

Birmingham City Council announces Lendlease as its preferred development partner for the £1.5bn (\$2.7bn) Birmingham Smithfield development

Birmingham City Council has announced Lendlease as its development partner to deliver the transformation of the 17ha Birmingham Smithfield site. Located in the heart of the city centre, Birmingham Smithfield is a £1.5bn (\$2.7bn) redevelopment project that will reposition the city on an international stage.

Lendlease will form a contractual joint venture with the City Council and lead the creation of an urban quarter that includes a new home for the city's historic Bull Ring retail markets, a unique family destination including a leisure and cultural offer, a new public square, integrated public transport and more than 2,000 homes with a public park and community facilities.

The development of Birmingham Smithfield is part of the city's Big City Plan, launched in 2010, which sets out a 25-year vision to grow the city centre by more than 25%. As one of the areas of transformation, Birmingham Smithfield is located directly adjacent to the Bullring and New Street Station; and will be a short walk from the new High Speed 2 City Centre Terminus Station which is set to open in 2026.

Councillor Ian Ward, the Leader of Birmingham City Council said: "We are extremely excited to be working with Lendlease who are an internationally leading developer with a proven track record of bringing forward major development schemes. The delivery of Birmingham Smithfield will be a major boost for Birmingham. With the new cultural and leisure attractions, the public realm, new homes and retail markets the development will appeal to both national and international audiences. Alongside these fantastic new facilities, the development will also deliver substantial benefits for the people of Birmingham. Lendlease have committed to invest in the local community and create 1,000s of new jobs and training opportunities. This scheme will create a legacy for the citizens of Birmingham and become an exemplar for inclusive economic growth."

Welcoming the appointment, the RT Hon Liam Fox MP, Secretary of State for Department of International Trade said: "I'm delighted to welcome this significant investment into Birmingham which will bring jobs and prosperity to the city and surrounding areas, also creating substantial opportunities for the local supply chain. It demonstrates the significant potential of the Midlands Engine region at a time when overseas investment into the UK is at its highest level ever.

"The Department for International Trade is committed to encouraging investment into the whole of the UK, and I'm pleased that teams from across my department – in the UK and internationally – were able to support this major project."

Waheed Nazir, Corporate Director for Economy, Birmingham City Council, said: "Birmingham Smithfield is the city's most important redevelopment opportunity. The site is the location where Birmingham first developed and where its future will now be defined. The calibre of bidders that have been attracted through the procurement process has shown the strength of the City as a place to invest. Lendlease has the capabilities and resources to realise the city's vision and deliver a truly transformational development scheme. Working with Lendlease we

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will be creating a new family leisure destination complemented by an exciting mix of cultural facilities, independent retail and business space. This will create a major attractor for residents and visitors. The scheme will have an emphasis on green infrastructure alongside community facilities and affordable housing.”

Lendlease, a leading international property and infrastructure development company, has been selected following an OJEU Competitive Dialogue Procurement process. Lendlease has delivered major developments across the UK including the iconic Bluewater shopping centre in Kent, the 2012 Athletes’ Village and is continuing work on International Quarter London, a major commercial scheme in Stratford.

Dan Labbad, CEO, Lendlease, Europe, said: “Smithfield is the birthplace of Birmingham, known for its markets which have always been at the heart of the city. Much like Birmingham itself, the area is brimming with creativity and opportunity. Our plans for the redevelopment will respect this heritage and bring more jobs, homes and environmental benefits to the area and the people of Birmingham.”

Lendlease is also working on the over station development of Euston, south London’s Elephant Park and was recently selected as the preferred contractor for Birmingham’s Perry Barr development, due for completion in 2022. It will now use its wealth of experience to bring to life plans for the growth of the city centre – creating more opportunities for local people and businesses and increasing economic growth for Birmingham and the wider West Midlands region.

The redevelopment of the area, which is twice the size of Brindleyplace, is expected to take 15 years to complete. The first phase of the scheme will include new homes, the new retail markets building and public realm.

The City Council will now work with Lendlease to finalise the terms of the partnership, commence the preparation of a planning application and produce a business plan for the site’s redevelopment before the formal award of the Birmingham Smithfield Development Partner contract. This is anticipated to happen by late 2019 with development expected to commence in 2022.

The site is part of the Birmingham City Centre Enterprise Zone, which was established in 2011 to unlock key city centre development sites and accelerate growth.

Tim Pile, Chair of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), said: “As one of our largest Enterprise Zone sites, Birmingham Smithfield will play a crucial role in generating economic growth and job creation for the city and its surrounding areas. The scheme is set to become a unique destination that will attract more visitors, new businesses and investment here. Birmingham City Council’s announcement of its preferred partner is a key milestone in realising the ambitious vision for Birmingham Smithfield. With Enterprise Zone designation, we are also able to secure funding to improve local infrastructure, which will help to accelerate the delivery of this site.”

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Images are available here: <https://spaces.hightail.com/receive/ozbabnMpTo>



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About Lendlease:

- Lendlease is a leading international property and infrastructure group with operations in Australia, Asia, Europe and the Americas.
- Our vision is to create the best places; places that inspire and enrich the lives of people around the world.
- Headquartered in Sydney, Australia, and listed on the Australian Securities Exchange, Lendlease has approximately 13,100 employees internationally.
- Our core capabilities are reflected in our operating segments of Development, Construction and Investments. The combination of these three segments provides us with a sustainable competitive advantage and allows us to provide innovative integrated solutions for our customers.
- Lendlease is behind some of London's largest and most exciting mixed-use regeneration projects such as Elephant Park and International Quarter London. In early 2018, it was appointed by Google as lead construction partner on its landmark new headquarters' in King's Cross and is the preferred contractor for Birmingham's Perry Barr development, due for completion in 2020.
- Lendlease is also responsible for the development of Euston Over Station Development, working closely with HS2, the Department for Transport and the London Borough of Camden; Network Rail and other stakeholders to optimise the outcomes for London and the UK.
- In June 2018, Lendlease announced plans for the acquisition with Starwood Capital, subject to pre-completion conditions, of The Silvertown Partnership which holds development rights in a major urban renewal project in London's East End.
- Lendlease was recognised as the UK's Most Sustainable Residential Developer by the NextGeneration Sustainability Benchmark for setting new standards of sustainability and customer engagement for two consecutive years in 2018, 2017 and 2016, scoring more than double the industry average.