

# **Crawley Innovation Centre**

## **Update Presentation**

**November 2022**



# Crawley Innovation Centre – Delivery Objectives

- **Design, build and launch of Crawley Innovation Centre: R&D lab space; tech product design suites; prototyping workshop space; ancillary office and communal space (co-working zone).**
- **Fully equipped and fitted out Innovation Space – prototyping equipment and facilities for Innovation project teams (industry / university)**
- **Appoint a third party managing agent to run Centre / deliver occupancy**
- **Secure SME occupancy from clean / green tech, low carbon transportation and quantum technologies.**
- **Create flexible and highly versatile space available for micro-businesses and SMEs to grow and scale their activities (with anchor tenant)**

# Crawley Innovation Centre – Delivery Timeline

PROJECT DELIVERABLE	MILESTONE
Completed “stage 3” designs / submitted planning application	Summer 2022
Commenced Tender Framework process for works contractor	Sept 2022
Planning Committee approved application / planning approval	November 2022
Appoint Works Contractor	Jan 2023
Launch marketing campaign	Feb 2023
Building conversion works start	Feb 2023
Secure Anchor tenant “pre-let”	June 2023
Completion of building works / Opening of the Centre	Summer 2023 / Dec 2023
25% occupancy	April 2024
55% occupancy	April 2025
85% occupancy	April 2026



# Innovation Centre – Spend @ end Sept '22

Project cost	Total Budget (£)	Spend @ end Q2 (29/09/22)	Revised Forecast Spend	Getting Building Fund (£)	Towns Fund (£)
Acquisition of Travel House	£4,550,000	£4,877,435	£4,877,435	£4,877,435	-
Professional Design Fees	£301,000	£47,504	£298,200	£298,200	-
Works related to the Structural building conversion of the commercial space into Innovation Centre space	£2,673,000	0	£2,611,600	£2,435,365	£176,235
External Site Works, contractor preliminaries and overheads	£760,000	0	£673,000	£673,000	-
Project Management	£116,000		£116,000	£116,000	-
Capital programme Contingency	£900,000	0	£723,765	-	£723,765
Operational Running Costs of the Centre	£1,600,000	£143,872	£1,600,000	-	£1,600,000
<b>Total Net Cost</b>	<b>£10,900,000</b>	<b>£5,068,811</b>	<b>£10,900,000</b>	<b>£8,400,000</b>	<b>£2,500,000</b>
VAT	N/A*			N/A*	N/A
<b>Total Gross Cost</b>	<b>£10,900,000</b>	<b>£5,068,811</b>	<b>£10,900,000</b>	<b>£8,400,000</b>	<b>£2,500,000</b>

# Priorities for the Next Six Months

- **Appoint Independent Project Monitor- By December 2022**
- **Complete appointment of works contractor – By January 2023**
- **Appoint Project Director – By January 2023**
- **Works contractor mobilisation / and start on site – February / March 2023**

**In addition, linked to the Crawley Towns Fund, the intention is to deliver the following milestones:**

- **Appoint a marketing agent – January 2023**
- **Launch Marketing Campaign – February 2023**
- **Commence tender process for Managing Agent for CIC – April 2023**

