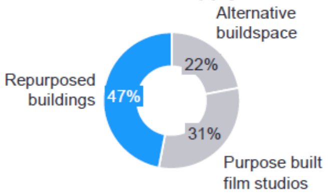
Appendix 5: Structural Shortage of Studio Capacity

A structural lack of studio capacity across the UK is unlikely to abate soon

Overview of structural shortage of studio capacity in the UK

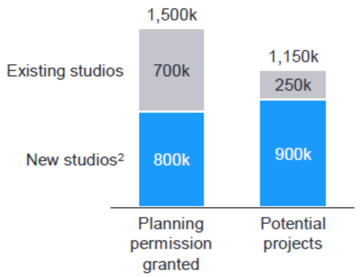
UK faces a structural lack of studio capacity, unlikely to abate soon

Current UK studio supply source



A large part of current UK studio supply is in **repurposed buildings,** incl. former warehouses or factories which have undergone conversions for film use

Sound stages in pipeline (sqft)



Supply in the market is growing, given the current shortage, with the likes of Warner Brothers constructing another set of sound stages and external providers such as Sunset or Pinewood also considering capacity expansion

Appendix 6: Historic Usage of Langleybury Estate

A sample list of productions which have hired space across the Langleybury Estate historically (most recent first):

Production Name	**Production Type**
Say Nothing	TV Drama
Curveball	TV Drama
Belgravia: The Last Chapter	TV Drama
1,000 Blows	TV Drama
The Miniaturist	Feature Film
The Little Stranger	Feature Film
Harlots S2	TV Drama
Harper's Bazaar	Stills Shoot
The Personal History of David Copperfield	Feature Film
Steel Bangelz	Music Promo
Max Rad	Music Promo
H&M (Christmas)	TV Commercial
Men in Black	Feature Film
Harlots	TV Drama
Endeavour	TV Drama
You Should Have Left	Feature Film
Oscar Hotel	Online Content
Pennyworth	TV Drama
Misbehaviour	Feature Film
The Nevers	TV Drama
Whitechapel	TV Drama
The Wall	Documentary
Chosen Worst Fears	Music Promo
Fleming	TV Drama
In the Heart of the Sea	Feature Film
Inside No. 9	TV Drama
Drama Lives	TV Drama
Pudsey	Feature Film
The Riders	Feature Film
Suffragette	Feature Film
Suspicions of Mr Whicher	TV Drama
Grantchester	TV Drama
Berocca	TV Commercial
Downton Abbey	TV Drama
The Curse of Hendon	Feature Film
Modern Slavery Home Office	TV Commercial
Life in Squares	TV Drama
Cirque du Soleil	TV Commercial

FIFA	TV Commercial
Genius	Feature Film
The Honourable Rebel	TV Entertainment
Taurus	Feature Film
The Outcast	TV Drama
Woman In Red	TV Drama
London Spy	TV Drama
Wit Tank	TV Comedy
Learning Science	TV Factual
Ruby Robinson	TV Comedy
Lianne La Havas 'Unstoppable'	TV Promo
Florence Foster Jenkins	Feature Film
The Crown	TV Drama
Todd Margaret	TV Comedy
Close to the Enemy	TV Drama
SS-GB	TV Drama
Their Finest Hour and a Half	Feature Film
Grimsby	Feature Film
Keith Lemon Sketch Show Series 2	TV Entertainment
AA Music Promo	Music Promo
Bonhams 'Defining the Interior'	Stills Shoot
The Next Magician	TV Entertainment
Quacks	TV Comedy
McMafia	TV Drama
Drunk History	TV Comedy
Ed Sheeran	Music Promo
Paddington	Feature Film
Pompidou	TV Comedy
The Tracey Ullman Show	TV Comedy
Crackanory	TV Comedy
Wasted	TV Comedy
Eastenders	TV Drama
Halfords	TV Commercial
Silent Witness	TV Drama
Big School	TV Comedy
Zara Sportswear	TV Commercial
Birds of a Feather	TV Comedy
The Interceptor	TV Drama
Holby City	TV Drama
Bourne 5	Feature Film
Tetley Tea	TV Commercial
Toast Of London	TV Comedy
The Sense of an Ending	Feature Film
Urban Outfitters - Rebel Youth	Stills
The Golden Circle (Kingsman 2)	Feature Film

Appendix 7: Analysis of Support Space Ratios at Studio Developments

Example studios and ratios of stage sq. ft. to support sq. ft. available to productions:

Studio	Stages	Stage sq. ft.	Support sq. ft. Available to Productions	Ratio
Broxbourne/Sunset	21	502,588	592,703	118%
Langleybury Film Hub	4	87,704	99,921	114%
Marlow	18	472,761	409,491	87%
Warner Bros. Studios Leavesden	19	495,800	345,489	70%
Bovingdon Studios	5	113,780	58,104	51%
Elstree Studios	9	96,864	26,890	28%
OMA One Film Studios	4	88,000	19,000	22%
OMA X Film Studios	6	155,000	31,500	20%
Hallmark House, Northolt	2	60,000	10,000	17%
	88	**2,072,498**	**1,593,099**	**77%**

Typically, small to medium scale productions require 20-50% of additional Support Workshop Space (as well as Backlot, Filming Locations etc.) whilst major blockbuster films require 100-200%. At 114%, LFH is deliberately designed to provide a material increase on industry norms to cater for external demand.

It is common for studios and/or individual productions to source supplementary support space off-site to help accommodate their needs. For example, Sky Studios Elstree recently leased space at Panattoni Park in order to provide additional off-site support space:

'We have reached an agreement with developer Panattoni Park to lease some of their warehouse and office space to complement our current 13 sound stages. This space will be able to supplement the workshops we already have on site and be used for 'behind the scenes' work including creating props and special effects.

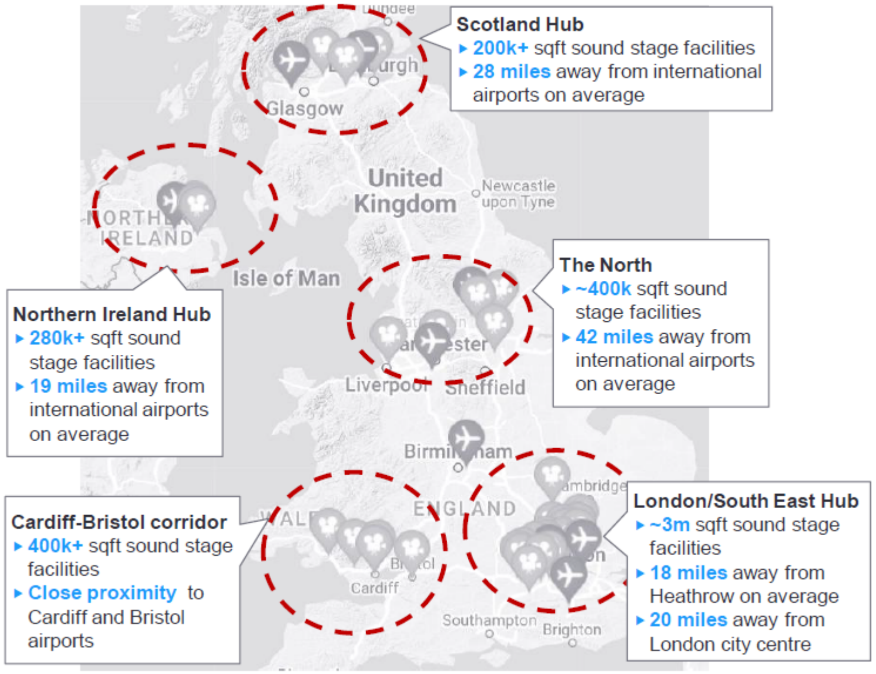
The warehouses are not suitable for filming for a variety of reasons including floor space, structure and acoustic quality and so are not a substitute for our proposed expansion. However, the additional space will allow us to attract larger, tentpole productions from across the globe to Elstree & Borehamwood'

https://skystudioselstreenorth.co.uk/faqs-07-09-22/ (FAQs, question 17)

https://www.borehamwoodtimes.co.uk/news/21132789.sky-agrees-deal-move-panattoni-park-borehamwood/

Appendix 8: Geographical Distribution of Sound Stages

Geographic distribution of sound stages



Appendix 9: Sound Stages Surrounding Langleybury Estate

Studio	Stages	Distance (miles)	Drive time (mins)*
Warner Bros. Studios Leavesden	19	1.3	3
Bovingdon Studios	5	10	18
Elstree Studios	9	10.5	22
Sky Studios, Elstree	13	11.3	22
BBC Elstree Centre	8	9.7	22
Symmetry Park, Aston Clinton	4	17	22
UX1, Uxbridge (Netflix/MBS)	4	16.2	25
Pinewood Studios	27	16.4	28
OMA One Film Studios	4	21	28
OMA X Film Studios	6	22	29
Hallmark House, Northolt	2	19.8	29
Total	**101**		

**Drive time between 6.00am – 7.00am*

Appendix 10: Recent Usage of Langleybury Estate

Total occupancy of Langleybury House over the past five years:

Total Occupancy in Days	Year
361	2017-18
237	2018-19
365	2019-20
365	2020-21
365	2021-22
322	2022-23
2,015	**92.01%**

List of productions which have hired Langleybury House over the past five years:

Production Name	Production Type
Belgravia: The Next Chapter	TV Drama
Curveball	TV Drama
Say Nothing	TV Drama
The Miniaturist	Feature Film
The Little Stranger	Feature Film
Harlots S2	TV Drama
The Personal History of David Copperfield	Feature Film
Men in Black	Feature Film
Endeavour	TV Drama
Pennyworth	TV Drama
Misbehaviour	Feature Film
The Nevers	TV Drama
Grantchester	TV Drama
The Crown	TV Drama
Eastenders	TV Drama
Silent Witness	TV Drama
1,000 Blows	TV Drama
You Should Have Left	Feature Film

Appendix 11: Langleybury Production Activity Days

Apr/May/Jun 2018
KO Productions – **2** days – Commercial shoot / School locations
Endeavour Series 6 – **60** days – Production offices / Set build

Jul/Aug/Sep 2018
Endeavour Series 6 – **90** days – Production offices / Studio shoot / School locations

Oct/Nov/Dec 2018
Endeavour Series 6 – **60** days – Production offices / Studio build / School locations
Pennyworth Series 1 – **14** days - Drama Shoot / Woodland locations

Jan/Feb/Mar 2019
Pennyworth Series 1 – **10** days – Drama Shoot / Woodland locations

2018/19 total days of activity: 236 (split between 3 Productions)

Apr/May/Jun 2019
Pennyworth Series 1 – **3** days – Drama Shoot / School locations
Endeavour Series 7 – **30** days – Production offices / Set build
The Nevers – **20** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jul/Aug/Sep 2019
Endeavour Series 7 – **90** days – Production offices / Studio shoot / School locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Oct/Nov/Dec 2019
Endeavour Series 7 – **90** days – Production offices / Studio shoot / School locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jan/Feb/Mar 2020: PANDEMIC
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

2019/20 total days of activity : 503 (split between 3 Productions)

Apr/May/Jun 2020: PANDEMIC
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jul/Aug/Sep 2020
Worzel Gummage Series 1 – **90** days – Production offices / Prop Store
Pennyworth Series 2 – **30** days – Set build / Studio shoot
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Oct/Nov/Dec 2020
Worzel Gummage Series 1 – **30** days – Production offices / Prop Store
Pennyworth Series 2 – **60** days – Studio shoot / School locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jan/Feb/Mar 2021
Endeavour Series 8 – **90** days – Production offices / Studio build / School locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

2020/21 total days of activity: **660** (split between 3 Productions)

Apr/May/Jun 2021
Endeavour Series 8 – **90** days – Production offices / Studio build / School locations
Worzel Gummage Series 2 – **30** days – Production offices / Farm locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jul/Aug/Sep 2021
Worzel Gummage Series 2 – **60** days – Production offices / Farm locations ITV
Alder – **90** days - Production offices / Prop Store
Kudos Grantchester 7 – **5** days – School locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Oct/Nov/Dec 2021
ITV Alder – **30** days – Production offices / Prop Store
Fast (FF10) – **60** days – Production Spaces SFX / Ac-on Vehicles / Costume dept.
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jan/Feb/Mar 2022
Fast (FF10) – **90** days – Production Spaces SFX / Ac-on Vehicles / Costume dept.
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

2021/22 total days of activity: 815 (split between 6 Productions)

Apr/May/Jun 2022
Fast (FF10) – **90** days – Production Spaces SFX / Ac-on Vehicles / Costume dept.
Kudos Grantchester 8 – **30** days – Production offices / Prop Store / Studio build
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jul/Aug/Sep 2022
Fast (FF10) – **90** days – Production Spaces SFX / Ac-on Vehicles / Costume dept.
Kudos Grantchester 8 – **90** days - Production offices / Prop Store / Studio build
Disney Tborn – **14** days - Farm and Barn locations
The Nevers – **90** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Oct/Nov/Dec 2022
Kudos Grantchester 8 – **30** days - Production offices / Prop Store / Studio & School locations
6888 Baaalion – **40** days – Prop Store
Minim/Beaumont – **60** days - Production offices / Prop Store / Studio & School locations
Endeavour 9 - **10** days – Exterior and School Locations
The Nevers – **75** days – Mixed uses, including Set build / Production offices / Workshops / Commercial shoots / Exterior locations

Jan/Feb/Mar 2023
6888 Baaalion – **60** days – Prop Store
Minim/Beaumont – **90** days – Production offices / Prop Store / Studio & School locations

2022/23 total days of activity: 859 (split between 7 Productions)