

# MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

## January 2017



AmexCommunityStadium  
i360  
MajorProjects  
CircusStreet  
NewEnglandHouse  
Regeneration  
OpenMarket  
FalmerReleasedLand  
PrestonBarracks  
UltrafastBroadband  
BlackRock  
BrightonCentre  
PromotingHeritage  
KingAlfred  
PermanentTravellerSite  
PublicRealm

Photo Credit: Open Market-Lucy Williams

# CITY DEVELOPMENT & REGENERATION UNIT

### **Team Objectives:**

The Major Projects & Regeneration Team manages, together with public and private sector partners, the implementation of key regeneration and infrastructure projects that support the city's economic growth and contribute to the transformation of the city for all, including the development of key employment sites. Successful delivery of these major projects provides new business space and employment opportunities, new homes, and community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

Each of our projects contributes towards a vision of shaping the city by developing and sustaining the economy, preserving and promoting our heritage, growing our cultural offer and improving the quality of life for our residents, visitors and businesses. All projects consider the importance of good urban design and public realm, and also ensure that new development has the minimum possible environmental impact. Generally the projects do not receive direct capital investment from the city council and are dependent upon development partners providing external investment.

### **The Team:**

Richard Davies	x6825
Mark Jago	x1106
Katharine Pearce	x2553
Alan Buck	x3451
Mark Ireland	x2705

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p><b>Waterfront Project</b></p> <p>A newly built Conference, Entertainment and Exhibition Centre to replace the current Brighton Centre, relocated to Black Rock, with an accompanying extension to the current Churchill Square shopping centre to create a new Regional Shopping Destination incorporating redevelopment of the Kings West site.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Katharine Pearce</p>	<p>Officers have continued to meet with Standard Life Investments (owners of Churchill Square Shopping Centre) to progress negotiations on the land agreement which will be the first stage in delivery of a brand new Conferencing and Entertainment venue at the Black Rock site and an expanded Churchill Square Shopping Centre.</p> <p>The outcome of early negotiations was reported to Policy and Resources Committee on 28 April 2016 and the parties are now targeting entering into a conditional land agreement by January/February 2017</p>	<p>Mixed-use development: estimated value in the region of £540m Total Net Additional Jobs: Estimated in the region of 2,000</p> <p>In addition: significant amenity and environmental improvements to the Eastern and Central Seafront, West Street and Russell Road/Cannon Place.</p>	<p>Funds to progress the Waterfront East site (Black Rock) will be provided by Standard Life Investments who will work closely with the Council team. Vacant possession of the Brighton Centre will be progressed once the two linked planning applications for the two sites are ready to be submitted.</p> <p>Conditional agreement to the Land Transfer is now programmed for January/February 2017 and details will be reported to the Strategic Delivery Board on December 20<sup>th</sup> 2016.</p>
<p><b>Circus Street</b></p> <p>The site comprises the former municipal fruit and vegetable market, university annex and Carlton Hill public car park. The proposal for the site is for a high-quality sustainable mixed-use development providing a new university library and teaching space for the University of Brighton; employment space, including managed</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Alan Buck</p>	<p>The project is a partnership between the developer U+I with Brighton &amp; Hove City Council and the University of Brighton. The planning application for the £100m regeneration proposal was accepted by planning committee on 17 September 2014 for a mixed-use scheme and ‘innovation quarter’ which is expected to create 400 jobs and inject £200m into the city’s economy over the next 10 years.</p> <p>Following the temporary use of the site for cultural and community spaces and events over the last few years, the developer was formally given vacant</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> <li>• New Library and teaching space for the University of Brighton and Student Accommodation (486 beds) as part of an improved educational quarter</li> <li>• Dance Studio and Creative Space for the city</li> <li>• Office space, focused on addressing existing market failure for creative and digital sector</li> <li>• Ancillary retail, cafés and workshops to animate the public spaces</li> <li>• Residential: 142 units</li> </ul>	<ul style="list-style-type: none"> <li>• December 2012: Started detailed design</li> <li>• June 2013: P&amp;R Committee gave landowner consent for RIBA Stage D scheme</li> <li>• October 2013: Planning application submitted</li> <li>• September 2014: Planning permission minded to grant subject to S106</li> <li>• March 2015: Section 106 signed</li> <li>• September 2015: Start demolition on site</li> <li>• January 2017: Start</li> </ul>

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workspace for the creative industries; residential units, student accommodation, ancillary retail and a community and professional dance space run by South East Dance.		<p>possession of the site in July 2015. Demolition of the former market building commenced in September and was completed in December 2015.</p> <p>Following extensive negotiations with its construction contractors, along with a value-engineering exercise to reduce costs without compromising quality, U+I has announced that it intends to retender the construction contract. It considers the market has changed to a degree that it will be able to receive increased interest and keener prices from the construction industry. The process will be informed by the work undertaken over the last year in identifying supply chains and reducing costs.</p>	<p>The headline economic benefits include 169 FTE (full-time equivalent) construction jobs and 262 FTE jobs generated by the completed development, and an economic impact in the city economy of £103.8m over ten years.</p> <p>The qualitative benefits include the fact that student housing will relieve pressure on the private rented sector; there will be more, affordable homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city bringing enterprise to creativity. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long-term success in terms of the vibrancy of the area. It will diversify the usage of the site in terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it to the other cultural facilities in the city, close to the cultural quarter.</p>	<p>remaining demolition work</p> <ul style="list-style-type: none"> <li>• Spring 2017: Start construction on site</li> </ul>
<b>British Airways i360</b>	Executive Director	The BAi360 achieved a successful opening to the public on 4 <sup>th</sup> August	The BA i360 business plan allows for 100,000 additional visitors to the City	Start on site: June 2014

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<p>British Airways i360 is a brand new 175m observation tower with 360 degree views for 25 miles. A Restaurant with Michelin chef, retail, conferencing, and exhibition space are also included.</p> <p>The West Pier Toll Booths (removed from site) have now been restored and reinstated.</p> <p>The final phase of this work will involve a landscaping scheme on two pieces of land to the east and west of the BAI360. This will start in January 2017 and complete for Easter 2017.</p>	<p>EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Katharine Pearce</p>	<p>2016.</p> <p>£1M per annum ring-fenced for seafront maintenance and improvements for the next 25 years or until senior debt repayments are completed.</p>	<p>and 600-800,000 visitors a year to the attraction itself, providing a significant regeneration for this important section of seafront and the less well visited restaurants of Preston Street. Ticket revenue will be used to assist amenity improvements including in the longer term for Regency Square.</p> <p>154-169 operational and construction jobs and an estimated 444 jobs overall.</p> <p>Annual additional spend in the local economy of between £13.09m to £25.4m.</p> <p>An increase of between 2%-3% in tourism earnings overall for the City.</p> <p>27,000-49,000 estimated new overnight visitors creating a minimum of 49 FTE jobs.</p>	<p>4<sup>th</sup> August 2016 BAI360 opened to public.</p> <p>28<sup>th</sup> October 2016 Official opening of BAI360 by HRH the Duke of Edinburgh</p> <p><a href="http://www.brightoni360.com">www.brightoni360.com</a></p> <p>Regular newsletter with updates available at the same site: <a href="http://www.brightoni360.co.uk/mailling-list.html">http://www.brightoni360.co.uk/mailling-list.html</a></p> <p>October 2015 – P&amp;R Committee agreed proposals to fund a new Landscaping Scheme to council land on either side of the i360 utilising some of the first funds from the project. Following an open tender process which selected Edburton contractors Ltd, this project is due to start on site 3<sup>rd</sup> January 2017 and complete by Easter 2017.</p>

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<p><b>King Alfred</b></p> <p>Redevelopment of the King Alfred Leisure Centre (KALC) site to secure the long-term replacement of the outdated sports and leisure facilities, along with a major residential led enabling development.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Mark Jago</p>	<p>The KALC no longer meets modern expectations and service requirements, is expensive to operate and maintain, and the building is fast approaching the end of its useful life.</p> <p>In July 2013, the Policy &amp; Resources Committee agreed the start of a new project to redevelop the KALC and wider site. In January 2016 the Policy &amp; Resources Committee agreed the appointment of Crest Nicholson in partnership with the Starr Trust as Preferred Developer.</p> <p>Since their appointment the council has been in discussion with the Preferred Developer to progress the legal, financial, and contractual arrangements. Progress is being made and it is hoped that it will be possible to report to the Policy, Resources &amp; Growth committee in early 2017.</p>	<p>Provision of modern, high quality, public sports and leisure facilities in the west of the city, and redevelopment of this strategically significant site to enhance the seafront and surrounding area. The enabling development will include a significant number of new homes.</p> <p>The sports centre is proposed to include:</p> <ul style="list-style-type: none"> <li>• 25 metre, eight lane swimming pool with moveable floor and 352 spectator seats</li> <li>• 20m by 10m teaching pool with moveable floor and a 400sqm leisure pool</li> <li>• Sports hall, the size of eight badminton courts and multi-purpose hall</li> <li>• 120 station gym, bike spinning room, workout studio, quiet activity studio and a sauna suite</li> <li>• Gymnastics centre</li> <li>• 3 rink indoor bowls hall</li> <li>• Martial arts dojo</li> <li>• Café</li> <li>• Crèche and soft play room</li> <li>• 200 space car park for sports centre users.</li> </ul> <p>The enabling development comprises:</p>	<ul style="list-style-type: none"> <li>• Final Tenders submitted – mid August 2015</li> <li>• Policy &amp; Resources Committee agrees appointment of Preferred Bidder – 21 January 2016</li> </ul> <p><u>Indicative timetable</u> for future stages:</p> <ul style="list-style-type: none"> <li>• Legal, contractual, and viability work completed with a view to reporting back to the Policy, Resources &amp; Growth Committee – early 2017</li> <li>• Planning Consultation commences – Spring 2017</li> <li>• Planning application submitted – mid- 2017</li> <li>• Planning application determination – end 2017</li> <li>• Development commences – 2018/19</li> <li>• Development completed – 2022/23</li> </ul>

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			<p>Around 560 flats in four main blocks The highest block would be 18 storeys 20% of flats will be affordable homes - for rent or shared ownership.</p> <p>A new public square, community space/ facilities</p> <p>A summary of Frequently Asked Questions is available on the council's website: <a href="https://www.brighton-hove.gov.uk/content/planning/major-developments/king-alfred-redevelopment">https://www.brighton-hove.gov.uk/content/planning/major-developments/king-alfred-redevelopment</a></p>	
<p><b>Madeira Terraces</b></p> <p>Rebuilding / redevelopment of the Madeira Terraces structure. Brighton's historic Madeira Terraces structure has deteriorated so badly over the years it is now unsafe and needs to be completely rebuilt or redeveloped.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Ian Shurrock and Katharine Pearce (MPRT) Programme Manager</p>	<p>The Madeira Terraces suffer from a flawed structural design which makes it very hard to maintain.</p> <p>A lack of expansion joints made cracking likely while its steel beams are hidden from view, encased in concrete and almost impossible to inspect or repair economically.</p> <p>Structural engineers' advice revealed part of the Terraces to be in a serious condition. The council acted quickly to investigate thoroughly by dismantling a section. This revealed widespread problems leading to the current closure.</p> <p>Action has been taken to prevent</p>	<p>Outputs to be confirmed once the scope of the rebuild/redevelopment project is known.</p>	<p>The Council is exploring practical solutions to secure investment to rebuild and regenerate the Terraces and secure the long-term future of the seafront as a whole</p> <p>Actions to date include:</p> <ul style="list-style-type: none"> <li>• Successful Application to CLG's Coastal Revival Fund for £50,000 to develop a master plan and investment options</li> <li>• The Greater Brighton Economic Board agreed at the meeting on the 13<sup>th</sup> of October to include Madeira Terraces in the project</li> </ul>

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		<p>sections of the Terraces from collapsing and to make the area safe for the public after a survey revealed further structural defects.</p> <p>Surveying showed that the steel beams embedded in the concrete supporting the deck of the Terraces, have corroded and the cast iron has come to the end of its useful life. Repairs cannot be made and a rebuild is likely to be needed. Engineers recently advised that the entire length of the structure should now be closed. The temporary fencing will be replaced with a more permanent anti-climb fencing in the winter following the busy summer season.</p>		<p>pipeline for potential funding through Local Growth Fund Round 3</p> <ul style="list-style-type: none"> <li>• Developing the first phase of a “Madeira Drive Regeneration Strategy” including consideration of business case options for restoration of Madeira Terraces itself. The strategy will be taken to PRG committee in January 2017.</li> </ul> <p><u>Next steps:</u></p> <ul style="list-style-type: none"> <li>• Installation of anti-climb fencing completed</li> <li>• Continue to explore additional potential solutions to secure investment to rebuild and regenerate the Terraces</li> <li>• Continue to liaise with tenants on the on-going operation of Madeira Drive</li> <li>• Continue to work with the preferred developer of the Peter Pan site to bring investment to the area for an Open Water Swimming Centre.</li> <li>• Submission of Coastal Communities Fund bid successful and second stage bid now submitted (5<sup>th</sup>)</li> </ul>



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				December) to be followed by a further submission in January 2017. A decision is expected in March/April 2017.
<p><b>New England House</b></p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the Creative industries and Digital businesses. The early proposal is for the city council to seek development partners with whom to develop a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Alan Buck</p>	<p>The growth hub at New England House forms a key part of the City Deal with the government. Feasibility options and a business case have been explored as part of that work. Government have pledged £4.9m towards the project through the City Deal.</p> <p>An updated business case was issued to DCLG with a view to accessing the City Deal funding at the earliest opportunity to help unlock the proposal. This was scrutinised and approved by DCLG on 5 November 2014.</p> <p>Options are being actively explored for securing the refurbishment of the building and securing new additional employment floor space. The preferred option is to facilitate and realise a land deal in respect of the adjacent Longley Industrial Estate (on which BHCC owns the freehold).</p> <p>A suitable land deal would also help secure a wider mixed-use redevelopment across the Longley site and part of the New England House</p>	<ul style="list-style-type: none"> <li>The envisaged outputs of City Deal are to reconfigure and extend New England House at an estimated cost of £24.53m, with a joint venture approach between the City Council and a private sector partner. The expansion of the building would involve increasing the net lettable floor space by 7,089sq.m to 18,459sq.m.</li> </ul> <p>If a land deal can be secured in respect of the Longley site, the new employment floor space would be achieved through a revised configuration across both the Longley and New England House sites, along with significant levels of new residential, public realm and improved connectivity in the New England Quarter-London Road area.</p>	<p>A timetable for this project will be determined once there is more certainty around the outcome of negotiations around the potential land deal on the Longley Industrial Estate.</p>

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		<p>car park. This would address City Deal objectives in respect of additional employment floor space, along with wider strategic objectives as set out in the City Plan in respect of the New England Quarter - including new employment floor space and residential development. This is currently the subject of ongoing discussions and negotiations between the various relevant parties.</p>		
<p><b>Open Market</b></p> <p>To redevelop the Open Market to create an exciting mixed-use development combining a new modern market offering a diverse retail offer and promoting fresh, healthy food and local producers with affordable housing, arts based workshops and a venue for street art and entertainment.</p> <p>The new market is operated on a not for profit basis for the benefit of the community and contributes to the wider regeneration</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Richard Davies</p>	<ul style="list-style-type: none"> <li>● P&amp;R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal and Landowner consent approved for RIBA Stage D scheme in February 2010.</li> <li>● Hyde granted planning permission March 2011.</li> <li>● Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company to take ownership of the new market.</li> <li>● New market officially opened on 19 July 2014.</li> <li>● CIC mortgage from Triodos Bank enables long leasehold of market from Hyde in June 2014</li> <li>● 87 affordable housing units completed by Hyde and fully</li> </ul>	<ul style="list-style-type: none"> <li>● New covered market with 45 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities.</li> <li>● CIC to operate the market for local benefit</li> <li>● 12 A1/B1 workshops</li> <li>● 87 affordable housing units</li> <li>● £12.5m external capital investment in local infrastructure.</li> <li>● Approximately 80 FTE construction jobs</li> <li>● 120 jobs in the new market, workshops and CIC</li> <li>● New opportunities for small business start-ups</li> <li>● Venue to promote local produce and local producers</li> <li>● Code level 4 for disabled residential units (8 out of a total of 87 units)</li> </ul>	<ul style="list-style-type: none"> <li>● Reducing council officer support for management and administration of CIC as the market improves viability and strengthens resilience</li> </ul>

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of the London Road area.		<p>occupied June 2014</p> <ul style="list-style-type: none"> <li>● 12 workshops completed and leased by Hyde to Ethical Property Company, June 2014</li> <li>● Ethical Property Company withdrew as managing agents of the market in March 2016. Now managed directly by the CIC</li> <li>● November 2015 Policy &amp; Resources Committee agreed a request from the CIC for a loan of £61,000 to address cashflow issues, subject to implementing a financial recovery plan. Following CIC discussions with the Valuation Office Agency, the business rates for the market square were reduced substantially</li> <li>● In March 2016, four new independent directors join CIC Board</li> <li>● Council loan made to CIC in April 2016</li> </ul>	<ul style="list-style-type: none"> <li>● Very good thermal performance of building fabric</li> <li>● Photovoltaics, green roofs and green walls included in scheme</li> <li>● Works started on site in October 2011 and completed June 2014</li> </ul>	
<p><b>Preston Barracks</b></p> <p>Redevelopment of the council owned 2.2 hectare former barracks site and adjacent University land spanning the Lewes Road, to create a mixed-use development that will act as a regenerative catalyst for this part of the city.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Mark Jago</p>	<p>Since 2013 the council has worked in partnership with the University of Brighton (UoB) and U+I (formerly Cathedral Group Ltd - the University's preferred development partner) to unlock the redevelopment of the council-owned Preston Barracks site. Detailed reports were presented to the Policy &amp; Resources Committee in July and December 2013, through which agreement to the way forward was secured.</p>	<p>High quality, sustainable, employment-led, mixed-use development that will act as a regenerative catalyst for this part of the city. The planned scheme will, across the Preston Barracks site and University land, deliver 55,000 sq. ft. of new employment space in the form of the CRL, a business incubation centre that will support new hi-tech and design-led manufacturing start-up companies and entrepreneurs.</p>	<ul style="list-style-type: none"> <li>● Exchange of Contracts – 15 July 2014</li> <li>● ‘Meanwhile uses’ start on site – from mid 2015</li> <li>● ‘Preliminary Conditions’ satisfied – March 2016</li> <li>● Detailed design process commenced – Spring 2016.</li> <li>● Informal consultation process commenced – April 2016</li> <li>● 2<sup>nd</sup> stage consultation and</li> </ul>

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<p>The sites, on the main Lewes Road, are an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities) and are therefore of strategic importance to Brighton &amp; Hove.</p>		<p>Having exchanged contracts in July 2014, the partners satisfied 'Preliminary Conditions' in March 2016, achievement of which enabled the project to move to the detailed design phase.</p> <p>The UoB and U+I have been engaged in pre-application discussions with the Local Planning Authority since April 2016 and, in recent months, have worked to finalise their plans for the comprehensive redevelopment of the three sites. They are now working on the detailed technical analysis needed to support the planning application. The applicants undertook a second stage of pre-application consultation during November 2016, culminating in a public exhibition of the plans on 18<sup>th</sup> and 19<sup>th</sup> November. The UoB and U+I hope to submit the planning application shortly, achievement of which, together with planning consent in the first half of 2017, should enable construction to begin in 2017/18.</p> <p>U+I continue their "meanwhile uses" on the Preston Barracks site as part of their 'Field' concept); plans that directly link to the future redevelopment and help promote the longer-term vision. The 'Central Research Laboratory' (CRL) pilot</p>	<p>350 new homes, new University of Brighton academic buildings, student accommodation with 1,300 bedrooms, and a modest amount of retail space.</p> <ul style="list-style-type: none"> <li>• The scheme will greatly improve the built environment in this part of the city, a key approach to the city centre, and will better integrate with neighbouring residential and business land.</li> </ul>	<p>exhibition held – Nov 2016</p> <ul style="list-style-type: none"> <li>• Planning application anticipated - early 2017 with a view to development commencing during 2017/18</li> </ul>

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		<p>project continues to operate successfully with 9 innovative start-ups from Brighton &amp; Hove benefitting from space in the temporary workspaces. A new community café is open, providing both Field tenants and the local community a facility that supports engagement with the local community in the redevelopment proposals.</p>		
<p><b>Falmer Released Land</b></p> <p>Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Richard Davies</p>	<ul style="list-style-type: none"> <li>• Falmer High School land surplus to BACA requirements is available for alternative uses.</li> <li>• Cabinet February 2012 agreed use of the site by The Community Stadium Ltd (TCSL) for temporary stadium parking and a temporary home for the Bridge Community Education Centre (The Bridge),</li> <li>• Planning permission granted April 2012 for the works.</li> <li>• The Bridge moved into its new temporary home in May 2012.</li> <li>• October 2013 P&amp;R Committee authorised the Executive Director Environment Development &amp; Housing, Executive Director Finance &amp; Resources and Head of Legal Services to enter into negotiations with TCSL regarding the redevelopment of the Falmer Released Land and agreed that draft Heads of Terms be brought back to P&amp;R for final approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Brownfield land brought back into efficient use.</li> <li>• Short-term support of TCSL to provide temporary stadium parking and temporary accommodation for The Bridge.</li> <li>• Continue support for TCSL to provide match day and event parking with potential capital receipt or revenue stream in the long term.</li> <li>• Potential for new student accommodation and educational facilities combined with stadium parking. Potential to provide new permanent home for The Bridge.</li> </ul>	<ul style="list-style-type: none"> <li>• Council and TCSL to complete licence for temporary use of the site for stadium parking and accommodation for the Bridge.</li> <li>• The council and TCSL are discussing Heads of Terms for the redevelopment proposal for Falmer Released Land, which will be brought back to PR&amp;G Committee for approval before proceeding.</li> <li>• Continue officer support for The Bridge to seek a permanent home on or off site and as part of any redevelopment proposal.</li> </ul>

