

# Major Projects Bulletin

January 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:** £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
- First fix mechanical & electrical
- Installation of partition walls in Studio Theatre

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

- Significant on-going repair to Corn Exchange wooden frame
- Strengthening works to Corn Exchange roof
- Internal walls, ceilings and floors of new Gallery building and basement and first fix mechanical & electrical.
- Preparation for resubmitting Phase 2 Round 1 HLF

### Target Milestones

- Phase 1 works complete Spring/Summer 2019
- Phase 2 works (Garden) SoS Autumn 2020
- 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?

- On December 6th BHCC Policy Resources and Growth Committee agreed to sign up to the Conditional Land Agreement. This formalised a timescale for the project which takes the start on site to an estimated 2024-2026. A funding agreement has already been signed with the Coast to Capital LEP, unlocking the £12.1m of LGF funding to enable the project to proceed.

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

- Embarking on Condition One of the project, including visioning and appointing a Project Director.

### Target Milestones

- Conditional Land Agreement end Jan 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. The partners continue to progress the legal, financial, and contractual arrangements, which it is hoped will enable the parties to enter into the Development Agreement by end of 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?

- Housing Infrastructure Fund (HIF) grant funding offer, conditions and timetable confirmed.
- Reassessment of scheme financial viability and progression of legal and commercial discussions.
- Report on proposed way forward presented to the Council's Policy Resources & Growth Committee on 6<sup>th</sup> December.

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

- HIF Grant Determination Agreement to be issued by Homes England and agreed between the parties
- Finalise Development Agreement and report to Policy, Resources & Growth Committee meeting on 24<sup>th</sup> January.

#### Target Milestones

- Development Agreement signed: February 2019
- Crest commences detailed design process and initial public consultation: Spring 2019
- Planning application: late 2019/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

### 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?

- Piling for Central Research Laboratory (CRL) building completed
- CRL ground floor slab completed and reinforced concrete frame under construction

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

- Construction of student residential blocks
- University commences construction of new multi-storey car park

## 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. Planning Committee decision anticipated in first half of 2019

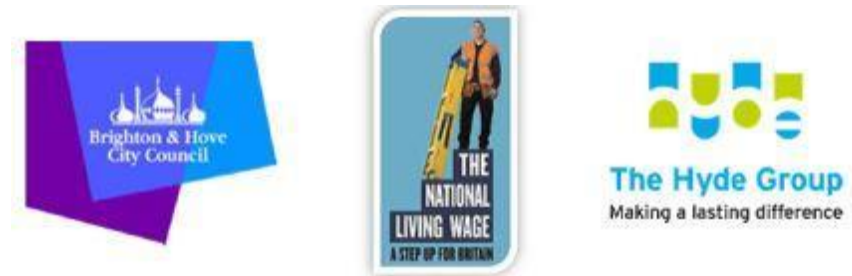
## What's going to happen in the next period?

- 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 – Early 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?

- Public consultations for Whitehawk, Portslade and Coldean sites
- Planning applications submitted for Coldean and Whitehawk

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

- Review public feedback, technical and viability issues on Whitehawk site
- 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 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?

- Informal consultation with Historic England regarding restoration approach
- Workshop with planners held re: master planning and defining restoration approach.
- HLF Round 1 bid unsuccessful

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

- Procurement process will begin for expert team to work on the restoration.
- A site office will be in place from 4<sup>th</sup> January for use by the community and the project.

### 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.

