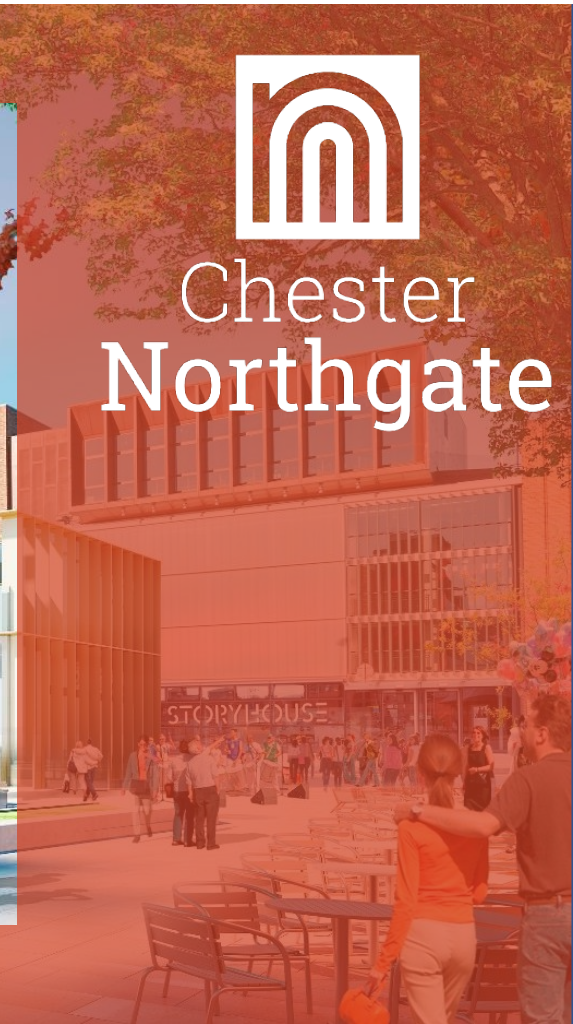




Chester
Northgate



Northgate KSRA Update 23.11.21



Cheshire West
and Chester

Agenda

Northgate Phase 1 update

- Main build
- Square & Arcade Naming Update
- Market Update

Drainage Tunnel Update

- Progress
- Reinstatement works

One City Plan Review & Future Phases

- Update - RG



Northgate Update



Latest drone video: <https://www.youtube.com/watch?v=aStZN7VhnBU>



Northgate Update

- **Market & Cinema**

Roofing and glazing – over 70% complete, base internal fit-out 40% complete

- **Arcade & Offices**

Cladding and roofing complete, curtain walling 95%, internals 70% complete

- **MS Car Park**

Structure 'topped-out' - internals 50% and cladding 40% complete

- **Work in November > December**

Hunter St. substation brickwork

Rooflights to market

Brickwork to MSCP core 2



Northgate Update

2 stage Opening Plan

Based on current expectations:

- Vinci hand over the development in May 2022
- Car park and Northgate Street frontage – open June 2022
- Market, cinema, restaurant units and public realm – open October 2022

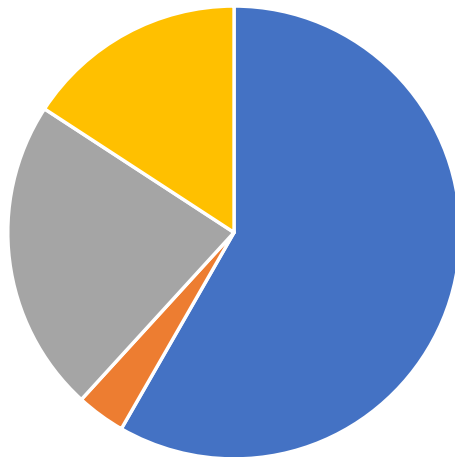
All dates subject to fitout lead times and material availability



Arcade & Square Naming

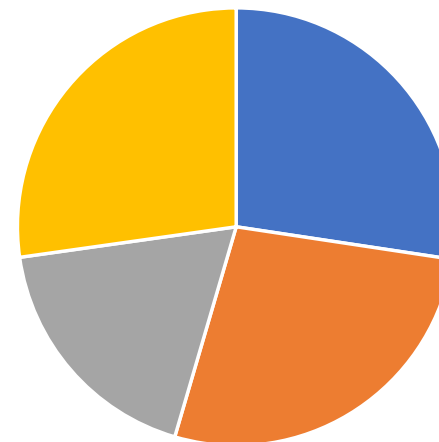
- Shortlist announced on 4th October and voting closed on 5th November
- Lots of engagement – over 5,500 votes cast in total.

Arcade 2,777 Votes Cast



■ Coachworks Arcade ■ Holme's Arcade
■ Minerva Arcade ■ Via Victrix

Square 2,725 Votes Cast



■ Exchange Square ■ Fortress Square
■ The Castrum ■ The Market Garden



Market Update

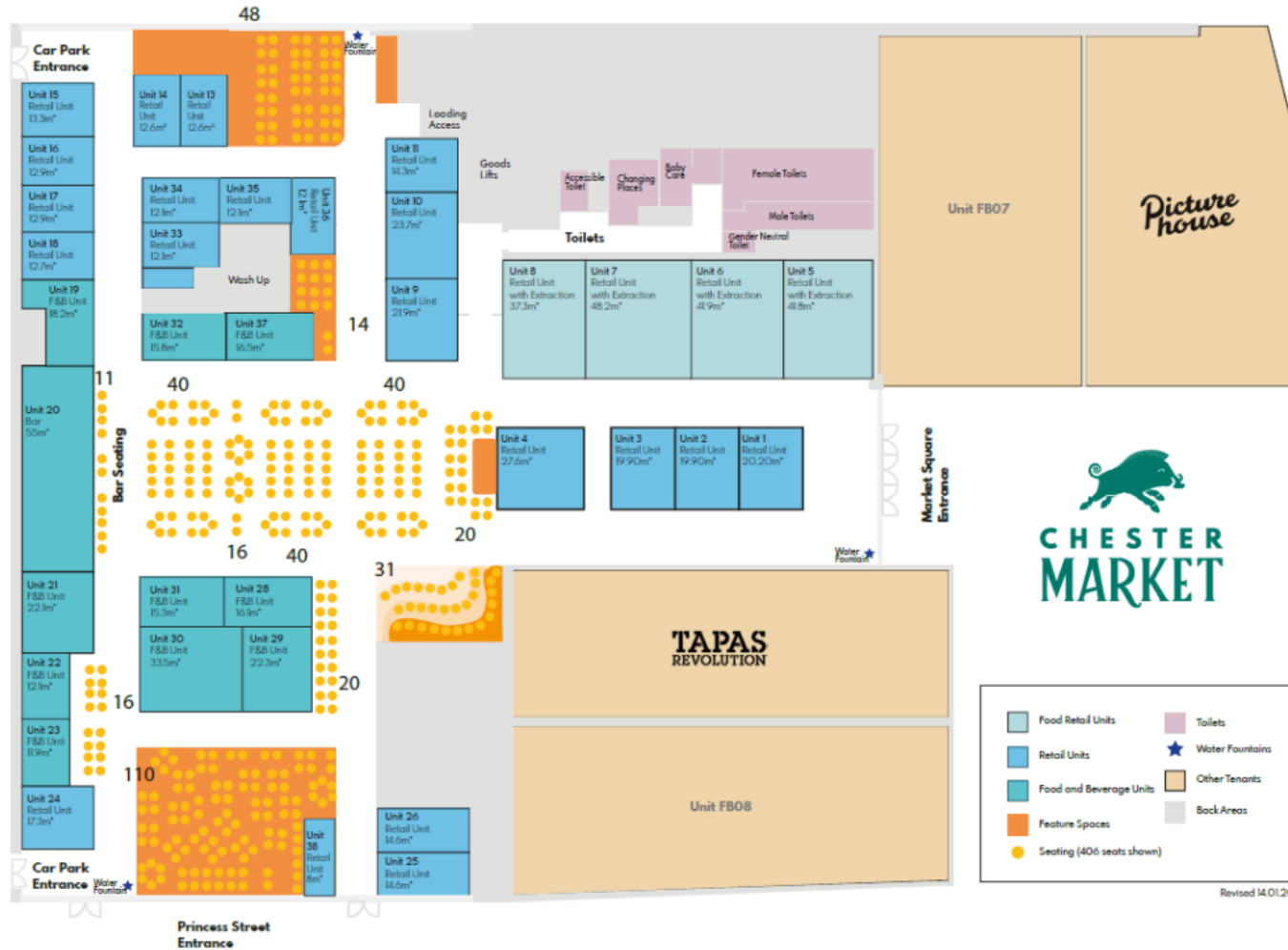
A modern, traditional market

- Create a new benchmark for city markets
- 5,900 sqm
- Circa 40 stalls
- Seating for 400 across 3 areas
- Six day opening Tue – Sun to 10pm (9pm on Sunday).



Market Update

Indicative floorplan



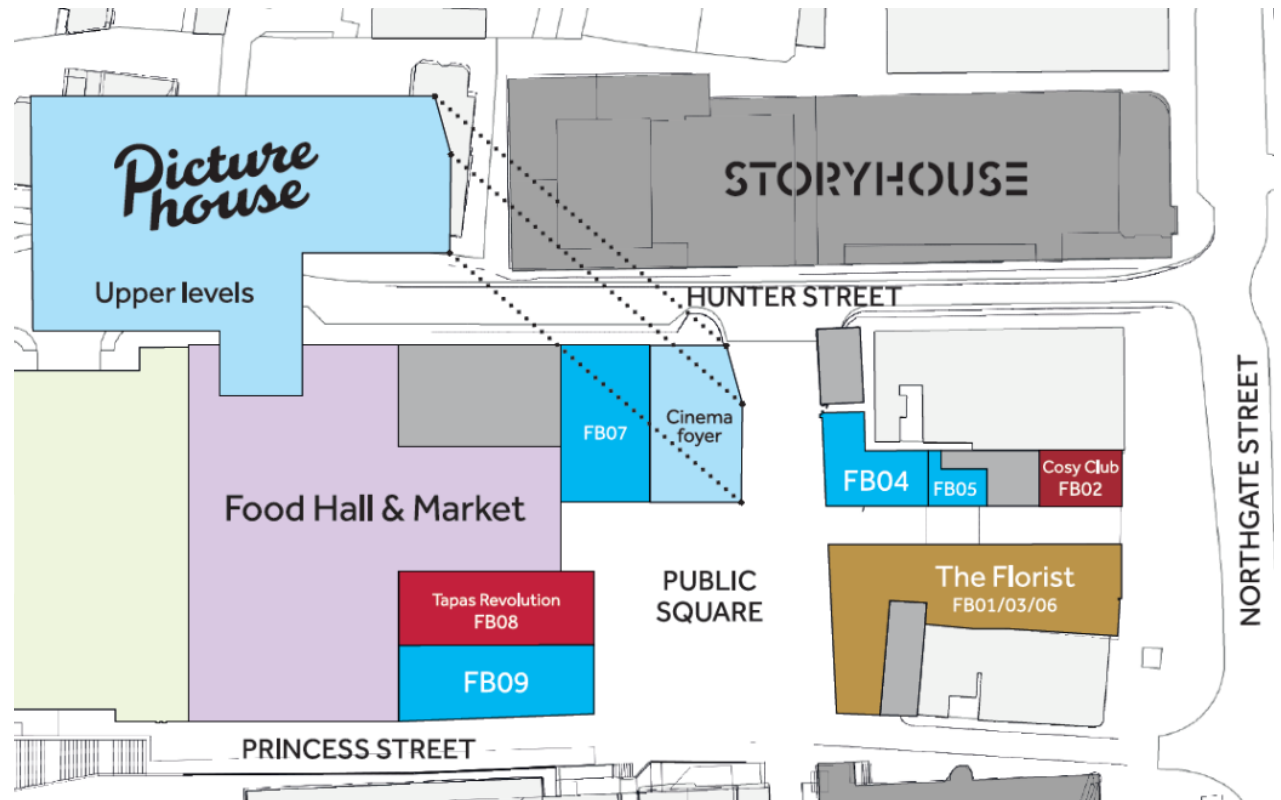
Market Update

- Offers made to 15 F&B and 12 GM & P traders
- Over 80% of existing traders that applied were offered a place
- Hope to announce first cohort of traders once legal process completed
- Targeted marketing campaign to fill remaining units in the new year
- Mains power restored to existing market end of October
- Toilets now decommissioned, temporary replacements imminent
- 4 new traders have opened in the market: Vegan foods, Southern style US food and retro gaming plus pop-up wine shop.

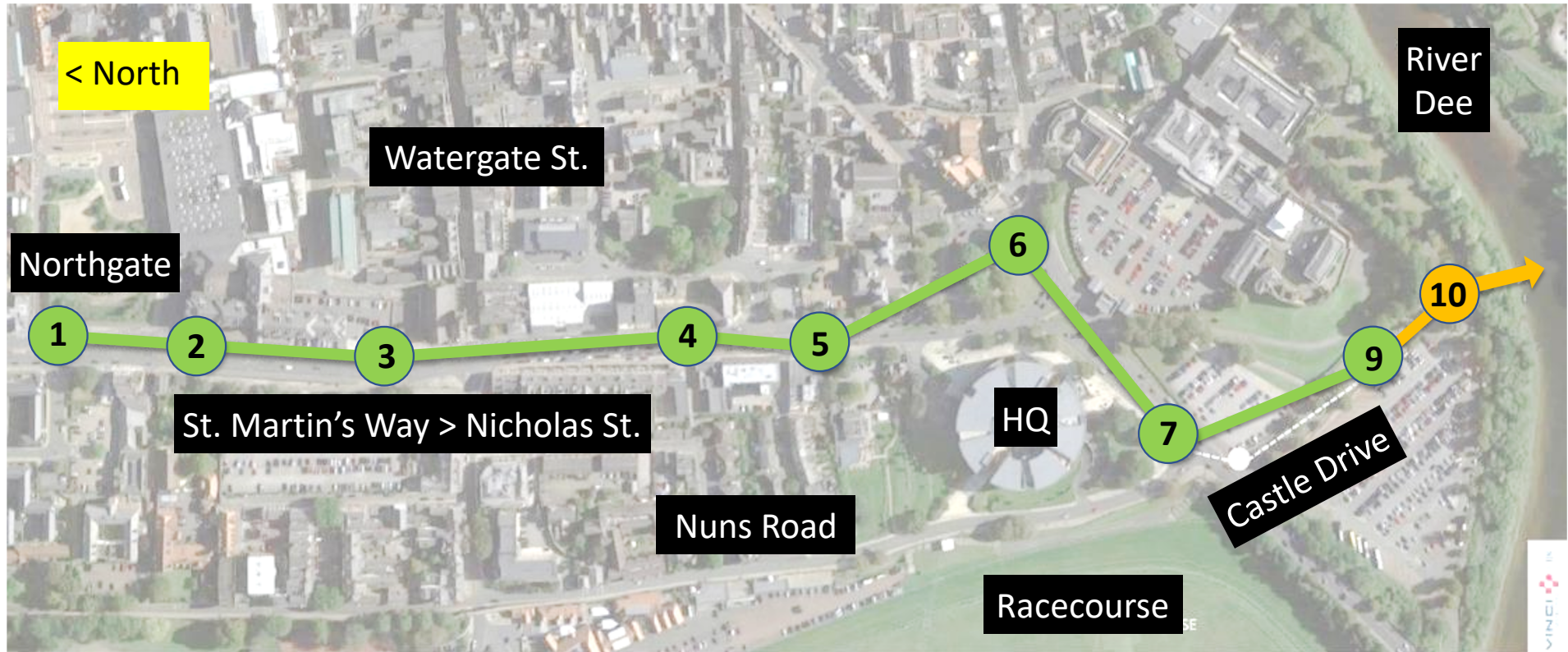




Northgate Lettings Update

- Confident to have all units let on opening
- Finalising leases with 2 high-profile F&B operators for units 7 & 9
- Lots of interest in remaining units 4 & 5.



Drainage Tunnel Update

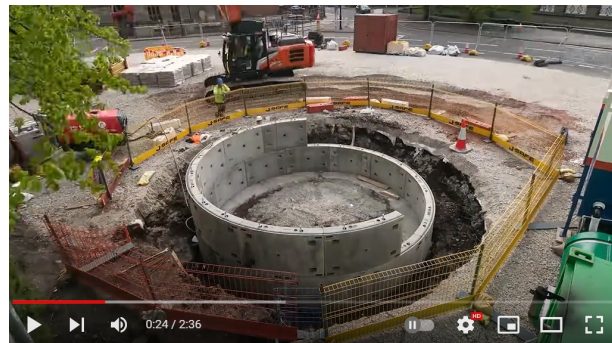


-  All underground tunnelling now completed
-  Outfall works in progress



Drainage Tunnel Update

830m pipejacking completed
from 8 shafts on schedule
490k video views



Drainage Tunnel Update

Reinstatement Works – work to date

- Clockwise has worked well over past year with limited disruption
- Final 5 weeks of a major infrastructure project
- First lifting of Clockwise for Nicholas St. to 2-way 25/10
- Has required a lane either side of central reservation to protect workers from live traffic
- Southbound traffic has flowed well
- But has resulted in significant delays to northbound traffic entering from Grosvenor Bridge
- Revert to 2 lanes northbound wherever possible
- Overnight works to complete most disruptive works
- Resurfacing 13 – 17 December overnight 8pm – 6am
- Aim to keep noisy works pre 10:30pm.



And finally... the Royal Visit

