

# Major Projects Bulletin

March 2019

## 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. Delayed completion due to finds on site and significant structural remedial works to Corn Exchange roof trusses.

**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:** £23.4M

### What happened in the last period?

- Significant remedial works to address structural defects of Corn Exchange wooden frame and roof trusses.
- Strengthening works to Corn Exchange roof structure
- First fix mechanical & electrical
- Installation of underfloor heating in Gallery
- Installation of partition walls in Studio Theatre

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

- On-going strengthening works to Corn Exchange roof structure
- Internal walls, ceilings and floors of new Gallery building and basement and first fix mechanical & electrical.
- Installation of public lift.
- First and second fix mechanical & electrical.
- Preparation for resubmitting Phase 2 Round 1 HLF

### Target Milestones

- Phase 1 works complete Autumn 2019
- Phase 2 works (Garden) SoS Spring 2021
- Phase 2 works (Royal Pavilion) SoS Autumn 2020
- Project complete Autumn 2022

## Brighton Waterfront



The Brighton Centre and Churchill Square      Black Rock

### Background

The legal agreement to release funds from Aberdeen Standard Investments to begin work to deliver the Waterfront project has now been agreed following Policy Resources and Growth Committee approving heads of terms in December 2018. The project will now move into Condition One, the full project set up phase including appointment of a Project Director, early visioning and engagement post April, and agreeing enabling works to be delivered for the Black Rock site.

### Key Facts

#### Current stage:

Closure of legal and commercial negotiations and project set up.

#### Partners:

Brighton & Hove City Council and Aberdeen Standard Investments

#### Architects:

ACME Space, David Leonard Associates (central 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?

The legal agreement with Aberdeen Standard Investments was entered into and the project moved into the first delivery phase of the project – referred to in the Legal Agreement as Condition One.

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

- Condition One of the project, including appointment of Project Director and progression of Enabling Package.

### Target Milestones

Appoint Project Director May 2019

# 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 appointment, the parties have worked to address financial viability challenges to enable completion of the Development Agreement. Legal negotiations were concluded in January 2019, with recommendations presented to the Council's Policy, Resources & Growth (PRG) Committee on 24<sup>th</sup> January 2019.

### 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 M<sup>2</sup>
- 565 homes (20% affordable)
- Commercial/retail space
- Community and public space

### What happened in the last period?

- At its 6<sup>th</sup> December meeting the PRG Committee considered a detailed report, agreed revised Affordable Housing Provisions in the draft Development Agreement (DA), and that the draft DA should be finalised.
- Legal / commercial discussions concluded, and detailed financial assessment completed.
- Report presented to PRG Committee on 24<sup>th</sup> January 2019.

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

- HIF Grant Determination Agreement to be issued by Homes England, terms agreed between the parties, and agreement entered into.
- Development Agreement to be entered into.
- The developer mobilises its professional team and design development commences.

### Target Milestones

- Development Agreement signed: by 30<sup>th</sup> March 2019
- Crest commences detailed design process: Spring 2019
- Planning application: Early 2020
- Start on Site: late 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 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:** U & I plc, SE Dance and Coast to Capital LEP

**Architects:** ShedKM

**Estimated project value:** c£105M

### Outputs:

- 232 jobs
- 142 homes
- 2,046 M<sup>2</sup> Commercial
- 450 Student beds
- Dance Studios (The Dance Space)
- University Facilities

### What happened in the last period?

- Construction progressing on all buildings including The Dance Space and Office Block. Some slippage has occurred on some elements of the build, which the constructor will be seeking to make up in order to meet their target dates.

### 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 to be completed March 2020

### Target Milestones

- Student accommodation complete July 2019
- The Dance Space construction works complete August 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:** In construction

**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?

- Reinforced concrete frame for the entrepreneurial hub building under construction
- Piling works associated with the student accommodation blocks commenced in November 2018

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

- Cladding works on the entrepreneurial hub due to commence at end of March
- Construction of the concrete frame for the student accommodation
- University multi-storey car park due for completion in May 2019

## Target Milestones

- Student blocks underway: end 2018
- Residential blocks commence construction: mid 2019
- University Academic building commences: mid 2019
- 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 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 I 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:** TBC

**Estimated project value:** c£25M

### Outputs:

- Increase office space by 7,089m<sup>2</sup>
- Repair and refurbish council asset

### What happened in the last period?

- Financial testing of design and refurbishment options for New England House improvements.
- L&G planning application for Longley Industrial Estate under consideration by Local Planning Authority. Original application has been modified, following negotiations with local planning authority. Planning Committee decision anticipated in March 2019.

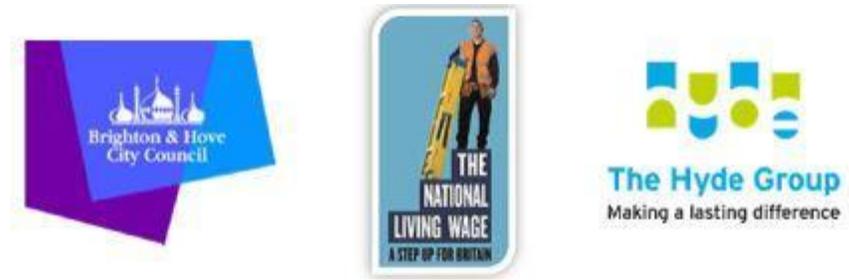
### What's going to happen in the next period?

- Further reviews of refurbishment and extension options for New England House and testing of business case

### Target Milestones

- Determination of L&G's planning application – Mar 2019

## 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:** £118M

### 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?

- Planning applications submitted for Coldean and Portslade
- Board meeting
- Procurement of construction partners underway

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

- Appointment of construction partner for Portslade & Coldean
- Complete review of public feedback, technical and viability issues on Whitehawk site
- Planning decision on Coldean and Portslade sites
- Continue work to identify next sites

### Target Milestones

- First planning permissions – Spring 2019
- First start on site – Autumn 2019
- All homes complete 2022

## Securing Madeira Terrace for the Future



### Background

The overall scheme involves the restoration and creative reuse of Brighton's iconic Madeira Terrace, raised walkway and associated buildings. Phase One will see the restoration and conversion of 68 of the 151 Victorian arches (including the first 'crowdfunded' 3 arches) and will act as a catalyst for the remaining Terrace.

### Key Facts

**Current stage:** A second Round One Bid to Heritage Lottery Fund for a reduced "ask" of £3.2M was made in August 2018.

**Partners:** Brighton & Hove City Council

**Architects:** A design team will be procured once funding is secured.

**Estimated total project value:** £24m\* (excluding public realm).

#### Outputs:

- Rejuvenated eastern seafront with a variety of new independent businesses, including leisure, creative industries and food & beverage.
- Improved connectivity from Kemptown and A259 to Madeira Drive and beach.
- Conservation of the Grade II listed structure.
- Conservation of Green Wall with its diversity of plants and habitats

### What happened in the last period?

- Feasibility work continued to establish exact costings, final procurement route and delivery timetable for the crowdfunded arches.
- Meeting with Historic England (to discuss restoration approach)
- A site office has been set up to act as a base for project workers, community groups working on the Terraces, to hire out as event space and generate revenue for the project.

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

- The Peter Brett Annual special inspection of the entire structure
- Monthly Project Delivery Group meetings, quarterly Project Board meetings and stakeholder meetings will be set up.
- Client brief will be completed to initiate procurement process.
- Project Team will consider next bid to HLF.
- Arrange wider stakeholder meeting with community to set up - 'Friends of Madeira Terrace'
- Confirm next steps for Grade2\* listing with Historic England
- Set baseline for Crowd Funded arches programme

### Target Milestones

- Round 1 decision: December 2018
- Round 2 submission: April 2020 (estimated)
- Start on Site for Lockwood Project: anticipated for 2021, but dependent upon the success of achieving funding for Phase Crowdfunded arches completion target 2019.

\* Capital cost estimate based upon Mott McDonald 2016

