

The background and context to Fairfield Halls.

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Delivering for Croydon

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Fairfield as it has been



The state of the building inside and out

- Dated appearance of the 1960s building
- Unsuccessful and poor public realm to the front and side of the building
- Deteriorating facades
- Inadequate and old heating and electrical systems in the building: too hot or too cold
- No relationship with College Green and the surrounding area

Historical schemes

- Countryside (2004) – College Green and Fairfield Halls scheme
- Keith Williams Architects (2010) – options study – refurbishment and part new build (£45m to £70m)
- Works to refurbish main foyer space – 2012
- Standalone OJEU procurement (2012/2013) – £27m scheme.
- £12m commitment (Cabinet – Sept 2014) –Improvements to increase revenue & demand including: New Digital cinema in Concert Hall; New Studio space (former Green Room); Improvements to Arnhem Gallery

Regeneration: an opportunity

In 2015, Croydon Council reviewed the approach to refurbishing Fairfield Halls in the context of:

- The dilapidating state of the existing building
- the £5.25 billion regeneration of Croydon's town centre.
- The newly established Growth Zone following discussions with DCLG and the Treasury
- Ongoing discussions with Coast to Capital and the GLA re. funding
- The need to revitalise the area and connect it with the rest of the town centre.
- The vision for the new cultural quarter with Fairfield Halls at its heart (Cabinet – Sept 14)

Fairfield Halls: the current scheme



The heart of Croydon's new cultural quarter

- A new and ambitious £30million approach to transform Fairfield Halls is part of this cabinet's vision for a stunning new cultural quarter at Fairfield.
- The Fairfield Halls is a catalyst for ambitious regeneration of the College Green area over the next 15 years including a 200,000 sqft state of the art college and around 2,000 much-needed homes.
- These will sit alongside a newly landscaped public space, niche retail and a 2000 sqft art gallery.

The refurbishment

- The detailed planning application for phase 1 of the scheme, led by Mott MacDonald, Rick Mather Architects and Turley, was approved at planning committee in February 2017.
- 'Phase 1' includes the refurbishment of Fairfield Halls and a high quality, mixed use scheme on council-owned land at College Green, providing much needed affordable homes alongside enhanced public space.

Ashcroft Theatre opening onto College Green

The timeline.....

- Cabinet approval for more ambitious £30m investment approach – Nov 2015
- Closure of Fairfield Halls – July 2016
- Enabling works – August 2016 to May 2017
- Award of Coast to Capital funding – Dec 2016
 - New Gallery, public realm and enabling works
- Planning approved – Feb 2017
- Refurbishment works – May 2017 to Nov 2018

A new operator for Fairfield

The specification was for a qualified operator to deliver:

- a financially sustainable model without a council subsidy
- high quality product across art forms with space for community and locally driven events
- a welcoming environment with excellent customer service.

Procurement process

- Deadline for pre-qualification stage – November 2016
- Invitation to submit solution – November 2016
- Submission deadline – December 2016
- Competitive Dialogue process – January/February 2017
- Invitation to submit final tender – February 2017
- Tender deadline – March 2017
- Evaluation completed - April 2017
- Leader's delegated decision on awarding preferred bidder status – April 2017

What happens next...

- Enabling works completion – May 2017
- Main refurbishment works from May 2017
- Working relationship between operator/contractor/Council established from May
- Enabling works over service yard for new College facility to ensure continuity of operation for the Halls by November 2018
- Following contract sign up, period of mobilisation; programme of engagement for operator with Croydon public, partners, stakeholders, promoters, community groups, hirers
- Commence gallery development incl. identifying operator
- Business case approved for Coast to Capital funding
- Completion of refurbishment works – Nov 2018