

Summary of Site Options presented to Civic Centre Steering Group on 18<sup>th</sup> April 2005.

	<b>Site 1 - Olympic Office Centre</b>	<b>Site 2 – E01</b>	<b>Site 3 – E02</b>	<b>Site 4 - W09 (Wembley Plaza)</b>	<b>Site 5 – W10</b>	<b>Site 6 – Quintain/LDA Site</b>	<b>Site 7 - Brent House</b>
<b>Size</b>	3.13 acres	0.81 acres	1.44 acres	1.42 acres	2.38 acres	Approx 1 acre plot on 8 acre split site	1.94 acres
<b>Location and access</b>	Fronts Olympic Way approx ¼ mile south of Wembley Park underground. Good public visibility and potential for open campus environment	To immediate north east of Wembley Stadium. Limited public visibility and potentially overshadowed by Stadium. Access from Wembley Stadium podium and Engineers Way	To north east of Wembley Stadium towards edge of Stage One planning area. Limited public visibility and potentially overshadowed by Stadium. Access from Wembley Stadium podium and Engineers Way	On Wembley Hill Road approx ½ mile from Wembley Park underground and close to Wembley Stadium. Excellent visibility and bus connections	Access from Wembley park Boulevard, Royal Route and South Way. Reasonable public visibility	Site adjoins Wembley Stadium station on South Way. Good access from South Way and Wembley Park boulevard. West section fronts Wembley Hill Road.	Prominent location fronting Wembley High Road. Situated equidistant from Wembley Central and Wembley Stadium stations and on bus routes
<b>Site Description</b>	Currently houses 6 storey offices totalling c 7,500 sq m. Multi tenanted on lease with landlord break options in 2008/9. Adjoining car park site let on six month licence	Currently in use as car parking	Currently in use as car parking	Currently Wembley Plaza Hotel.	Currently a multi storey car park, scheduled for demolition in 2009	Currently vacant site. Site is bisected by proposed marshalling area, public space for new stadium., currently under construction and due for completion in early 2006.	Office building of 9000 sq metres. Majority let to Council until 2008. Remainder let to Air France
<b>Planning status</b>	Established office use.	Part of Quintain's Stage One consent area. Zoned for hotel, residential uses.	Part of Quintain's Stage One consent area. Zoned for residential, office and retail uses.	Existing hotel use but is included within Quintain Stage One application area. Allocated for mixed use comprising residential, leisure and community uses.	Part of Quintain's Stage One consent area. Zoned for residential, office and retail uses, leisure uses, including high rise block on Boulevard.	Arup masterplan consented for mixed use commercial, retail and residential development. Subject to possible minor revision by Quintain.	Established office use

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<b>Physical Feasibility</b>	Council requirements easily accommodated. Scope for good ground floor contact with public realm and efficient floor plates	Council requirements not met on site. Restricted contact with public realm, public and political space on several floors	Council requirements not quite met on site. Restricted contact with public realm, public and political space on several floors. Some atrium and garden potential	Council requirements easily accommodated. Scope for good ground floor contact with public realm although some inefficient floor plates	Council requirements easily accommodated. Scope for good ground floor contact with public realm and average office floor plates	Feasibility undertaken on part of eastern site which offers moderate visibility Potential high rise solution ( 12 storeys) but good ground floor contact with public realm and reasonable office floor plates.	Council requirements accommodated on site with good ground floor contact with public realm and efficient floor plates
<b>Constraints</b>	Building demolition required  Tenants may need to be removed depending on timing of development  Wembley Master Plan envisages widening of Olympic Way which may necessitate narrowing of site by c. 7m. This may compromise potential design solutions for civic centre.	Stadium interface may restrict operations  Small site with entrance elevated from Engineers Way.	Entrance elevated from Engineers Way  Barely sufficient site	Building demolition required  Potential revisions to current planning consent would reduce size of plot to c.1 acre through introduction of road through site.	Potentially overshadowed by stadium  Conflicting, high density alternative uses	Potential conflict in use with stadium and parking restrictions	Building demolition required  Brent House staff would have to be relocated for c 2 yrs to allow development
<b>Owner credentials</b>	Insight Investments are primarily asset managers and have limited experience in direct development. They are likely to partner with a developer in order to deliver civic centre.	Quintain have a successful track record in both investment and development including the Millennium Dome and Greenwich Peninsula. Established team of professionals dedicated to the regeneration of Wembley including Richard Rogers Partnership (architect), FPD Savills (property and development advisors) and EC Harris (construction consultants). Best credentials for delivery of civic centre		Currently owned by Hilton Hotels who have no credentials to deliver a scheme for the Council.  Ownership expected to transfer to Quintain who are currently in negotiations with Hilton to purchase		In process of acquisition by LDA under CPO. Partnership agreed with Quintain to develop and own site whilst LDA delivers bridge and public space infrastructure	CLS Holdings are primarily property investors. In partnership with developers on major schemes

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<b>Timing risk</b>	Termination of current tenancies would need to be negotiated to secure vacant site in time for construction commencement	Later phase location – north east area may not be brought forward for development until after 2010		Feasibility depends on Hilton agreeing sale of site to Quintain. Agreement possible within 1 -2 months but any transaction would involve hotel remaining in situ until 2008/9 until new one is constructed		Limited timing risk. Site is cleared and a civic centre could be delivered to Council's desired timescales	Termination of Air France lease would need to be negotiated if they did not exercise break in 2009.
<b>Procurement Options</b>	Owners are income driven and regard this property as a long term hold to take advantage of Wembley regeneration. They have stated clearly their unwilling to consider any option for the Council other than leasing.  Within this constraint, they would be prepared to consider	Quintains's general preference is to develop for LB Brent rather than sell land outright. They would want to exercise a high degree of control over design and timing to ensure it was properly co coordinated with the bringing forward of other land for development		Unlikely that Hilton could be engaged to deal with Council whilst negotiations with Quintain continue.  Ability to procure is dependent on Quintain gaining control.  Even assuming this happens, this site is not favoured by Quintain's for Civic Centre due to high value alternative uses and its general strategic importance to the Stage One application area.		Land sale not discounted but Quintains's preference is to develop for LB Brent rather than sell land outright. They would want to exercise a high degree of control over design and timing to ensure it was properly co coordinated with the bringing forward of other land for development	CLS are open minded on all methods of procurement including a sale of the site/building.