



Southampton Row

Employment and Training

May 2019

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## 1. Introduction

8-10 Southampton Row, also known as Carlisle House, is an Edwardian Renaissance building constructed circa 1905-1906, and arranged over eight storeys and two levels of basement. The building was initially designed as a hotel and since then has been used for multiple uses including a public house/restaurant on the basement, ground and first floors, and more recently, as site offices and facilities for the Crossrail construction site. The existing building is of steel frame construction with concrete floors and perimeter stone walls. The scheme will involve full refurbishment of this listed building and integration with the new infill building to the east.

The new development will consist of a new 8 storey building (Fisher St) and refurbishment of the existing building at 8 – 10 Southampton Row. These buildings will house a new premium lifestyle hotel. 85 hotel rooms are proposed, with a restaurant at first floor and a bar at ground floor level. A residential element of 9 new units is being provided to the south east side of the new build section with the 2 penthouse units spanning across the building from north to south.

**We are providing this Employment and Training document without a main contractor or potential end user operator being appointed, once a contractor has been appointed we will issue an updated report with further details to be provided.**

## 2. Goals and Objectives

Following on with the detailed design and procurement phase, IDE Real Estate understand and will commit to the following objectives as set out by the council, under their Camden Planning Guidance – Employment Sites and Business Premises as follows:

- construction apprenticeships
- local employment during the construction phase
- construction work experience opportunities
- end use apprenticeships
- local procurement opportunities

Early construction cost estimates are currently around £27m which would equate to 9 new apprenticeships through Kings Cross Construction Skills Centre and Apprenticeships brokerage services.

We will ensure that any main contractor is fully aware of their obligations, any such obligations will form part of the main contract. The successful contractor will work to CITB benchmarks for local employment when recruiting for construction related jobs as per section 68 of the Employment sites and business premises CPG. We are committed to signing up to the Camden Local Procurement Code, as per section 71 of the Employment sites and business premises CPG.

IDE Real Estate will also notify the potential operator of the hotel of the council's desire to encourage local employment in the development, during operation, in both apprenticeships and training placements.

### 3. Timescales

We have provided a short summary of the timescales for the development process:

At this stage it is envisaged that the overall construction period will be 22 months to 24 months commencing in Quarter 1 (Q1) 2020.

An outline of the key construction stages and indicative durations is as follows:

- Piling and Substructure works up to Level 2 transfer slab: Q1 – Q2, Year 1
- Superstructure Works: Q3 – Q4, Year 1
- Cladding and Envelope: Q4, Year 1 - Q4, Year 2
- Services, Finishes and Hotel Fit Out – Q4, Year 1 – Q4, Year 2
- Operation Q1 2022

### 4. Conclusion

IDE Real Estate are fully committed to delivering a first-class development with a main contractor who will fulfil all the obligations as set out by the council.

Once procurement has begun we will liaise further and develop the Employment and Training Strategy with the council as required.

