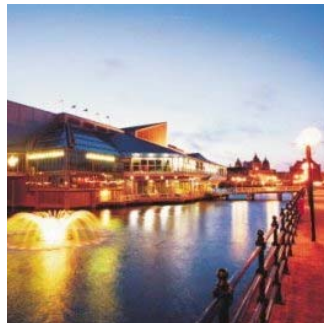


Hull City Centre Redevelopment

FACTSHEET 4
March 2006



Background

The redevelopment of the city centre is crucial to Hull's transformation. This redevelopment includes new housing, shops, offices and leisure facilities; together they will help produce a lively and welcoming place for both residents and visitors to enjoy. Hundreds of millions of pounds has been invested into the city centre's redevelopment. Key objectives for the City Centre include;

- re-uniting the City Centre with the Waterfront
- to offer a strong retail sector with more variety of shops
- a prime office core
- new residential homes
- new full and part time jobs

Key Projects

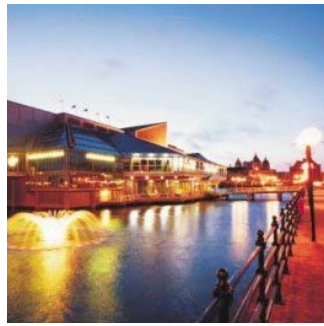
Humber Quays

- In total £162 million has been invested into this project.
- There is 28,000 sqm of prime office space.
- 450 new residential homes will be created.
- Humber Quays recently won the RICS (Royal Institute of Chartered Surveyors) Pro Yorkshire Award for Yorkshire's best commercial building.
- There are also plans to restore the listed Wellington Street Swing Bridge.
- It is set to be the location for a new cultural facility for the City which will include a Public Plaza and a riverside walkway.
- Humber Quays has also been granted as the location for a new World Trade Centre.
- For more information: <http://www.hullcitybuild.co.uk>



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The Boom

- Set to be transformed from a derelict stretch, running along the east bank of the River Hull from The Deep to Drypool Bridge, into a stunning waterfront complex.
- This scheme was masterminded by 'Pure Urban' - a local consortium consisting of Horncastle Group, Scruton Homes and Allenby Commercial.
- Pure Urban appointed internationally acclaimed architects Benoy with a brief to create an outline mixed-used scheme worthy of a 21st Century city.
- Total investment will be £100 million.
- The development is set to include 9 individual apartment blocks (each with their own distinct identity) that will house 600 riverside luxury apartments as well as creating a distinct city skyline, a 3 star plus hotel consisting of ~120 beds, 8,700sqft of shop and café area and 20,000 sqft of prime office space.
- For more information: <http://www.pureurban.co.uk>



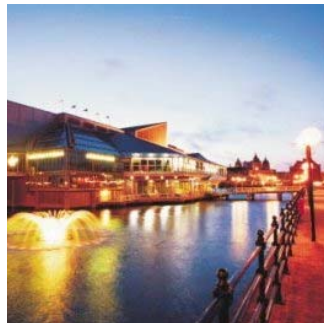
St Stephens

- A £200 million development led by ING Real Estate set to open in late 2007.
- Designed by leading architect Lord Norman Foster.
- It is set to provide a spectacular entrance to people arriving into the city via public transport.
- The development is set on 52,000 sqm of land that will house a new 10,000 sqm superstore that will open 24/7, 40 shops and stores, cafes, bars, restaurants, a new home for Albemarle Music School, 220 new residential apartments and a luxury 128-bed hotel.
- A parking facility for up to 1,550 cars
- An estimated 2,500 new jobs will be created as well as 400 construction jobs.
- It will provide a state of the art leisure and entertainment facilities including a new location for the Hull Truck Theatre.
- St Stephens will also incorporate an £18 million transport interchange, designed by accomplished architects Wilkinson Eyre.
- For more information: <http://www.ststephens-hull.com/>



City Centre Redevelopment

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Quay West

- A £300 million development that will extend Princes Quay Shopping Centre out to the West, set to open by late 2009.
- This project is led by Henderson Global Investors and Insight Investment.
- The development has been drawn on examples from across the continent of two level shopping centres based upon streets and squares network.
- It is set to house 60 new shops and 2 major department stores, a new 170 bed hotel that will overlook Castle Street, a residential apartment block between Princes Quay and Castle Street, new cafes and restaurants along Princes Dock Street, a new home for the historic Hull Boys' Club, a health and fitness centre and facilities for offices and conferences.
- A new rooftop parking facility will be created, accommodating up to 2,500 vehicles
- It is set to create an estimated 3,000 to 4,000 new jobs as well as 6,000 to 7,000 construction jobs.
- For more information: <http://www.quaywesthull.co.uk/>



Further Information

If you require any further information regarding any of these projects please contact:

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