

Subject:	Madeira Terraces – Coastal Communities Funding Bid		
Date of Meeting:	14 July 2016		
Report of:	Acting Executive Director for Economy, Environment & Culture		
Contact Officer:	Name:	Katharine Pearce	Tel: 29-2553
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 The condition of the Grade II Listed Madeira Terraces is one of the most challenging infrastructure issues currently facing the city council. Brighton & Hove's seafront is a key economic driver and "shop window" for the city, and yet on-going maintenance of the structure is no longer possible as further sections are closed to the public to address safety concerns.
- 1.2 The council has separately procured estimates for the repair and restoration of Madeira Terraces and it is known that this will certainly require very significant public and private funding to be deliverable. It is within this context that this report is brought forward, as an opportunity to seek capital funding to support future renovation of the Terraces from Round 4 of the Coastal Communities Fund.
- 1.3 This project aims to regenerate Brighton's Madeira Terrace to facilitate commercial uses, whilst maintaining its heritage aspects. It will generate an estimated 170 jobs, and contribute £5 million per annum to the local economy.

2. RECOMMENDATIONS:

- 2.1 That the Committee note and endorse the Stage 1 funding application, attached as Appendix 1, submitted to the Coastal Communities Fund on 30th June 2016.
- 2.2 That the Committee agree that officers continue to develop proposals for the restoration and redevelopment of Madeira Terraces with a view to proceeding to a Stage 2 bid, should the Stage 1 application be successful, subject to a further report to this Committee setting out the financial and funding implications.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Madeira Terraces, built between 1890 and 1900 by the borough surveyor, Philip C Lockwood, were created as a covered promenade to attract tourists from London and create a protected walkway for the town's residents. They run 860

metres along the seafront from the eastern side of the Pier to the Dukes Mound junction and create a stunning visual display viewed from the south, from out to sea and from the Pier. The structure consists of an in-situ concrete and steel beam jack arch deck and cast iron edge beams supported by cast iron columns and delicate latticed arches adorned with alternate figurines of Neptune and Aphrodite. The sheltered promenade below is known as Madeira Walk. The Madeira Lift and Shelter Hall (now Concorde 2) were constructed at the same time as the terrace.

- 3.2 Madeira Terraces is unique in that the structure is nearly a kilometre long, with 151 separate arches. It is a set piece that is seen as a signature of Brighton, but one that has had no real function over the last 100 years other than to facilitate the act of promenading and viewing for events. Madeira Terraces has provided a perfect 'grandstand' for the regular events that take place in or end at Madeira Drive. They also provide a colourful and attractive backdrop for publicity shots and TV coverage, which in turn showcases the city nationally and internationally.
- 3.3 Whilst the entire structure remains standing and is materially intact, much of the structure is reported to have corrosive damage causing loss of sections, failed members and connection, and the separation of elements.

Coastal Revival Fund and development of Madeira Drive Regeneration Strategy

- 3.4 In April 2016, the city Council was successful in bidding for £50,000 from the Coastal Revival Fund to support the development of a Madeira Drive Regeneration Strategy with the aim of developing a strategic and comprehensive approach to the regeneration of the whole of the Madeira Drive, including Madeira Terraces and other regeneration projects such as Sea Lanes, Brighton Waterfront, and the Zip wire. The draft Strategy will be presented to October 2016 Policy, Resources & Growth Committee.
- 3.5 A Seafront Investment Plan, covering the wider seafront is also under development and will also be reported to October 2016 Policy, Resources & Growth Committee.

Coastal Communities Fund Bid

- 3.6 An opportunity has arisen to bid for some public funding to support the restoration and redevelopment of the Madeira Terraces.
- 3.7 The Coastal Community Fund, delivered by the Big Lottery Fund on behalf of the UK Government, exists to help preserve and maintain the UK's coastal areas and therefore fits well with the need to restore and protect the Madeira Terraces.
- 3.8 The approach to restoration developed to date by the Project Team has highlighted the need for a phased redevelopment of the structure. The bid to the CCF Round 4 has therefore focused on using capital monies, if successful, to match fund with other sources, to address:
 - (i) restoration, rebuild and some elements of replacement of a proportion of the Terraces to enable them to host new commercial uses such as business space, café/restaurants, or hotel apartments;

- (ii) wider restoration and repair of the remainder of the Terraces and the associated ramps, including exploration of creating greater permeability;
 - (iii) potential extension of the Madeira Drive Shelter Hall through building on the middle tier (above the existing Concorde 2 Building).
- 3.9 The proposed refurbishment works for the terraces are intended to repair the deck and supporting structure such that it is capable of withstanding pedestrian loading at the upper levels. The works aim to refurbish the structure, prevent further decay, give the structure an agreed design life subject to ongoing maintenance and allow for premises to be inserted into bays, beneath the terraces, at a later date. The repair works are based on the assumption the structure will be dismantled and refurbished offsite.
- 3.10 For the purposes of the bid, proposed uses have been assumed, but these will need to be tested and agreed as part of the Phase 2 bid, which will be worked up over the next 12 months, if the Phase 1 bid proves successful.
- 3.11 The strategy has been discussed with Historic England, and is judged to be in keeping with Historic England's view on the heritage features of the Madeira Terraces. To this end, a Statement of Significance is currently being finalised that will seek to crystallize the views of Historic England and other key heritage organisations who have an interest in the Terraces, in order to help guide the restoration process.
- 3.12 The full Coastal Communities Fund bid is attached at Appendix 1.

Working with Historic England and other stakeholders

- 3.13 In order to adequately address the points made by heritage stakeholders and complete the Coastal Communities Fund application, the Project Team have been working on the following tasks:
- Developing a full and current Statement of Significance for Madeira Terraces. This document will serve to capture the various elements of the Terraces (engineering, social significance and value, architectural significance etc) and create the platform against which any future restoration or refurbishment proposals can be judged.
 - Developing a "base case" restoration strategy based on a review of existing surveys and an up to date conservation structural assessment provided by Mott MacDonald's structural engineers. This will address the comments recently made by the Victorian Society who have expressed reservations about some of the cost estimates previously produced.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 A full analysis of the various options is ongoing and the work being undertaken by the professional team in conjunction with the council team will inform the final options available and these will be worked through as the project progresses.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The key engagement tool to date has been via the 'Coastal Communities Team' Seafront Stakeholder Group which has now met twice and it is anticipated that this group will act as the core consultative group for the project going forward.

6. CONCLUSION

- 6.1 As one of the most challenging issues to face the Council at the current time, the future of the Madeira Terraces will continue to be a cause for concern until a full funding package can be created to provide a long term and economically sustainable solution.
- 6.2 The current proposal for Coastal Communities Funding of £4M offers an exciting opportunity to begin building this financial package and therefore deliver a long term solution for the Terraces.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The preparation costs for the submission of the Stage 1 bid including the recommendations and costing forecasts for the Madeira Terraces as set out in the report commissioned from Mott MacDonald have been funded by a combination of part of the successful Coastal Revival Fund bid of £50,000 and allocations from the Strategic Investment Fund. Should the Stage 1 bid prove successful further preparatory work will be needed for the Stage 2 bid including working up a detailed business case and designs to RIBA Stage 4. A further report will therefore be prepared for this Committee once the outcome of the Stage 1 bid is known. The table below sets out the indicative funding sources for the refurbishment and redevelopment of the Madeira Terraces based upon the work undertaken to date.

Redevelopment of Madeira Terraces		
Potential Funder	Indicative source of funding	Amount £ million
Government	Grant from the Coastal Communities Fund	4.0
B&HCC	Council borrowing supported by increased business rate income	6.0
Private / B&HCC	Council borrowing supported by commercial rent income from new businesses set up in the arches	13.6
Current estimated cost of redeveloped structure		23.6

Finance Officer Consulted: Sue Chapman Date: 5/7/16

Legal Implications:

- 7.2 There are no immediate legal implications arising from this report. However when sufficient funding is available to implement specific proposals there will be a need

to comply with requirements relating to Listed Building Consent, Planning Permission and procurement. These and other issues will be addressed in the further report referred to in the recommendations.

Lawyer Consulted: Bob Bruce 07.07.16

Equalities Implications:

- 7.3 There are no direct Equalities implications arising from this report at this time.

Sustainability Implications:

- 7.4 The Green Wall which occupies a significant section of the Terraces will need to be protected as the wider restoration proposal progresses. The wall is judged to be the longest green wall in the UK and was planted by the Victorians. It is estimated to contain over 90 different plant species. The council will work with ecologists with the appropriate skills set to explore methods to protect the wall during the restoration work.

Crime & Disorder Implications:

- 7.5 There are not considered to be any direct impacts at this time but future reports will comment upon this aspect.

Risk and Opportunity Management Implications:

- 7.6 The risks of doing nothing significant to the Madeira Terraces at this point in time are clear to see from the continuing deterioration of the structure. The opportunity is to create a vastly improved, vibrant and attractive seafront location that helps to maintain the visitor economy year round. The full risk and opportunities for the actual restoration project will be carefully managed as part of the final proposals which will be procured according to the council's procurement rules.

Public Health Implications:

- 7.7 The re-introduction of the Terraces walkway and the improvements to the public realm will be accessible to residents and visitors alike and continue to encourage walking and cycling and the "promenading" that the structure is designed to promote.

Corporate / Citywide Implications:

- 7.8 Madeira Terraces as part of the Seafront Infrastructure is an item on the Council's Strategic Risk Register.

Any Other Significant Implications

- 7.9 None.

SUPPORTING DOCUMENTATION

Appendices:

1. Coastal Communities Fund Bid Round 4

Documents in Members' Rooms

- 1.

Background Documents

- 1.