

# **New buildings proposals for the future at Cefas**

# Why is it necessary to rebuild the offices and refurbish the laboratories at Cefas' Lowestoft site?

The current buildings are not sustainable either financially or for the conduct of future world-leading science.

It is essential that the proposals save £2m of costs per year: £1m of capital, £0.5-0.75m of maintenance & running, and £0.25-0.5m of productivity & revenue gains.

# Under the proposals how much will the building works cost, and who will fund it?

The laboratories will require a new roof, rewiring, replumbing and reorganizing, and will cost £4m.

The offices will be rebuilt, reducing the footprint by around 50% and costing £12m.

Defra/Cefas will fund £14.7m, and the balance is being sought from regional development sources (New Anglia Local Enterprise Partnership).

# How will the building works affect local residents and the surrounding residential area?

The works will be contained within the Cefas site and will involve typical construction-related activity for 18 months.

Cefas' on-site parking will be affected during the works, so more Cefas staff cars may be expected on local roads. The cliff-top car park and Kensington Road will be prioritised.

We will ensure that local disruption is minimised and will communicate our detailed plans.

# Will the new build be larger than the existing building?

The proposals are for the northern, 1980s laboratory block to remain and to add a new roof.

All office buildings, including the old hotel, would be replaced with a new building which would be:

- less seafront frontage (spread) requiring half the footprint of the old buildings;
- lower in height: 2 and 3 storeys (the old hotel is 4 storeys).

# When is building work likely to happen?

Some initial refurbishment work is planned to start in September 2017, but main works are expected from October 2017 onwards, subject to Defra supporting the final business case.

Defra's decision is due in mid-October 2017.

Works are planned to be completed by March 2019.

# Will the building be environmentally friendly, and, if so, in what way?

We propose to build a very environmentally sustainable building and we are aiming to have it rated as BREEAM<sup>1</sup> Excellent or Good. We propose it to be naturally ventilated & cooled and to include renewable energy generation through solar.

The office footprint is half the existing space reducing build and operating costs.

# Where will the entrance to the new build be?

The front entrance to the building will remain the same as our existing site, on Pakefield Road.

To improve traffic flow, additional use of the Kensington Road entrance is being considered for deliveries.

# Are there likely to be more cars parking on the local roads?

We are working to ensure no worsening of off-site car parking on local roads:

- the number of on-site parking spaces is proposed to remain the same as now;
- there is no planned increase to staff numbers; we aim to maintain staffing levels;
- we are enhancing our bicycle storage and shower facilities to encourage more to cycle.

# Will the site be accessible to the general public?

We propose an open landscaped area for the public to the easterly, seaward side of the site as we support the developing Lowestoft Seafront Vision to extend the promenade.

We also propose to add a small food and visitor experience pavilion on the south-east corner of the site. This would be artistically designed and could incorporate marine science content for visitors.

This is beyond Defra's remit, thus alternative funding would be sought.

# What are the main benefits to the local area of the proposals?

We believe some of the important benefits from our proposals include:

- Securing 450 skilled jobs in the town (£17m pa gross pay into the region, estimated £10m net) and securing 30-50 direct supplier jobs in the town.
- Securing continued Cefas pensioners in region with their earned pensions, estimated 150-250 ex-staff.
- Improving public access to the cliff-top seafront and the potential for a marine science visitor experience. Both supporting the regeneration Vision
- Continuing local educational benefits from Cefas' school/college interactions and the positive example that local science-based jobs in a fit-for-purpose, future-facing building will bring.
- Enhancing the profile for the town and region through Cefas' global profile.
- Reducing the environmental impacts of Cefas operations and reducing car traffic through increased cycling.

**Please feed back to us your own thoughts and ideas of our proposals, through this consultation.**