

Major Projects Bulletin

February 2022 v1.0

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) works started on site February 2017. The main contractor called in receivers and ceased works on 1 July 2019. Westridge have been appointed as management contractor and works are progressing.

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: £34.8M

What happened in the last period?

- Continuation of project recovery
- Completion of structural and roof works
- Closing up areas
- Continuing of Mechanical & Electrical installations

What's going to happen in the next period?

- Fit-out and completion works and commissioning of building systems

Key Risks

- Increasing cost overruns due to main contractor going into receivership, discoveries on site and COVID 19. Programme slippage resulting in delayed project completion.

Target Milestones

- Phase 1 works complete August 2022
- Phase 2 works (Garden) SoS 2024
- Phase 2 works (Royal Pavilion) SoS 2025
- Project complete Autumn 2026

Brighton Waterfront



The Brighton Centre and Churchill Square

Background

The Council is reviewing the future of the Brighton Centre and potential to refurbish or redevelop. The council has been working with Aberdeen Standard Investments

Key Facts

Current stage:

Project set up and further feasibility – Central site

Partners:

Brighton & Hove City Council and Aberdeen Standard Investments

Architects & Design Teams:

ACME space and David Leonard Associates – Central site

Mott McDonald, LUC, RPS, NTR – Black Rock site

Estimated project value: c£540M

Outputs:

- 2,000 jobs
- New venue & conference centre
- New regional retail and leisure destination at Central site
- Improved public realm and urban design
- Housing and office space
- Improved seafront connectivity

What happened in the last period?

- Workshops with key partners to explore options for future development

What's going to happen in the next period?

- Review of requirements for conference and venue
- Agree next steps for project

Key Risks

- Brighton Centre has a substantial impact on the city's economy
- Need to ensure that any re-development meets market and city's needs

Target Milestones

- Review of project complete Summer 2022

Black Rock



Black Rock

Background

The Black Rock rejuvenation project is the first key stage in the regeneration of the Eastern Seafront. The project is rejuvenating the Black Rock site and preparing it for the future, introducing a new sustainable link to the site, opening up access to the beach and restoring the council's assets in the area.

The de-risking and decontamination works for the Black Rock site via the planning and engagement process has evolved into a regeneration area extending from the site to lower Dukes Mound and will have a significant and long lasting impact in its own right, by creating a more attractive and accessible public realm with new facilities (play area, boardwalk, cafes and sports spaces and spaces for public art) which will animate the area year round.

The second phase of Black Rock will begin once the long term visioning work for the wider Eastern Seafront Masterplan has progressed sufficiently and a new Supplementary Planning Document (SPD) for the Eastern Seafront is agreed following consultation taking place this spring (and aiming for agreement of the SPD in June 2022).

Key Facts

Current stage:

Phases 1 Complete

Phase 2 Sea Wall – due to complete in March 22

Phase 3 – due for contract signature subject to final sign off

Phase 4a – Completion in April 2022

Phase 4b – Start on site April 2022 – November 2022

Partners:

Brighton & Hove City Council and Coast to Capital LEP

Architects & Design Teams:

Project Management lead - Rose Projects

Civil Engineering – Mott McDonald

Landscape Consultant – LUC

Estimated project value: c£14m

What happened in the last period?

- All plants from Kew (appx. 1200) replanted within Wave “troughs” within shingle to compensate for loss of original wildlife site
- Dukes Mound complete – subject to final signalling (residing with Siemens) and final paving (awaiting materials)
- Negotiation of final contract for Link Road and submission of final Approval in Principle with Highways Team for sign off
- Boardwalk installation and DDA Volks Crossings 50% complete
- Sea wall piling proceeded well and on target for completion in March 2022
- Public Engagement in Dec 7&8 for showcase work to date on Eastern Seafront including Black Rock and Madeira Terraces work to date, and to introduce Eastern Seafront Masterplan Visioning

What's going to happen in the next period?

- Start on Link Road/Promenade Link following Value Engineering exercise and £3m saving achieved from initial Tender Price
- Start on site for Package 4b (Reading Room and Temple, Dukes Mound Gardens public realm furniture, works to access for Gardens).

Key Risks - future

- Effectively managing cost risks – which has delayed final contracts to allow management team to achieve fixed price contracts
- Good relations with key stakeholders

Target Milestones

- Phase completion – Autumn 2022 – Spring 2023 (subject to timescale for approval for final tender)

King Alfred Development



Current King Alfred Leisure Centre

Background

The project's primary objective is to replace the current King Alfred Leisure Centre (KALC) with improved, extended, and modern sports facilities, whether on the existing site or elsewhere in the west of the city. Since termination of the previous project at the end of 2019, the Council has completed a thorough review of its sports facilities; their current condition and maintenance costs, facilities provided, latest demands, and investment options. The Sports Facilities Investment Plan (2021-31), approved in July 2021, was developed in order that the future provision of the council's indoor sports facilities can be considered strategically across the city. The redevelopment of the KALC, as the new 'West Hub', is among a number of interrelated projects forming part of the plan.

Key Facts

Current stage:

With the city-wide strategy now in place, the King Alfred Development project is being advanced to a more detailed stage. This work includes development of the sports specification, a full business case, delivery routes, and site location.

Partners: Brighton & Hove City Council

Outputs:

- Modern sports centre with extended facilities
- New housing
- Commercial/retail space and improved public realm

What happened in the last period?

- Building condition survey completed
- Approval of Sports Facilities Investment Plan (SFIP)
- New Member Work Group established to oversee implementation of the SFIP
- Two Member Working Group meetings held with agreement to next steps

What's going to happen in the next period?

- West Hub sports facility requirements developed, business case progressed, and alternative site analysis continues.
- Further meeting(s) of Member Working Group to review progress.

Key risks

- Continued deterioration of current KALC
- Cost of maintaining existing KALC
- Ensuring Business Case for redevelopment
- Shortage of alternative locations in west of the city
- Difficult national market conditions

Target Milestones

- Report progress to Member Working Group: April 2022

Circus Street



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 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 complete

Partners: 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 Studios (The Dance Space)

What happened in the last period?

- Practical completion and handover of the final 2 blocks – The Dance Space and the office block.
- South East Dance signed the lease with BHCC and took possession of The Dance Space on 16 Dec 2021

What's going to happen in the next period?

- Completion of final offsite landscaping works on Carlton Row.
- Final internal fitout works of studios in The Dance Space by South East Dance.

Key Risks

- None

Target Milestones

- SED planning to publicly open The Dance Space in July 2022

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 commenced in 2018 and is now at an advanced stage. The c£200 million GDV Preston Barracks element is part of a comprehensive mixed use regeneration scheme that is transforming this part of Brighton.

The scheme is creating a Northern gateway into the city, with a mix of new homes, office and commercial space, new public realm, and links across the sites. It will also support makers, inventors, engineers and product designers with the use of a diverse workspace in the form of the 'Plus X' entrepreneurial hub.

Key Facts

Current stage: In advanced construction with completion expected by early 2023

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£200M

Outputs:

- 369 new homes (target 30% affordable)
- c1,300 student beds
- Plus X entrepreneurial hub building (4,645 M2 & 854 jobs over 10 year period)
- Office and retail space
- New university academic space and gym
- Regeneration of a strategic brownfield site and improved public realm

What happened in the last period?

- 'Plus X' entrepreneurial hub building fully operational.
- Preston Barracks student blocks completed and occupied.
- University of Brighton student blocks completed, and students move in.
- Construction of residential units progressing.
- Bridge works progressing well

What's going to happen in the next period?

- Completion of link bridge spanning Lewes Road.
- Construction on remainder of site continues.
- Landscaping works completed.

Key Risks

- Delay to final arrangements for Medical Centre
- Programme slippage

Target Milestones

- New bridge opens: Spring 2022
- Residential units completed: Summer 2022
- New Medical Centre completed: 2023
- Full development completed: 2023

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 over 100 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 funding will assist the development of New England House into an improved and expanded facility for nurturing small creative, digital and IT 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: Land deal agreed (subject to planning) with adjacent leaseholder and developer (L&G) which would help secure City Deal outputs

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

Architects: Brighton & Hove City Council

Estimated project value: c£25M

Outputs:

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

What happened in the last period?

- Payment of premium to council by L&G for Longley Lease and ring-fenced for NEH works.
- Agreement from Policy & Resources Committee re. developing detailed designs for refurbishment and extension of New England House, and working on business case

What's going to happen in the next period?

- Completion of fire survey
- Re-starting design programme
- Engagement with stakeholders including businesses

Key Risks

- Balancing concerns to maintain affordable rents with need to ensure project viability.
- Successfully addressing a range of planning and transport issues relating to locality.

Target Milestones

- Restart Design Programme – February 2022

Homes for Brighton & Hove 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: £90M

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?

- Legal agreement for Development Company model
- Appointment of construction partner
- First two projects started on site (Belgrave Centre 104 homes and Coldean Lane 242 homes)
- Golden brick (above ground construction) reached for all blocks
- Meet the contractor events and information distributed to local residents

What's going to happen in the next period?

- Continuation of works on site
- Business Plan for Homes for Brighton & Hove re-drafted and agreed

Key Risks

- Public opposition and/or not able to gain planning approval individual projects
- Unable to identify suitable future sites
- Projects not financially viable

Target Milestones

- Completion of Belgrave Centre Project – Summer 2023
- Completion of Coldean Lane Project – Autumn 2023

Securing Madeira Terrace for the Future



Background

The overall proposed scheme involves the restoration and creative reuse of Brighton's iconic Madeira Terrace, raised walkway and associated buildings. Efforts to begin restoration through phased delivery and associated bids have been unsuccessful to date. Following a public petition in March 2019 and public pressure to 'just do something' the team proposed that Members of June 2019's Tourism Development and Culture Committee give support to exploring restoration of 30 arches in 5 phases against limited available funding. To benefit from economies of scale it is estimated that a minimum of 30 arches or more be restored at any one time.

Key Facts

Current stage: Following feedback from Design South East Design Review Panel in Nov 2021 and public engagement days in early Dec2021 a revised Design Brief is underway. The appointed Design Team are preparing all documents required for full planning application submission in Spring 2022.

Partners: Brighton & Hove City Council

Architects: Purcell

Estimated total project value: £24m* for 151 arches (excluding public realm). Estimated value of Phase 1 £9M

(* Capital cost estimate based upon Mott McDonald Strategic Outline Business Case 2017)

Outputs:

- Conservation of the Grade II* listed structure.
- Conservation of Green Wall with its diversity of plants and habitats

What happened in the last period?

- Design to RIBA 3
- Design South East design review panel
- Public Engagement events

What's going to happen in the next period?

- Submission of full Planning Application
- Procurement Strategy agreed

Key Risks

- Procuring specialist contractors for specialist restoration works
- Increasing costs of materials, increased cost of works
- Green Wall pruning timescales
- Funding for future phases
- Dedicated Comms for Madeira Terrace

Target Milestones

- Planning submission - Spring 2022

