

Major Projects Bulletin

June 2018

Royal Pavilion Estate



Proposed scheme

Background

Heritage Centre Stage is a bold and significant initiative by the Royal Pavilion & Museums (RPM) and Brighton Dome & Festival Ltd (BDBF) to reunite the historic Royal Pavilion Estate. Phase 1 of this ambitious regeneration of the Royal Pavilion Estate (RPE) will deliver a major restoration of the nationally important Grade I listed Corn Exchange & Grade II listed Studio Theatre to enhance audience comfort & help the building operate more efficiently. This will include significant structural improvements that rationalise operations and drive increased revenue surpluses in order to deliver against BDBF's ambitious business plan. Achievement of this plan is central to our vision for the Royal Pavilion Estate and its future contribution to the cultural and economic wellbeing of Brighton & Hove. Phase 2 is now being considered and will aim to deliver significant restoration and improvement works to the Royal Pavilion and Garden.

Key Facts

Current stage: Phase 1 (Corn Exchange & Studio Theatre) started on site February 2017

Partners: Brighton & Hove City Council, Brighton Dome & Brighton Festival, Arts Council England, Heritage Lottery Fund and Coast to Capital LEP

Architects: Feilden Clegg Bradley Studios

Estimated project value: £21.5M

What happened in the last period?

- Installation of steelwork for balconies in Corn Exchange and Studio Theatre.
- Removal of windows for refurbishment off-site
- Repair and redecoration of external facades
- Completion of steel frame, building of new boundary wall and start of installation of roof in Gallery area.
- Completion of Conservation Plan and Management & Maintenance Plan for RP Garden

What's going to happen in the next period?

- Replacement of Corn Exchange roof
- Significant n-going repair to Corn Exchange wooden frame
- Installation of new Air Handling Units on Dome roof
- Internal walls, ceilings and floors of new Gallery building
- Continuing repair and redecoration of external facades
- Consultation on Phase 2 Garden improvement proposals.

Target Milestones

- Phase 1 works complete Early 2019
- Phase 2 Round 1 HLF bid submitted June 2018
- Phase 2 Round 2 HLF bid submitted September 2019
- Phase 2 works (Garden) SoS Autumn 2019
- Phase 2 works (Royal Pavilion) SoS Autumn 2020
- Project complete Autumn 2022

Brighton Waterfront



The Brighton Centre and Churchill Square Black Rock

Background

We're finalising details of a legal agreement which will deliver a major new conferencing and events venue for Brighton & Hove on the Black Rock site next to the Marina and an expansion of Churchill Square shopping centre.

Key Facts

Current stage:

Closure of legal and commercial negotiations

Partners:

Brighton & Hove City Council and Standard Life Aberdeen

Architects:

ACME Space, David Leonard Associates (central site)

Estimated project value: c£540M

Outputs:

- 2,000 jobs
- New venue & conference centre
- Improve & expanded destination shopping
- Improved public realm
- Housing and office space

What happened in the last period?

- Legal and commercial discussions on the Conditional Land Acquisition Agreement (CLAA) have continued to progress.

What's going to happen in the next period?

- An exchange of the CLAA is targeted for Summer 2018.

Target Milestones

- CLAA agreed - Summer 2018
- Planning – 2020/21

King Alfred Development



Proposed Scheme

Current King Alfred Leisure Centre

Background

In 2014 the Council embarked on a procurement exercise to bring about the comprehensive redevelopment of the 1.8 hectare King Alfred site. The primary objective is to replace the outdated Leisure Centre with improved, extended, and modern sports facilities as part of a major mixed-use enabling development, the principal element of which is much needed new homes. A 'Competitive Dialogue' procurement process in 2015, resulted in appointment of the Preferred Developer in January 2016.

Key Facts

Current stage:

Crest Nicholson in partnership with the Starr Trust, a local charity, are the preferred developer team. Since their appointment the partners have worked to progress the legal, financial, and contractual arrangements, work on which is ongoing.

Partners:

Brighton & Hove City Council, Crest Nicholson & the Starr Trust

Architects:

LA Architects – Sports centre and Haworth Tompkins – Wider scheme and master plan

Estimated project value: c£250M

Outputs:

- New sports centre of c12,000 M²
- 565 homes (20% affordable)
- Commercial/retail space
- Community and public space

What happened in the last period?

- Progression of legal arrangements towards agreeing terms of the Development Agreement
- Detailed response to Housing Infrastructure Fund (HIF) 'Financial Clarifications' submitted to Homes England on 29th March
- Successful Homes England site visit and clarification meeting held on 5th April as part of due diligence process
- Intrusive site investigations carried out by Crest Nicholson.

What's going to happen in the next period?

- Completion of HIF due diligence process and funding arrangements confirmed
- Finalise contractual arrangements and report to Policy, Resources & Growth Committee

Target Milestones

- HIF due diligence process completed: June 2018
- Commence initial public consultation: late 2018
- Planning application: second half of 2019 targeted
- Start on Site: 2020
- Project complete: 2025-26

Circus Street



The scheme designs

Background

The former municipal fruit and veg market will become a mixed-use scheme and 'innovation quarter'. The site, approximately a hectare in area, housed the former Municipal Market building, a university building and a car park. Following the decision by the University of Brighton in 2016 to place its plans for a new academic building 'on hold' a revised land deal was agreed between U+I (the developer) the council and the university in 2017, leading to a revised development agreement involving the council and the university and the commencement of construction in summer 2017 of all elements of the development bar the university building. The university intends to develop facilities to meet its needs at a future date.

Key Facts

Current stage: Construction work is underway

Partners: Cathedral (Brighton (U & I plc), SE Dance and Coast to Capital LEP

Architects: ShedKM

Estimated project value: c£105M

Outputs:

- 232 jobs
- 142 homes
- 2,046 M² Commercial
- 450 Student beds
- Dance Studio
- University Facilities

What happened in the last period?

- Continuing progress on constructing student accommodation and residential blocks, with work two months ahead of schedule. Joint ceremony held on-site in April for topping-out of student accommodation and ground-breaking for The Dance Space.

What's going to happen in the next period?

- Commencement of the Dance Space.
- Construction to continue on-site, with most elements of development scheduled for completion in late 2019 and overall scheme (bar UoB element) to be completed March 2020

Target Milestones

- Dance Studio works commenced May 2018
- Student accommodation complete July 2019
- Project complete March 2020

Preston Barracks & University of Brighton



The proposed scheme

Background

Having secured planning consent in late 2017, redevelopment of the former barracks site and adjacent University of Brighton land achieved another major milestone in February 2018, when the Development Agreement went unconditional. As a result, a long lease was granted to the developer, with freehold disposal of the barracks site to the University of Brighton. The £150 million Preston Barracks element is part of a comprehensive mixed use regeneration scheme aimed at transforming this part of Brighton.

The scheme will create a Northern gateway in to the city, and support entrepreneurial makers, inventors, engineers and product designers with the use of a diverse workspace in the form of the 'Central Research Laboratory'.

Key Facts

Current stage: Planning permission granted, legal agreements completed, and construction imminent

Partners: University of Brighton, U+I Plc (the developers) and Coast to Capital LEP

Architects: Studio Egret West (Preston Barracks) & Hassell (University)

Estimated project value (Preston Barracks): c£150M

Outputs:

- 369 new homes (15% affordable)
- c1,300 student beds
- Central Research Lab (4,645 M2 & 854 jobs over 10 year period)
- Office and retail space
- New university academic space
- Regenerate key site

What happened in the last period?

- Demolition completed and infrastructure works (e.g. site access roads, utilities, drainage) commenced
- Contractor selected for the construction of the Central Research Laboratory

What's going to happen in the next period?

- Progression of detailed design and developer enters early stage building contracts
- Phase 1 construction commences

Target Milestones

- Construction commences: mid-2018
- Central Research Laboratory building completed; end 2019
- Project complete: 2022-23

New England House



New England House

Fusebox creative space

Background

New England House is already one of the major hubs for Brighton's thriving Creative, Digital and IT (CDIT) businesses. The building accommodates 96 businesses that are primarily from this sector. These businesses employ approximately 1,000 people and many more are employed by the companies that form part of their supply chains.

City Deal and Growth Deal funding will enable the development of New England House into an improved and expanded facility for nurturing small creative-tech businesses and fusing together people with creative and digital skills. This work will put Brighton firmly on the map as Tech City South.

Key Facts

Current stage: Negotiations for potential land deal with adjacent leaseholder and potential developer which would help secure City Deal outputs

Partners: Brighton & Hove City Council, Department of Communities & Local Government (Greater Brighton City Deal)

Architects: TBC

Estimated project value: c£25M

Outputs:

- Increase office space by 7,089m²
- Repair and refurbish council asset

What happened in the last period?

- Continuation of discussions towards land deal with adjacent leaseholder (Longley Industrial Estate) and Legal & General
- Pre-application discussions and Design Review Panels in respect of L&G's proposal.
- Member briefings by L&G in respect of their proposal and build to rent schemes.
- Commencement of design work for extending and refurbishing NEH.

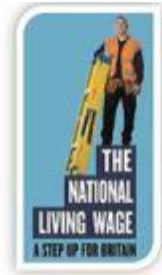
What's going to happen in the next period?

- Policy, Resources and Growth Committee to consider agreement for lease and new lease with L&G (if all parties in agreement) either in June or July.
- Developer to submit planning application for Longley Industrial Estate.
- Council to progress design for refurbishment and extension of New England House.

Target Milestones

- Submission of L&G's planning application – June 2018
- Submission of council's planning application for New England House January 2019

Living Wage Housing Joint Venture



Background

The council is developing a Joint Venture with Hyde Housing to deliver 1,000 homes (500 Living Wage rent and 500 Shared Ownership targeted at local people). The proposal is to establish an equal Joint Venture Limited Liability Partnership (LLP) between Brighton & Hove City Council and Hyde Housing Association. The partners will provide equal funding, totalling £106M, to build new homes for low working households in Brighton & Hove. This will help to further increase the supply of lower rent housing in the city across a range of sites.

Key Facts

Current stage:

The project received committee and funding approval in December 2016. Head of Terms are agreed and the Legal documents and Business Plan are currently being reviewed with an aim to launch in summer 2017.

Partners:

Brighton & Hove City Council and Hyde Housing

Estimated project value: £106M

Outputs:

- 1,000 homes (500 at Living Wage rent & 500 for Shared Ownership)
- Share of annual surplus to the council
- Jobs, training and apprenticeships
- Wider economic and regeneration impacts
- Council Tax revenue

What happened in the last period?

- Development Team established
- Hyde started work on design of initial sites
- Site searches and surveys
- First Board meeting

What's going to happen in the next period?

- Second Board meeting
- Progress designs of initial sites
- Planning input and public consultation

Target Milestones

- First planning permissions – January 2019
- First start on site – June 2019
- All homes complete 2022