Birmingham Curzon

Birmingham City Centre

Opportunity

A number of major investment opportunities exist centred around a new high speed (HS2) terminus station for parties interested in exploring development partner / funder and equity investment on sites ranging up to 3.3 hectares and covering a selection of commercial and residential uses.

Birmingham City Council as promoter is working with the Homes England as well as private sector landowners to identify investable development projects within the Curzon Masterplan area. There is a strategic opportunity to help shape projects at an early stage, as these are expected to come forward over the next 18 months.

Project Promoters:
Birmingham City Council and multiple private landowners

Scale:
£1 bn+ GDV

Sector:
Office, Residential

Location:
Birmingham City Centre

Investment Type:
Development partner / funder; Equity investor

Planning Status:
Curzon Masterplan and Investment Plan published and available

birmingham.gov.uk/birminghamcurzonhs2
Overview

Background

Birmingham will be at the heart of the UK High Speed Rail network providing a once in a century opportunity to radically enhance the city’s national rail connectivity, and accelerate its economic growth potential. A brand new city centre HS2 station, Birmingham Curzon, will be the catalyst for a major mixed use regeneration scheme in a prime location.

The Birmingham Curzon Masterplan sets out the City Council’s aims for the station and demonstrates the regeneration potential of the surrounding 141 hectares Masterplan area that could result in a £4 billion economic uplift.

The Masterplan establishes the following:

• The aspiration for the delivery of an integrated world class station
• A series of project milestones to achieve this and to support wider growth and regeneration of the area

The project milestones include:

• Station design to create a landmark terminus building and visitor arrival experience
• Creation of a high quality public realm and shared space within the city centre terminus

Project Description

The Masterplan area covers 141 hectares and comprises over 30 strategic development opportunities within the extended City Centre Enterprise Zone. These sites can provide around 4,000 new homes and 600,000 sqm of commercial, leisure and retail floorspace.

With preparatory work underway the station will be operational by 2026, and there are already opportunities to bring forward development across the wider Masterplan regeneration area.

A £724 million investment programme has been agreed with Government for Curzon. This programme will integrate the station into the city centre, lead to the expansion of the Midland Metro network and provide the necessary infrastructure to unlock key sites bringing growth and development forward within the city and beyond.

The Creative Quarter centred on Digbeth, is a key part of the HS2 Masterplan area and is home to more than 400 creative companies making it a powerful digital hub. Likened to Shoreditch in London, Digbeth is definitely a vibrant quarter, with its eclectic mix of street art, music venues, street food vendors and bars and pubs. Regeneration plans in this part of the city aim to enhance its distinctive character and provide scope for new commercial development.

Project Promoter and Partnerships

Birmingham City Council as promoter is working in partnership with the Greater Birmingham Solihull LEP and West Midlands Combined Authority and Homes England.