

Major Projects Bulletin

January 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?

- 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
- Repair and redecoration of external facades
- Preparation of Conservation Plan and Management & Maintenance Plan for RP Garden
- Consultation on Phase 2 Garden improvement proposals.

Target Milestones

- Phase 1 works complete Autumn 2018
- 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?

- Update to Strategic Delivery Board 19th December

What's going to happen in the next period?

- Legal and commercial discussions to enter into a Conditional Land Acquisition Agreement (CLAA) are progressing to a target of January 2018.

Target Milestones

- CLAA agreed – January 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. 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?

- Continuation of legal and commercial discussions while awaiting outcome of Housing Infrastructure Fund (HIF) bid
- Responded to HIF financial clarification questions raised by Department for Communities and Local Government (DCLG)

What's going to happen in the next period?

- Progression of contractual arrangements
- DCLG HIF funding announcement expected early in new year

Target Milestones

- HIF Outcome: February 2018
- Planning application: end of 2018 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?

- Demolition of former University of Brighton Annex building
- Commencement of building works

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

Target Milestones

- Dance Studio works commence May 2018
- Project complete April 2020

Preston Barracks & University of Brighton



The proposed scheme

Background

Redevelopment of the former barracks site and adjacent University of Brighton land took a significant step forward in September 2017, when the scheme was granted planning permission. The £150 million Preston Barracks element on the Lewes Road 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.

Key Facts

Current stage: Planning permission granted subject to S106 Agreement

Partners: University of Brighton and U+I Plc (the developers)

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?

- Partial vacation of the site and access licence granted to the developers to enable preparatory works
- Work to finalise the S106 Agreement, work on which is at an advanced stage
- Progression of related legal work towards the legal agreement going unconditional in the coming months
- The developers have continued to progress design work and tendering of early stage building contracts

What's going to happen in the next period?

- Full vacant possession achieved
- Legal agreement goes unconditional
- Demolition works commence
- Phase 1 construction commences

Target Milestones

- Start on Site demolition and site preparation: early 2018
- Construction commences: mid-2018
- 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 potential land deal with adjacent leaseholder (Longley Industrial Estate) and their preferred development partner

What's going to happen in the next period?

- Determination by all parties on whether a land deal is achievable and meets City Deal targets in respect of New England House.
- Developer to undertake and complete wider masterplanning exercise to consider planning issues.
- Subject to planning considerations and agreement in principle by all parties in respect of land deal, developer to work towards and/or submit planning application.
- Provide project plan and seek necessary agreements for delivery.

Target Milestones

- Master Planning complete: March 2018
- Deal agreed: Spring 2018
- Design agreed: Spring 2018

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?

- Committee decisions by Housing & New Homes and Policy Resources & Growth Committees agreeing Business Plan and initial sites
- Agreement and sealing of legal documents
- Joint Venture LLP established

What's going to happen in the next period?

- Development Team established
- Hyde starting work on design of initial site

Target Milestones

- Contracts agreed and JV established – December 2017
- First planning permissions – October 2018
- First start on site – Winter 2018
- All homes complete July 2022