

## **BRIEFING ON BIRMINGHAM EASTSIDE FROM LIAM BYRNE MP**

### **Eastside**

- The regeneration of Eastside will transform a once derelict part of Birmingham creating a major hub for learning, creative and digital industries.
- AWM is backing the regeneration with £68.3 million to fund a Technology Park, Leisure and Learning Quarter and City Park.
- Eastside now has three key parts:
  - A Learning and Leisure Quarter – around Millennium Point. This is being wholly delivered by AWM to deliver 23,000 learning opportunities, 7,000 NVQ level 3 qualifications and 4,400 NVQ level 4 qualifications, with some 1,700 new jobs created and will include:
    - A key part of the plan will be Birmingham City University's relocation benefiting in excess of ten thousand students, sites for student accommodation, the Brit School and a Vertical Theme Park. All these link in infrastructure which will fuel the creative aspirations of Digbeth and the wider Eastside Area.
  - Technology Park (now called Ventureast). This is a Joint venture between AWM and Birmingham City Council, through which AWM fund the City to acquire and prepare the site and contract with a development partner who will deliver 55,000 m<sup>2</sup> of office space, 160+ residential units and 1,500 jobs.
  - A new City Park – AWM fund BCC through the Joint Venture to acquire the land and ensure that it is remediated, after which BCC is solely responsible for the construction.

### **Learning and Leisure Quarter plus Birmingham City University**

- A Birmingham City University campus. BCU (BCU – formerly known as the University of Central England – UCE) has confirmed that they will be relocating the Birmingham Conservatoire and their Institute of Art and Design on to what was the proposed site for the new Central Library of Birmingham. AWM will assist BCU with the cost of remediating their site and through land sales.
- The new BCU schools will serve in excess of 5,000 students plus a further 600 studying at the Conservatoire and access to over 30 new undergraduate courses, and many more postgraduate and short course options. Over the next five years the new faculties will cater for an additional 7,500 students and focus BCU into a new city centre campus in Birmingham. Millennium Point is already home to about 2,500 BCU students at the Technology Innovation Centre and Birmingham School of Acting.

- **Etna House** – Watkin Jones completed the legal agreement to acquire the site on Jennens Road on 24 August for a 600 bed student accommodation building. Work has started on site with opening targeted for September 2009. A road linking Fox and Grosvenor Streets (to enable the closure of the part of both of these streets that runs across the City Park) will be constructed as part of the development at a cost to AWM of £250,000.
- **Business Outreach Centre** – AWM have leased this building to Matthew Boulton College who have spent £300,000 on establishing a business outreach centre, adjacent to the New Technology Institute, fronting on to Bartholomew Row. This is a temporary use until 2013 when the property may be developed on the expiry of all leases. Matthew Boulton were only able to relocate to Eastside as a result of the Agency's acquisition of their former Bristol Road site.
- **Vertical Theme Park** – Pettifer Developments are now leading interest in constructing an iconic building on the site between Millennium Point and Cardigan Street. They aim to submit a planning application for this in November. Terms have not yet been finally agreed for the disposal of this site but the employment and regeneration benefits that this scheme offers are considerable and will greatly benefit the local economy.

### Technology Park

- Developers Goodman has committed to build a **first phase** consisting of:
  - 9,800 m<sup>2</sup> of offices;
  - 4,400 m<sup>2</sup> of SME offices;
  - 4,600 m<sup>2</sup> of Hotel; and
  - Necessary infrastructure and public realm.
- Plots with an area of some 9,600 m<sup>2</sup> have already been demolished. A further 15,000 m<sup>2</sup> will be demolished as Phase 2, which is likely to commence in late October. This is virtually half the entire site and leaves some 25,000 m<sup>2</sup> to be cleared from 2008 onwards.
- On 10 January 2007 the **Co-op Building** on Belmont Row in the Technology Park was badly damaged by fire. Options for the refurbishment of this important gateway property are being worked up.
- **Conservation** – there are a number of listed and locally listed buildings in Eastside and the canal itself is part of a conservation area.

### City Park

- BCC applied for £15 million funding from the Big Lottery Fund under the Living Landmarks Scheme to pay for the construction of the City Park.

- The bid for Lottery funding did not make the final shortlist and various alternative funding strategies are now being explored between AWM and BCC.