



# Major Projects Bulletin

September 2017

DRAFT

## 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.

### 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

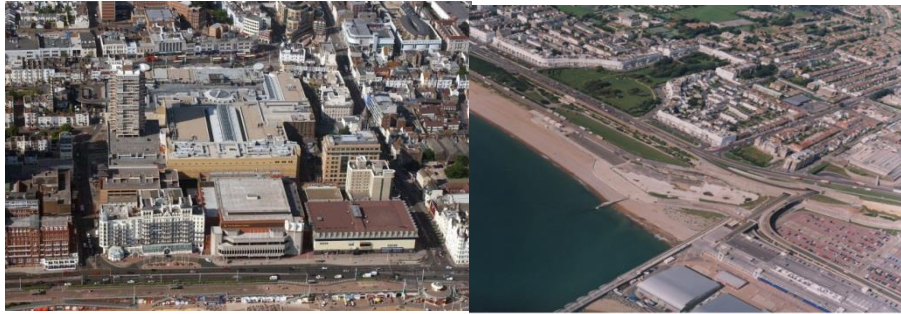
#### What happened in the last period?

- Strip out of buildings and completion of all Part Wall Awards
- Excavation and construction of new Corn Exchange basement and ground floor slab
- Gallery area: removal of human remains; pouring foundations; install steel frame

#### What's going to happen in the next period?

- Removal and replacement of Corn Exchange roof
- Installation of new Air Handling Units on Dome roof
- Construction of new Gallery building

# 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:

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?

- Standard Life Investments merged with Aberdeen Asset Management to form Standard Life Aberdeen (SLA)
- Continued dialogue and negotiation

### What's going to happen in the next period?

- Update to Strategic Delivery Board 26<sup>th</sup> September
- Counsel opinion sought with regard to lease structure
- Conditional land acquisition agreement finalised and taken for approval to SLA Board in October
- Executive Director sign-off October
- Strategic Delivery Board final sign-off November

# 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. Having completed an extensive 'Competitive Dialogue' process with two shortlisted bidders in 2015, the Council selected its preferred bidder in January 2016.

## Key Facts

### Current stage:

Crest Nicholson in partnership with the Starr Trust, a local charity, were appointed preferred bidder in January 2016. Since that time the partners have worked hard 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£200M

### Outputs:

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

### What happened in the last period?

- Ongoing discussions on legal, financial, and contractual matters
- Consideration of the Government's (Department for Communities and Local Government) newly launched 'Housing Infrastructure Fund (HIF)' as a possible source of funding

### What's going to happen in the next period?

- Preparation of funding application to HIF, with a view to submission by 28<sup>th</sup> September deadline
- DCLG funding announcements expected from December 2017

## 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, houses the former Municipal Market building, a university building and a car park. Despite it being in a sought after location, close to the centre of Brighton, the seafront and major transport interchanges, the site is grossly underutilised and has lain largely vacant for nearly 12 years.

### 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?

- Withdrawal of University of Brighton from Development Agreement with Cathedral (Brighton) and BHCC, with university to review and develop its facilities at a later date
- Completion of all legal agreements, including Development Agreement
- Appointment by Cathedral (Brighton) of Henry Construction to build all elements of scheme (bar the UoB element)
- Commencement of construction on-site

#### What's going to happen in the next period?

- 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 May 2020

## Preston Barracks & University of Brighton



The proposed scheme

### Background

The redevelopment of the Preston Barracks site took a significant step forward in July 2014 when the council exchanged contracts with the University of Brighton and developers U+I Plc. The £150 million Preston Barracks scheme on the Lewes Road is part of a wider regeneration project aimed at transforming this part of Brighton and bringing forward a mixed use development.

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.

### Key Facts

**Current stage:** Contracts exchanged and planning application submitted.

**Partners:** University of Brighton and U+I Plc developers

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

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

### Outputs:

- 369 new homes
- 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?

- Ongoing discussions between applicants and the Local Planning Authority
- Arrangements completed to ensure vacant possession of the barracks site is achieved by required time
- Legal work in preparation for planning decision to enable works to commence shortly after determination

### What's going to happen in the next period?

- Planning application to be determined at Planning Committee
- Complete s106 agreement
- Vacant possession achieved
- Legal agreement goes unconditional
- Demolition and enablement works commence
- Construction commences

## New England House



New England House



Fusebox creative space

**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 7,089 M2

Repair and refurbish council asset

## 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

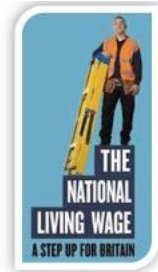
**What happened in the last period?**

- Consideration of development options and associated project pathways to secure delivery of City Deal objectives
- Continuation of discussions towards potential land deal with adjacent leaseholder (Longley Industrial Estate) and their preferred development partner

**What's going to happen in the next period?**

- Finalise potential land deal discussions with Longley leaseholder and their preferred development partner.
- Provide project plan and seek necessary agreements for delivery.

# Living Wage Housing Joint Venture



## 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?

- Business Plan produced and due diligence analysis by council
- Legal negotiations and documents produced
- Site review

## What's going to happen in the next period?

- Committee decisions by Housing & New Homes and Policy Resources & Growth Committees on Business Plan and sites
- Legal agreements finalised and JV established

## 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 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.



## British Airways i360



**Landscaping Project value:** c£1.9M

### BA i360 outputs:

- Regeneration of key seafront site
- £1M+ per annum income to council from loan interest and 1% of tickets sales
- Est. 444 Jobs and £25M PA into city's economy
- Est. £27-40K additional overnight stays PA

## Background

Since completion of the BA i360 project in August 2016, the council landscaping scheme on either side of the attraction has progressed to final completion in August 2017.

## Key Facts

**Current stage:** BAi360 complete. Landscaping scheme complete subject to final snagging.

**Partners BA i360:** Marks Barfield Architects, The West Pier Trust (landowner), Brighton & Hove City Council (funder and planning authority), Cost to Capital LEP (funder) and British Airways (sponsor)

**Landscaping scheme:** Brighton & Hove City Council, Robinson Low Francis, Hemsley Orrell Partnership, Fiona Atkinson Landscaping Design, Terrafirma, DO Lighting, Edburton Contractors

**Architects:** Marks Barfield Architects

### Landscaping outputs:

- Improved public realm, lighting, seating and landscaping

### What happened in the last period?

- Landscaping project completed

### What's going to happen in the next period?

- Final snagging for landscaping
- New West Pier Trust visitor centre open
- New businesses established and open

