



ScrucO 6th Sept 2017

Friargate and other City Centre Developments

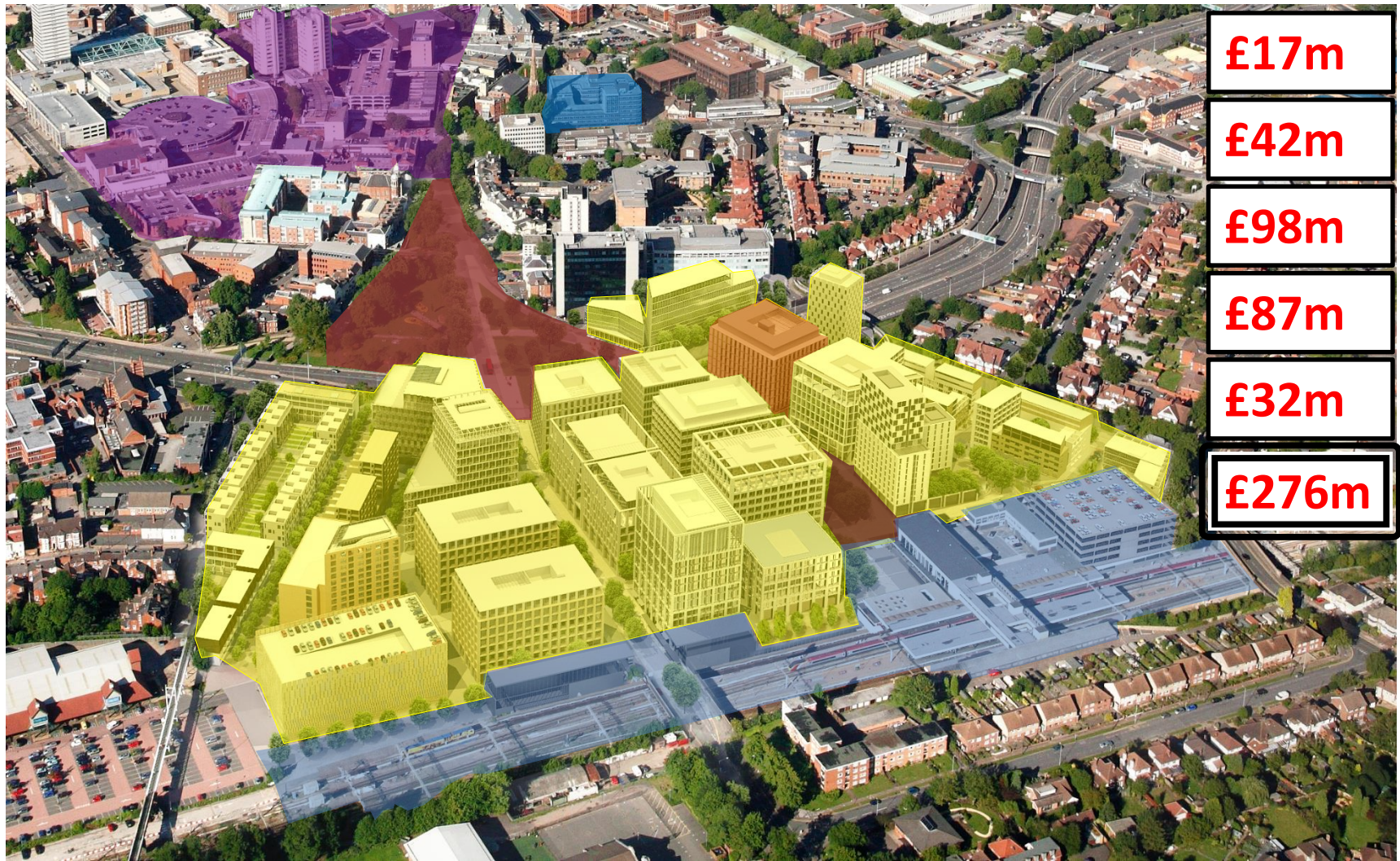


Importance of regeneration and redevelopment of city centre

- Rates income
- Increased investment
- Attracting new jobs
- Attracting and retaining skills
- Attracting new visitors and customers
- Increasing the attractiveness of Coventry as a destination



Comprehensive Regeneration



Station Masterplan



→ New station building to complement existing listed building

→ Lower concourse connecting to new Station Square, Platform 1 and MSCP (via lifts)

→ Upper concourse connecting to new footbridge, Warwick Road and MSCP

→ Up to 5 retail units within the new station building

→ 640 space multi-storey car park, will replace some rail parking being lost but create a net additional 300 spaces

→ New bus interchange on Central 6 side of Warwick Road

→ Works started on site March 2016 to construction pedestrian link under Warwick Road





Friargate

Business Rates circa £23m

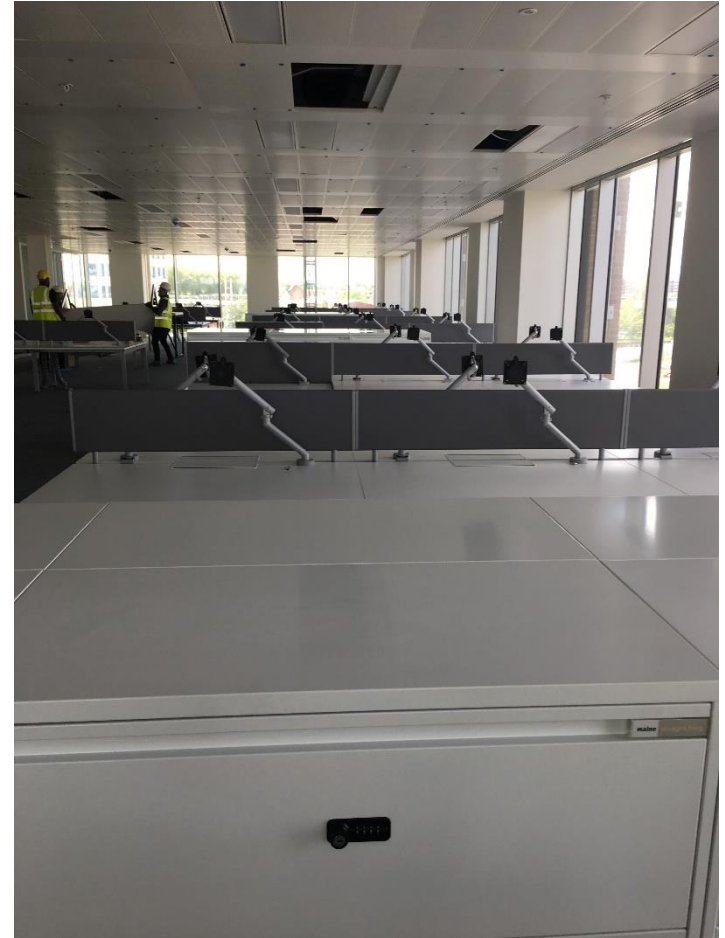
- Up to 2,350,000 sq ft of Grade A office space across 14 buildings**
- Up to 215,000 sq ft of shops, restaurants and bars**
- Up to 450,000 sq ft of hotel space across two buildings**
- Up to 400 new homes**
- Up to 110,000 sq ft of leisure use**
- Vastly improved public space**
- 15,000 new jobs once complete**



One Friargate



One Friargate



Two Friargate





**Two
Friargate**
extends over
136,189 sq ft net
internal area, as
well as 4,608 sq ft
of retail and
restaurant space.



City Centre South – Overview of Offer

Retail and Leisure
438,352 Sq.Ft.

Non-Retail
380,021 Sq.Ft.

Total
818,373 Sq.Ft.



90,000 sq. ft. department store



259,067 sq. ft. retail



28,416 sq. ft. F&B



5 screen cinema



585 student beds

128 PRS units

150 private residential







SPG SHEARER
PROPERTY
GROUP



L1 VISION FOR CITY CENTRE SOUTH

VIEW ALONG MARKET WAY LOOKING SOUTH TOWARDS THE NEW DEPARTMENT STORE



Milestone	Start date	End date
Confirmation of public sector funding	December 2016	
CCC Member approval of Preferred Bidder	December 2016	January 2017
Anchor Store – Heads of Terms	January 2017	July 2018
Anchor Store AFL	July 2017	December 2017
Development agreement	April 2017	March 2018
Planning	February 2018	September 2018
CPO	October 2017	February 2018
Procurement main scheme	March 2019	March 2020
Start on site (demolitions and enabling works)	January 2020	December 2020
Main scheme contractor starts work	June 2020	October 2022
Completion	October 2022	



Leisure attraction



Contractors on site currently
Demolition completed
PC 2019



50m Swimming Pool

August 2016 - Council approve £10.5m investment into 50m Pool at AHC

December 2016 – Appointment of Design Team Completed

- September 2017 – Submission of Planning Application
- January 2018 – Appointment of Contractor
- April 2018 – Commencement of Construction
- April 2019 – Practical Completion
- May 2019 – Opening of 50m Swimming Pool



Belgrade Plaza



Belgrade Plaza



Downing Group on site with 590 bed student housing scheme incorporating 40 residential units

Further phase proposed incorporating student flats, residential apartments and extension to Premier Inn.

Completion for mid 2018



Cathedral Lanes



Phase 1 completed:

- Wagamama
- Las Iguanas
- Cosy Club

Phase 2:

- A further five restaurants
- Establishment at rear converted to a Slug & Lettuce



Bishopgate



Bishopsgate



Demoilition of sorting office complete.

Coventry University have achieve planning consent for 1200 student units

Completion 700 units for 18/19 academic year



Millennium View



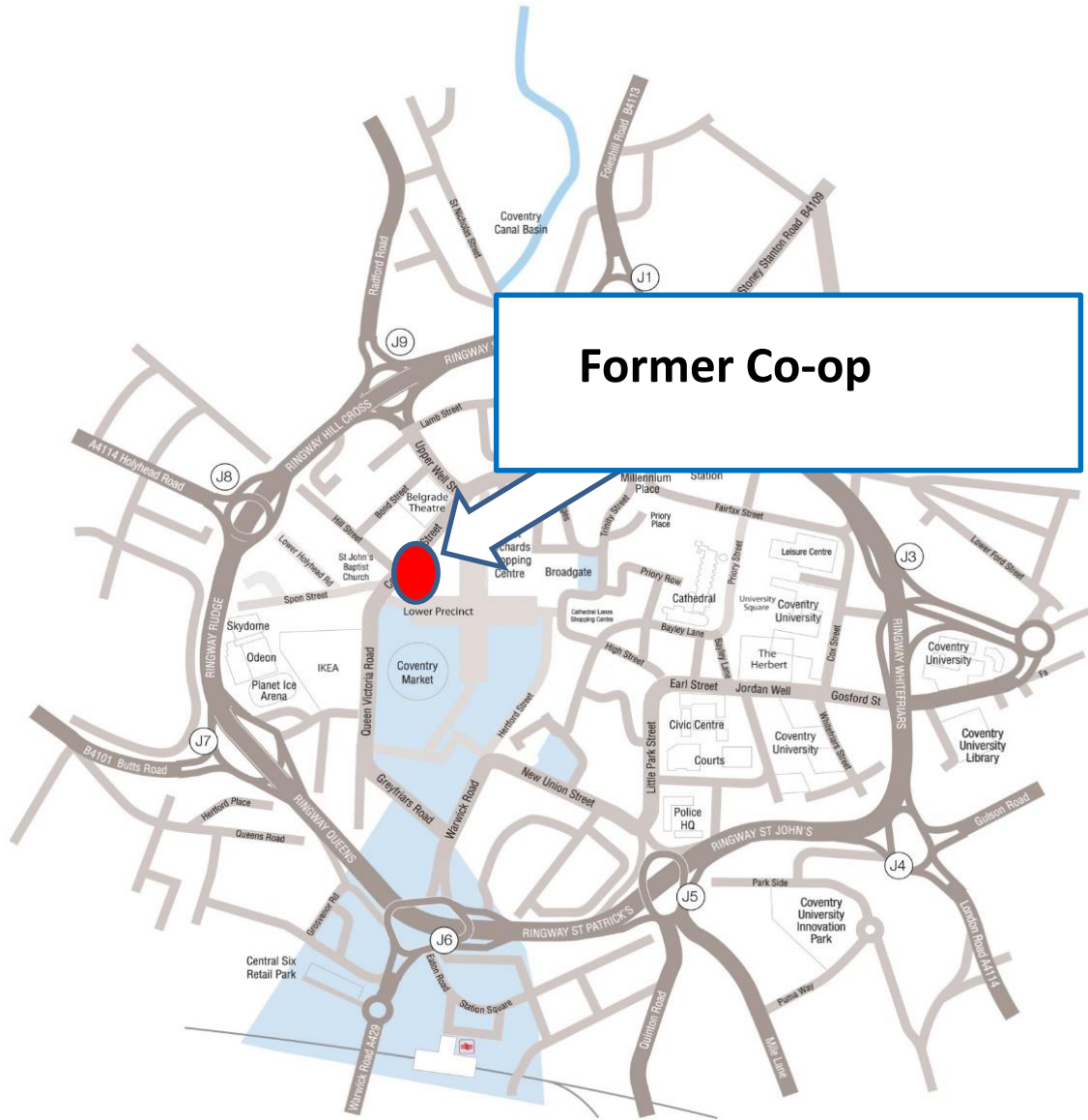
Millenium View



Onsite currently

Completion 391
units for 18/19
academic year





Former Co-op



Former Co-op building



Other Schemes

- Cox Street Student accommodation
- Fairfax Street
- Upper Precinct
- AVIVA



Thank you and questions

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