

Major Projects Bulletin

September 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. The main contractor called in receivers and ceased works on 1 July 2019.

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?

- The contractor left site on 1 July 2019 due to insolvency, subsequently entering into a Company Voluntary Arrangement (CVA) with its creditors.
- The council secured the site and put in place 24 hour security.
- A temporary Site Manager has been appointed with a small team to maintain the site and undertake minor works.
- Commenced procurement of an interim management contractor to carry out emergency works to protect the building.
- Resubmitted Phase 2 Round 1 National Lottery Heritage fund bid

What's going to happen in the next period?

- Appointment of interim management contractor to carry out emergency and remedial works.
- Procure a main contractor to carry out the main works to complete the project.

Key Risks

- Increasing cost overruns due to main contractor going into receivership. Programme slippage resulting in delayed project completion.

Target Milestones

- Phase 1 works complete Winter 2020
- 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 wider Waterfront project has now moved into its first phase. In line with the legal agreement which the parties signed in April 2019, ASI has commenced progress on the strategic brief for the central site, exploring opportunities to review the balance of uses. The Council at the same time is progressing, via an appointed design team, the enabling package at Black Rock, due for completion in 2021. This will include a sustainable transport link in and out of the Marina that will run under the ramp access and de-risking and decontamination works for the Black Rock site. An extension of the sea wall to facilitate this is also included. Visioning work for the eastern seafront working with LUC as landscape architects has also started, and this will form part of the planning application, due for submission at the end of October.

Key Facts

Current stage:

Project set up and further feasibility – Central site

Enabling Works Package underway – Black Rock site

Partners:

Brighton & Hove City Council and Aberdeen Standard Investments

Architects & Design Teams:

ACME space and David Leonard Associates – Central site

Mott McDonald, LUC, RPS, NTR – Black Rock 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?

- Pre-app process commenced for the Black Rock site - planning application targeted for end of October in order to keep to programme (for expenditure of LEP funds by March 2021)

What's going to happen in the next period?

- Local Enterprise Partnership Audit – 14th October
- Enabling Works Planning submission – End of October – following stakeholder consultation
- Agreement on one or two stage tender process. Two stage allowing early contractor engagement to meet programme.

Key Risks

- Black Rock - The current programme is under pressure due to a council requirement to undertake a one stage contractor engagement and also due to the need to ensure the LEP audit is completed before further expenditure is undertaken. To achieve funds fully expended by March 2021 a start on site is needed in March 2020.

Target Milestones

- Pre – application submission – August 2019 COMPLETED
- Planning application submission – October 2019
- Early contractor involvement – on hold
- Planning consent = January 2020
- Commence start on site – March 2020
- Completion – March 2021

King Alfred Development



Current King Alfred Leisure Centre

Background

The project's primary objective is to replace the outdated Leisure Centre with improved, extended, and modern sports facilities, whether on the existing site or elsewhere in the west of the city. Much of the capital cost of the new sports centre is to be met by enabling development, the principal element of which will be much needed new homes. A 'Competitive Dialogue' procurement process in 2015, resulted in appointment of a Preferred Developer in January 2016. Unfortunately, despite extensive efforts over some 3 years to address financial viability challenges, the Preferred Developer withdrew from the scheme in August 2019.

Key Facts

Current stage:

Crest Nicholson announced its withdrawal from the scheme on 8th August 2019. In the light of this significant and disappointing development the Council is reviewing a range of development options and a report is to be taken to a future meeting of the Policy, Resources & Growth Committee.

Partners: Brighton & Hove City Council

Outputs:

- Modern sports centre with extended facilities
- New housing
- Commercial/retail space and improved public realm

What happened in the last period?

- The Council and Crest Nicholson continued discussions aimed at finalising the suite of legal documents pending Crest's commitment.
- Ultimately, Crest reluctantly withdrew from the project citing viability challenges.

What's going to happen in the next period?

- The Council continues to explore alternative delivery routes.
- Report to PRG committee on potential delivery options.

Key risks

- Further period of uncertainty
- Deterioration of existing King Alfred Leisure Centre
- Scheme failure impacts future market interest
- Challenging financial backdrop/need to reconsider objectives
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Target Milestones

- Report to PRG Committee – October 2019

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 M² 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.

What's going to happen in the next period?

- Construction on all elements of the build to continue on-site, with Henry looking to reduce slippage that has occurred.
- At time of writing, priority is being given to delivery of student housing in time for commencement of academic year commencing this September.

Key Risks

- Further slippage on construction works.

Target Milestones

- Student accommodation complete September 2019
- Reviewed construction programme awaited at time of writing with final completion likely to slip into first quarter of 2020-21

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?

- Construction of 'Plus X' entrepreneurial hub building continued with 'topping out' stage achieved on 9th July.
- Curtain wall glazing and M&E for 'Plus X' continued.
- Construction of the student accommodation blocks on the barracks site continued.
- Detailed design of Medical Centre underway.
- Piling for University student blocks.

What's going to happen in the next period?

- Cladding works to Plus X building completed
- Construction of residential units begins

Key Risks

- Delay to final arrangements for 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 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: Brighton & Hove City Council

Estimated project value: c£25M

Outputs:

- Increase office space by 7,089m²
- Repair and refurbish council asset

What happened in the last period?

- Discussions between Local Planning Authority and L&G to finalise Section 106 Agreement (expected to be signed imminently at time of writing).

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.
- Agreement to be sought on refurbishment and extension options for New England House and further testing of business case

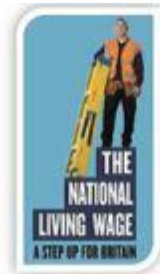
Key Risks

- 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



- Wider economic and regeneration impacts
- Council Tax revenue

What happened in the last period?

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

What's going to happen in the next period?

- Appointment of construction partner for Portslade & Coldean
- Start of initial site preparation and ecology works
- 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 start on site – Spring 2020

Securing Madeira Terrace for the Future

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



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 and public pressure to 'just do something' the team proposed that Members of June 2019's Tourism Development and Culture Committee they give support to exploring restoration of 30 arches in 5 phases against limited available funding. To benefit from economies of scale it is estimated that a minimum of 30 arches or more be restored at any one time.

Key Facts

Current stage: Procurement preparation is underway to appoint consultancy support to prepare the specification and issue a tender to appoint a design team

Partners: Brighton & Hove City Council

Architects: A design team will be procured and in place from Spring 2020

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?

- TDC Committee gave agreement June 2019 to proceed with budget of £550K to procure design team.

- Met with NLHF in June; recommended activity planning budget increase and business case update prior to any further bid submission.
- Workshop held with Design South East to scope brief for Eastern Seafront Masterplanning consultancy.

What's going to happen in the next period?

- Request TDC Committee 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
- Madeira Terrace Restoration Advisory Panel: first meeting scheduled September with residents, businesses, conservation groups and event organisers to incorporate community vision.
- Historic England to confirm if Madeira Terrace will be changed from Grade 2 to Grade 2* listing.

Key Risks

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

Target Milestones

- June 2019 TDC Cttee approval start up - achieved
- Dec 2019 Advertise Design team tender
- March 2019 Appoint design team
- April 2020 Develop project to RIBA stg3
- Jan 2021 Detailed design to RIBA Stg4 & procurement of contractors
- Jul 2021 Start on site
- Summer 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 Strategic Outline Business Case 2017 || **All dates awaiting review by architects appointed to work on scope (30/9/19)

