

# Major Projects Bulletin

June 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:** £23.4M

### What happened in the last period?

- Significant remedial works to address structural defects of Corn Exchange wooden frame and roof trusses.
- Strengthening works to Corn Exchange roof structure and tensioning of tie-rods
- Completion of Corn Exchange west windows
- First fix mechanical & electrical
- 29 New Road reroofing and structural works
- Studio Theatre setting out and partition walling

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

- On-going strengthening works to Corn Exchange roof structure and reroofing
- Internal walls, ceilings and floors of new Gallery building and first fix mechanical & electrical.
- Closing up basement.
- Complete installation of public lift.
- First and second fix mechanical & electrical.
- Preparation for resubmitting Phase 2 Round 1 HLF

### Key Risks

- Increasing cost overruns due to unforeseen works
- Programme slippage resulting in delayed completion date

### Target Milestones

- Phase 1 works complete Winter 2019
- Phase 2 works (Garden) SoS Spring 2021
- Phase 2 works (Royal Pavilion) SoS Autumn 2020
- Project complete Autumn 2022

## Brighton Waterfront



The Brighton Centre and Churchill Square      Black Rock

### Background

The legal agreement to release funds from Aberdeen Standard Investments to begin work to deliver the Waterfront project has now been agreed following Policy Resources and Growth Committee approving heads of terms in December 2018. The project will now move into Condition One, the full project set up phase including appointment of a Project Director, early visioning and engagement post April, and agreeing enabling works to be delivered for the Black Rock site.

### Key Facts

#### Current stage:

Closure of legal and commercial negotiations and project set up.

#### 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?

- A range of enabling works has been scoped to facilitate the development of the Blackrock site.

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

- Presentation to LEP in mid-June
- Council will formally seek approval to procure a Design & Build contractor for the site enabling a package of works following LEP meeting

### Key Risks

- The current programme is driven by the requirement to spend the LEP grant by the end of March 2021. Funding would be at risk if there are any delays to the programme.

### Target Milestones

- Pre Application submission – mid-June 2019
- Planning Application – October 2019
- Early Contractor involvement – September 2019
- Planning consent - January 2020
- Commence on site – March 2020
- Completion – March 2020

# King Alfred Development



Proposed Scheme

Current King Alfred Leisure Centre

## Background

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. Following appointment, the parties worked to address financial viability challenges to enable completion of the Development Agreement (DA). Progress reports were presented to the Council's Policy, Resources & Growth (PRG) Committee on 6<sup>th</sup> December 2018 and 24<sup>th</sup> January 2019, through which the way forward was agreed.

**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?

- Report presented to PRG Committee on 24<sup>th</sup> January 2019 secured agreement to the terms of the DA, and to an extended deadline of 30<sup>th</sup> March 2019 for Crest to enter into it.
- The Council and Crest Nicholson continued discussions to finalise the suite of legal documents in readiness for 30<sup>th</sup> March.
- Crest reiterated its inability to enter into the DA by the agreed deadline due to continuing uncertainty about the terms and timing of the UK's exit from the EU.
- Discussions between the parties continue, including engagement with Homes England to progress the HIF contractual arrangements, pending Crest's decision.

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

- Crest advises of its willingness to enter into the DA.
- HIF contractual arrangements concluded.
- Report to PRG committee to secure agreement to enter into DA or, if that isn't possible, to pursue an alternative approach.
- Development Agreement entered into.
- The developer mobilises its professional team and design development commences.

## Key risks

- Brexit delay impacts Crest's decision to enter DA
- Scheme viability worsens
- New committee resolution needed before entering DA or to agree alternative route
- Continued uncertainty about delivery timetable

## Target Milestones

- Development Agreement signed: Summer 2019
- Crest commences detailed design process: Autumn 2019
- Planning application: Summer 2020
- Start on Site: 2021
- Project complete: 2026

## 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)

### What happened in the last period?

- Construction progressing on all buildings, although varying amounts of slippage experienced on all elements of the build.
- Revised completion dates have been issued by construction contractor.
- Complaints by local residents relating to various issues around building works have been reported in local media.
- U+I, Henry and council have been working in their various capacities to better ensure concerns raised by local residents are addressed.

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

- Construction on all elements of the build to continue on-site, with completions and handover of student accommodation.

### Key Risks

- Further slippage on construction works.

### Target Milestones

- Student accommodation complete July - August 2019
- The Dance Space construction works complete late Nov 2019
- Project complete Spring 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 £200 million GDV 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 makers, inventors, engineers and product designers with the use of a diverse workspace in the form of the 'Plus X' entrepreneurial hub.

### 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£200M

### Outputs:

- 369 new homes (minimum 15% affordable)
- c1,300 student beds
- Entrepreneurial hub (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?

- Reinforced concrete frame for the 'Plus X' entrepreneurial hub building completed.
- Curtain wall glazing and M&E for 'Plus X' commenced
- Construction of the student accommodation blocks on the barracks site underway, with the concrete frame of the first block to level 3.
- Planning consent for inclusion of Medical Centre granted.
- Piling for University student blocks commenced.

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

- Plus X building topping out
- Cladding works to Plus X building commences
- Construction of residential units begins
- University multi-storey car park completed

### Key Risks

- Delay to final agreement to inclusion of Medical Centre
- Programme slippage

### Target Milestones

- Commencement of residential blocks: Summer 2019
- Completion of university car park: Summer 2019
- University Academic building commences: mid 2019
- Plus X 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?

- Local planning authority agreed to grant planning permission for L&G development proposal for Longley Industrial Estate.

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

- Section 106 agreement on Longley planning permission to be completed and signed. Payment of premium to council by L&G to follow thereafter. Premium to be ring-fenced for NEH works.
- Internal agreement to be sought on refurbishment and extension options for New England House and testing of business case

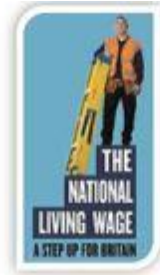
### Key Risks

- Balancing concerns to maintain affordable rents with need to ensure project viability.
- Successfully addressing a range planning and transport issues relating to locality.

### Target Milestones

- Agree concept plans and business case – Autumn 2019

## Homes for Brighton & Hove 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?

- Planning applications submitted for Coldean and Portslade
- Board meeting
- Procurement of construction partners underway

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

- Planning decision on Coldean and Portslade sites
- Appointment of construction partner for Portslade & Coldean
- Complete review of public feedback, technical and viability issues on Whitehawk site
- Continue work to identify next sites

### Key Risks

- Public opposition and/or not able to gain planning approval individual projects
- Unable to identify suitable future sites
- Projects not financially viable

### 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 proposed scheme involves the restoration and creative reuse of Brighton's iconic Madeira Terrace, raised walkway and associated buildings. Efforts to begin restoration through phased delivery and associated bids have been unsuccessful to date. Following a public petition in March 2019 the Council's team are rethinking the approach to restoration against limited available funding. Public pressure to 'just do something' is not feasible or economically viable. To benefit from quantities of scale and attract visitors it is estimated that a minimum of 30 arches or more be restored at any one time. This approach breaks down the restoration of the Terrace into 5 phases of delivery.

### Key Facts

**Current stage:** Request to start up MT30 project will be made at Tourism, Development and Culture Committee on 20/6/19

**Partners:** Brighton & Hove City Council

**Architects:** A design team will be procured once funding for this element of the project is secured at PRG in July 2019.

**Estimated total project value:** £24m\* for 151 arches (excluding public realm). Estimated value of Phase 1 £5M

### Outputs:

- Rejuvenated eastern seafront with a variety of new independent businesses, including leisure, creative industries and food & beverage.
- Conservation of the Grade II listed structure.

- Conservation of Green Wall with its diversity of plants and habitats

### What happened in the last period?

- The first area-wide stakeholder meeting held on 9/5/19 began set up of Madeira Terrace Restoration Advisory Panel which will include community groups, businesses, conservation groups and events organisers. It is proposed that Panel members work alongside the Council as the project develops enabling community vision to be incorporated into restoration plans.
- EoI to NLHF submitted, Council invited to bid.

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

- Request TDC cttee give permission to start MT30 project (30 arches to include the Crowd Funded arches restoration funds)
- Begin procurement process to appoint a design team for the project
- Confirm next steps for Grade2\* listing with Historic England
- Set baseline for MT30 project programme

### Key Risks

- Budget for Masterplanning
- Capital outlay for design team without capital for implementation.

### Target Milestones

- June 2019 TDC Cttee approval start up
- Jul 2019 Advertise Design team tender
- Dec 2019 Appoint design team
- Sep 2020 Develop project to RIBA stg3
- Jan 2021 Detailed design to RIBA Stg4 & procurement of contractors
- Jul 2021 Start on site
- Spring 2022 practical completion (RIBA Stgs 6-7)but dependent upon the success of achieving funding for capital works required\*\*

\* Capital cost estimate based upon Mott McDonald 2016

\*\*All dates awaiting review by BHCC architects (14/5/19)

