

Already known as a capital for culture, Liverpool is focussing its growth plans on becoming a capital for knowledge too.

Look to the future



Pictured left to right: Liverpool Knowledge Quarter; Daron Williams briefs Amspec's Andrew Maxwell on site at Orleans House.



With a wealth of academic and clinical institutions based in the city, Liverpool is better placed than most to take advantage of the growing opportunities in the innovation economy.

The decision by the Royal Society of Physicians to make Liverpool its northern base is just one indicator of the appeal of the city's new Knowledge Quarter, an area that is undergoing a multimillion pound expansion programme. Through its experience in developing and operating specialist environments for science and technology companies, Bruntwood plans to support the future expansion of the city's knowledge assets in whatever way it can.

Throughout 2016, the primary focus for Bruntwood in Liverpool has been in driving value out of its existing portfolio. The company has taken the lead in the development of innovative new workspaces, making it highly successful in the SME market. Improvements to Covent Garden and Cotton House are continuing to attract

new customers to the business as well as creating room for customer expansion.

One of 2016's major milestones is the imminent completion of Bruntwood's first-ever residential development at Orleans House. With the demand for quality rental properties in the city centre Colin Forshaw, Bruntwood's Head of Property in Liverpool and his Head of Building and Construction, Daron Williams, decided to investigate converting the Grade II* listed building into apartments.

"We'd been considering a residential conversion for a while," explains Colin. "Orleans House was always going to be a challenge because of its listed status, but it's a great-looking building and its size made it economically viable. Our extensive expertise in developing listed buildings for commercial use also came in handy."

Once through planning, the next challenge was to find the right construction partner. Despite overtures from specialist residential

developers, Bruntwood was keen to work with someone it already knew, so that the developer and the contractor could go on a journey of discovery together. Wigan-based Amspec Design & Build has a 10-year track record in office refurbishments for Bruntwood, so working with them made perfect sense.

Amspec's Managing Director, Andrew Maxwell, was sceptical at first. "Residential isn't what Bruntwood is known for, but they were determined they could do it and it's worked out really well," he says. "We've all been on a bit of a learning curve together, but it's been a great opportunity for us to extend our repertoire."

With the 71 studio, 1-bed, 2-bed and 3-bed apartments at Orleans House due to go on the market in Spring 2017, Andrew plans to put his money where his mouth is. "I'm definitely putting my name down for one, because I know just how good they are!"

Facts and figures for Liverpool

 **834,815**

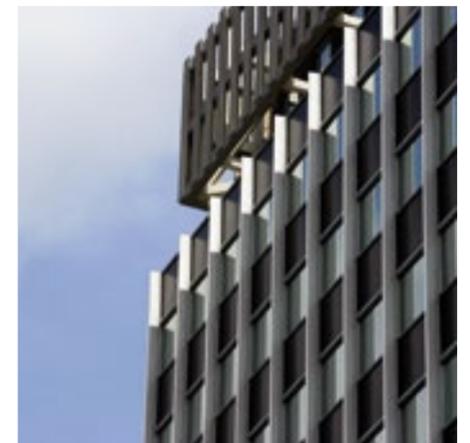
TOTAL SQ FT IN LIVERPOOL

 **146**

LETTINGS AGREED (NEW AND RETAINED CUSTOMERS)

 **124,210**

SQ FT OF SPACE LET IN 2016



Plaza refurbishment Liverpool

Bruntwood's flagship building in Liverpool continues to prove its popularity with a 23,000 sq ft letting at the end of 2016 bringing it up to 92% occupancy. A £1.5m refurbishment of the building's common areas is planned for later in 2017 along with an extension of the programme of customer events, which is open to all Bruntwood customers in the city.

Candice Flanagan

Senior Building Surveyor

When Candice Flanagan was looking for a placement from her building surveying course at John Moores University in Liverpool in 2007, Bruntwood was an obvious choice.

"The Plaza is such an iconic building in Liverpool and I knew that Bruntwood owned it," she says. "I also liked the fact that they were a family company, which really appealed to me."

Candice has a lifelong interest in Liverpool's listed buildings, which were the subject of her degree dissertation, so when she discovered how many listed buildings Bruntwood owned in the city that was another major plus. It seemed that the attraction was mutual and Candice was offered a full-time post part way through her placement, going on to complete her degree part-time.

"When I became a chartered building surveyor in 2014 it was a real feather in my cap, especially as a woman," adds Candice. "On my degree course there were only five girls out of a class of 90, but fortunately things are starting to change."

And Candice herself is making sure she does her bit to help drive that change. She sits on the John Moores University Industrial Liaison Committee and has been working on a new programme with the degree course tutors to go into local schools and talk to the kids.

"We want to talk to young girls about getting into property, because they need to see what a brilliant industry it is," explains Candice. "We're also talking to the University about the modules they have on their degree course to make sure they're as relevant as possible to the way the property world works today."



Burlington House Liverpool

In 2016, the highly-successful Trading Rooms concept was extended from Cotton Exchange in the city centre to Burlington House in Waterloo, with fantastic results. Targeted at 2-4 person businesses, Trading Rooms are ideal for people looking for the next step on from working from home, with shared kitchens and break-out areas adding value. Fifteen new businesses have already taken the plunge, attracted by a place where they can network with other people and get support for their growth.