Liverpool’s Continuing Regeneration

Mark Kitts
Assistant Director, Planning, & Development
Current Position

- Fantastic momentum behind Development and Investment
- £1.8bn of regeneration projects currently on site
- 12,000 construction jobs
- 4000 new permanent jobs
- 3000 jobs safeguarded
- International Festival for Business now underway will increase and drive momentum
Current Position

Key Projects:

- 2 major **Hospitals** on site
- **Anfield:** Housing well underway – planning app for the stadium now submitted
- **Project Jennifer:** underway since April 2014 (after being stalled for 15 years)
- **Edge Lane Retail Park:** phase 2 starts imminently
- **Strategic Housing Partnership:** recently announced. 1,500 new and 1,000 refurbished houses over 5 years with £205m private sector investment (in addition to the Housing Delivery Plan already delivering 5,000 new homes since April 2012)
- **Welsh Streets:** Our full support going into the Public Inquiry
A continually expanding story.....

Progress & Achievements
Value in £millions of major schemes completed & on site since 2007
(City Centre & Neighbourhoods)

- Schemes completed
- Schemes currently on site
- Estimated schemes to commence soon

£ millions

0 200 400 600 800 1000 1200


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- Schemes currently on site
- Estimated schemes to commence soon

- (Liverpool ONE)
A continually expanding story.....

Breakdown by type of CITY-WIDE developments currently on site in £m (as at 01 July 2014)

- Industrial/Warehousing: 287
- Offices: 195
- Retail: 135
- Education: 129
- Hotels: 62
- Health: 51
- Leisure: 36
- Public Sector infrastructure: 21
- Housing (non student): 168
- Student accommodation: 745
Hospitals
Royal Liverpool University Hospital

DEVELOPER:
Royal Liverpool & Broadgreen University Hospitals NHS Trust

ESTIMATED SCHEME VALUE:
£429 million

PROPOSAL:
New city centre hospital

STATUS:
On site

ESTIMATED COMPLETION:
April 2017
Hospitals
Alder Hey Childrens Hospital

DEVELOPER:
Alder Hey Children's NHS Foundation Trust

ESTIMATED SCHEME VALUE:
£240 million

PROPOSAL:
New hospital and park

STATUS:
On site

ESTIMATED COMPLETION:
June 2015
Leisure
Liverpool Exhibition Centre & Pullman Hotel, Kings Dock

DEVELOPER: Liverpool City Council

ESTIMATED SCHEME VALUE: £69 million

STATUS: On site

EXPECTED COMPLETION: Summer 2015

PROPOSAL: 87,000 sq ft exhibition centre with 216 bedroom 4* ‘Pullman’ hotel
Leisure
Kings Dock – further proposals

DEVELOPER:
Regeneration Liverpool

ESTIMATED SCHEME VALUE:
£100 million

PROPOSAL:
Ice Rink (international/olympic standard); extreme sports complex; quality food retail; family apartments/homes.

STATUS:
Development partner being sought

ESTIMATED COMPLETION:
2017/18
Leisure
“Aloft Hotel”, 1-9 North John Street

DEVELOPER: Ashall Property Ltd

ESTIMATED SCHEME VALUE: £18 million

PROPOSAL: Conversion of former grade II listed Royal Insurance Building to 116 bedroom boutique hotel under the ‘Aloft’ brand.

STATUS: On site

ESTIMATED COMPLETION: December 2014
Leisure
“Martins Building”, Water Street

DEVELOPER:
Castlewood Property Management Ltd

ESTIMATED SCHEME VALUE:
£40 million

PROPOSAL:
Conversion to Liverpool’s first 138 bedroom 5* hotel

STATUS:
Permission granted June 2014. Start on site imminent.

ESTIMATED COMPLETION:
October 2015
Leisure
Northern Warehouse, Stanley Dock

DEVELOPER:
Stanley Dock Properties Ltd

ESTIMATED SCHEME VALUE:
£30 million

PROPOSAL:
Conversion to 150 bedroom 4* hotel, gym, conference and banqueting centre

STATUS:
Completed

OPENING:
July 2014
Leisure
Lime Street Gateway

DEVELOPER:
Regeneration Liverpool

ESTIMATED SCHEME VALUE:
Not yet known

PROPOSAL:
Mix of new builds and refurbishments to provide new TV and Music venue, hotel, cinema, restaurants, retail, mature student accommodation and car parking

STATUS:
Early negotiations.

ESTIMATED COMPLETION:
Not yet established
Leisure

The Anfield Project: Liverpool Football Club Stadium

DEVELOPER: LFC

ESTIMATED SCHEME VALUE: £150 million

PROPOSAL: Refurbished and extended stadium with new plaza

STATUS: Application submitted June 2014

ESTIMATED COMPLETION: To be announced
Leisure
Everton Park: Sky Park

DEVELOPER:
Liverpool City Council / The Land Trust

ESTIMATED SCHEME VALUE:
£2 million

PROPOSAL:
Sky Pier - observation post on the brow of the hill, expected to attract up to 150,000 visitors a year

STATUS:
Planning permission granted July 2013

ESTIMATED COMPLETION:
To be announced
Retail
Project Jennifer

DEVELOPER: St Modwen

ESTIMATED SCHEME VALUE: £150 million

PROPOSAL: New District Centre, with open market, market hall, community facilities, 481 homes, and light industrial units

STATUS: On site

ESTIMATED COMPLETION: Autumn 2016
**Office Developments**

**City Centre & Mayoral Development Zones**

- **Developers:** Various
- **Estimated Scheme Values on Site:** £35.6 million
- **Floor Space:** 205,000 sq ft.
- **Net New Jobs When Filled:** 1,585
Schools
12 schools, city-wide

DEVELOPER:
Liverpool City Council

ESTIMATED SCHEME VALUE:
£170 million

PROPOSAL:
Building of 12 new schools to replace existing facilities

STATUS:
On site

ESTIMATED COMPLETION:
August 2017
Student Accommodation
Various student schemes all commenced recently

DEVELOPER: Various

ESTIMATED SCHEME VALUE: £287 million

PROPOSAL: Various conversions/refurbishments/new build student schemes (4,592 bedrooms/pods currently on site)

STATUS: These examples all on site
Residential – new and refurbished homes
Housing Delivery Plan

New homes in active developments (either on site or awaiting start in future phases of commenced schemes)

Actual new home completions (includes homes on Active Developments where individual properties have been signed off by NHBC or other certification).

Mayor's Housing Target (Housing Delivery Plan)
City-wide Development Activity
Facts and Figures

JOB CREATING SCHEMES - COMPLETED SINCE JANUARY 2013:
(as at 01 July 2014)

- 124,183 square feet of retail floorspace built or refurbished
- 182,964 square feet of leisure floorspace built or refurbished
- 236,238 sq feet of office floorspace refurbished
- 736,986 square feet of industrial/warehousing floorspace built
- 463 bedrooms in 4 hotels
- When filled to capacity, all the above floorspace/hotels will support 2,241 new jobs
City-wide Development Activity
Facts and Figures

JOB CREATING SCHEMES - CURRENTLY ON SITE:
(as at 01 July 2014)

- 205,277 square feet of office floorspace being refurbished or built
- 340,150 square feet of retail floorspace being refurbished or built
- 279,808 square feet of industrial/warehousing floorspace being built
- 1,916,190 square feet of hospital floorspace being rebuilt
- 737 bedrooms being created in 3 hotels
- When filled to capacity, all the above floorspace/hotels will support 4,840 net new jobs
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