



## **JOURNALIST BRIEFING NOTES**

### **About Genr8**

Genr8 Developments LLP is a newly created joint venture partnership between Chelsfield Partners and John Early together with other colleagues who were employed by Amec Developments until its sale in July 2007. Genr8 Developments brings together the expertise in regeneration of the former Amec team and the major city centre development skills of Chelsfield whose partners include Elliot Bernerd and Sir Stuart Lipton.

Genr8 Developments was formed to undertake large mixed use urban development, normally in partnership with the land owner. The executive partners are directly involved in project creation and delivery, assisted by a small project dedicated team. Chelsfield Partners provide administrative, accounting and legal services for Genr8 Developments, as well as an additional development resource as required. The culture is very much to continue to build on the Amec Developments model of creating sustainable, quality and design-led development. To achieve this, the company will work with all stakeholders to create places that people would want to “work, live and play in”. To do this successfully, it is fundamental that design is for the user rather than for the designer.

Amec had an almost unique track record in working in partnership with the public sector and it is the intention to continue that through Genr8 Developments.

### **Genr8’s People and Experience**

**John Early** is the founding partner of Genr8 Developments. Prior to this, for the last 21 years he has been a main board director of Amec plc. John was responsible for the built environment division of Amec and left in the summer of 2007 on the successful completion of the sale of those businesses. The built environment division comprised the group’s development and PFI activities as well as its construction companies. John took responsibility for the construction activities two years ago but had been responsible for the development and PFI companies since their creation. John is a qualified Chartered Accountant.

*Major Projects in which John had a direct involvement include:*

- **Inland Revenue, Newcastle Estate** – Over 1 million sq ft mainly new build office PFI project to re-house 15,000 employees. The new build facilities were constructed on existing sites

which remained operational throughout the new development process. The project includes the provision of facilities management for a period of 25 years.

- **University College Hospital, London** – A new build PFI hospital, which at the time was the largest PFI hospital project in the country. The project includes facilities management services for 25 years.
- **English Cities Fund** – A multi development regeneration vehicle set up in partnership between English Partnerships, Legal and General and Amec Developments.
- **Isis Waterside Regeneration** – A similar regeneration vehicle set up by British Waterways in partnership with Morley Fund Managers and Amec Developments to realise the development potential of the BW controlled Waterways. In Manchester Isis is currently bringing forward the Islington Wharf Development in Ancoats.

Major single developments around the UK, including in Manchester:

- Barbirolli Square - 250,000 sq ft office development
- Smithfield – Mixed use development in Manchester’s northern quarter on the site of the old Smithfield Market, including residential, retail, leisure and the new Crown Plaza Hotel currently under construction.
- Hulme Regeneration, the first major regeneration initiative in Manchester was jointly chaired by John Early
- Sports City - This involved extensive ground remediation of the former gas works site and old coal mine workings to prepare the site for the Commonwealth Games as well as taking forward the retail development that included Asda Walmart.

Other activities include:

- Director of Manchester Enterprises, the economic development agency for the sub-region
- Director of the Manchester & Salford Housing Market Renewal Pathfinder
- Chairman of the city council owned Manchester Central convention and exhibition facility

**Mike Smith** is a partner of Genr8 Developments LLP. Mike joined Amec Developments in 2000 and opened the Leeds office in the following year in order to concentrate on the company’s activities in the Yorkshire and North East region. Since then a number of high profile mixed use schemes have been completed and Amec’s regional presence has dramatically increased. On his departure at the beginning of 2008 in order to join Genr8, the company’s regional presence had been transformed

following the securing of a number of major mixed use regeneration projects, and the region now boasts a portfolio with a gross development value approaching £1 billion.

Mike has extensive commercial development experience across all sectors of the market, particularly large scale mixed use regeneration projects. Prior to joining Amec, he spent eleven years with Mepc where he was responsible for the company's city centre shopping centre development and investment strategy in the North of England and Northern Ireland.

Mike's experience includes:

- **Wakefield Westgate** - A 700,000 sq ft acre mixed use urban regeneration scheme on the fringe of Wakefield City Centre and directly adjoining Westgate Station. Including 120,000 sq ft Civic Office building.
- **Doncaster Civic and Cultural Quarter** - A 60 acre town centre regeneration project which will deliver a £220m mixed use scheme, including new performance venue, civic offices, library and commercial uses. Masterplan approved.
- **Durham** - Mixed use leisure based scheme in the historic centre of Durham, comprising restaurants/bars, residential accommodation and hotel. Practical completion July 2006. Delivered in partnership with the City of Durham.
- **North Shore, Stockton on Tees** - A 1.5m sq ft mixed use regeneration scheme on the site of a former steelworks, fronting the River Tees, offices, residential and leisure uses. Being delivered in joint venture with Urban Splash.
- **The Eagle Centre** - now Westfield, Derby - major refurbishment of Derby's principal shopping centre including 100,000 sq ft of new space. Further expansion comprising 300,000 sq ft extension including new department store and acquisition of existing secondary scheme.
- **Church Square, Bury** - redevelopment and extension of 1960's town centre scheme. Acquisition of existing interests and 150,000 sq ft of new space.
- **Castle Court, Belfast** - joint venture with Laing Properties for the construction of new 550,000 sq ft scheme in the retail heart of Belfast. Acquisition of further land to procure further 300,000 sq ft extension including major department store.

**Richard Ingham** is a partner of Genr8 Developments. Prior to this he was project director at Amec Developments with responsibility for the delivery of major mixed use urban regeneration projects.

Since 2006, Richard has led the regeneration of the former historic and civic core of Salford, a £750 million scheme which will deliver in excess of 3 million sq ft of commercial and residential development.

Richard was previously regeneration manager at affordable housing and regeneration specialist Lovell, where he played a key role in the regeneration of New East Manchester.

Richard has extensive urban regeneration experience and his recent projects include:

- **Salford** - A £750 million, 3 million sq ft mixed use development to transform the former historic and civic core of Salford and to deliver the extension of the regional centre's corporate centre across the river Irwell into Salford.
- **Clayton Brook, Manchester** - Development of a master plan for a £250 million major mixed use scheme on a key site in the heart of east Manchester.
- **North Shore, Stockton on Tees** - A 1.5m sq ft mixed use regeneration scheme on the site of a former steelworks, fronting the River Tees, offices, residential and leisure uses.
- **Beswick, Manchester** – Regeneration of the Beswick area of east Manchester, a scheme which delivers in excess of 1000 new mixed tenure homes, new primary and secondary schools, district centre and community facilities.
- **Openshaw, Manchester** – Regeneration of the Toxteth Street area of Openshaw, delivering 500 new homes, community, retail and sports facilities

## **Shareholders and Funding**

Genr8 Developments is 50% owned John Early, Richard Ingham and Mike Smith and 50% by Chelsfield Partners.

Chelsfield is led by Elliot Bernerd and Sir Stuart Lipton, who between them have been responsible for developing some of the most significant developments in London including Broadgate, Ludgate Hill, Stockley Park and Stratford City.

Other members of Chelsfield or its associates include:

- Robin Broadhurst – former European Chairman, Jones Lang La Salle
- Peter Cummings – Chief Executive, Bank of Scotland Corporate
- Sir Bruce McPhail – former Managing Director of P & O

- Michael Sorkin – Vice Chairman of Investment Banking N M Rothschild

The principal equity investors in Chelsfield Partners are Bank of Scotland (through Uberior Ventures Limited), the Olayan Group, the Bank of East Asia, family interests of Elliot Bernerd and Sir Stuart Lipton.

The Olayan Group was founded in 1947 and is now one of the world's largest privately owned companies with a net worth in excess of US\$40billion. The Bank of East Asia is the largest independent bank in Hong Kong with total assets of US\$27.3billion.

For further information please contact Justine McGuinn, Just PR and Marketing on 07903 661228.



February 1, 2008