UK Government

THE STRATEGIC SITES ACCELERATOR: INVESTMENT STRATEGY

October 2026



FOREWORD FROM MINISTER Chris McDonald MP



The UK is a leading investment destination, with world-class universities, a highly skilled workforce, and innovative businesses at the forefront of advanced sectors.

A crucial part of any business expansion is ensuring investors have the right sites to develop and in which to invest, and that is what the Strategic Sites Accelerator has been established to support. Bringing together the Office for Investment and the National Wealth Fund, the Strategic Sites Accelerator provides public finance and technical expertise for commercial and industrial sites that the market alone cannot deliver.

Backed by around £700 million in public finance, the Government is deploying equity, debt, and grants, alongside technical advisers, to accelerate site developments aligned to local growth plans and our Industrial Strategy. By creating a pipeline of strategic investment sites across our core growth sectors, the Strategic Sites Accelerator will help attract private and globally mobile capital.

In a highly competitive global capital market, the UK is reducing the risk of strategic investments to make investing easier, deliver our Industrial Strategy, and reindustrialise places across the United Kingdom. The Strategic Sites Accelerator is an active partnership between government and business, expediting investment opportunities, supporting jobs, and delivering growth.



Chris McDonald MP
Minister for Science, Innovation and Investment
Department for Business, Innovation, Science and Trade and Department of Health & Social Care

WHAT IS THE STRATEGIC SITES ACCELERATOR?

Announced as part of the Modern Industrial Strategy, the Strategic Sites Accelerator (SSA) will bring forward 6-10 investment sites over this parliament, with scope to bring forward a further 6-10 via targeted interventions designed to accelerate sites to an investment-ready state.

The programme will be delivered jointly through the Office for Investment and the National Wealth Fund. A blended finance model will be adopted, which will see Government act as a commercial investor in order to crowd in up to **£2bn** of private sector capital over time and support the creation of up to **4,000 jobs**.

The SSA will have the facilities to provide sub-market products where it delivers value-for-money and will progress otherwise commercially viable investment sites.

Funded to operate as a pilot between 2026-27 and 2029-30, the programme will make available around £700m in financing support to chosen sites.

CBRE has been appointed as a National Delivery Partner for the programme. They bring with them deep commercial and technical expertise that comes from being the global leading real estate and infrastructure adviser.

The programme will work to deliver on Mayoral priorities where aligned with the programme's investment criteria.

So far, the programme has engaged with over **100 investment sites** and will continue to engage developers, investors and Mayoral Strategic Authorities across the United Kingdom, as well as the National Economic Council



We will seek to crowd in up to

£2BN

in private capital,

attracting **£3 for every £1** invested over time.

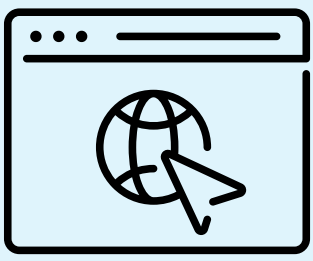


Support up to

4000

jobs

as a result of our intervention



We have engaged on proposals for

100+ investment sites

this year so far and will continue to engage **developers, investors and governments** across the United Kingdom

INVESTMENT PRINCIPLES

The investments made via the SSA will be guided by the following high-level principles:



STRATEGIC PRIORITIES

The proposal must align with the Industrial Strategy, being active in the following sectors: **Advanced Manufacturing, Clean Energy Industries, Creative, Defence, Digital Technologies, Professional and Business Services,** and **Life Sciences.**



VALUE FOR MONEY

The proposal ensures public money is being used to unlock wider economic (GVA) benefits, and where public capital is invested by the National Wealth Fund it is expected to achieve a positive financial return.



MARKET DEMAND

Strong evidence of a credible occupier, investor, or end-user demand for the site or development once delivered.



ADDITIONALITY

Evidence that public intervention is necessary because the project would otherwise not proceed. There must be clear evidence of a market failure.



TRACK RECORD

The developer and its supply chain must have a track record for delivering similar projects.



PARTNERSHIP APPROACH

The project must demonstrate a credible and secured route to raising the bulk of its funding needs by the market.

HOW WE WILL WORK WITH YOU: UNLOCKING A STRATEGIC SITE

01 THE STARTING POINT

A site with strategic promise — but no viable path to delivery

STRATEGY FIT

Industrial Strategy
Priority IS-8 Sectors

LOCAL SUPPORT

Local Growth Plan | Backed by Mayors

THE HURDLE

Critical viability gap: Upfront development + market headwinds leave the site stalled.

OUR VALUE ADD

Value for money | Ensuring good growth

02 THE SSA INTERVENTION

A coordinated, evidence-led route from request to investment decision

1

DIGITAL APPLICATION

Applicant submits a support request and project evidence via the SSA portal.

2

REVIEW AND APPRAISAL

SSA and NWF test the commercial model, validate the gap and shape a tailored package.

3

INVESTMENT GOVERNANCE

NWF and OFI appraise sites and any requirements for grant, loan, equity and/or concessional finance through its governance.

03 DELIVERY & IMPACT

Targeted support crowds in private investment and unlocks long-term value

DEVELOPMENT COMMENCES

Viability bridged; private sector confidence restored.

HIGH-VALUE INDUSTRY & FDI

Manufacturing tenants, domestic expansion and overseas investors.

TAXPAYER VALUE & RETURN

Majority of initial public support recovered over time – supporting jobs.

OVER TIME CROWDING IN UP TO

£2bn

We will also provide technical assistance to Mayoral Strategic Authorities and Local Authorities to bring forward sites, with expert advice from our delivery partner, CBRE.

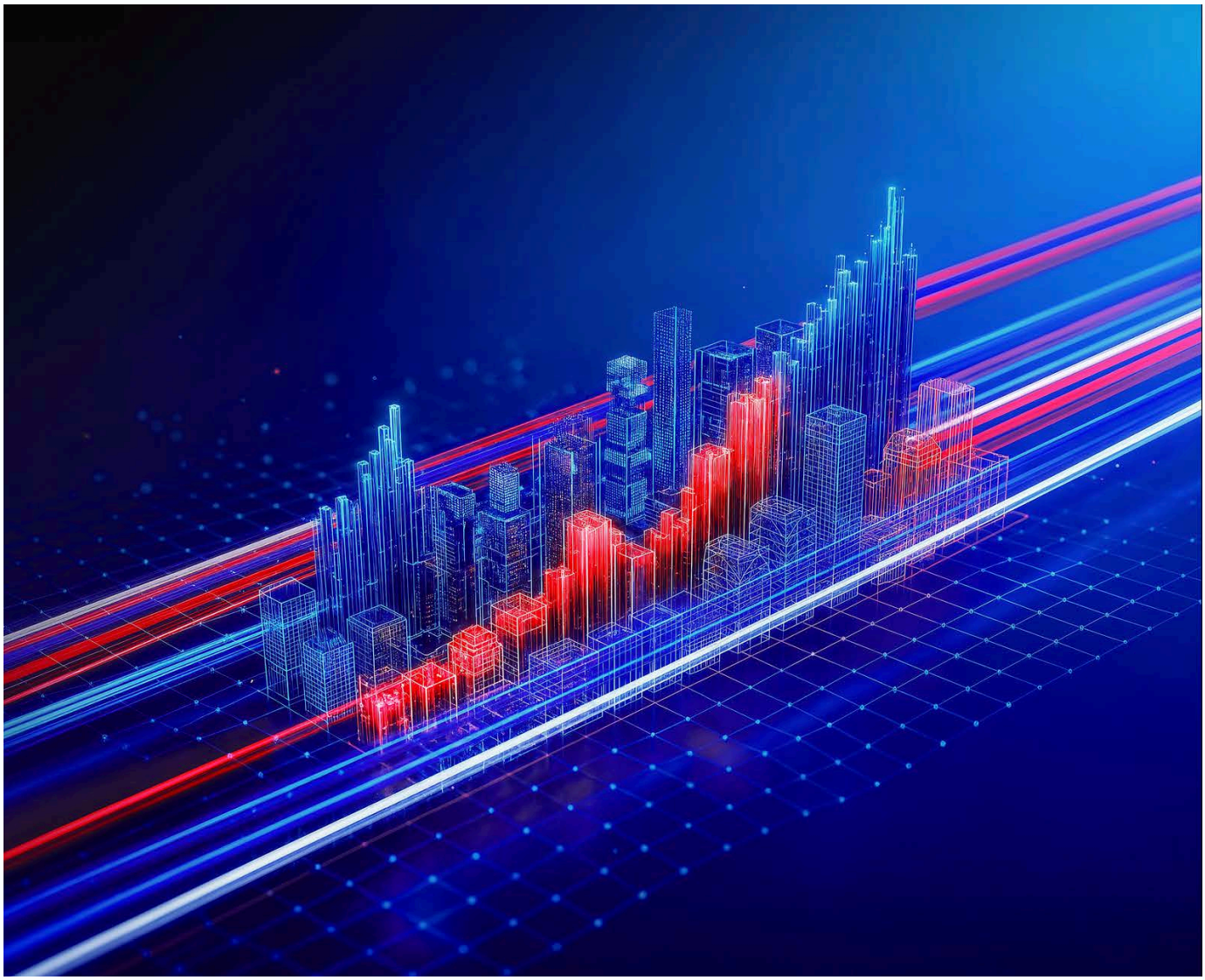
INVESTMENT JOURNEY

Place Consultation	We have started engagement with Mayoral Strategic Authorities and Devolved Governments across the UK.
Application & screening	Other applications made online will be screened using the Site Selection Criteria*
Outline Proposal	Sites meeting selection criteria will be invited to develop outline proposals.
Initial Assessment	The outline proposal will be assessed by both BIST and National Wealth Fund.
Due Diligence	Projects that successfully pass initial approvals will be required to pass due diligence before any offer is made.
Final Committee Approval	Following final committee approvals and clearances, the funding will be distributed in accordance with agreed terms.
Financial Close	
Monitoring	Funding will be monitored in accordance to the approach agreed during due diligence.
Offboarding/Exit	*Unsuccessful projects may be invited to resubmit at a later point or be supported through other services.

SITE SELECTION CRITERIA

All submissions to the SSA will be sifted in accordance with the programme's site selection criteria, a high-level overview of which is:

Ticket Size	SSA will typically provide a minimum of £50m of debt or equity as a minority partner
Industrial Strategy (IS) Alignment and mature plan	Must support end-users in IS sectors outlined in Investment Principles. Proposal should include information on: GVA, job creation potential, local impact, indicative financial return, timing of return.
Total Public Funding	Total public sector funding into the project entity should represent minority control. SSA funding should not tip HMG into majority control.
Exit Strategy	A clear plan as to how and when you expect to take HMG out of the capital stack.
Planning and Readiness	An eligible planning consent secured, such as full or outline planning permission, DCO, LDO, Planning Permission in Principle, or an appropriate equivalent - by extension, the project must have local authority support.
Market Demand	Meaningful evidence that once the asset is built it will attract occupiers and service proven demand.
Achievable Start Date	Evidence that lawful commencement could be achieved within a 6-12 month period of the application being made.
Developer Capability	Of the sponsor, relevant experience of projects of a similar scale and/or sector, as well as meaningful developer equity in project.
Deliverability	The project should have a clear path to delivery should SSA support be awarded, including credible mitigants for any identified risks or barriers.
Additionality	Evidence that public intervention would unlock, accelerate, or expand delivery as well as crowd in private capital.



PRODUCT SUITE

The SSA can deploy the following support:

- Debt: debt across the capital structure on a fixed or floating rate basis, including senior and mezzanine debt.
- Equity: minority equity capital including ordinary equity, preferred equity and convertible loan notes.

The programme has the capacity to offer concessional finance (finance provided at a rate lower than the market is willing to charge), or "blended" finance (incorporating both finance and grant funding). Any offer of concessional or blended finance must align with the Investment Principles outlined previously such as delivering Value for Money and compliance with subsidy control principles. Grant funding will generally only be provided as part of a blended finance offer.

All proposals for concessional finance will be assessed on a project-by-project basis.

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