

Major Projects Bulletin

September 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?

- Significant remedial works to address structural defects of Corn Exchange wooden frame and roof trusses.
- Reinstalling windows following refurbishment off-site
- Repair and redecoration of external facades
- Building of new boundary wall and installation of roof in Gallery area.
- Lining of Corn Exchange
- Consultation on Phase 2 Garden improvement proposals.

What's going to happen in the next period?

- Significant on-going repair to Corn Exchange wooden frame
- Strengthening works to Corn Exchange roof
- Installation of new Air Handling Units on Dome roof
- Internal walls, ceilings and floors of new Gallery building and basement
- Continuing repair and redecoration of external facades

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

The main principles of the legal agreement to release funds from Aberdeen Standard Investments to deliver the Waterfront project have now been agreed. Officers are negotiating the final remaining points of detail and it is currently anticipated these will be concluded in Autumn 2018. Once agreed the full legal proposal will be brought to a meeting of the Policy Resources and Growth Committee.

Key Facts

Current stage:

Closure of legal and commercial negotiations

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?

- 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 Autumn 2018.

Target Milestones

- CLAA agreed – Autumn 2018
- Planning submission – 2021

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?

- Continuation of legal and commercial matters towards finalising terms of the Development Agreement
- Engagement with Homes England to progress Housing Infrastructure Fund (HIF) grant funding arrangements

What's going to happen in the next period?

- Completion of HIF funding agreement
- Finalise contractual arrangements and report to Policy, Resources & Growth Committee

Target Milestones

- Development Agreement signed: Autumn 2018
- Commence initial public consultation: late 2018
- Planning application: second half of 2019
- 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.
- Foundation works on Dance Space and Office Block

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 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: 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?

- Enablement works (e.g. utilities, drainage) at advanced stage
- S278 Highways Agreement completed and road works underway
- Central Research Laboratory construction commenced

What's going to happen in the next period?

- Commence construction of student residential blocks

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 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
- Design and costings reviews for extending and refurbishing NEH.
- Policy, Resources and Growth Committee approved agreement for lease and new lease with L&G (subject to planning permission)
- Developer submitted planning application for Longley Industrial Estate.

What's going to happen in the next period?

- Council to progress design for refurbishment and extension of New England House.

Target Milestones

- Determination of L&G's planning application – Dec 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: £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?

- Pre-application workshop
- Design Panel
- Public consultations for Portslade and Coldean sites
- Second Board meeting

What's going to happen in the next period?

- Third Board meeting
- Prepare planning applications for first sites
- Continue work to identify next set of 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 69 of the 150 Victorian arches (including the first 'crowdfunded' 3 to 5 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 August 17th deadline for a reduced "ask" of £3.2M.

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?

- A bid was submitted to HLF under the 'Heritage Enterprise' programme for £4.2m of HLF funding (out of a total cost of £7m) to carry out the restoration of the first sixty nine arches (Phase One).
- The project received positive feedback but came 9th out of a total 36 projects in the UK. The top 4 were in receipt of funding.
- A visit by the HLF Development Officer to provide feedback resulted in the decision to resubmit the bid with a reduced funding "ask".
- Second HLF bid submitted: August 2018

What's going to happen in the next period?

- If HLF do not award the Crowdfunded arches will be progressed as a standalone project. The council will continue to prioritise other funding applications, including to HLF in 2019, to secure funds.
- The Phase Two section of the arches will continue to be progressed as a potential commercial venture.

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 assessment using specialist restoration and modular construction advice, and reviewed in 2018 by cost consultant GVA in preparation for the Heritage Lottery Fund bid in March 2018. As designs are progressed final firmed up costs will be produced and reported to relevant council committee prior to any start on site.

