

# News Release



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For Immediate Release

October 3, 1994

## BIDS IN FOR ROYAL DOCKS EXHIBITION CENTRE

London Docklands Development Corporation, in Hong Kong on a five-day visit to promote investment in commercial and residential property, has announced that it has received three bids to design, build and operate an exhibition centre on an 85 acre site in London's Royal Docks.

Detailed design and financial proposals for the project have been submitted by consortia shortlisted by the LDDC in June: London International Exhibition Centre Ltd; Earls Court and Olympia Ltd; and Collective Development Consortium International (CDCI).

The LDDC expects to select the successful bidder by the beginning of 1995. Following negotiation of detailed terms, work is programmed to start on site in late 1995 and the first phase could open by 1998. Total development cost is estimated to be approximately £100 million.

The developers' proposals follow a comprehensive study carried out for the LDDC by Touche Ross which demonstrated that demand would exist for a major new exhibition centre in London by 1998.



The report concluded that the Royal Victoria Dock site was the only available site which had the potential to meet this demand and accommodate associated development of conference and hotel facilities together with business space, and parking for up to 7,000 vehicles. The development could ultimately create between 12,000 and 16,000 jobs in exhibition-associated industries in the immediate area.

Under the Government's Private Finance Initiative, the scheme could benefit from innovative funding arrangements which include the opportunity for the LDDC to contribute land and infrastructure to the project in return for an equity share.

Issued by: London Docklands Development Corporation  
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## BIDS IN FOR ROYAL DOCKS EXHIBITION CENTRE

Three bids to design, build and operate an exhibition centre on an 85 acre site in London's Royal Docks have been received by the London Docklands Development Corporation (LDDC).

Detailed design and financial proposals for the project have been submitted by three consortia shortlisted by the LDDC in June: London International Exhibition Centre Ltd, Earls Court and Olympia Ltd and Collective Development Consortium International (CDCI). The LDDC hopes to select a development partner with whom to continue negotiations by the beginning of 1995.

The developers' proposals follow a comprehensive study carried out for the LDDC by Touche Ross which demonstrated that demand would exist for a major new exhibition centre in London by 1998. The report concluded that the Royal Victoria Dock site was the only available site in the Capital which had the potential to meet this demand and accommodate associated development of conference and hotel facilities together with business space. It has been estimated that the development could ultimately lead to the creation of between 12,000 and 16,000 direct and indirect jobs at the exhibition centre and in associated industries in the immediate area.

Under the Government's Private-Finance-Initiative, the scheme could benefit from innovative funding arrangements which include the opportunity for the LDDC to invest land and infrastructure in the project in return for an equity share.

**-Ends-**

**For further information contact:**

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## NOTES TO EDITORS

Proposals have been received from the following consortia:

1. London International Exhibition Centre Ltd is a company set up specifically to develop a new exhibition centre for London. Major shareholders are Sir Robert McAlpine and Sons, Trafalgar House Developments, Try Construction and Expovvenue, a group of UK exhibition industry companies. L.I.E.C. Ltd is led by Iain Shearer as Chief Executive and the Rt. Hon. Tom King C.H. M.P. as non-executive chairman.

### Development Team

Developer	:	LIEC Ltd
Architect	:	Moxley Jenner
Structural Engineer	:	Buro Happold
Contractor	:	Sir Robert McAlpine/Try Construction/Trafalgar House Developments
End User/Operator	:	New company to be established

#### Detail :

- \* First Phase of 50,000 square metres exhibition hall space
- \* 6,000 parking spaces
- \* Future phases extending to 150,000 square metres exhibition hall space
- \* Two hotels
- \* Trade Centre
- \* Conference centre

2. Earls Court and Olympia Ltd is a wholly owned subsidiary of P & O which owns the Earls Court and Olympia exhibition centre. They are working closely on this project with Bovis Construction and P & O Developments (both P & O subsidiaries).

### Development Team

Developer	:	P & O Developments
Architect	:	RMJM
Structural Engineer	:	Charles Nicholls and Marcell
Contractor	:	Bovis Construction
End User/Operator	:	Earls Court Olympia

Detail :

- \* First Phase of 54,500 square metres exhibition hall space
- \* 5,300 parking spaces
- \* Future phases to include:
- \* Additional 20,000 square metres exhibition hall space
- \* Hotel and conference centre and business space.

3. C.D.C.I., the Collective Development Consortium International, is a group of development related companies, including Arcoma, Gleeds, YRM Group and Taylor Woodrow.

**Development Team**

Developer	:	C.D.C.I.
Architect	:	Arcoma
Structural Engineer	:	YRM (Tony Hunt Associates)
Contractor	:	Taylor Woodrow
End User/Operator	:	New Joint Venture Company to be established

Detail :

- \* 65,000 square metres of exhibition hall space
- \* Up to 10,000 parking spaces
- \* Trade Centre
- \* 590 bed 3 star hotel, conference centre and health club
- \* 550 bed 2 star hotel
- \* Omnimax Cinema - 8 screen cinema
- \* Multi Media Theme Park
- \* Other leisure uses including museums and galleries
- \* Shopping Centre
- \* Food Hall
- \* Supermarket