

Major Projects Bulletin

July 2022 v1.3

RAG Key:

- – No significant issues
- – Issues that require monitoring
- – Significant live issues

Circus Street



RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Complete	Delivery method	Developer led (U&I, Brighton University)	
Agreed budget	NA	Projected cost	c.£105m	

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

Partners: U+I plc, SE Dance and Coast to Capital LEP

Outputs:

- 232 jobs
- 142 homes
- 2,046 M² Commercial
- 450 Student beds
- Dance Studios (The Dance Space)

What happened in the last period?

- Completion of final offsite landscaping works on Carlton Row.
- Final internal fitout works of studios in The Dance Space by South East Dance.
- Won the perspicuous Architect Journal Building of the Year Award
- Won Sussex Heritage Trust Award for ‘Best large scale residential development’

What’s going to happen in the next period?

- Formal opening of Dance Space
- Once the project is complete and Dance Space open we will end inclusion in this update report

Key Risks

- Post completion defects

Target Milestones

- SED planning to publicly open The Dance Space in July 2022

Royal Pavilion Estate



RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	On site	Delivery method	Management Contractor	
Agreed budget	£35.67m*	Projected cost	£36.66m	

*Plus £1.5m Bond

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 includes 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

Partners: Brighton & Hove City Council, Brighton Dome, Heritage Lottery Fund, Arts Council & Cast to Capital Local Enterprise Partnership

What happened in the last period?

- Continuation of project recovery and completion of remedial works
- Continuing of Mechanical & Electrical installations.
- Replacement of Studio Theatre copper roof and fibrous plaster ceiling.
- Closing up areas and 2nd fix.

What's going to happen in the next period?

- Fit-out and completion works and commissioning of building systems

Key Risks

- Increasing cost overruns due to main contractor going into receivership, discoveries on site and COVID 19.
- Programme slippage resulting in delayed project completion.

Target Milestones

- Phase 1 works complete December 2022

More information

[Improvements to Brighton Dome / Brighton Dome](#)

Black Rock



Wildlife Area and Boardwalk

New Seawall

RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Onsite	Delivery method	BHCC led	
Agreed budget	£14.9M	Projected cost	£14.9M	

Background

The Black Rock rejuvenation project is the first key stage in the regeneration of the Eastern Seafront. The project is rejuvenating the Black Rock site and preparing it for the future, introducing a new sustainable link to the site, improving access to the beach and restoring the council’s historic buildings in the area.

The second phase of Black Rock will begin once the wider Eastern Seafront Masterplan has progressed and a new Supplementary Planning Document (SPD) for the Eastern Seafront is agreed following consultation taking place this spring (and aiming for agreement of the SPD in June 2022).

Key Facts

Partners: Brighton & Hove City Council and Coast to Capital LEP

Outputs:

- Site prepared for future regeneration
- Sea Wall improvements
- Improved access to beach with Broadwalk

- New link route between Black Rock and the Marina
- Regeneration of heritage assets and events space, class room block

What happened in the last period?

- First major component of the scheme (boardwalk) open for use by the public
- Reading Room and Temple currently being marketed
- Technical design complete with the exception of work on the Marina
- Contract proceeding for final phase
- Members continue to be updated at the Task and Finish meetings – with overall completion of the final phase due Q2 2023.
- Document outlining Green Wall restoration and ongoing maintenance produced
- Eastern Seafront Masterplan progressed
- Final phase contract agreed

What’s going to happen in the next period?

- Revised business case being prepared
- Signage and Wayfinding strategy being progressed in conjunction with Natural England and Stakeholders such as Naturist Beach representatives, Volks etc.
- A new information board to be set up at new public realm space
- Hosing Coast to Capital LEP Investment Committee
- Scoping next phase of project with input from LEP

Key Risks

- Managing cost risks – this has delayed final contracts to allow team to achieve fixed price contracts
- Unknown issues in the ground and existing structures as works progress
- Good relations with key stakeholders

Target Milestones

- Reading Room and Temple Occupation target - end October 22
- Project completion – Spring 23

More information: www.brighton-hove.gov.uk/black-rock-rejuvenation

Preston Barracks & University of Brighton



The proposed scheme

RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	On site	Delivery method	Developer led (U&I, Brighton University)	
Agreed budget	c.£300m	Projected cost	c.£300m	

Background

Redevelopment of the former barracks site and adjacent University of Brighton land commenced in 2018 and is now at an advanced stage. The c£200 million GDV Preston Barracks element is part of a comprehensive mixed use regeneration scheme that is transforming this part of Brighton.

The scheme is creating a Northern gateway into the city, with a mix of new homes, office and commercial space, new public realm, and links across the sites. It will also 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

Partners: University of Brighton, U+I Plc (the developers) and Coast to Capital LEP

Outputs:

- 369 new homes (target 30% affordable)
- c1,300 student beds
- Plus X entrepreneurial hub building (4,645 M2 & 854 jobs over 10- year period)
- Office and retail space
- New university academic space and gym
- Regeneration of a strategic brownfield site and improved public realm

What happened in the last period?

- 'Plus X' entrepreneurial hub building fully operational.
- Preston Barracks student blocks completed and occupied.
- University of Brighton student blocks completed, and students moved in
- Construction of residential units progressing
- Initial bridge works completed and awaiting installation of lift to become operational
- Plus X Won Property Newcomer of the Year at 2022 Property Awards in June 2022

What's going to happen in the next period?

- Construction on remainder of site continues.
- Landscaping works completed.

Key Risks

- Delay to final arrangements for Medical Centre
- Programme slippage

Target Milestones

- Residential units completed: Summer 2022
- New Medical Centre completed: 2023
- Full development completed: 2023

More information:

<https://www.prestonbarracksconstruction.com/scheme-overview>

Homes for Brighton & Hove Joint Venture



Portslade

Coldean Lane

RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	On site	Delivery method	Joint Venture Partnership with Hyde	
Agreed budget	£41.1m	Projected cost	£41.1m	

Background

The council has established a Joint Venture with Hyde Housing to deliver 1,000 homes (500 Low rent and 500 Shared Ownership targeted at local people).

Current projects will deliver 176 new council flats at government defined social rents and 170 shared ownership homes.

Key Facts

Partners: Brighton & Hove City Council and Hyde Housing

Outputs:

- 1,000 homes (500 at Low rent & 500 for Shared Ownership)
- Share of any surplus to the council
- Jobs, training and apprenticeships

- Wider economic and regeneration impacts
- Council Tax revenue

What happened in the last period?

- Golden brick (above ground construction) reached for all blocks
- Concrete frame completed, and brick work started on both sites
- Agreement and sealing of legal documents including Collateral Warranties and novated contracts
- Revision and consultation on Business Plan

What's going to happen in the next period?

- Continuation of works on site
- Revised overall Business Plan for Homes for Brighton & Hove agreed

Key Risks

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

Target Milestones

- Completion of Belgrave Centre Project – Summer 2023
- Completion of Coldean Lane Project – Autumn 2023

More information:

[New affordable homes in the city \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk)

Madeira Terrace



RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Pre-planning	Delivery method	BHCC led development	
Agreed budget	£9M	Projected cost	£24M	

Background

The overall proposed scheme involves the restoration and creative reuse of Brighton's iconic Madeira Terrace, raised walkway and associated buildings.

Phase One (40 arches) of restoration of iconic 860 metre Grade 2 listed seafront terrace. Restoration to re-provide the grandstand structure & upper promenading for viewing events on Madeira Drive and providing public amenity and exercise space. Improved access to Eastern Seafront to reduce barriers to business and events at ground floor level with provision of 24 hr accessible lift access and new stairs including bringing back into use existing Shelter Hall Grade 2 listed lift. Improved outdoor events facilities and provision for pop up events. Preservation of existing natural assets where possible, with Green Wall Local Wildlife Site. Renewal of facing materials to retaining wall sitting beneath A259 to ensure future 60-yr. design life.

Key Facts

Partners: Brighton & Hove City Council

Outputs:

- Regeneration of Eastern Seafront
- Conservation of the Grade II listed structure
- Conservation of Green Wall with its diversity of plants and habitats

What happened in the last period?

- Design to RIBA 3
- Design South East design review panel – commended approach to the project.
- Public Engagement events – December 2021
- Procurement Strategy agreed to be 2 Stage with aim of generating more interest and to be more effective
- Eastern Seafront Masterplan progressed

What's going to happen in the next period?

- Submission of full planning application
- Continue design work to support above including detail of works to support Japanese Spindle during works
- Continue preparation for procurement

Key Risks

- Procuring specialist contractors for specialist restoration works
- Increasing costs of materials, increased cost of works
- Green Wall pruning timescales
- Funding for future phases

Target Milestones

- Planning submission – end July 2022

More information:

<https://new.brighton-hove.gov.uk/madeira-terrace-restoration>

Kingsway to the Sea



RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Pre-Planning	Delivery method	BHCC led – City Build Strategic Partnership	
Agreed budget	£12.991m	Projected cost	£12.991m	

Background

Regeneration to greatly improve the linear park with protection and enhancement of green spaces and outdoor sports facilities and amenities located between the King Alfred Sports Centre and Hove Lagoon.

Public Consultation feedback to provide new amenities and new and improved sports facilities: the facilities under assessment are Padel and traditional tennis, sand sports, croquet, pump track, skate park and a roller area to encourage greater footfall by young people. The creation of a new Outdoor Sports Club House will support the new facilities and the general uplift in all footfall, which in turn will support existing restaurants, cafes, and sports-related services. The project will also address the need for improved access, green spaces, shade and tranquil areas in the Park.

Key Facts

Partners: Brighton & Hove City Council and Ministry of Levelling-Up, Communities & Housing

Outputs:

- Regeneration of Hove Seafront
- Improved sports and recreational facilities
- New events space
- Improved green spaces and biodiversity

What happened in the last period?

- Stakeholder engagements and West Hove Seafront Action Group briefing of building and landscape layout
- Building design and landscape development
- Completion of Sports Consultancy report of sports facilities mix
- Public Engagement event 20th and 21st May

What's going to happen in the next period?

- Review of engagement results
- Review of designs and landscapes to achieve cost plan
- Continued RIBA 2 and RIBA 3 design work
- P&R Committee and subject to approval submission to Planning

Key Risks

- Cost planning running over budget leads to project scope reducing.
- Residents objection at planning stage prevents or delays the project.
- Project becomes unviable as construction inflation impacts delivery and maintenance costs cannot be covered.

Target Milestones

- Planning Submission August 22
- All phases complete March 24

More information:

[Kingsway to the Sea \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/kingsway-to-the-sea)

Moulsecoomb Hub



RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Planning	Delivery method	BHCC led – City Build Strategic Partnership	
Agreed budget	TBC	Projected cost	TBC	

Background

The project is looking to regenerate a central area within the Moulsecoomb estate creating affordable homes, improved public realm and new multi-service community hub (including library, health and youth facilities).

Extensive engagement with the community was undertaken through a Planning for Real process that has been fed in to the scope and design.

Key Facts

Outputs:

- 211 affordable homes
- New multi-service community hub

- Improved public realm and sports facilities

What happened in the last period?

- Planning application submitted
- Meeting to update key stakeholders
- Web pages updated
- Design to RIBA 3 complete
- Start of RIBA 4 design

What's going to happen in the next period?

- RIBA stage 4 design
- Interim report to Housing and P&R committees to agree enabling works
- Reviewing planning application feedback and considering any possible amendments
- Preparation for demolition and enabling works

Key Risks

- Public opposition
- Increasing costs
- Project not financially viable

Target Milestones

- Planning Decision September 22
- Final Committee agreement December 22
- All phases complete March 26

More information:

<https://new.brighton-hove.gov.uk/news/2020/have-your-say-proposals-new-neighbourhood-hub-moulsecoomb>

Valley Gardens Phase 3



RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Detailed design	Delivery method	BHCC led	
Agreed budget	£12.9m	Projected cost	£12.9m	

Background

Final phase of the Valley Gardens project including improved roads, transport links and public realm for the area between the Royal Pavilion and the sea. The projects builds on the adjacent successful phases 1 & 2 which have improved public realm and transport links along Valley Gardens.

Key Facts

Partners: Brighton & Hove City Council and LEP

Outputs:

- Improved road layout
- Improved sustainable transport and pedestrian links
- Improved public realm

What happened in the last period?

- Detailed design work continued
- Preparation for construction contract procurement

What's going to happen in the next period?

- Hard and soft landscape design specification being finalised
- Compound hoarding; information boards and community arts project planning stage (supporting social value)
- Procurement process for construction contract begins

Key Risks

- Potential delay to construction contract procurement, subject to completion of approved contractor framework.
- Further construction cost price rises.

Target Milestones

- Construction procurement completed – Autumn 2022
- Construction starts – Winter 2022/23
- Construction complete - Spring 2024

More information:

<https://www.brighton-hove.gov.uk/content/parking-and-travel/travel-transport-and-road-safety/frequently-asked-questions-valley>

New England House



New England House

Fusebox creative space

RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Pre-Planning	Delivery method	BHCC led	
Agreed budget	£22.4m (including borrowing)	Projected cost	£26m	

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

Partners: Brighton & Hove City Council, Department of Communities & Local Government (Greater Brighton City Deal)

Outputs:

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

What happened in the last period?

- Payment of premium to council by L&G for Longley Lease and ring-fenced for NEH works.
- Agreement from Policy & Resources Committee re. developing detailed designs for refurbishment and extension of New England House, and working on business case

What's going to happen in the next period?

- Completion of compartmentation and asbestos survey of all floors and units in building.
- Re-starting design programme
- Engagement with stakeholders including businesses

Key Risks

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

Target Milestones

- Surveys complete – Autumn 2022

Sports Facilities Investment Plan



Current King Alfred Leisure Centre

RAG	Overall ●	Time ●	Cost ●	Community ●
Project stage	Project Scoping	Delivery method	TBC	
Agreed budget	TBC	Projected cost	TBC	

Background

The Sports Facilities Investment Plan (2021-31), approved in July 2021, was developed in order that the future provision of the council's indoor sports facilities can be considered strategically across the city. The Plan provides an analysis and proposals for the future of citywide sports facilities.

The programme includes a West Hub to replace the current King Alfred Leisure Centre (KALC) with improved, extended, and modern sports facilities, whether on the existing site or elsewhere in the west of the city. Since termination of the previous project at the end of 2019, the Council has completed a thorough review of its sports facilities; their current condition and maintenance costs, facilities provided, latest demands, and investment options.

Key Facts

Partners: Brighton & Hove City Council

Outputs:

- Modernised sports facilities across the city

West Hub outputs:

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

What happened in the last period?

- Previous work has included looking at lessons learnt from previous projects, looking at specifications, learning from elsewhere and alternative site review
- The project has been reviewed as part of the wider Sports Facilities Improvement Plan (SFIP)
- Building condition survey completed
- Appointment of two Programme Managers for SFIP and the construction of new facilities

What's going to happen in the next period?

- Continued work progressing the SFIP
- Review and visits to other authorities new sports facilities
- Development of specification for West Hub

Key risks

- Continued deterioration and costs of current facilities
- Ensuring Business Case for redevelopment
- Shortage of alternative locations in west of the city
- Difficult national market conditions

Target Milestones

- West Hub Business Case agreed: June 2023

More information:

<https://www.brighton-hove.gov.uk/sites/default/files/Sports%20Facilities%20Investment%20Plan%202021-2031.pdf>