



SKY STUDIOS ELSTREE NORTH

A summary of how we will deliver for Hertsmere

December 2023 / January 2024



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BRINGING WORLD-LEADING PRODUCTIONS TO BOREHAMWOOD

The UK is a global destination for Film and High-End TV production, with London, Hertfordshire and north west greater London leading as one of the world's largest production hubs. It's a critical part of our creative economy, and one of Britain's fastest growing sectors, generating billions of investments each year. In fact, official 2022 statistics from the British Film Institute revealed a record £6.27 billion production spend in the UK for Film and High-End TV.

At Sky Studios Elstree, we want to continue to attract world-leading productions to the UK and we want them to be made here, in Hertsmere, rather than anywhere else, providing more jobs and boosting the local economy. We also want to keep on delivering award-winning productions from Sky and our sister company NBCUniversal such as the upcoming feature film adaptation of *Wicked* from Universal Pictures, and BAFTA-winning global hits from Sky such as *Gangs of London*, *The Lazarus Project* and *The Day of the Jackal*, with Eddie Redmayne. These productions need high-quality studio space so that we continue to bring the latest innovations, technologies and talent to screens around the world.

Last year, we submitted a planning application to expand Sky Studios Elstree and add 10 new sound stages. Since then, we've been working closely with the council, our ward councillors and Community Board to make sure we are doing all we can to support our neighbouring community and ensure that the benefits of us being here are felt directly by residents.

This means minimising our impact on local roads and the environment, creating new jobs, providing training and supplier opportunities, and supporting more initiatives, charities, and projects as a long-term partner. We have also worked closely and collaboratively with statutory bodies such as the Environment Agency and National Highways, to ensure our scheme is designed to be the best it can be, minimising our impact on local roads and the environment as much as possible.

Read on to find out more about the planning application and the benefits this expansion will bring to the local area as well as the improvements and changes we have made to our application over the last year following extensive consultation.

'The UK's film and TV industry has the potential to generate billions of pounds of investment for the UK economy, and thousands of new jobs. The demand for content has never been greater and this means productions need suitable additional stage space as well as opportunities to grow our skilled workforce. The new facilities at Sky Studios Elstree are a welcome addition to the UK to further boost the economy, both nationally and within the local area.'

Adrian Wootton OBE, Chief Executive,
British Film Commission





OUR HOME IN HERTSMERE

Sky Studios Elstree is a brand new, state-of-the-art film and TV studio based in Borehamwood, Hertfordshire. It consists of 12 sound stages set across 27.5 acres, making it an attractive location for a range of productions across the globe.

Since opening our doors earlier this year, we've already welcomed two major productions, *Wicked* and *Paddington* in Peru. *Wicked* created over 2,000 roles, with nearly a third coming from a 10-mile radius of the site.

Beyond productions, we've also hosted our first community pop-up cinema events and partnered with local charities and schools to help ensure the benefits of us being here are felt directly by the local community.

It has been a real local celebration, and we are excited about building on this strong foundation at Sky Studios Elstree North.

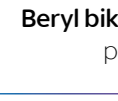


A SNAPSHOT OF THE LAST THREE YEARS AT SKY STUDIOS ELSTREE

£2.7m highway improvements



190+ trees planted, 1,500 sqm of native woodland and 1,300m+ of species rich hedges



Beryl bike scheme launched in partnership with Hertsmere Council, providing over 60 bikes and 27 'Beryl Bays' to the local area



£200,000+ contributed to the council to improve biodiversity in the borough

2,000+ jobs created



1,000+ local young people trained and inspired

50+ community events



1,000+ volunteering hours

3 local charities onboarded as Sky Cares charity partners



During construction

6,000+ roles on site of which 537 were newly created and 1 in 4 came from within 10 miles.

£165m+ in Social and Local Economic Value delivered. This is the wider value created through things like job creation and partnerships with local charities and suppliers.

£75k+ spent with VCSEs (Voluntary, Charitable, Social Enterprises).

302 hours of educational sessions.

245 training weeks.

107 work experience weeks.

34 hours of career support sessions.

27 individuals gained an NVQ.

The Duke of Edinburgh opening Sky Studios Elstree



Since opening

24 trainees as part of our Content Academy, 70% from within a 10-mile radius.

2850 Hertsmere students met with across 95 school visits to primary and secondary schools.

210 primary students from Borehamwood have attended our Sky Up Academy Training Day in Osterley.

36 trainees through Film London have worked on *Wicked*.

40 Production Assistants trained on site as part of freelance workshops held in partnership with All Spring Media.

60 Elstree Screen Arts Students on work experience to create a documentary series which premiered at Sky HQ.

Sky Studios Elstree represented on 5 major Hertfordshire Educational Boards.

20 local businesses attended an event we hosted to talk about how to become a production supplier in partnership with the Hertfordshire LEP to support the growing Film and TV production sector.

Launch of the Beryl Bike scheme



Time capsule event with local students and Oliver Dowden MP



Over 50 community events at the studios, including:

4000+ tickets given away for our pop-up cinema, exclusively for neighbours and their loved ones with 80% of attendees directly from Borehamwood.

5 Community Board meetings held in the last year.

1 time capsule buried on site including hundreds of entries from local schools on what the future of Film and TV may be like in the 22nd century.

1 royal visit, with the Duke of Edinburgh and members of our Community Board.

1,500 entries from local school children to our sustainability superhero competition.

30 school children visiting as winners of our Heart Hertfordshire Hero Award.

Created a new garden space with HACRO and Shaw Trust on site.

Thousands of volunteer hours to charities with more to come...

480 Christmas gift hampers donated for local families.

200 Christmas gifts and books donated to local children.

100+ trees planted in Parkfields and Allum Lane Spinney, Borehamwood in partnership with Hertsmere Council.

'Thanks so much for donating all these props and accessories from your recent production. We have such tiny budgets, it's a blessing to have existing props to work with so we can focus our efforts on making a few key bespoke props, and on upcycling the things we've received.'

Head of Post-18 Education, ESA

BRINGING INVESTMENT AND JOBS TO HERTSMERE



CGI image showing Sky Studios Elstree North

We are so proud of the home we have created in Hertsmere and we want to continue to grow and succeed here.

Our expansion will allow us to do just that, bringing a further £2bn investment into the borough over the first five years of operation, creating more jobs, training and supplier opportunities and supporting local initiatives.

This is the only site in the UK where we would be able to deliver investment of this scale, and we want to ensure that Hertsmere benefits from this booming part of the UK's economy.

'Sky Studios Elstree has been a valued and important partner in the area. They've hosted events on site for businesses, spoken at our local conferences to inspire people in the area and I'm thrilled that they are one of our many valued patrons who are clearly making a massive difference and keeping the Heart in Hertfordshire.'

Donna Schultz, Commercial Director,
Hertfordshire Chamber of Commerce

A SUMMARY OF OUR PROPOSALS



10 new state-of-the-art sound stages, operated by Sky, to house world-class Film and TV productions



Space for a permanent backlot which can serve the existing Sky Studios Elstree south site and the proposed expansion



All the facilities and amenities that a modern studio needs including **office and workshop space**



A multi-storey car park, reducing traffic and parking impact for residents in the surrounding area



A new space to support even more **community initiatives**



A new **species-rich wet grassland** area on site, safeguarded for habitat creation



A publicly **accessible community green** right next to the studios



Designed and built to the highest **sustainability standards**



Creating more than **2,000 additional jobs** throughout construction and operation



Generating an additional **£2bn of production spend** over the first five years of operation



A **Sky Up Academy Studios** to inspire the next generation of talent – now delivered early at Sky Studios Elstree



27 acres of land improved for biodiversity generation and habitat creation within 3.5 miles of the studio for the next 30 years



Commitment to **funding over £500k** towards a high-street based Film and Heritage Centre, championed and developed by the council



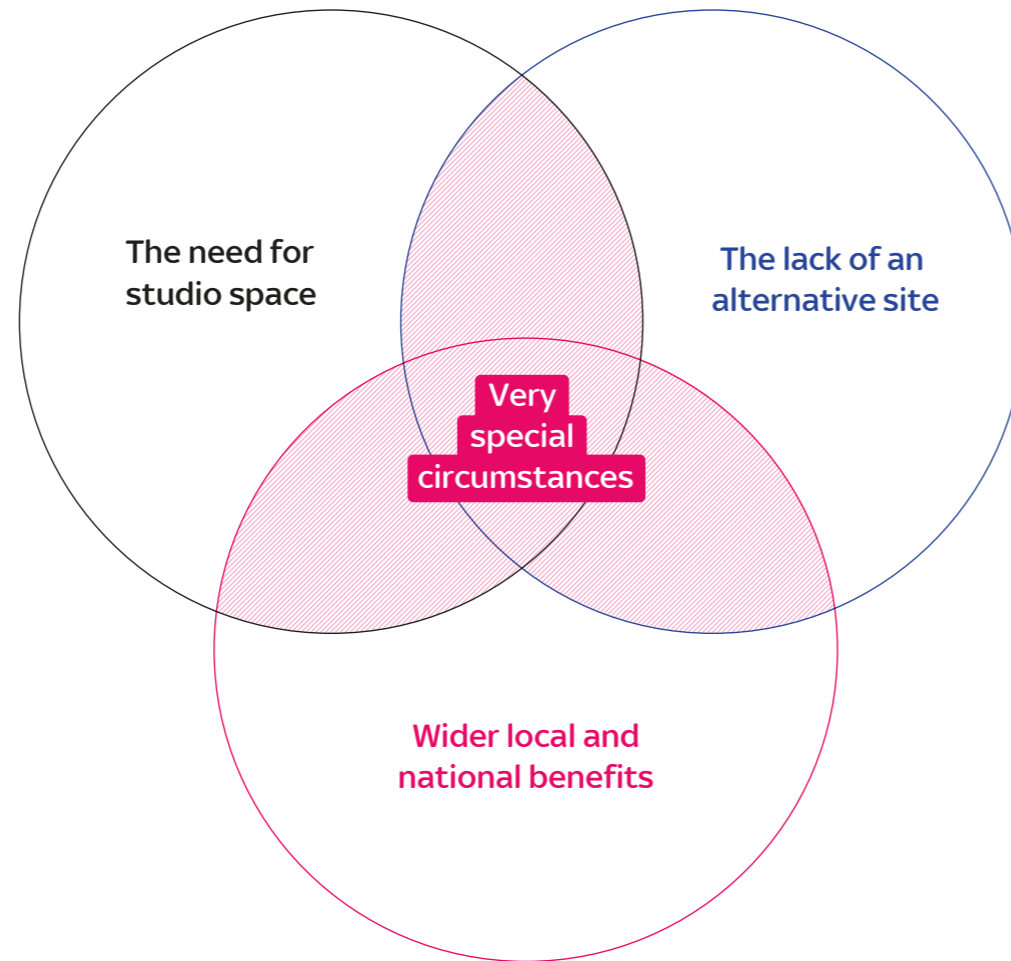
£6.5million+ investment into local transport

ADDRESSING CONCERNS ABOUT GREEN BELT DEVELOPMENT

We have been upfront from the outset that the land we are proposing to develop on is Green Belt. We know that we will need to demonstrate a very special circumstances case for our expansion, and we have worked diligently on this alongside council officers and government agencies for the last year.

Whilst the site is currently designated Green Belt, it is considered as low-performing and is on private land, sandwiched between the A1 and the busy Rowley Lane. The plans we have developed would transform this land to deliver significant economic and community benefits, right here in Borehamwood.

We also have plans to improve biodiversity in Hertsmere by opening up part of the site with a new community green and we'll continue to be a studio with some of the biggest sustainability goals in the world, meeting the world-leading standards we already have in place at Sky Studios Elstree.



CGI image showing Sky Studios Elstree with proposed north site area shaded in grey



CGI image of the new community green

DELIVERING 10% BIODIVERSITY GAIN IN HERTSMERE



At the studios

A **species-rich wet grassland** that will help keep the ground healthy and carbon rich.

Safeguarding and improving the pond at the north of the site.

A **new community green** where our neighbours can relax and meet friends.

30 bird and bat boxes to create safe spaces for wildlife, in addition to the 15 we've already installed at Sky Studios Elstree.

New trees and hedgerows to provide natural barriers around the studios.

Climate resilient trees and plants like Field Maple and Holm Oak trees which can thrive all year round.

Living walls on the side of the car park to help improve air quality and create a natural noise and visual barrier.



In the local area

We will be **improving 27 acres of Green Belt** land just down the road from us with the primary goal of rewilding and improving biodiversity in Hertsmere - this means we'll be planting a diverse range of vegetation to protect habitats and nature here. By doing this, the area will be completely protected for 30 years.

What do you mean by biodiversity?

This refers to all the different animals, plants and other living things that you may find working together in one place.

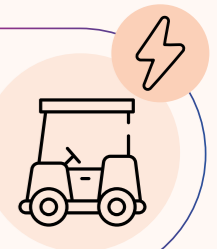


SUSTAINABLE BY DESIGN

Adopting the same ambitious sustainability principles as Sky Studios Elstree.



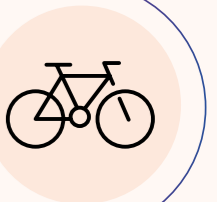
Over 7,500 rooftop solar panels generating over 2.5m kWh of clean power each year, the equivalent of 680 UK homes for a year.



Electric buggies to manage logistics and transport around the studios plus the installation of over 80 electric vehicle bays and an electric shuttle bus service.



Conserving water through low water use fittings and 20,000 litres of stored rainwater capacity for irrigation.



Promoting active travel with cycle parking, showers and locker/drying rooms.



No fossil fuels on site with air and water source heat pumps providing heating and cooling powered by 100% certificated renewable power and an on-site rooftop solar system.



Photo of proposed site for biodiversity improvements



Wrotham Park - Artist's impression of proposed improvements



Electric buggy at the studios

IMPROVING TRANSPORT IN BOREHAMWOOD

Over the past two years we have also heard that transport and traffic is a key issue locally and something that we need to get right. We've been working with the council to see what we can do to minimise our impact and invest in over £6.5m of transport improvements locally that deliver real benefits. We hope that now building work is complete, residents can see that the transport plans put in place for our current site have delivered a real benefit – such as no more flooding of the Mimmshall Brook across Rowley Lane in the winter months.

We have put the same level of thought into the plans for Sky Studios Elstree North meaning that these plans will improve the overall flow of traffic, and we will also be building in additional measures for the construction phase as detailed on page 18.

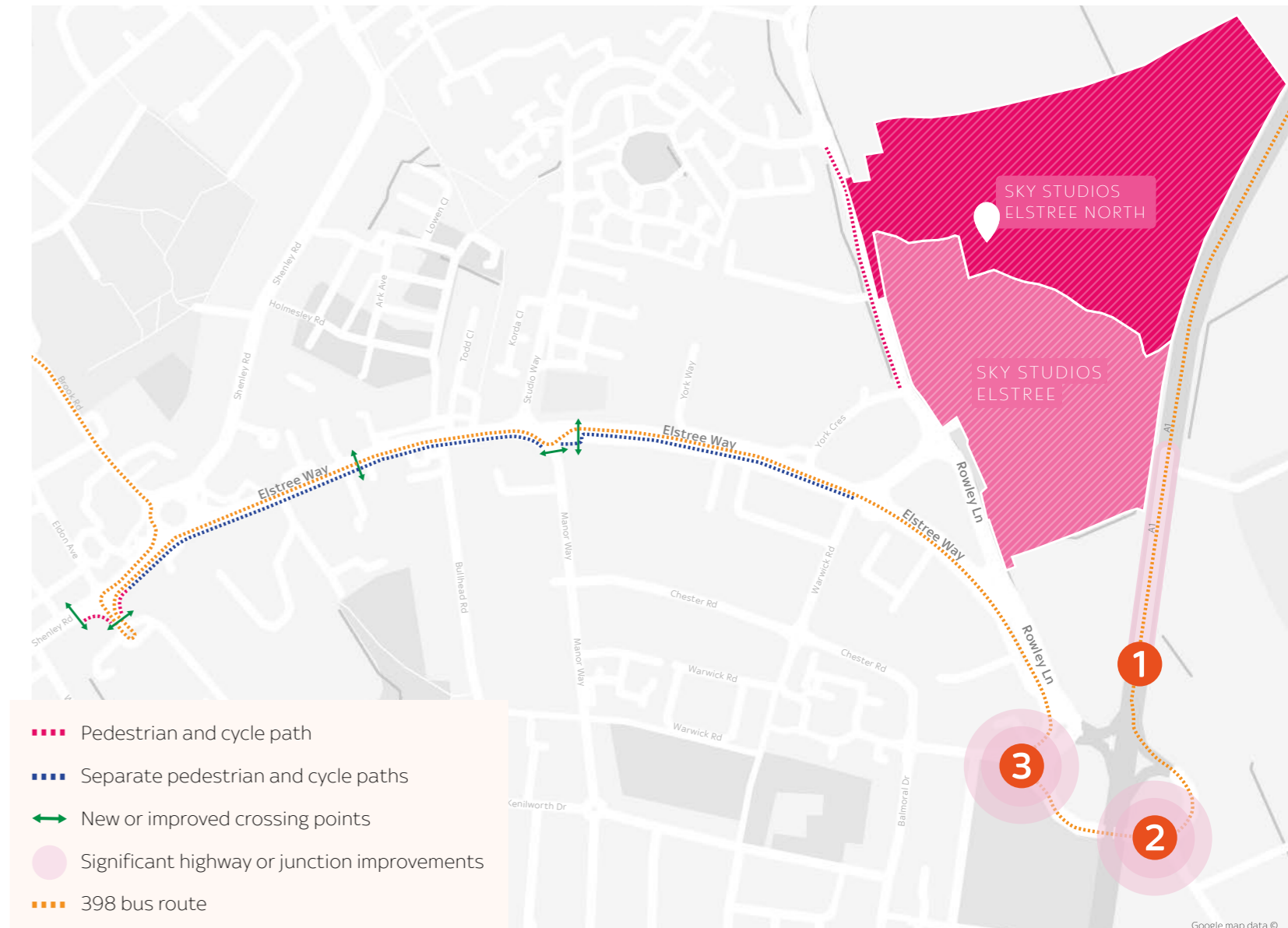
OUR £6.5M INVESTMENT IN TRANSPORT EXPLAINED

Managing traffic

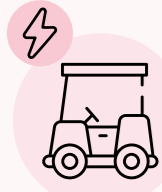
- 1 Improving safety by **extending and improving the A1 southbound slip road**.
- 2 A new **left turn lane for traffic turning from the A1 south into Rowley Lane**.
- 3 Adding an **additional lane for cars joining Newark Green roundabout from Rowley Lane**.

Promoting walking, cycling and public transport

- Funding to help improve the **398 bus service**.
- Improved **walk and cycle path** along Elstree Way, between York Crescent and Shenley Road.
- Extending the **station bicycle hire scheme around Borehamwood**.
- ↔ New and improved **crossings** on Elstree Way.



Google map data ©



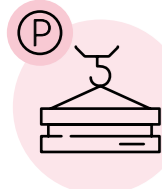
AT THE STUDIOS

| **260 cycle parking spaces** for staff, crew and visitors.

| **A new multi-storey car park** with electric vehicle charging points to keep cars off local roads.

| **Free shuttle bus service** to Elstree and Borehamwood station and additional buses to Potters Bar Station and Stanmore Station.

| Working hours that **avoid peak rush hour** with around 50% of studio occupants arriving pre-7.30am.



DURING CONSTRUCTION

We know that construction can cause disruption to those living nearby, and that the build of Sky Studios Elstree impacted traffic around the site for a period in 2021.

We looked carefully at this and found the **parking arrangements** during construction were a key contributor. We will therefore be mandating within the construction contract the need to provide sufficient parking, rented onsite or nearby, for the duration of the build. This will mean that there will be no construction parking on local roads. We have also worked with the council to ensure that the enforcement orders around yellow lines on roads near to Rowley Lane were reinstated, so that any cars parking in those areas going forward will be subject to fines and parking officer enforcement.

We'll also be sending out **regular community newsletters and hosting in person Q&A sessions** to those living nearby to ensure that they are kept up to date on the construction work, and made aware in advance of any potential activities so that they can plan ahead.



A PLACE TO WORK, LEARN AND COME TOGETHER



Staff cafe at the studios

Work

- | **2,000 additional jobs** forecast to be created.
- | **Even more supplier opportunities** with local businesses encouraged to partner with us through our Employment Skills plan.
- | **A dedicated Talent Manager** in place to encourage local talent into production roles.



Sky Up Academy students filming

Learn

During our consultation we heard from a huge number of young people interested in Film and TV making. In response, we're **bringing forward our proposals for Sky Up Academy Studios** and **creating space within our existing Hub building** to inspire Hertsmere's next generation of talent.

We'll be partnering with local schools and offering the opportunity for **10,000 students** to visit our studio every year through Sky Up Academy Studios, encouraging them to consider a career in Film and TV, and helping direct them into the industry through career and education advice. We will be aiming to launch the experience in 2024.

'I wanted to say a huge thank you for organising and funding our trip. My class are still talking about it and showed their trailers to the whole school in assembly today. We really had a wonderful time and it has fuelled their dreams.'

Year 5 Teacher

From Saffron Green after the class visited Sky Up Academy at Sky HQ

WORKING WITH LOCAL PARTNERS



Elstree Screen Arts at Sky HQ

Come together

During our consultation, we asked local people what they'd like to see in the new community space. We collected lots of really useful suggestions and have worked with our Community Board to incorporate as many initiatives as we can, including:

- | **Film club screening room** to showcase Hertsmere's originals.
- | Space to **upskill local talent** with training, workshops and study space.
- | **Meeting and event space** for charities and community groups.
- | **Space to hire for local practitioners** and wellbeing instructors (e.g. physiotherapists, yoga and pilates).

In relation to the request for an exhibition space to celebrate Hertsmere's Film and TV heritage, we have worked closely with the council on this and it was deemed a high street location was necessary. We will therefore be providing **funding for the construction of a Film and Heritage centre on the high street.** We will be looking at opportunities to celebrate the local heritage within our studios and have proposed a Film and TV creative piece to be included within our community green.

'As a company we've already diverted over 30,000 pieces of furniture from landfill to materials recycling, saving over 708 tonnes of landfill and 952 tonnes of CO2e. We've also rehomed over 4500 redundant furniture items into community organisations, saving additional costs, carbon and pollution. Now working with Sky Studios Elstree, we are continuing our drive towards a greener future by reducing the embodied carbon emissions of new projects through furniture re-use, also protecting nature and valuable finite resources.'

Richard Cooksey,
COO, JPA Workspaces

'We started coming onto site a while ago, serving coffee and snacks to a hungry construction crew and now that the site is fully up and running it's been great to see the productions and crew on site.'

Christine Vaghela,
Owner, Wake the Dead Coffee

A LONG-TERM PARTNER

Community Board

In January this year, we set up a Community Board of local representatives from organisations including Gratitude, Elstree Screen Arts, Hertfordshire Chamber of Commerce, Elstree Youth Council, Communities 1st, Parkside School, People of Well End Residents (POWER), Save Hertsmere and Sebby's Corner. This board acts as our local advisors, providing a sounding board for near term plans and activities at the studios as well as helping shape our thinking for the proposed future community space. We will continue to work closely with them to ensure that anything we do here benefits, and is influenced by, local people.

'As a member of the Community Board and a long-term resident in the area, it has been incredible to see the new studio come to life on site bringing Hollywood back to Borehamwood!'

Paul Welsh, Author, Journalist and former Chairman of Elstree Studios

Sky Cares

We've already partnered with local charities WD6 Foodbank, Gratitude and Sebby's Corner, supporting them through staff volunteering hours and donations. We are passionate about doing more, and creating even more impact as part of this expansion, including partnering with local charities to offer long-term support as well as working closely with local colleges to upskill and provide training opportunities for young local people.

'We became a Sky Cares charity partner over a year ago, since then we've had many of the Sky staff members come onto site for volunteer days, we've received free Wi-Fi for the hub and we received over 200 books and 200 Christmas hampers to give to families most in need in the area.'

Bianca Sakol MBE, Founder and CEO Sebby's Corner



Sky Cares volunteers at Sebby's Corner

SPOTLIGHT ON SOME OF OUR TEAM MEMBERS



Chenika Phillips, Operations Coordinator

Chenika has worked at the studios since May 2022 and helps with the day-to-day running and operations on site. 'I am a Film and TV super fan, and so to have the opportunity to work at this studio has blown my mind. It's so exciting to talk to my friends about the work I do, and I know that having a studio like this, with the training programmes and initiatives we have in place, means lots more people will have opportunities too.'



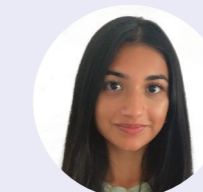
Grace Downer, Client Services Executive

Grace joined our team having previously worked down the road at Elstree Studios. She looks after major Film and TV production clients when they come to site, ensuring their needs are met. 'Having worked in Elstree and Borehamwood my whole working life, I couldn't pass up the opportunity to work in this state-of-the-art studio. In this role I have had the pleasure of working with some of the biggest names in TV and Film and I'm looking forward to introducing the next major production clients to our new site - and to Borehamwood.'



Lauren Christy, Talent Manager

Lauren started her career teaching and most recently worked as Assistant Principle at Elstree Screen Arts Academy, just across the road from Sky Studios Elstree. In her role Lauren is tasked to ensure young local people are inspired to come and work at the studios, she says 'There are so many opportunities for young people in the area and it's an exciting time as we are set to open Sky Up Academy right here on site which will give thousands of local children the chance to come and see the studio for themselves.'




Ishani Mistry, Content Academy trainee

Ishani grew up in Elstree and always wanted to work in Film and TV. After graduating from the University of Birmingham, she became one of the 24 members of the Content Academy to come through the doors at Sky Studios Elstree so far. Ishani says 'It was incredible to see a studio develop right down the road from where I grew up, as soon as I saw it, I knew I wanted to work there, and it is a dream to be here today.'



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