



Greater Brighton Economic Board

Agenda for the **Greater Brighton Economic Board** which will be held in **RICARDO CENTENARY INNOVATION CENTRE, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5FG**, on **15 October 2019** at **10.00 am**

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1. **The Agenda Pack for the Meeting Being Held on 15 October 2019**  
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# **GREATER BRIGHTON ECONOMIC BOARD**

**15 OCTOBER 2019  
10.00AM**

**RICARDO CENTENARY INNOVATION CENTRE, SHOREHAM-BY-  
SEA, WEST SUSSEX, BN43 5FG**

## **AGENDA**

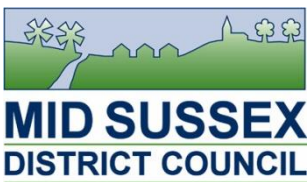
# Agenda Item 1



ADUR & WORTHING  
COUNCILS



Brighton & Hove  
City Council



Title:	<b>Greater Brighton Economic Board</b>
Date:	<b>15 October 2019</b>
Time:	<b>10.00am</b>
Venue	<b>Ricardo Centenary Innovation Centre, Shoreham-by-Sea, West Sussex, BN43 5FG</b>
Members:	<p><b>Councillors:</b> Humphreys (Chair), Ash-Edwards, Lamb, Nicholson, Mac Cafferty, Parkin, Platts and Walsh</p> <p><b>Business Partners:</b> Alison Addy, Trevor Beattie, Prof. Debra Humphris, Nick Juba, Claire Mason, Dean Orgill, Henry Powell, Andrew Swayne and Prof. Adam Tickell</p>
Contact:	<p><b>John Peel</b> Democratic Services Officer 01273 291058 john.peel@brighton-hove.gov.uk</p>



Coast to  
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**University of Brighton**



YOUR  
LONDON  
AIRPORT  
*Gatwick*

## Greater Brighton Economic Board

**Alex Bailey**

CE- ADC/WBC

**Councillor  
Humphreys**

WBC

**Lawyer**

**Secretary**

**Nick Hibberd**  
BHCC

**Andy Hill**  
GBEB

**Clare  
Mulholland**  
GBEB

**Max Woodford**  
BHCC

**Martin Randall**  
WBC/ADC

**Peter Sharp**  
LDC

**Cath Goodall**  
BEIS

**Clem Smith**  
CBC

**Denise Vine**  
ADC

**Councillor  
Mac Cafferty**  
BHCC

**Councillor  
Platts**  
BHCC

**Geoff Raw**  
CE- BHCC

**Councillor  
Ash-Edwards**  
MSDC

**Kathryn Hall**  
CE- MSDC

**Councillor  
Parkin**  
ADC

**Councillor  
Nicholson**  
LDC

**Robert Cottrill**  
CE- LDC

**Councillor  
Lamb**  
CBC

**Natalie  
Brahma-Pearl**  
CE- CBC

**Councillor  
Walsh**  
ADC

**Nigel Lynn**  
CE- ADC

**Andrew  
Swayne**

A&W Business  
Partnership

**Dean Orgill**  
B&H Business  
Partnership

**Claire Mason**  
C2C LEP

**Henry Powell**  
CWS Partnership

**Prof.  
Humphris**  
Vice-Chancellor  
UoBtn

**Prof. Adam  
Tickell**  
Vice-Chancellor  
UoSx

**Nick Juba**  
FE Sussex

**Trevor Beattie**  
SDNPA

**Alison Addy**  
Gatwick Airport

Jonathan  
Sharrock  
C2C

Caroline Wood  
CWS BP

Jo Havers  
UoB

Alan Higgins  
ADC/WBC

Andy Willems  
ADC/WBC

Mark Healy  
MSDC

**Public Seating**

**Press**

## AGENDA

## PART ONE

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**10 PROCEDURAL BUSINESS**

**(a) Declaration of Substitutes:** Where Members of the Board are unable to attend a meeting, a designated substitute for that Member may attend, speak and vote in their place for that meeting.

**(b) Declarations of Interest:**

- (a) Disclosable pecuniary interests not registered on the register of interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

**(c) Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

***NOTE:** Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

*A list and description of the exempt categories is available from the Secretary to the Board.*

**11 MINUTES OF THE PREVIOUS MEETING****9 - 14**

To consider the minutes of the previous meeting held on 16 July 2019

**12 CHAIR'S COMMUNICATIONS****13 GREATER BRIGHTON ECONOMIC BOARD – ADMISSION OF NEW MEMBER TO THE BOARD****15 - 28**

Report of the Chair, Greater Brighton Officer Programme Board

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|-----------|---|------------------|
| <b>14</b> | <b>GREATER BRIGHTON DIGITAL STRATEGY</b><br>Report of the Chair, Greater Brighton Officer Programme Board                               | <b>29 - 54</b>   |
| <b>15</b> | <b>LOCAL INDUSTRIAL STRATEGY UPDATE</b><br>Presentation   |                  |
| <b>16</b> | <b>GREATER BRIGHTON BUSINESS SURVEY</b><br>Report of the Chair, Greater Brighton Officer Programme Board                                | <b>55 - 74</b>   |
| <b>17</b> | <b>PROGRESS UPDATE ON THE GREATER BRIGHTON INVESTMENT PROGRAMME</b><br>Report of the Chair, Greater Brighton Officer Programme Board    | <b>75 - 108</b>  |
| <b>18</b> | <b>GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME ANNUAL REPORT</b><br>Report of the Chair, Greater Brighton Public Sector Property Group | <b>109 - 134</b> |

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For further details and general enquiries about this meeting contact John Peel (01273 291058, email [john.peel@brighton-hove.gov.uk](mailto:john.peel@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk)

Date of Publication - Monday, 7 October 2019



# Agenda Item 1

## GREATER BRIGHTON ECONOMIC BOARD

10.00am 16 JULY 2019

THE COUNTY GROUND, EATON ROAD, HOVE BN3 3AN

### MINUTES

**Present:** Councillors Humphreys (Chair) Ash-Edwards, Lamb, Nicholson, Mac Cafferty, Parkin, Platts and Walsh

**Business Partners:** Alison Addy, Prof Humphris, Nick Juba, Dean Orgill, Henry Powell, Andrew Swayne, Prof Tickell

### PART ONE

#### 1 RATIFICATION OF CHAIR

1.1 Alex Bailey read the following statement:

“At its meeting on 26 March 2019, the Board agreed to a number of recommendations as to its Operating Principles, one being the process by which the Chair of the Board would be nominated for the 2019/20 term. Since the previous meeting, a confidential nomination and voting process was undertaken in accordance with that agreement Councillor Humphreys was nominated by fellow Board Members to the role of Chair of the Board for the 2019/20 municipal year”.

1.2 The Board unanimously agreed to appoint Councillor Humphreys as Chair of the Greater Brighton Economic Board for the 2019/20 municipal year.

1.3 The Chair thanked Board Members for their support for his appointment adding that he was excited to take the role on for the next year.

#### 2 PROCEDURAL BUSINESS

##### 2a Declarations of substitutes

2.1 There were none.

##### 2b Declarations of interests

2.2 There were none.

##### 2c Exclusion of the press and public

2.3 In accordance with Section 100A of the Local Government Act 1972 (“the Act”), the Board considered whether the public should be excluded from the meeting during

consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

2.4 **RESOLVED-** That the press and public not be excluded.

### 3 MINUTES OF THE PREVIOUS MEETING

3.1 **RESOLVED-** That the minutes of the previous meeting held on 26 March 2019 be approved as the correct record.

### 4 CHAIR'S COMMUNICATIONS

4.1 The Chair provided the following Communications:

“On behalf of the Board I would like to thank colleagues that are no longer members of the Board; Councillor Andy Smith, Councillor Dan Yates, Councillor Tony Janio, Steve Allen and Phil Jones. I'm sure all Board members will want to join me in thanking them for the contribution they made to this Board.

I would like to extend a special thankyou to our outgoing Chair, Councillor Garry Wall, who stood down as a councillor before the elections. He brought great energy as role of Chair and was instrumental in developing the Board's Five Year vision and priorities, and we look forward to building on that work this year.

I would like to welcome those here that are attending as Board members for the first time; Councillor Nancy Platts, Councillor Phelim Mac Cafferty, Councillor Jonathan Ash-Edwards, Councillor Zoe Nicholson and Councillor James Walsh. I look forward to working with you all as the Greater Brighton Partnership moves forward.

At our last meeting we were given an update on the Business Survey from the Institute of Employment Studies, who performed the sector analysis and stakeholder engagement work of the project. As well as establishing an evidence baseline, that work helped to inform the development of the main business survey, which went live in early April. Lead consultants, BMG Research, have surveyed 1,500 businesses from across Greater Brighton, and the survey stage was completed at the end of June. BMG are now analysing the data and will be presenting the key findings at our next meeting in October.

Since the last Board meeting there has been a formal procurement process to appoint the consultants that will prepare the Greater Brighton Energy Plan. Buro Happold were awarded the contract and the project inception meeting took place a few weeks ago. The work on developing the plan will take place over the next 6 months, and the consultants are due to report back to the Board in the New Year.

On 11 June Coast to Capital published details of a call for bids to the Local Growth Fund with around £9.1m of unallocated Growth Deal Funding available to projects from across the Coast-to-Capital region. The deadline for expressions of interest was 2 July and a number were submitted from Greater Brighton partners. Details of the bids are referenced in the Investment Programme Update item.

Earlier this month MHCLG revealed that Newhaven was one of the towns that had made it through the first stage of the £675m Future High Streets fund. This is a considerable achievement, with only around 1 in 5 bids being successful. Towns reaching the second stage of the process will receive revenue funding to work up detailed project proposals, based on their initial plans, and colleagues at Lewes District Council will be leading this work. The detailed business cases will then be submitted to MHCLG in spring 2020 for a final evaluation”.

## 5 GREATER BRIGHTON FIVE YEAR STRATEGIC PROJECTS

- 5.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that sought approval of a list of projects and initiatives that would support delivery of the priorities aligned with the Board’s Five Year Strategic Priorities.
- 5.2 Andrew Swayne stated that as a member of the Greater Brighton Infrastructure Panel, discussions had been held on whether 2050 was too late to achieve carbon neutrality. Andrew Swayne stated that it was highly important that the projects that came forward were realistic and quickly deliverable and that would be a challenge.
- 5.3 Councillor Mac Cafferty noted that the project summary sought a 50% increase in inward investment in two years and asked if that was an overly ambitious target. Councillor Mac Cafferty noted that recent research and studies indicated that Enterprise Zones had limited importance in economic performance and he did not feel the Newhaven site was something the Board could rely upon for economic improvement.
- 5.4 In relation to inward investment, Max Woodford replied that the region was currently at a low base level and therefore, it was felt the target was achievable. In relation to the Newhaven Enterprise Zone, Peter Sharp explained that there was currently no data available due to the relatively recent site occupancy and it was hoped that the Enterprise Zone would fare better than other areas.
- 5.5 Alison Addy noted that Gatwick had collated detailed data on the role of the airport in the region and that could be shared if of use.
- 5.6 Councillor Walsh stated that the skills base was relatively low in Arun District and he hoped that they could work with educational partners to deliver the methods to improve that.
- 5.7 **RESOLVED-**
- 1) That the Board agree to support delivery of the projects outlined in Appendix 1.
  - 2) That the Board approves the allocation of £25,000 from the Greater Brighton budget to establish a resource dedicated to inward investment as detailed in paragraphs 3.9 – 3.18.
  - 3) That the Board approves the allocation of £15,000 of Board funds to develop the inward investment proposition and Greater Brighton narrative for the City Region via a Pitch for Place, as detailed in paragraphs 3.19-3.22.

- 4) That the Board approves the allocation of £10,000 from the existing budget to support delivery of a research-based piece of work around capturing the economic impact of creative industries in the Greater Brighton region and its substituent LAs.

## 6 THE CREATIVE INDUSTRIES OF GREATER BRIGHTON

- 6.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that sought approval to commission two pieces of research on the Creative Industries in the Greater Brighton region and report back to the Board with those findings and proposed next steps.
- 6.2 Councillor Mac Cafferty stated that report was short on a sense of purpose and could have been underpinned by an investment prospectus. Councillor Mac Cafferty stated that the industry had proven to be a resilient one and that could inform other sectors. Councillor Mac Cafferty noted that Brighton & Hove was a location often used for filming and film production and asked if that could be expanded across the region given the number of attractions.
- 6.3 Dean Orgill stated that he was pleased to see reference to performing arts that was a strength in the region and often neglected in favour of a focus on digital technology. Dean Orgill stated that the performing arts should be included in any message on inward investment.
- 6.4 Nick Juba stated that the Creative Industries sector was one that required support and intervention and part of the reason why the sector had seen recent success was because of previous investment in art colleges. Nick Juba stated that the Greater Brighton Metropolitan College would be anything it could to help reignite that support and investment.
- 6.5 Prof Humphris stated her disagreement with the 'more porous' statement made at paragraph 6.8 as the universities had been as open and supportive of the Creative Industries as they possibly could be. Prof Humphris stated that the University of Brighton was ready to work with any of the Creative Industries and it should be considered that as low impact industry, it was under attack in terms of funding. Referring to the statement made at the last sentence of paragraph 4.8, Prof Humphris stated that this was very unhelpful and in poor taste.
- 6.6 Councillor Platts stated that she had professional experience in SME's and in her view, it was important to consider what investment might look like, what research and development could go into co-work spaces and whether all businesses actually needed physical space and locations. Councillor Platts stated that the research should consider the potential for film space and whether that was something for the Board to consider investment in rather than wait for the industry to do so.
- 6.7 Councillor Lamb stated that the population of Crawley were not highly skilled and to build an economy for his residents, that would entail investment in light industry and education to improve skills. Councillor Lamb stated that the report proposals were overly focussed on a limited number of the region's population and a small sector.

6.8 In response to the various matters raised, Alex Bailey stated that a work was underway on the feasibility of creating a platform for film production in the region, that focus was not just on the digital industry and there was scope to bring culture and technology closer together, that investment in arts further education was a focus and awareness was high on the relationship and overlap between multiple sectors.

6.9 **RESOLVED-** That the Board:-

- 1) Note the importance of CI and the approaches to date as set out in the report.
- 2) Request a further report back once the two pieces of research data are complete and once the "Creative Coast" cluster has done further work on required strategic interventions.
- 3) Encourage all relevant partner and funder organisations to grasp the opportunity of CI for both our local and national economy and to recognise the importance of the sector in strategic planning, investment, funding, procurement and operations.

## 7 GREATER BRIGHTON ANNUAL REPORT 2018/19

- 7.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that sought approval for the Board's Annual Report as required by its Heads of Terms.
- 7.2 Councillor Mac Cafferty observed that the report detailed that work on One Public Estate had not accelerated as quickly as had been hoped particularly in relation to land occupied by Network Rail and the Ministry of Defence.
- 7.3 Geoff Raw replied that whilst it was true to say that progress had not been made as quickly as was hoped and there had been challenges with some public sector partners but also progress with others. This was true in the case of Brighton & Hove where there was closer working with the NHS.
- 7.4 Andy Hill added that an annual report on One Public Estate considered by the Board.
- 7.5 Councillor James stated that Arun had for many years required improvements to its transport links and any help partners would be able to offer would be welcomed. Furthermore, Arun required investment from Network Rail to improve connectivity between Worthing and Horsham that was not a testing ask given this concerned only a small amount of track.
- 7.6 Andrew Swayne stated that in his view, there was little prospect of bypass on the A27 between Worthing and Lancing.
- 7.7 The Chair agreed on the need for improved connectivity between Worthing and Horsham however, issues of congestion at Windmill Junction would need to be resolved first.

**7.8 RESOLVED-**

- 1) That the Board approve the 2018/19 Annual Report.
- 2) That Board members submit the 2018/19 Annual Report to their respective organisations.

**8 LOOKING AHEAD TO 2019/20: COMMUNICATIONS UPDATE**

- 8.1 The Board considered a presentation that set out objectives and ideas for the Board communications for 2019/20.
- 8.2 Councillor Platts stated that the communications approach should have a focus on making clear what the benefit the Board could bring to them as well as a focus on sharing wealth, the circular economy and linking that to sustainability.
- 8.3 Mike Gibson replied that the approach from the outset would be encouraging buy in and the benefit of the work of the Board for the region.

**9 PROGRESS UPDATE ON GREATER BRIGHTON INVESTMENT PROGRAMME**

- 9.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that provided a progress update on the Greater Brighton Investment Programme since the previous meeting of 26 March 2019. Furthermore, the report sought approval to delegate authority to the Chair to prepare letters of support for those projects that make it through the expression of interest stage in the LGF Growth Deal Unallocated Funding June 2019 call; where those projects accord with the five-year strategic priorities of the Board.
- 9.2 In reference to page 80 of the report, Councillor Parkin explained that the Adur Civic Centre now would develop 400 jobs, up from 200 and that Adur District Council would sell the other site to Hyde Housing creating 171 social and affordable housing units.
- 9.3 **RESOLVED-**
  - 1) That the Board note the report and the Investment Programme Update at Appendix 1.
  - 2) That the Board delegates authority to the Chair to prepare letters of support for those projects that make it through the expression of interest stage in the LGF Growth Deal Unallocated Funding June 2019 call; where those projects accord with the five-year strategic priorities of the Board.

The meeting concluded at 11.50am

<b>Subject:</b>	<b>Admission of New Member to the Board</b>		
<b>Date of Meeting:</b>	<b>15 October 2019</b>		
<b>Report of:</b>	<b>Chair, Greater Brighton Economic Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Andy Hill</b>	<b>Tel:</b> 01273 291873
	<b>Email:</b>	<b>andy.hill@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 At the Greater Brighton Economic Board (“the Board”) Meeting on 26 March 2019, a decision was taken to invite Arun District Council to become a constituent member of the Board, joining the Greater Brighton Economic Joint Committee (“GBEJC”), subject to both their agreement and formal ratification from the Board’s member organisations.
- 1.2 On 17 July 2019 a Council decision was made by Arun District Council to join the Board.
- 1.3 The GBEJC is a joint committee established pursuant to section 102 of the Local Government Act 1972. The Local Government Act 1972 and The Local Authorities Arrangements for the Discharge of Functions (England) Regulations 2012 require the constituent authorities of a joint committee to decide the membership of that committee and it was therefore necessary for each of the local authority members of the Board to decide that Arun District Council should become a member of GBEJC.
- 1.4 Local authority Board Members have taken an individual decision to ratify Arun District Council joining the GBEJC. Full details of these decisions can be found in Background Documents.
- 1.5 At Worthing Borough Council and Adur District Council the decision to ratify Arun’s membership of the Board is tabled for Full Council meetings on 22 October 2019 and 31 October 2019 respectively.

#### 2. RECOMMENDATIONS:

- 2.1 That subject to agreement from Full Council at Adur District Council and Worthing Borough Council, the Board officially approves that Arun District Council joins the GBEJC.
- 2.2 That the Board agree to amend the Board’s Heads of Terms at Appendix 1.

#### 3. CONTEXT/ BACKGROUND INFORMATION

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- 3.1 The Greater Brighton Economic Board was founded in April 2014 as part of the Greater Brighton City Region's City Deal with Government.
- 3.2 The Board comprises the Greater Brighton Economic Joint Committee ("GBEJC"), on which the local authorities are represented; and the Greater Brighton Business Partnership ("GBBP"), on which the Coast to Capital Local Enterprise Partnership, business, university and further education sectors, and South Downs National Park Authority are represented. Meetings of the Board compromise concurrent meetings of GBEJC and GBBP.
- 3.3 The following bodies are members of the Board:
  - i. Brighton & Hove City Council
  - ii. Adur District Council
  - iii. Worthing Borough Council
  - iv. Lewes District Council
  - v. Mid-Sussex District Council
  - vi. Crawley Borough Council
  - vii. University of Sussex
  - viii. University of Brighton
  - ix. Further Education Representative
  - x. Coast to Capital Local Enterprise Partnership
  - xi. Brighton & Hove Economic Partnership
  - xii. Adur & Worthing Business Partnership
  - xiii. Coastal West Sussex Partnership
  - xiv. South Downs National Park Authority
  - xv. Gatwick Airport Ltd
- 3.4 GBEJC comprises the bodies specified in paragraphs 3.3(i) to (vi); and GBBP comprises the bodies specified in paragraphs 3.3(vi) to (xv).
- 3.5 Board membership has been extended once since the Board's inception; in February 2018 Crawley Borough Council and Gatwick Airport joined the GBEJC and GBBP respectively.
- 3.6 Working in partnership, the Greater Brighton City Region has brought significant benefits to the partner Local Authorities and agencies. Together the partnership has secured around £160m of Growth Deal funding held by the Coast to Capital Local Enterprise Partnership.
- 3.7 The Board's success and growing reputation has gained interest across the region, and Crawley Borough Council and Gatwick Airport Ltd joined the partnership in February 2018. At the start of 2019 a set of Five Year Strategic Priorities was agreed by the Board. As part of developing the priorities, consideration was given to what the future membership of the Board would look like, and how it might evolve over the next five years. It was agreed that the Board should adopt a fair and consistent approach to organisations that express an interest in joining, and for proposed new members consideration would need to be given to the following five questions;



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- i. Does the organisation buy into the Board's agreed vision and priorities?
- ii. Do they share economic characteristics and represent the Greater Brighton functional economic area?
- iii. Do they add capacity to help the Board deliver on its agreed vision and priorities?
- iv. Will they add to the Board's reputation, in terms of legitimacy, standing and reach?
- v. Are they going to actively participate and commit resource to supporting the Board and deliver the work programme?

3.8 Some points for consideration are summarised below:

## 3.8.1 Functional Economic Area

- Arun lies within both the Housing Market area and Functional Economic Market Area of that part of the coast including all or parts of Adur, Worthing, Brighton & Hove, Lewes and Mid Sussex.
- Arun provides jobs for around 4,500 Greater Brighton residents, whilst 9,000 of Arun's residents are employed across the City Region.
- Arun's economy supports around 55,000 jobs, and the addition of Arun to Greater Brighton would take the City Region's job base (currently circa 475,000) to over half a million, which would be a significant milestone.
- The current Gross Value Added (GVA) of Greater Brighton is around £23.1bn. Arun's economy currently generates around £2.3bn GVA, which would represent a 10% uplift to the current Greater Brighton Economy.
- Estimates from Experian indicate that Greater Brighton could grow by around 73,000 jobs over the next 20 years, with growth in Arun being around 5,300 new jobs over the same time period. If included in Greater Brighton, the projected job growth in Arun would provide an uplift of around 7% to the City Region total.
- Arun has a distinct local concentration of knowledge-based manufacturing and engineering activities. Supporting growth in specialised and highly-productive industries is a key objective of the Government's Industrial Strategy.

## 3.8.2 Housing Delivery

- ONS statistics show that in 2016 around 1,900 people moved out of Greater Brighton and into the Arun region, specifically from Worthing and Brighton & Hove.
- Arun has significant potential to increase future capacity for housing and employment space in Greater Brighton. Current Local Plans for the six Greater Brighton local authorities give a combined figure of around 49,000 new homes to be built up to 2032. Arun's Local Plan, which was adopted in June 2018, makes provision to deliver 20,000 dwellings over the period. This would increase the City Region's housing delivery by 40%.

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## 3.8.3 Employment Land Supply

- Commercial property market intelligence indicates that businesses from Greater Brighton, particularly along the coast, seeking new accommodation for expansion or upgrading would be likely to consider Arun if there was a lack of suitable floor-space in their districts, particularly as regards larger space requirements.
- The Arun Local Plan makes provision for significant capacity for additional employment floor space, which could supplement the City Region's constrained supply. The Local Plan provides allocations for around 292,000m<sup>2</sup> of floor space capacity. The most significant allocation is Enterprise Bognor Regis and this space has started to come forward for development.

## 3.8.4 Skills

- Chichester University (Bognor Regis Campus) has invested over £50m with direct assistance from the Council for the new Learning and Resource Centre and the new Tech Park at the Bognor Regis Campus. The Learning Resource Centre will promote STEM courses and bring 1,500 new students to the town.

## 3.8.5 Infrastructure and Other Priorities

- The ambition and vision for housing outlined in 3.8.1 require significant infrastructure support. Arun's Infrastructure Delivery Plan sets out the requirements, which include the development of a new secondary school and nine primary schools on top of current educational expansion. The A27, A259 east-west corridor and north-south A23 corridor are both key priorities for Arun.
- Arun can actively contribute to the Board's future work plan, particularly on housing, economic growth, strategic planning and adding new projects to the pipeline for future funding bids to Government and others.
- Arun's membership would give additional capacity and capability to deliver sub-regional spatial priorities in a coordinated way, building on existing mechanisms such as the West Sussex and Greater Brighton Strategic Planning Board.

## **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 An alternative would be for the membership to remain as it is currently, but for the reasons outlined in 3.8.1-3.8.5 this is not recommended.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 None required

## **6. CONCLUSION**

- 6.1 The Board is asked to note the benefits of Arun District Council joining the Board and accordingly approve that Arun District Council joins the GBEJC. This is

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subject to formal agreement from Full Council at Worthing Borough Council on 22 October 2019, and Full Council at Adur District Council on 31 October 2019.

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 7.1 Any financial commitments and benefits associated with membership to the Greater Brighton Economic Board in relation to Arun DC is dependent upon the decision of all the local authorities represented on the Joint Committee obtaining approval that Arun DC be appointed as a new member. As a constituent member of the Greater Brighton Economic Board Arun DC will make an annual financial contribution toward the operating costs associated with the Board. The operational arrangements for 2019/20 were approved at the Board on 29 March 2019 therefore Arun DC will make a contribution in line with the funding calculation outlined in the report from 1 April 2020.

*Finance Officer Consulted: Rob Allen, Principal Accountant  
Date: 23/09/19*

### Legal Implications:

The GBEJC is a joint committee established pursuant to section 102 of the Local Government Act 1972. The Local Government Act 1972 and The Local Authorities (Arrangements for the Discharge of Functions (England) Regulations 2012 require the constituent authorities of a joint committee to decide the membership of that committee. The constituent authorities have now made the decision that Arun District Council should join the Board.

*Lawyer Consulted: Joanne Dougnaglo, Senior Property Lawyer  
Date: 19/09/19*

### Equalities Implications:

- 7.2 None

### Sustainability Implications:

- 7.3 None

### Any Other Significant Implications:

- 7.4 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Revised Heads of Terms for Greater Brighton Economic Board

# Agenda Item 1

## Background Documents:

1. Ratification Decision by [Crawley Borough Council](#)
2. Ratification Decision by [Brighton & Hove City Council](#)
3. Ratification Decision by [Lewes District Council](#)
4. Ratification Decision by [Mid Sussex District Council](#)

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## Appendix 1: Heads of Terms for Greater Brighton Economic Board (26 March 2019)

### 1. Establishment, Purpose and Form

- 1.1. The Greater Brighton Economic Board (“The Board”) shall be established from the Commencement Date.
- 1.2. The over-arching purpose of the board is to bring about sustainable economic development and growth across Greater Brighton (‘the City Region’). To achieve this, the principal role of the Board is to co-ordinate economic development activities and investment at the regional level.
- 1.3. The Board comprises the Greater Brighton Economic Joint Committee (“GBEJC”), on which the local authorities will be represented; and the Greater Brighton Business Partnership (“GBBP”), on which the Coast to Capital Local Enterprise Partnership, business, university and further education sectors will be represented?
- 1.4. Meetings of the Board comprise concurrent meetings of GBEJC and GBBP.
- 1.5. GBEJC shall be a joint committee appointed by two or more local authorities represented on the Board, in accordance with section 120(1)(b) of the Local Government Act 1972.
- 1.6. The Board may appoint one or more sub-committees.
- 1.7. For the two years starting with the Commencement Date, the lead authority for the Board shall be Brighton & Hove City Council (“BHCC”), whose functions in that capacity shall include the provision of scrutiny (see paragraph 4.3), management of the call-in and review process (see paragraph 8), and the support detailed in paragraph 12.
- 1.8. Unless the Board resolves otherwise, before the start of the third year following the Commencement Date, and every two years thereafter, the Board shall review the lead authority arrangements and, subject to paragraph 1.9, invite each of the local authorities represented on the Board to submit an expression of interest in fulfilling the role of lead authority for the subsequent two year period. The Board shall then instigate a procurement exercise to select the most appropriate authority for that role.
- 1.9. Notwithstanding the appointment of a successor lead authority pursuant to paragraph 1.8, the incumbent lead authority may retain such of their Accountable Body functions as are necessary to enable that local authority to comply with its on-going commitments and liabilities associated with its Accountable Body status.

### 2. Interpretation

- 2.1. In these Heads of Terms –
  - i. ‘Commencement Date’ means 1<sup>st</sup> April 2014.

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- ii. 'City Region' means the area encompassing the administrative boundaries of BHCC, Adur District Council, Worthing Borough Council, Lewes District Council, Mid Sussex District Council, Crawley Borough Council and Arun District Council; and 'regional' shall be construed accordingly;
- iii. 'economic development' shall bear its natural meaning but with particular emphasis given to :
  - Employment and skills;
  - Infrastructure and transport
  - Housing;
  - Utilisation of property assets;
  - Strategic planning;
  - Economic growth.
- iv. 'Accountable Body' means the local authority represented on the Board carrying out the function set out in paragraph 12.2.

## 3. Functions

3.1. The Functions of the Board are specified in paragraph 3.2 below and may be exercised only in respect of the Region.

3.2. The functions referred to in paragraph 3.1 are as follows:

- i. To make long term strategic decisions concerning regional economic development and growth;
- ii. To be the external voice to Government and investors regarding the management of devolved powers and funds for regional economic growth;
- iii. To work with national, sub-national (in particular the Coast to Capital Local Enterprise Partnership) and local bodies to support a co-ordinated approach to economic growth across the region;
- iv. To secure funding and investment for the Region;
- v. To ensure delivery of, and provide strategic direction for, major projects and work stream enabled by City Deal funding and devolution of powers;
- vi. To enable those bodies to whom section 110 of the Localism Act 2011 applies to comply more effectively with their duty to co-operate in relation to planning of sustainable development.
- vii. To incur expenditure on matters relating to economic development where funds have been allocated directly to the Board for economic development purposes; and for the avoidance of doubt, no other expenditure shall be incurred unless due authority has been given by each body represented on the Board.

3.3. In discharging its function specified in paragraph 3.2 (Viii) above, the Board shall-

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- i. (save in exceptional circumstances) seek to invest funding on the basis of-
  - a Proportionality, by reference to the economically active demographic of each administrative area within the city Region;
  - b Deliverability;
  - c Value for money and return on investment / cost benefit ratio; and
  - d Economic impact to the City Region as a whole.
- ii. Delegate implementation of that function to the lead authority, who shall also act as Accountable Body in relation to any matters failing within that function.

## 4. Reporting and Accountability

- 4.1. The Board shall submit an annual report to each of the bodies represented on the Board.
- 4.2. The Greater Brighton Officer Programme Board shall report to the Board and may refer matters to it for consideration and determination.
- 4.3. The work of the Board is subject to review by an ad hoc joint local authority scrutiny panel set up and managed by the lead authority.

## 5. Membership

5.1. The following bodies shall be members of the Board:

- i. Brighton & Hove City Council
- ii. Adur District Council
- iii. Worthing Borough Council
- iv. Lewes District Council
- v. Mid-Sussex District Council
- vi. Crawley Borough Council
- vii. Arun District Council
- viii. University of Sussex
- ix. University of Brighton
- x. Further Education Representative
- xi. Coast to Capital Local Enterprise Partnership
- xii. Brighton & Hove Economic Partnership
- xiii. Adur & Worthing Business Partnership
- xiv. Coastal West Sussex Partnership
- xv. South Downs National Park Authority
- xvi. Gatwick Airport Ltd

5.2. GBEJC shall comprise the bodies specified in paragraphs 5.1(i) to (vii); and GBBP shall comprise the bodies specified in paragraphs 5(viii) to (xvi).

5.3. Each of the bodies listed in paragraph 5.1 shall be represented at the Board by one person, save that BHCC shall, by reason of it being a unitary authority, be represented by two persons (as further specified in paragraph 5.4).

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- 5.4. Each local authority member shall be represented at the Board by its elected Leader and, in the case of BHCC, by its elected Leader and the Leader of the Opposition.
- 5.5. Each business sector member shall be represented at the Board by the Chairman of that member or by a person nominated by the Board of that member.
- 5.6. Each university member shall be represented by a Vice Chancellor or Pro Vice-Chancellor of that university or by a person nominated by that university member.
- 5.7. Each further education member shall be represented by its Principal or the Chair of its Governing Body or by a person nominated by that further education member.

## 6. Chair

- 6.1. The Chair of GBEJC shall, by virtue of his/her democratic mandate, be Chair of the Board
- 6.2. If the Chair of GBEJC is unable to attend a Board meeting, the Board shall elect a substitute from its local authority member representatives provided that no such member representative attending in the capacity of a substitute shall be appointed as Chair of GBEJC / the Board.
- 6.3. The Chair of GBEJC for its first year of operation shall be the Leader of BHCC
- 6.4. The Chair will be elected annually by members of the GBEJC. Election of the Chair will be conducted through a formal process performed by the Democratic Services Team of the Lead Authority. The elected Chair will be appointed at the first meeting of the Board in the new municipal year. A Chair may be re-elected but shall not serve as Chair for more than 4 years.

## 7. Voting

- 7.1. Each person represents a member of GBEJC, and each person representing a member of the GBBP, shall be entitled to vote at their respective meetings.
- 7.2. Voting at each of the concurrent meetings of GBEJC and GBBP shall be by show of hands or, at the discretion of the chair, by any other means permitted by law, and voting outcomes reached at those meetings shall be on a simple majority of votes cast.
- 7.3. Where voting at a meeting of GBEJC results in an equal number of votes cast in favour and against, the Chair of GBEJC shall have a casting vote.
- 7.4. Where voting at a meeting of GBEJC results in an equal number of votes cast in favour and against, the motion/proposal/recommendation under consideration shall fall in relation of GBBP.



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7.5. Where the respective voting outcomes of GBEJC and GBBC are the same, that shall be taken as the agreed Board decision and the Board may pass a resolution accordingly.

7.6. Where the respective voting outcomes of GBEJC and GBBP differ, the Board –

- i. May not pass a resolution relating to that matter; and
- ii. May refer the matter to the Chief Executive of the lead authority, who may consult with members of the Board or such other persons as are appropriate, with a view to achieving agreement on the matter between GBEJC and GBBP by discussion and negotiation.

7.7. Where, pursuant to paragraph 7.6(ii), agreement is reached the matter at issue shall be remitted to, and voted upon at, the next meeting of the Board.

7.8. Where, pursuant to paragraph 7.6(ii), no agreement is reached the motion/proposal/recommendation at issue shall fall.

## **8. Review of decision**

8.1. Decisions of the Board will be subject to call-in and review in the following circumstances:

- i. Where a local authority voted to agree a recommendation at a GBEJC meeting, but the decision of the Board was not to agree the recommendation.
- ii. Where a local authority voted against a recommendation at a GBEJC meeting, but the decision of the Board considered that the interests of the body they represent had been significantly prejudiced; or
- iii. Where any local authority represented on the Board considered that the interests of the body they represent had been significantly prejudiced; or
- iv. Where any local authority represented on the Board considered that the Board had made a decision beyond its scope of authority.

8.2. The procedure for requesting, validation, and implementing a call-in and review is specified in Schedule 1.

8.3. Where a request for call-in is accepted, the Board decision to which it relates shall be stayed pending the outcome of the call-in.

8.4. Following call-in, the panel convened to review a Board decision may refer the decision back to the Board for re-consideration. Following referral, the Board shall, either at its next scheduled meeting or at a special meeting called for the purpose, consider the panel's concerns over the original decision.

8.5. Having considered the panel's concerns, the Board may alter its original decision or re-affirm it. Paragraph 8.1 shall not apply to the Board's follow-up decision. In consequence, the latter decision may be implemented without further delay.

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## 9. Substitution

9.1. Subject to paragraph 9.2, representatives are expected to attend all meetings however, where a representative of a member of the Board is unable to attend a Board meeting, a substitute representative of that member may attend, speak and vote, in their place for that meeting.

9.2. A substitute member must be appointed from a list of approved substitutes submitted by the respective member to the Board at the start of each municipal year.

## 10. Quorum

10.1 No business shall be transacted at any meeting of the Board unless at least one third of all member bodies are present, and both GBEJC and GPBBP are quorate.

10.2 Quorum for GBEJC meetings shall be three member bodies.

10.3. Quorum for GBBP meetings shall be three member bodies.

## 11. Time and Venue of Meetings

11.1 Ordinary meetings of the Board shall be convened by the lead authority and will rotate around the City Region.

11.2 The Chair of the Board may call a special meeting of the Board at any time, subject to providing members with minimum notice of two working days.

## 12. Administrative, financial and legal support

12.1 The lead authority shall provide the following support services to the Board:

- i. Administrative, as more particularly specified in the Memorandum of Understanding pursuant to paragraph 13;
- ii. Financial (including the Accountable body function specified in paragraph 12.2); and
- iii. Legal, comprising Monitoring Officer and Proper Officer functions in relation to GBEJC meetings.

12.2 The function of the Accountable Body is to take responsibility for the financial management and administration of external grants and funds provided to the Board, and of financial contributions by each member of the Board, as more particularly specified in the Memorandum of Understanding Pursuant to paragraph 13. In fulfilling its role as Accountable Body, the lead authority shall remain independent of the Board.

12.3 Other members of the Board shall contribute to the reasonable costs incurred by the lead authority in connection with the activities described in paragraphs 12.1 and 12.2, at such time and manner as the Memorandum of Understanding shall specify.

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## **13 Memorandum of Understanding**

13.1 Members of the Board may enter into a memorandum of understanding setting out administrative and financial arrangements as between themselves relating to the functioning of the Board.

13.2 The memorandum may, in particular, provide for –

13.2.1 Arrangements as to the financial contributions by each member towards the work of the Board, including:

13.2.1.1 The process by which total financial contributions are calculated;

13.2.1.2 The process for determining the contribution to be paid by each member;

13.2.1.3 The dates on which contribution are payable;

13.2.1.4 How the Accountable Body shall administer and account for such contributions;

13.2.2 Functions of the Accountable Body; and

13.2.3 The terms of reference for the Greater Brighton Officer Programme Board.

## **14 Review and Variation of Heads of Terms**

14.1 The Board shall keep these Heads of Terms under review to ensure that the Board's purpose is given full effect.

14.2 These Heads of Terms may be varied only on a resolution of the Board to that effect, and subject to the approval of each body represented on the Board

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<b>Subject:</b>	<b>Greater Brighton Digital Strategy</b>		
<b>Date of Meeting:</b>	<b>15 October 2019</b>		
<b>Report of:</b>	<b>Chair, Greater Brighton Officer Programme Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Paul Brewer</b>	<b>Tel: 07881 323471</b>
	<b>Email:</b>	<b>paul.brewer@adur-worthing.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 At the Greater Brighton Economic Board (the Board) on 29 January 2019 the Board's Five Year Strategic Priorities paper was approved.
- 1.2 In the paper, five strategic themes are identified; International, Creative, Connected, Talented and Resilient, and there are two key priorities attached to each theme. A list of projects and initiatives to support delivery of the priorities over the next five years has also been developed and approved by the Board at the July 2019 meeting.
- 1.3 Under the Connectivity priority, activation of full-fibre infrastructure across the City Region has been identified as the key project with a target to increase the number of residential and business premises utilising full fibre connection across the city region and maximising its potential to facilitate economic growth.
- 1.4 To this end, this draft Digital Strategy should be seen as a statement of intent, which reviews activity already underway, identify areas at an early stage of development and provides recommendations for next steps.

#### 2. RECOMMENDATIONS:

- 2.1 That the Board notes the content and research findings of the draft Greater Brighton Digital Strategy (Appendix 1).
- 2.2 That the Board notes the list of recommendations put forward in the draft Greater Brighton Digital Strategy and listed in section 5 of this cover paper.
- 2.3 That the Board approves the Greater Brighton Digital Strategy in its current working format and supports the recommendation of an action plan with responsibilities, timescales and resources allocated appropriately.

#### 3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 In October 2018, the Board was presented with a paper from Mid Sussex District Council on the need for the installation of Full Fibre across the City Region to stimulate productivity and investment in the area.

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- 3.2 The paper included two recommendations:
- Consider the development of full fibre digital infrastructure for the Greater Brighton area as a key priority within the Five Year Strategic Priorities as a part of the economic development approach for the sub region.
  - Enable the sub region to have a coherent narrative, and cooperate on the delivery of full fibre to support the Government's Industrial Strategy
- 3.3 As referred to in 1.2, the Board approved the inclusion of the activation of full-fibre infrastructure across the City Region within the Five Year Strategic Plan. This assumes the installation of the fibre, something that is happening at various speeds across the region, as detailed in Section 4.
- 3.4 Full fibre enables the provision of ultrafast connectivity using optical fibre end-to-end with no legacy copper "last mile". It provides speeds of 1000Mbps (gigabit) and well beyond. The UK Government has a target to connect 15 million premises with full fibre by 2025.
- 3.2 Full fibre provides the foundations for next generation digital services for businesses and residents, and is enshrined in the Greater Brighton Five Year Strategic Priorities, Gatwick 360<sup>0</sup> and West Sussex County Council's Digital Infrastructure Strategy. It will underpin 5G mobile networks and enable the much wider digital advances needed to meet the 4 Grand Challenges of the UK Industrial Strategy.

## **4 CURRENT ACTIVITY**

### **FULL FIBRE**

- 4.1 There is a significant amount of work underway across the city region for delivering full fibre. West Sussex district and borough councils have established a coordinating group, Everything Connects, chaired by Alex Bailey, Chief Executive at Adur & Worthing Councils. This group has supported the coordination and progress of many of the projects underway and is building strategic capacity for the digital agenda.
- 4.2 The draft strategy identifies that a multi-model approach is required for the City Region to reflect the diverse nature of the conurbations; from city (large urban areas) to smaller urban areas and then to rural communities. The draft strategy provides detail on each of the projects that are currently underway through the multi-model approach.
- 4.3 This multimode delivery model represents a very powerful approach to solving the challenges of providing ultrafast to all, helping leverage commercial investment using methods appropriate to context, and opening up potential for revenue generation.

### **5G**

- 4.4 The emergence of 5G has been well documented. 5G will deliver average mobile download speeds of 130Mbps-240Mbps and, importantly, very low latency (delay), opening up a wide range of opportunities for smart manufacturing and

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agriculture, traffic management and autonomous vehicles, remote monitoring and control solutions, artificial intelligence and holography.

4.5 However, 5G is reliant on widespread full fibre infrastructure for its masts and many small cells, underlining the strategic importance of delivering dense fibre networks as a critical step to being 5G Ready.

4.6 Despite the fact that the Digital Catapult Centre Brighton is home to the only UK 5G testbed located outside of a university, 5G is set to be some years away for Greater Brighton. The draft digital strategy acknowledges that there may be intermediate steps that will help deliver better mobile connectivity in the short to medium term. These are featured within the recommendations.

## DIGITAL SERVICES

4.7 The draft Digital Strategy recognises that there will be a range of applications, services and capabilities that will make use of the digital infrastructure that is built. There will be some applications that will take some years to come forward, for example, driverless cars, but there are other applications such as digital social care solutions that must be 'pulled forward' with some urgency to address the immediate challenges associated with an ageing population.

4.8 Understandably given the range of pressures public services are under, there are significant capability, capacity and funding gaps that are already leading to missed opportunities across a range of areas. The draft strategy highlights the potential in a number of areas and what first steps might be taken. Undertaking research and building propositions in these areas will enable the Greater Brighton city region to be "bid ready".

## STRATEGY RECCOMENDATIONS

4.9 The following table seeks to summarise the recommendations contained in the draft strategy. Should the Board approve this digital strategy, the recommendations below will be developed into an action plan with ownership, timescales and resource implications.

Thematic area	Recommendation
Full Fibre	<ul style="list-style-type: none"><li>● Adopt the multimode fibre delivery model</li><li>● Agree 'Everything Connects' as the coordinating body between projects</li><li>● Participate in development work by Everything Connects of a legal vehicle for publicly owned duct, fibre and physical assets</li></ul>
5G	<ul style="list-style-type: none"><li>● Undertake granular 4G 'not-spot' analysis</li><li>● Engage with mobile operators on 5G futures</li><li>● Deliver the Brighton 5G outdoor test bed</li><li>● Support the creation of a Rural 5G proposition for investment</li><li>● Develop an aggregation model for local authority assets across the Coast to Capital &amp; West Sussex</li></ul>

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	<p>area (e.g. lampposts), packaged and provided through the legal vehicle to telcos and mobile operators</p>
Public Connectivity: Citizen WiFi	<ul style="list-style-type: none"> <li>• Prototype the Citizen WiFi model in Worthing, to include possible 4G infill scheme</li> </ul>
Internet of Things	<ul style="list-style-type: none"> <li>• Commission a study to develop an Internet of Things (IoT) strategy for the city region, to incorporate open data standards and data privacy approaches</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Map existing support for business, and commission a discovery project to understand the digital inclusion needs of businesses</li> <li>• Map needs for co-location and shared equipment, such as 3D printing</li> <li>• Map needs for edge data centres to support low latency applications, and 5G</li> </ul>
Retail	<ul style="list-style-type: none"> <li>• Engage retailers in the Citizen WiFi prototype, develop relationships</li> </ul>
Visitors	<ul style="list-style-type: none"> <li>• Map visitor websites and data, explore adoption of common data standards and publish open APIs</li> <li>• Work with Citizen WiFi on exemplar projects to build digital visitor experiences</li> </ul>
Transport & Environmental Monitoring	<ul style="list-style-type: none"> <li>• Commission a report on intelligent transport systems</li> <li>• Feed requirements into the IoT study</li> </ul>
Work and Skills	<ul style="list-style-type: none"> <li>• Convene public sector bodies to discuss digital roles and skills gaps, engage learning providers</li> <li>• Map digital roles/skills gaps in commercial sectors</li> </ul>
Health & Social Care	<ul style="list-style-type: none"> <li>• Engage health &amp; social care providers to map their current digital programmes. Produce a report identifying opportunities for exemplar projects</li> <li>• Encourage adoption of <a href="#">OpenCommunity</a> service directory data standards as they are published across all public service systems and services</li> </ul>
Digital Inclusion	<ul style="list-style-type: none"> <li>• Map current digital inclusion provision and review the offer against current citizen needs</li> <li>• Explore options for funding and commissioning enhanced provision, aggregating demand across the city region</li> </ul>

The Board will need to consider the resource requirements needed to drive this agenda forward, recognising the opportunity for Greater Brighton to become leaders in place-based digital strategy.



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## 5 CONCLUSION

- 5.1 The following table seeks to summarise the recommendations contained in the draft strategy. Should the Board approve this digital strategy, the recommendations below will be developed into an action plan with ownership, timescales and resource implications. In many domains the Greater Brighton City Region is at an early stage, and in others it is among the most advanced in the UK. There is a need to grasp the opportunity and build a strategic approach that could see Greater Brighton as a leader in digital futures in the UK.

The draft strategy summarised in this report and found in full in Appendix 1 is the first step in the Board meeting its Connectivity priority as outlined in the Five Year Strategic Priorities.

## 6. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 6.1 Although there are no direct financial implications arising from this report, should the Board accept the draft strategy many of the action points will require funding and resources to be made available to deliver the strategy. Any future funding required will need to be identified and reported back to this Board in due course.

*Finance Officer Consulted: Rob Allen*

*Date: 04/10/19*

### Legal Implications:

- 6.2 There are no legal implications arising directly from this report.

*Lawyer Consulted: Joanne Dougnaglo*

*Date: 04/10/19*

### Equalities Implications:

- 6.3 There are no equalities implications arising directly from this report. The equalities implications will be addressed on a project by project basis.

### Sustainability Implications:

- 6.4 There are no sustainability implications arising from this report.

### Any Other Significant Implications:

- 6.5 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Greater Brighton Digital Strategy

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**Background Documents:**

None

**Greater Brighton Economic Board**  
**Digital Strategy**

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## Introduction

This Digital Strategy is an ambitious statement of intent, and a call to action to build the digital future of the Greater Brighton City Region. The strategy identifies how digital technologies will accelerate growth, productivity, creativity and sustainability across our seven local authority areas, and is intended to act as both a prospectus and guide to action.

Digital is a very broad field, and this document provides a way to navigate the terrain, proposing two major themes: **connectivity** and **digital services** that will together enable our digital future. In this strategy we review a significant range of initiatives already underway and also identify areas at an earlier stage of development that need more focus.

It is tempting to propose that because “digital is everywhere” it should be a component in individual strategies rather than brought together in a single document like this. But a focus on digital is so critical to the city region, that we propose both approaches are needed. There will be interplay and integration of complementary strategies as we evolve and mature. For now, it is crucial we bring together our view of digital to help us drive the agenda forward with understanding, focus and determination.

## Digital Connectivity and Digital Services

Our digital connectivity theme addresses the infrastructure needed to support our digital future, including full fibre, WiFi, 4G, 5G and internet of things.

The digital services theme addresses the value-generating services that use this connectivity, from intelligent transport systems, smart energy solutions, open data services, industry 4.0, cloud computing for businesses, digital social care and others.

In this strategy, we aim to show the impressive range of current activity in the city region, and across West Sussex, and provide some clarity on the complementary models in play. We also identify areas where we are at an earlier stage of development, and provide recommendations for next steps and exemplar projects.

## **Theme : Connectivity**

Our key strategic aim for connectivity is to **enable ultrafast speeds (300Mb or more) to all business and residential users in the Greater Brighton City Region<sup>1</sup>.**

Ultrafast will provide game-changing speeds in businesses, homes and mobile, and is critical to enabling the City Region to drive forward with its [Five Year Strategy](#), support the [Coast to Capital Strategic Economic Plan](#) and play its part in meeting the 4 Grand Challenges of the UK Industrial Strategy: [Artificial Intelligence and data](#), [Ageing society](#), [Clean growth](#), and [Future of mobility](#).

But with the Greater Brighton City Region being a diverse mix of larger urban centres, smaller towns, villages and rural settings, our strategy to deliver ultrafast has to be multimode, with public funding applied differently in each context, taking an ownership role where that is needed or commercially advantageous.

Furthermore, the region's connectivity needs are not only for our businesses and residents but also for machines in the rapidly advancing future, whether in manufacturing, transport, or a wide range of sensor based monitoring and management applications. We therefore also need to **deliver, and, crucially, ensure effective management of internet of things (IoT) infrastructure** in the City Region, enabling a wide range of data-driven services and innovations.

### **Full fibre**

Full fibre enables the provision of ultrafast connectivity using optical fibre end-to-end with no legacy copper "last mile". It provides speeds of 1000Mb (gigabit) and well beyond. Ultrafast services will be provided by fibre lines but also through 5G mobile technologies in the future, although all solutions will rely on the provision of full fibre, either to premises, to masts or to small cells.

The UK Government has a target to connect 15 million premises with full fibre by 2025 (although recent pledges push for 'full fibre for all' by this date, widely considered to be unachievable).

Full fibre provides the foundations for next generation digital services for businesses and residents, and is enshrined in the [GBEB five year strategy](#), [Gatwick 360](#) and West

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<sup>1</sup> Ofcom 2015 definition

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Sussex County Council's draft Digital Infrastructure Strategy. It will underpin 5G mobile networks and enable the much wider digital advances needed to meet the 4 Grand Challenges of the UK Industrial Strategy.

There are three components in delivering fibre end-to-end, perhaps analogous to the road network. Motorways and dual carriageways are the roads connecting towns and cities together providing the right capacity for heavy traffic. The fibre equivalent of this is main **spine** or 'backhaul'. Principal roads around town are the equivalent of a **core** or 'metro' network, providing a skeleton from which to build access networks to connect individual homes and businesses. The extent of the core build (Km laid and reach) is important when aiming to get all premises connected, as there has to be enough fibre in the ground to make the commercial business case for suppliers. In an increasing number of larger towns and cities, local authorities are triggering the build of extensive core networks by procuring dark fibre connections to their own premises.

The third component is the 'streets where you live', the **access networks** that commercial suppliers build to homes and businesses out from core networks and rural spines. Securing commercial investment is more difficult for smaller towns and very difficult for rural settings, and this is acknowledged by central government with the new £200m Rural Gigabit Connectivity Programme from Building Digital UK (the new name for BDUK).

### **What's happening in the Greater Brighton City Region?**

There is a significant amount of work underway for delivering full fibre, and we have mapped out those initiatives below. West Sussex councils have established a coordinating group, **EverythingConnects**, chaired by Alex Bailey, Chief Executive at Adur & Worthing Councils. This group has supported the coordination and progress of many of the projects underway and is building strategic capacity for the digital agenda.

We have identified in our research that models have been developed for stimulating commercial investment in our **larger urban centres**, and a model more suitable for **smaller urban centres** is also funded and underway. West Sussex County and Mid Sussex Council are developing solutions for rural connectivity based on building **open access spines** with break out points to serve rural communities. These spines are built to help unlock commercial investment in rural access networks.

The development of 5G wireless access technology is also likely to play a part in reaching rural premises in the future, creating 'last mile' wireless solutions for some rural premises. There are also new products entering the market, such as the BT dark

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**DRAFT v1**

fibre product called DFX which may form part of the solution design for rural connectivity.

In all three of these models - large urban, smaller urban and rural - the aim is to **unlock commercial investment in access networks** to get fibre to homes and businesses, delivering ultrafast for all. Market engagement is critical to understand where public intervention is needed and this should be on-going as the landscape changes.

## Greater Brighton multimode delivery model: delivering ultrafast to all

Context	Intervention	Outcome
<b>Larger urban centres</b>	<p>Public sector anchor tenancy (package commercially attractive urban centres with nearby smaller urban centres)</p> <p>Public sector asset reuse</p> <p>'Dig once' for new developments and streetworks</p> <p>Build fibre for testbeds and R&amp;D</p>	<p>Increases prospects of large scale commercial fibre-to-the-home rollout</p> <p>Opportunities for revenue generation from mobile network operators (5G small cells)</p>
<b>Smaller urban centres</b>	<p>Public sector asset reuse</p> <p>Build open access spines to connect towns</p> <p>Build core networks within towns</p> <p>'Dig once' for new developments and street works, assets held in Trust</p>	<p>Commercial suppliers invest in access networks</p> <p>Opportunities for revenue generation from mobile network operators (5G small cells)</p>
<b>Rural communities</b>	<p>Public sector asset reuse</p> <p>Build an open access spine</p> <p>Support communities to aggregate demand</p> <p>'Dig once' for new developments and street works, assets held in Trust</p>	<p>Commercial suppliers invest in access networks</p> <p>Cooperatives form and communities self build</p> <p>Mobile operators provide 5G wireless access products</p> <p>Opportunities for revenue generation</p>



Building open access spine is not only an intervention to address rural connectivity. Opportunities to build open access fibre and/or duct should be taken whenever there are streetworks, and a key initiative should be to implement a coordinated **dig once** policy in the city region, requiring the installation of duct during new build development and street works, assembling duct and fibre assets into a legal vehicle to provide coordinated management of a growing estate and to guarantee open access. An assembled asset portfolio, including physical assets such as streetlights, will be of interest to mobile network operators seeking to deploy 5G small cells, and could generate revenue that can be reinvested to support the region's digital ambitions. The **development of a model to manage open access duct, fibre and physical assets** across the region is being explored through EverythingConnects and is a key recommendation by Coast to Capital in their recent digital connectivity research report.

The **multimode delivery model** provided recognises the different challenges in delivering fibre over the topography of the area. It is a very powerful approach to solving the challenges of providing ultrafast to all, helping leverage commercial and further public investment using methods appropriate to context, and opening up potential for revenue generation. There is great strength and opportunity from an assembled and coordinated approach across our mixed topography.

In relation to the potential for 100% commercial investment in full fibre networks, without public intervention, whilst incumbent telecommunications providers are now starting to invest in the transition to full fibre, it is not yet clear how cities and towns are being prioritised or how extensive those builds will be, even when they are announced.

The following projects are underway through the multimode delivery model:

- Adur & Worthing Councils are using the West Sussex Gigabit Public Sector Framework to connect 90 council assets on a 30 year lease, creating a 54Km **core network** across Worthing, Lancing, Shoreham and Southwick. The £5.5m scheme is funded by the DCMS Local Full Fibre Fund, the West Sussex business rate pool and Adur & Worthing Councils.

The framework supplier, Cityfibre, has announced plans to invest £25m in **Fibre to the Home** (FTTH) in the area, and a Fibre Exchange (network data centre) is being installed on land leased from Worthing Council. The network will deliver services to over 40,000 homes and businesses, with construction from 2020 to 2022. Cityfibre have an exclusivity arrangement for residential services with a single provider for one year, after which access will be opened

to all providers and price competition will begin. Initially, 100Mb services will be available to the home for £28 per month, 500Mb for £38 and 1000Mb for £48. Business broadband services will be immediately deliverable by any ISP via the Fibre Exchange.

The construction of a contiguous core network through to Lancing, Shoreham and Southwick, connecting council assets, has led to the inclusion of those smaller towns into the supplier's FTTH plans. BT OpenReach have recently announced plans for an FTTH roll out in Worthing only, although plans and timescales have not been published.

- Mid Sussex Council is building a £2.2m fibre loop (core network) in Burgess Hill, also funded by the DCMS Local Full Fibre Network Fund. Smaller towns such as Burgess Hill are less likely to attract the same level of commercial interest for access networks as our larger towns will, hence the alternative model which will offer cooperative asset sharing to local ISPs.

Part of the £2.2m funding will be used to support an open access fibre **spine**, providing resilience to commercially provided backhaul, connecting Brighton with Burgess Hill which will have its own fibre exchange, connected to the Digital Exchange in Brighton. Crucially, the spine will provide break out points along the route to enable future access networks to be built to nearby smaller communities. These break out points are not currently available from the existing commercial 'transit' spines.

- Mid Sussex Council, West Sussex County Council and Homes England are pursuing Dig Once opportunities across the Northern Arc programme in Burgess Hill.
- A further **spine** proposal has also been developed, led by West Sussex County Council to build backhaul connecting Crawley, Haywards Heath, Horsham and on to the Burgess Hill fibre exchange.
- Brighton & Hove City Council have developed a proposition with the Digital Catapult to build a **core network**, creating a '5G ring' and outdoor test bed, extending opportunities for research and innovation. The ring will connect a number of core strategic education, research and public sector assets including the Pavilion Estate, Preston Barracks, GB MET and others.

The Council is also exploring the use of the large urban centre model to procure public connections. Such a scheme would have the potential of being

followed by a £50-60m commercial investment in Fibre to the Home.

- Crawley and Horsham Councils have formed a partnership with plans to procure connections to public buildings through the West Sussex Gigabit Public Sector Framework, creating core networks in each town. These core networks will of course be served by the spine proposals listed above. This scheme has the potential to attract a Fibre to the Home investment, creating a dense fibre network that will serve Gatwick airport and surrounding businesses.
- Arun Council are similarly developing plans, partnering with Chichester Council to connect public sector buildings through the West Sussex Framework in Bognor Regis, Littlehampton and Chichester. This scheme also has the potential to attract a Fibre to the Home investment.
- National Rail is in commercial dialogue with suppliers about a project to install a large amount of fibre along the Brighton Mainline. This would provide capacity for Network Rail's own network management and high-speed internet and mobile reception on trains and at stations. It could also make available dark fibre for both backhaul and break out points.

## 5G

We know that **mobile operators** are on a path to wide scale deployment of 5G over the next 2-5 years. 5G will deliver average mobile download speeds of 130Mb-240Mb and, importantly, very low latency (delay), opening up a wide range of opportunities for smart manufacturing and agriculture, traffic management and autonomous vehicles, remote monitoring and control solutions, artificial intelligence and holography.

5G is reliant on widespread full fibre infrastructure for its masts and many small cells, underlining the strategic importance of delivering dense fibre networks as a critical step to being **5G Ready**.

Analysts predict that mobile network operators (MNOs) will deploy to large cities in the first years, requiring regions like Greater Brighton to engage with MNOs to attract their investment as soon as possible. This will be through the early deployment of full fibre but also the **removal of barriers such as reducing the cost of street works, liberalising planning and simplifying wayleave agreement processes**.

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Despite efforts to engage with MNOs, we can still expect 5G to be some years away for Greater Brighton, and this strategy acknowledges that there may be intermediate steps that will help deliver better mobile connectivity in the short to medium term.

One task will be to undertake detailed **4G coverage analysis**, to identify “not-spots” across the city region. Where mobile operators are not prepared to in-fill gaps, it is possible that 4G cells or public WiFi hotspots could be provided from fibre connected public buildings to deliver better mobile connectivity. Such assets could also be managed from within the **Trust** model exploiting economic network effects to support revenue generation.

### **What’s happening in the Greater Brighton City Region?**

- 5G Brighton is the UK’s first SME-accessible 5G testbed. It is a distributed facility, housed across the Brighton Digital Exchange, the FuseBox innovation hub and the Brighton Dome & Corn Exchange. It’s aim is to help start-ups and smaller businesses develop products, services and experiences that utilise the unique characteristics of 5G, enhancing regional innovation and productivity in the process.
- 5G Brighton provides 4 levels of support for small and mid-sized businesses looking to understand and benefit from 5G technologies. First, it provides broad expertise to businesses on the opportunities and challenges that 5G could deliver. Second it provides access to a Digital Catapult delivered Accelerator Programme for businesses that want a more in depth knowledge of 5G technology and understand specific considerations around 5G funding, ethics and markets. Third, it provides small cohorts who have specific 5G use cases the opportunity to create and test technical proof-of-concept prototypes. Fourth it provides businesses with the ability to test proof-of-concept prototypes with audiences, customers or clients. The location for this aspect of the programme is Brighton Dome and Corn Exchange where ‘live’ 5G tests of prototypes (with an emphasis on cultural and creative use cases) will be undertaken.
- The 5G Testbed is regularly upgraded to ensure it takes advantage of technology developments and is adapted to any specific use cases that industry proposes. It recently had nb-IoT capability added and planned upgrades include neutral hosting, 5G NR intra band aggregation, 5G LAN and NR mobility enhancements.

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- It is planned to expand the 5G fibre link between New England House and Brighton Dome into a full 5G ring, which would connect research and innovation centres, including universities and colleges, to the testbed as well as ultimately also providing opportunities for business adjacent to the ring.
- Whilst at an early stage, discussions have begun with the University of Sussex and West Sussex County Council and district partners in relation to the rural 5G opportunity. There are strong prospects for government funding given the planned investment from the West Sussex business rate pool in a rural **spine** from Chichester to Horsham.

## **Public Connectivity**

Adur and Worthing Councils are currently undertaking research into the provision of public connectivity (WiFi) services. The principal rationale for this is to provide a platform for added value services on top of the base connectivity, and these are explored later. However at the connectivity layer there is interest in potentially plugging 4G 'not-spots' with equipment that can also be used to deliver public WiFi, meeting a connectivity need while providing a valuable point of engagement with citizens, and potentially creating a revenue generation opportunity.

A recent survey conducted by Adur & Worthing showed that WiFi services are important and people use them to plug poor mobile coverage, to manage their data bundle limitations and for better speeds. 91% of respondents said they would use "**Citizen WiFi**" if it were available. Citizen WiFi is a concept that if designed well, could be deployed across the city region providing a trusted brand, and an opportunity for continuous engagement with citizens and businesses. The concept should be **prototyped and developed at a small scale** and then scaled if successful.

## **Internet of Things**

Brighton & Hove City Council have created a unique testbed in their Digital Health Living Lab, implementing an internet of things (IoT) platform to assess the effects of building improvement works using temperature and measurement sensors. Residents at the sheltered housing scheme use a mobile app to see temperatures inside and outside their homes. The council's social care staff receive automated notifications if temperatures fall outside of a defined range, a system that proved valuable during the heatwave of summer 2018.

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A strategic approach to IoT will be vital for the Greater Brighton city region, enabling well managed and standardised approaches to a wide range of solutions from traffic management, air quality management, flood risk detection, fleet tracking, building management, pothole detection, car parking, EV charging, and many others. Some traffic will rely on ultra low latency provided by fibre and 5G. Local authorities will need to play a role in managing and regulating the deployment of IoT platforms and devices in their localities.

The Greater Brighton Economic Board should **commission a study to develop a strategic approach to IoT** and develop exemplars to explore benefits, and develop scalable solutions.

## Theme : Digital Services

By Digital Services, we mean the range of applications, services and capabilities that will make use of the digital infrastructure that is built. The industry standard term is Smart Cities, but we want to emphasise the importance of creating **useful services** that produce a clear benefit, rather than deploying technologies for their own sake. Here, the use of **design thinking** will be crucial to create effective and successful services and experiences.

Local authorities, the Greater Brighton Economic Board, the Coast to Capital LEP, universities, colleges and the Digital Catapult all have their part to play in partnership with business in driving value from the next generation of infrastructure being implemented. It will be critical to the emerging Local Industrial Strategy that investment, capacity and focus is given to generating high impact interventions in many of these areas. Clear and strong coordination will be required.

There will be some applications that will take some years to come forward, for example, driverless cars, but there are other applications such as digital social care solutions that must be 'pulled forward' with some urgency to address key challenges.

Understandably given the range of pressures public services are under, there are significant capability, capacity and funding gaps that are already leading to significant missed opportunities across a range of areas. This section seeks to highlight the potential in these areas and what first steps might be taken. Undertaking research and building propositions in these areas will enable the Greater Brighton city region to be "**bid ready**".

## Open Data & Standards

How data is generated, collected, stored and shared is of critical importance for the city region's digital future. Local authorities have a key role to play in ensuring effective and **democratic governance** of the technologies, digital services and uses of data that will emerge in public spaces and people's homes from a range of public and commercial bodies.

The privacy of citizen data will be paramount, and public bodies need to be aware of these issues when contracting commercial providers. The way data is collected, analysed and shared must protect the data rights of individuals through transparent and regulated practices of user permission protocols and data anonymisation.

Connected vehicles, sensors, cameras, and traffic lights will generate large volumes of data that must be treated appropriately to guarantee citizen's data rights. The deployment of sensors and devices in people's homes - digital home care - must also be carefully regulated.

A **geospatial referencing system**, using open data standards, will be needed to enable connection of data sources public and private to support a **smart operating system** in the region. Such a system will provide integration of solutions relating to intelligent transportation, smart energy grids, environmental monitoring and public asset management. Some data sources will contain sensitive information about the movement of people, and data aggregation, anonymisation and encryption will be necessary for such datasets, practices that must be carefully regulated by appropriate public, democratic bodies.

## Business

Digital and creative businesses need ultrafast connectivity and our multimode model aims to deliver that to them, wherever they are in the city region. They also need opportunities to **co-locate**, and form innovative partnerships. We need to understand these needs more fully, and it is recommended that discovery research is undertaken to map current provision for digital and creative businesses. For example, are there facilities and equipment needed, beyond that currently provided at the Digital Catapult, which could be provided for shared use, such as 3D printers, video production equipment and printing.

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For non-digital businesses, particularly SMEs, we know that many do not have the resources or capabilities to review and transform the technologies they use to deliver their business. From card payment machines and online shop fronts, through to cloud based email, accounting, expenses and HR, there is a need for support for SMEs to transition to modern cloud services. This is **digital inclusion for business** and is a service offer that should be explored at the scale of the city region to improve productivity and profitability.

## **Retail**

The rise of digital will not lead to the death of the high street if digital is harnessed to augment and encourage instore shopping. Research suggests that consumers want **digital mobile channels to complement instore shopping** experiences. Location technologies mean retailers can now use mobile apps to send **push notifications** directly to consumer's smartphones, to flag to them when there is a deal on while they walk around the store. Leading retailers are delivering augmented reality apps, vastly expanding the range of products available instore, while retaining the physical shopping experience. The growth of Amazon's physical stores tells its own story.

A trusted **Citizen WiFi** service has the potential to help retailers, particularly smaller local independents, to engage with shoppers and visitors, promoting their apps and discounts, enabling packaged experiences, for example shop + coffee deals. Clearly full fibre will be critical to support these digital services, some of which will be data hungry and require very low latency (delay).

## **Visitors**

Creating engaging and dynamic digital experiences for visitors is a significant opportunity, helping them find and engage with the wide and varied offer. Ensuring that visitor data is served up effectively to services such as Google search, Google maps, the Moovit transport app and TripAdvisor will extend the reach of the city region's visitor information. Working to create **common data standards and APIs** for visitor information across the region will enable the data to be surfaced in multiple web services and apps.

Digital wayfinding, links to visitor apps and promotion of local shopping would all be possible through the proposed Citizen WiFi service, along with discounts and packages arranged among local retailers, event spaces, outdoor events, cafes and restaurants.



## Transport & Environmental Monitoring

The city region's digital strategy needs to drive the development and use of common data standards and open APIs by transport providers to enable an integrated view of travel options to consumers, eventually through to smart, integrated ticketing. Services such as Google maps and Moovit provide intelligent journey options, the latter with walking, cycling and public transport favoured. However, at present, the bike share options available in some of our towns are not presented, whilst the Uber car service is, and this is to do with the lack of API services for such schemes.

Intelligent traffic management is a significant area for exploration, involving the use of sensor and laser technologies to monitor traffic patterns, intelligent traffic lights, emissions monitoring, speeding, diversions, and car parking bay sensors.

However, it will be vital to design an intelligent transport system that is **strongly aligned to sustainable goals and modal shift to walking, cycling and public transport**. The City Region should use design thinking, data and digital to help move people away from car use. Electric vehicle and personal electric transport use should of course be 'designed in', and EV/PET charging point data should be part of the intelligent transport data ecosystem. There are also opportunities to align outcomes at the physical infrastructure level: a charging point can also be a WiFi access point, and fibre should also be installed. These requirements have implications for EV/PET charging point procurement.

There is a real opportunity for **environmental monitoring** to be extended into community driven projects to help generate data and intelligence across the city region. In Newcastle, the Urban Observatory project has deployed 600 sensors monitoring parameters such as air and water quality, noise, weather, energy use and traffic. Part of the project, 'SenseMyStreet', allows communities to commission sensors and locate them on their streets. Generating such granular level data is helping infrastructure and transport planning. In London, 250 school children recently took part in a trial, wearing special backpacks with state-of-the-art air quality sensors. This was part of Breathe London, which aims to create the most comprehensive air quality monitoring network in the world.

## Work and Skills

This strategy maps out a broad and extensive field of digital infrastructure and services. There will be hundreds of jobs created through the many fibre infrastructure projects described, and as the many other areas are developed, a range of commercial and public providers and skills will be needed.

Local public service organisations working on digital transformation are identifying significant **skills gaps** in service design, interaction design, UX<sup>2</sup>, coding and data analytics. For example HMRC based in Worthing have an 800 strong digital workforce and report difficulties recruiting locally based staff with the right skills. They have expressed interest in collaborating to create apprenticeships and identify appropriate learning environments. There are opportunities for public organisations to map their needs, aggregate demand, work with learning providers and **co-produce pathways for local people to access digital roles**.

Similarly this agenda signals further opportunities for council economic development teams and the region's learning providers to undertake skills gap mapping and development with commercial sectors.

## Health & Social Care

In the health and social care space, strategic work should be undertaken to develop infrastructure delivery models to allow people's homes to have ultrafast connections to support digital care. This might for example involve developing **connectivity vouchers or discounts** to ultrafast broadband services working with suppliers.

It is also critical to **develop delivery models for digital health self-management**, apps to help manage long term conditions, social prescribing services and self-referral to community support. Many such services already exist but ecosystem curation and digital prescription models are lacking.

Adur & Worthing Councils are leading a £100k MHCLG and NHS Digital joint-funded national project to develop open data standards for community service directory data, working with the NHS and partner councils in Leeds, Buckinghamshire and Croydon. Creating and curating a range of digital services in the health and social care space is a vital strategic requirement.

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<sup>2</sup> User Experience design

## Digital Inclusion

A key design principle across this strategy will be that all parts of our communities should be included and access the benefits of the digital future.

In Adur & Worthing, all council owned community centres are being connected with full fibre as are all sheltered housing schemes along with Worthing Library. It will also be important for all fibre projects to work with social landlords and fibre suppliers to ensure tenants receive fibre connections. The public WiFi survey mentioned earlier, showed that some people rely on public WiFi services to preserve their mobile data allowances.

There are sections of the population who cannot afford the right devices, for example school children at home without laptops, and those who lack the skills and confidence to access digital services. We need to **map the current digital inclusion offer** across the city region and review what is delivered and how, to ensure it remains relevant and appropriate. There may be opportunities to engage larger companies and the corporate social responsibility programmes to assist with digital inclusion challenges.

## Recommendations

The following table seeks to summarise the recommendations contained in this strategy document. In many domains the city region is at an early stage, and in others it is among the most advanced in the UK. There is a need to grasp the opportunity and build a strategic approach that could see Greater Brighton as a leader in digital futures in the UK.

Should the Greater Brighton Economic Board approve this digital strategy, the recommendations below will be developed into an action plan with ownership and timescales.

The Board will need to consider the investment requirements needed to drive this agenda forward, recognising the opportunity for Greater Brighton to become leaders in place-based digital strategy.

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Thematic area	Recommendation
Full Fibre	<ul style="list-style-type: none"> <li>● Adopt the multimode fibre delivery model</li> <li>● Agree EverythingConnects as the coordinating body between projects</li> <li>● Participate in development work by EverythingConnects of a legal vehicle for publicly owned duct, fibre and physical assets</li> </ul>
5G	<ul style="list-style-type: none"> <li>● Undertake granular 4G ‘not-spot’ analysis</li> <li>● Engage with mobile operators on 5G futures</li> <li>● Deliver the Brighton 5G outdoor test bed</li> <li>● Support the creation of a Rural 5G proposition for investment</li> <li>● Develop an aggregation model for local authority assets across the Coast to Capital &amp; West Sussex area (e.g. lampposts), packaged and provided through the legal vehicle to telcos and mobile operators</li> </ul>
Public Connectivity: Citizen WiFi	<ul style="list-style-type: none"> <li>● Prototype the Citizen WiFi model in Worthing, to include possible 4G infill scheme</li> </ul>
Internet of Things	<ul style="list-style-type: none"> <li>● Commission a study to develop an IoT strategy for the city region, to incorporate open data standards and data privacy approaches</li> </ul>
Business	<ul style="list-style-type: none"> <li>● Map existing support for business, and commission a discovery project to understand the digital inclusion needs of businesses</li> <li>● Map needs for co-location and shared equipment, such as 3D printing</li> <li>● Map needs for edge data centres to support low latency applications, and 5G</li> </ul>
Retail	<ul style="list-style-type: none"> <li>● Engage retailers in the Citizen WiFi prototype, develop relationships</li> </ul>
Visitors	<ul style="list-style-type: none"> <li>● Map visitor websites and data, explore adoption of common data standards and publish open APIs</li> <li>● Work with Citizen WiFi on exemplar projects to build digital visitor experiences</li> </ul>
Transport & Environmental Monitoring	<ul style="list-style-type: none"> <li>● Commission a report on intelligent transport systems</li> <li>● Feed requirements into the IoT study</li> </ul>
Work and Skills	<ul style="list-style-type: none"> <li>● Convene public sector bodies to discuss digital roles and skills gaps, engage learning providers</li> <li>● Map digital roles/skills gaps in commercial sectors</li> </ul>

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Health & Social Care	<ul style="list-style-type: none"><li>● Engage health &amp; social care providers to map their current digital programmes. Produce a report identifying opportunities for exemplar projects</li><li>● Encourage adoption of <a href="#">OpenCommunity</a> service directory data standards as they are published across all public service systems and services</li></ul>
Digital Inclusion	<ul style="list-style-type: none"><li>● Map current digital inclusion provision and review the offer against current citizen needs</li><li>● Explore options for funding and commissioning enhanced provision, aggregating demand across the city region</li></ul>

# Agenda Item 1

<b>Subject:</b>	<b>Greater Brighton Business Survey – Stage 2 Report</b>		
<b>Date of Meeting:</b>	<b>15 October 2019</b>		
<b>Report of:</b>	<b>Chair, Greater Brighton Officer Programme Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Nick Hibberd</b>	<b>Tel:</b> 01273 293020
	<b>Email:</b>	<a href="mailto:Nick.Hibberd@brighton-hove.gov.uk">Nick.Hibberd@brighton-hove.gov.uk</a>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 Within the Operational Arrangements and budget for 2018/19 the Greater Brighton Economic Board “the Board” committed £50,000 to supporting an inward investment and trade offer to business. Officers on the Greater Brighton Officer Programme Board (GBOPB) were tasked with developing a project or projects where this can add value to the inward investment and trade proposition.
- 1.2 The activity that was considered to have most value in supporting the proposition was to conduct a city region business survey. Greater Brighton had not previously engaged directly with businesses across the city region to determine their business needs opportunities and challenges.
- 1.3 On 26 March 2019 a report was brought to the Board to provide an update on the progress of the Greater Brighton Business Survey, specifically to mark the end of stage 1 of the project which was the desk research and stakeholder engagement.
- 1.4 In April 2019 the main Business Survey commenced and the survey team were tasked with surveying 1,500 businesses from across the city region. In addition, the sample would need to be representative of the business base in terms of business location, business size and sector.
- 1.5 The survey was completed at the end of June and the attached report outlines the key findings.

**2. RECOMMENDATIONS:**

- 2.1 That the Board notes the implications at the end of each section of the report.
- 2.2 That the Board agrees that the findings and implications should help shape future support to business, including the activity of the Inward Investment Desk, which was agreed at the July meeting, and any other business support initiatives.
- 2.3 That the Board agrees that where the implications link back to project ideas identified within the Five Year Strategic Priorities, these projects should be worked-up in more detail and proposals prepared around how to take them forward.

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## 3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Following approval of the Greater Brighton Inward Investment & Export Strategy in April 2018, there was acknowledgement from the Board that for any investment and trade activity to have maximum benefit there needed to be a thorough understanding of the business base. At that time there was very limited availability of primary research data to draw upon, as the Board had not gone directly to the wider business community to gather primary feedback on the issues, challenges and opportunities facing businesses across the City Region.
- 3.2 The timing of conducting a business survey seemed sensible as politically and economically the UK has been experiencing a period of turbulence and change. The ongoing uncertainty around the UK's upcoming departure from the European Union will be a challenge for some businesses trading with the EU, whether that is exporting goods or services or importing raw materials and other inputs. The Business Survey has looked to draw out what challenges and opportunities business are encountering with regards Brexit, and what support they may need to maximise opportunities and respond to challenges.
- 3.3 The key objective of the Business Survey was to gather primary data that can be used in the following ways;
- To identify and work with those already trading overseas and support them in trading more widely
  - To identify businesses who may be interested in export but have no experience
  - To provide a potential pipeline of businesses for the business support programmes e.g. access to the business grant scheme, leadership & management, monetisation of innovation
  - It will inform development of projects associated with the Board's Five Year Strategic Priorities (e.g. what common issues emerge from the research that the board could seek to address?)
  - To identify businesses potentially at risk and that may need help
  - To identify businesses well and that should be celebrated
  - To identify levels of business engagement with support services.
- 3.4 The main benefits resulting from conducting the Business Survey include;
- A greater understanding of the current challenges and opportunities facing our businesses.
  - An understanding of how our businesses are likely to be affected by Brexit, and what mitigations can be put in place
  - Improved understanding of our key export markets
  - The information will allow us to develop the most effective support and interventions to assist our businesses
  - It will provide invaluable primary data when preparing bids or making a case to government for investment e.g. in framing some of the asks around a Local Industrial Strategy
  - It will ensure that any dedicated resource allocated to inward investment and trade, will be able to get up and operating more quickly and effectively.



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3.5 In October 2018, a sub-group from the GBOPB was established to act as the steering group for the Business Survey project. BMG Research in partnership with the Institute of Employment Studies (IES) were awarded the contract following a formal ITT process, and the project effectively went live following an inception meeting on 10 December 2018.

3.6 The project was split into two stages:

## Stage 1 – Desk Research

From December 2018 - March 2019 IES undertook a desk top exercise to review available data and information held by GBEB Board members.

As part of this stage there was also be a number of direct interviews with GBEB partners and key City Region stakeholders to understand the current business support offering, gather their reflections on some of the challenges and opportunities facing businesses

The information gathered formed a report which was presented to the Board at the March meeting and was also used to help inform the questionnaire design.

## Stage 2 – Business Survey

From April – June BMG Research carried out a business survey with a target set of gaining responses from 1,500 City Region businesses. In addition, the sample of 1,500 businesses needed to be a balanced representation of the total Greater Brighton business population, in terms of business size, sector and geography.

The report attached contains the summary analysis and findings from the survey. Additional outputs from the project will include a high-level summary with recommendations, an extensive and detailed data report and a set of infographic presentation slides.

3.7 Among the most important findings set out in this summary report, the survey finds that:

- Jobs growth is strongest in larger firms and among innovators – emphasising the importance of prioritising creativity and innovation
- Firms are optimistic for the future – with 35% expecting growth and 11% decline
- Firms in a number of priority sectors and those aiming for growth are more likely to trade with the EU or employ EU nationals – and so appear to be most exposed on EU exit
- Relatively few exporters have sought support to do so - with awareness highest for DIT and Chambers, but one in five unaware of any sources of help
- Innovation activity appears to be relatively high – driven in particular by collaboration with others rather than formal 'R&D'
- Economic uncertainty appears to be acting as a significant brake on innovation
- Local transport is a significant concern – particularly congestion and parking

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- Virtually all respondents felt that being in Greater Brighton had benefits – in particular as an attractive area with good market access, transport links and broadband
- Most firms do not want to move, and those that do invariably want to stay in the region

## 4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 The key findings and implications identified in the report outline some of the opportunities and challenges faced by businesses across the City Region. The findings emphasise the need for a carefully calibrated approach to business support that speaks to the needs of employers with different sizes, sectors and locations. Future business support activity is more likely to deliver benefits if the findings and implications in the report help shape the support, including the activity of the Inward Investment Desk. Within the Greater Brighton Five Year Priorities a number of other project ideas were identified, and again the findings of the report should inform development of these work-streams so as to maximise value.

## 5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 During Stage 1 of the project a number of GBEB Partners and wider City Region stakeholders were able to provide input. IES conducted 19 stakeholder interviews, some face-to-face and some via telephone

This business survey represents the first business consultation exercise undertaken by the Greater Brighton Economic Board. The sampling size (1,502 businesses) and methodology employed by BMG have ensured that there is representative sampling by business size and location.

## 6. CONCLUSION

- 6.1 To be updated once key recommendations known.

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 7.1 Funding of up to £50,000 has been set aside from the 2018-19 Greater Brighton Economic Board operating budget to support the inward investment support to business and in particular the Greater Brighton Inward Investment and Trade Strategy. The funding has supported the delivery of the stage 1 desk research task which has been completed and the stage 2 business survey which will start shortly. The balance remaining from the initial work is being used to do 'deep dives' into the data to better understand the sector information and the characteristics of exporting businesses to inform a more targeted business support offer; and to support the work of the Inward Investment desk.

*Finance Officer Consulted: Rob Allen, Principal Accountant*  
*Date: 19/09/19*

# Agenda Item 1

## Legal Implications:

- 7.2 This project was commissioned in line with Brighton & Hove City Council (BHCC) procurement procedures and was delivered under contract using BHCC Standing Orders.

*Lawyer Consulted: Joanne Dounaglo*

*Date: 19/09/19*

## Equalities Implications:

- 7.3 None.

## Sustainability Implications

- 7.4 The survey was conducted over the telephone using trained staff who recorded information online thereby negating the need for paper questionnaires and subsequent waste.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Greater Brighton Business Survey Final Report

### **Background Documents:**

1. Greater Brighton Business Survey Stage 1 Report
2. Greater Brighton Inward Investment & Export Strategy

# Agenda Item 1

# Summary Report

## Greater Brighton Business Survey 2019 – Summary Report

Prepared for: Greater Brighton  
Economic Board



# Agenda Item 1

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## Greater Brighton Business Survey 2019 – Summary Report

Prepared for: Greater Brighton Economic Board

Prepared by: June Wiseman, Director and Emma Osborne, Associate Director, BMG Research; and Tony Wilson, Director, Institute for Employment Studies

Date: 27 September 2019

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Registered office:

BMG Research  
Beech House  
Greenfield Crescent  
Edgbaston  
Birmingham  
B15 3BE UK  
Tel: +44 (0) 121 3336006

UK VAT Registration No. 580 6606 32

Birmingham Chamber of Commerce Member No. B4626

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## 1 Introduction

In December 2018, the Greater Brighton Economic Board (GBEB) commissioned BMG Research and the Institute for Employment Studies (IES) to conduct the 2019 Greater Brighton Business Survey. This Summary Report presents headline findings from interviews with 1,502 private sector businesses between April and June 2019.

The survey focused on businesses with and without employees and related to the establishment at which the respondent was based. Interviewing establishments ensures that firms headquartered elsewhere are included in the survey. The report refers to 'establishments' rather than 'businesses' throughout as in these cases, respondents are not responding for their whole business. Survey data has been weighted so that it is representative of the Greater Brighton area.

The first section summarises the business profile of Greater Brighton, followed by sections presenting findings organised around the five themes set out in the 2018 Greater Brighton Strategic Priorities – for a growing, modern economy that is international, creative, connected, talented and resilient.

Where appropriate, the 2019 data is compared with the 2014 Greater Brighton and West Sussex Business Survey. However the 2014 survey was undertaken in a wider geographic area, did not include businesses without employees and covered different areas of questioning. The data is also compared to published national surveys where appropriate. Given differences between these surveys, comparisons should be considered as indicative.

Among the most important findings set out in this summary report, the survey finds that:

- Jobs growth is strongest in larger firms and among innovators – emphasising the importance of prioritising creativity and innovation
- Firms are optimistic for the future – with 35% expecting growth and 11% decline
- Firms in a number of priority sectors and those aiming for growth are more likely to trade with the EU or employ EU nationals – and so appear to be most exposed on EU exit
- Relatively few exporters have sought support to do so - with awareness highest for DIT and Chambers, but one in five unaware of any sources of help
- Innovation activity appears to be relatively high – driven in particular by collaboration with others rather than formal 'R&D'
- Economic uncertainty appears to be acting as a significant brake on innovation
- Local transport is a significant concern – particularly congestion and parking
- Virtually all respondents felt that being in Greater Brighton had benefits – in particular as an attractive area with good market access, transport links and broadband
- Most firms do not want to move, and those that do invariably want to stay in the region

The findings emphasise the need for a carefully calibrated approach that speaks to the specific needs of employers with different sizes, sectors and locations. Specific implications for the Board and its members are set out at the end of each section.

## 2 The Greater Brighton business profile

### Key findings

- **Most establishments are very small – with 86% employing ten or fewer people**
- **The 3% that employ more than 50 people account for 44% of the workforce**
- **Jobs growth is strongest in larger firms and among innovators – emphasising the importance of prioritising creativity and innovation**
- **Firms are optimistic for the future – with 35% expecting growth and 11% decline**

### 2.1 Establishment sizes and sectors

Overall, 86% of establishments have fewer than ten employees, with 22% having none. Medium and large establishments (50 or more employees) account for 3% of all establishments but employ 44% of the workforce. This is broadly similar to national trends, and emphasises the importance of engaging and influencing larger employers.

The most common reported sectors are professional, scientific and technical industries (19% of establishments) and wholesale/ retail (17%). The latter also accounts for around 18% of all employment, although the professional/scientific/technical sector only employs 8%. There is a similar picture on construction, which accounts for 11% of establishments but 4% of employees. Conversely, administrative/ support services account for 12% of employment in the City Region but just 8% of establishments.

Sector composition is similar to the national picture. The main sectors over-represented in Greater Brighton are professional/ scientific, information/ communication, and retail. Conversely construction, transport and education are somewhat under-represented.

A number of 'priority' sectors were identified by GBEB which cut across traditional sectors and are either areas of particular importance to the city region economy or represent where innovation and technology are at the forefront of growth.<sup>1</sup> Just over a third of establishments (36%) identified with one of these descriptions. A quarter (25%) of those with no employees described themselves as in the creative industries; while 13% of those with 50 or more employees identified with health and life sciences.

### 2.2 Years established, business growth and performance

The large majority of establishments have been trading for more than 10 years (69%), while just one in seven (14%) have traded for five or fewer. There are a significantly higher proportion of long-established sites in Mid Sussex (76% for more than 10 years), while Adur and Crawley were both more likely to have newer establishments.

The majority of establishments reported no change in the size of their workforce in the last 12 months. Those that did report changes were more likely have grown (19%) rather than shrunk (14%). As the figure below shows, larger establishments are generally more likely to report workforce growth, with smaller establishments more likely to stay the same.

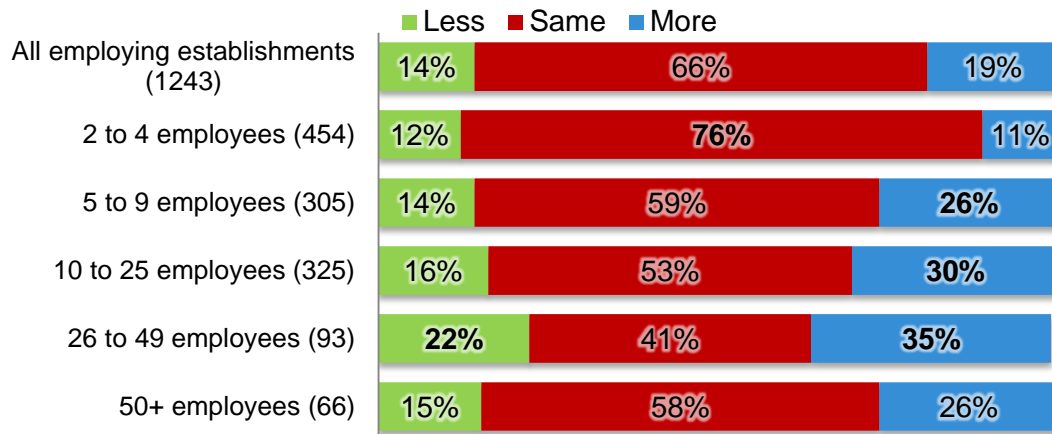
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<sup>1</sup> These are: technology intensive; creative industries; health and life sciences; environmental technologies and services; and visitor economy.



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**Figure 1: Change in workforce in the last 12 months, by size (all with employees)**



Unweighted sample bases in parentheses

Bold font signifies a statistically significantly higher figure compared with the average minus the sub-group tested; percentages in *italics* signify a statistically significantly lower figure than average minus the sub-group tested

At a sector level, administrative/ support services (28%), manufacturing (26%) and finance/ insurance (26%) are more likely to report employment growth – this is reassuring, as these are priority areas within the city region. Firms that have innovated are also more likely to have grown than those that have not (24% compared to 15%) – again emphasising the value in prioritising innovation.

Education (23%), transport/ logistics (21%) and real estate<sup>2</sup> (21%) were all more likely to report declining workforces.

Looking ahead, establishments are generally optimistic for the future – with 35% anticipating growth and 11% anticipating decline. A somewhat smaller proportion (24%) expect to see their workforces grow, which given the very high level of employment in the City Region suggests that recruitment and retention pressures may continue to be felt by businesses.

Within the City Region, establishments in Worthing are most likely to be aiming for growth (72%) while ‘rapid growth’ is cited by more establishments in Crawley than elsewhere (12%). Growth ambitions are more often expressed by larger establishments, with smaller ones more likely to both aim and expect to stay small.

When asked about obstacles and difficulties, most frequently mentioned was EU exit (by 17%) – covered in section 7. Competition, including online, was mentioned by 11% and by one in five of those in wholesale/ retail (21%) and in finance/ insurance (22%). One in five (21%) in arts/ entertainment/ recreation mentioned lack of demand, while business regulations were commonly identified within real estate (23%) and construction (11%).

## Implications for the Greater Brighton Economic Board

The Greater Brighton business base is well-established and diverse. These findings emphasise the value of trying to drive change for larger employers, who account for most employment and are most likely to be targeting growth, and they reiterate the importance of trying to stimulate innovation. However, while firms are generally optimistic, there appears to be a need to stimulate appetite for growth among smaller firms.

<sup>2</sup> Includes Real Estate Operators, Agents & Managers, Operators of Buildings etc

## 3 International

### Key findings

- **At 19%, the proportion of firms that export is broadly in line with national data**
- **Firms in information/ communications, manufacturing and environmental services appear to be most exposed on EU exit, as are those aiming for rapid growth**
- **Priority sectors are more likely to import and to export, including to the EU**
- **Relatively few exporters have sought support to do so - with awareness highest for DIT and Chambers, but one in five unaware of any sources of help**
- **Very few non-exporters intend to start, mainly due to a lack of products/ services**

One in five establishments state that they **export** internationally (19%), similar to the UK SME average (20%). Those within manufacturing (55%), information/ communications (48%) and professional/ scientific/ technical (30%) all indicate higher than average levels of exporting. A further positive is that a number of priority sectors are more likely to export – 34% of technology intensive, 36% in creative industries and 29% within the visitor economy.

The majority of exporters serve other EU countries (88% - slightly higher than national data) and a quarter only export to the EU. This suggests a relatively high exposure to risks of EU exit. However as a proportion of all establishments, only 6% are heavily reliant on the EU. At sector level, one in five in information/ communications (22%) and manufacturing (18%) are reliant on EU markets, as are 15% of those in environmental technologies/ services.

There is some evidence of a shift away from the EU as an export destination, with one in four exporters (27%) expecting to change locations as a result of EU exit.

Very few exporters (15%) have sought support in the last three years. The best-known sources were DIT (known by 68% of exporters) and local and national Chambers of Commerce (61% and 56%). Fully one in five exporters (21%) were not aware of any support.

Virtually no 'non-exporters' have plans to start doing so, with 61% stating they do not have any goods or services to export. However this figure is lower than comparable national data, and was most common among those in 'non-tradable' sectors. For those in sectors more likely to export, company size was also often reported as a limiting factor.

A quarter of establishments (26%) directly **import** goods or services. One in five import from the EU. This rises significantly within priority sectors: to 47% for technology intensive, 34% for creative industries, 39% for environmental services and 29% for the visitor economy.

Just 12% of importers intend to change suppliers as a consequence of EU exit. This may reflect that firms have alternative suppliers, or a general lack of planning and preparation.

### Implications for the Greater Brighton Economic Board

The survey sample gives us an opportunity to reach out to those exporters who are most reliant on exports – particularly in priority sectors – and those either unaware of or not accessing support. The survey also reiterates the value of working through known and trusted sources, like Chambers, but also the significant challenges in stimulating firms to want to export. For most non-exporters, the case for doing so still needs to be made.

## 4 Creative

### Key findings

- **Just over two in five establishments have innovated in the last three years**
- **Collaboration with others – rather than formal ‘R&D’ – appears to drive innovation**
- **Economic uncertainty appears to be acting as a significant brake on innovation**

Just over two in five establishments have innovated in the last three years (42%), most commonly with their goods and services (34%) rather than processes (23%). Much innovation is taking place within establishments without ‘R&D’ functions – emphasising the value in mainstreaming innovation support alongside wider business support.

Product and service innovation is most common within information/ communication (46%), arts/ entertainment/ recreation (46%) and professional/ scientific/ technical (40%), and increases with establishment size. SME innovation is broadly in line with national data.

Innovation is higher among those reporting recent employment growth (43%) but also those reporting employment decline (46%). This shows that while innovation is associated with success, at a firm level innovation can lead to labour saving and therefore job loss. However, even where this is the case, if innovation drives productivity and growth this should lead to new jobs being created elsewhere.

Innovation activity appears to be highly reliant on collaboration, particularly with other businesses. Two thirds (66%) of innovators have collaborated with others in the last three years, with 44% collaborating with other firms, 25% with an industry body and 19% with a university or research institute. Collaboration was most common in Brighton & Hove (71%), Lewes (73%) and Adur (75%).

Take-up of financial support appears to be very low – with just 5% reporting having received tax credits and 1% support from Innovate UK. Facilitating networking and knowledge sharing would appear to offer the most significant opportunities to encourage firms to innovate.

The most common reason given for not innovating was having a traditional product (48% of non-innovators). However around one in six (17%) cited economic uncertainty, most commonly among EU exporters and from those in creative, hospitality and wholesale/ retail establishments. This suggests that economic factors are acting as a significant brake on productivity and growth. 15% cited a lack of financial resources, rising to 30% of manufacturers and 23% in wholesale/ retail.

### Implications for the Greater Brighton Economic Board

These findings emphasise that innovation support needs to be part of the mainstream business offer. In particular this should seek to stimulate collaboration between businesses, alongside sector bodies and with universities. This could include for example: focusing on innovation in business networking activity, e.g. through local Chambers; encouraging sharing of practice between areas within Greater Brighton; and encouraging greater engagement with University support, particularly outside of Brighton & Hove, Adur and Lewes.

The findings also suggest that there may be value in taking more targeted, sector level approaches on issues around finance and the capability/ capacity to innovate.

## 5 Connected

### Key findings

- **Four fifths report local transport concerns – particularly congestion and parking**
- **More than a quarter of firms believe that transport issues are affecting recruitment and business growth – with higher responses in Worthing and Crawley**
- **Two third have superfast or ultrafast broadband, and satisfaction is generally high**

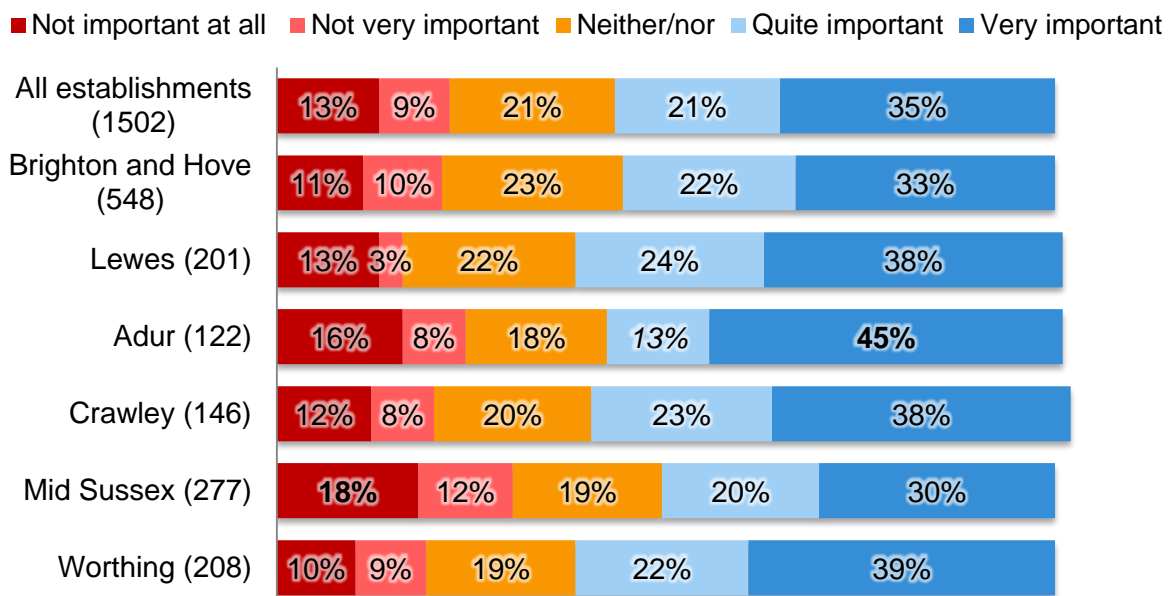
A very high proportion of establishments (81%) report concerns around **local transport**. Traffic congestion (55%) and the cost and availability of parking (55%) predominate.

As expected, particular roads were singled out – with Adur and Worthing identifying the A27; the A259 important in Lewes and Adur; the A23/M23 and M25 identified in Crawley and Mid Sussex; and the A22, A24 and roads into/ through Brighton & Hove all featuring.

There were lower levels of concern about rail and bus services, reiterating that commuting by public transport is less common than road use. However, 44% of Brighton & Hove establishments reported issues around rail reliability, and one in five (19%) of those in both Lewes and Mid Sussex reported concerns around bus frequency.

Transport infrastructure is important everywhere, but there is some variation by locations. Nearly half (45%) of Adur establishments report transport to be very important while 30% of those in Mid Sussex consider it not to be important.

**Figure 2: Importance of transport infrastructure to the business, by local authority**



Unweighted sample bases in parentheses *Don't knows 1%-3% not shown*

Bold font signifies a statistically significantly higher figure compared with the average minus the sub-group tested; percentages in italics signify a statistically significantly lower figure than average minus the sub-group tested

# Agenda Item 1

By sector, those in transport and logistics (82%) or in wholesale/ retail (68%) are most likely to consider transport infrastructure to be important to their business.

There is evidence that transport issues are affecting business performance. Just over a quarter (28%) of establishments report that transport is a constraint on growth and recruitment. This rises to 35% of those in Worthing reporting it a growth constraint, and 39% of those in Crawley reporting that it impedes recruitment.

At sector level, those in hotels/ restaurants, construction, transport/ logistics and wholesale retail are all more likely to report that poor transport affects their growth or their recruitment (or both).

On **digital access and usage**, two thirds of establishments report having either superfast (60%) or ultrafast (4%) broadband, while around one in six reported having standard broadband (16%) and only 3% reported no broadband.

Among those with less than superfast, nearly half (46%) said that this was because they did not need it. However this likely largely reflects the sectors of respondents, with superfast take-up much lower among those in primary industries, transport/ logistics, hotels/ restaurants and wholesale/ retail. Just over one in four overall (29%) reported that superfast was not available at their location, while one in ten (10%) reported that it was too expensive.

Reasons for not taking up ultrafast broadband were not explored, but given that this is only widely available through cable, and that just 5% of establishments reported receiving broadband that way, it likely reflects a combination of supply and demand factors (as well as inertia in changing suppliers). The recent rollout of Hyperoptic services in Brighton & Hove, and greater availability of 5G in future, may well stimulate further take-up.

Satisfaction with broadband varied by type of connection, but overall 73% of establishments are satisfied while one in six (17%) are dissatisfied – rising to one in four of those with standard broadband via a telephone line.

## Implications for the Greater Brighton Economic Board

These findings suggest that the Board is right to continue to prioritise upgrades and improvements to local (within the city region) transport infrastructure, and in particular local congestion. The survey also reiterates that concerns are often very locally rooted, and suggest that addressing parking issues in particular should be a priority. Transport impacts appear particularly pronounced for some sectors, so there may be value in exploring the scope for measures to address issues for specific industries.

Encouraging other and more sustainable forms of transport should play an important part in this, although the findings suggest that take-up of these is currently low – likely reflecting issues around availability, reliability and cost.

It appears that most firms that 'need' superfast broadband have access to it and are broadly happy with it. Looking forward, increasing the supply and affordability of ultrafast should in turn drive its take-up. There may also be a case for a more targeted approach, to focus in particular on those sectors making most current use of superfast. Once ultrafast infrastructure has been deployed, work will need to be done with businesses to ensure that the investment in ultrafast and 5G can lead to business growth.

## 6 Talented

### Key findings

- **Two fifths of those recruiting have experienced difficulties**
- **One in five firms employ EU nationals, higher than comparable national data**
- **Only one in seven firms have offered apprenticeships – with wide variation by sector**
- **Future demand for apprenticeships looks unlikely to significantly change**

Two-fifths of all establishments (42%) report having tried to **recruit** in the last 12 months, rising to 52% of those with employees and 96% of those with 50 or more staff. Two fifths of those recruiting (40%) have experienced difficulties. This is 17% of all establishments, and over a quarter of those in hotels/ restaurants, administrative/ support services, education and health. Difficulties were more common among those aiming for growth.

The most common reason given for recruitment problems was the right skills (27%) followed by applicants' attitudes, motivation or personalities (18%). Skills shortage vacancies were reported by one in six (16%) of those that had sought to recruit. These issues were most common in manufacturing, and least common in hotels/ restaurants.

One in six establishments with hard to fill vacancies have increased recruitment spending and/ or used new methods (18%). Fewer (15%) reported upskilling their existing workforce. One in five report doing nothing, although this falls to 8% of those with 50 or more staff.

One in four (25%) reported employing non-UK nationals, with most (19%) employing EU nationals. This is higher than comparable national data (18% and 13% respectively). Employment of non-UK nationals is most prevalent in Brighton & Hove and Crawley, within larger establishments and in hotels/ restaurants, administrative/ support services and health. Nearly half (45%) felt that EU exit would have a negative impact on their business.

On the face of it **training** incidence is very high, with more than four-fifths (84%) reporting having trained their workforce in the last year. However, this often reflects 'compliance' training for Health and Safety (72% of those that trained) or induction (60%), or job-specific training (80%) which would often comprise low level, on-the-job learning. Just under a third reported delivering training for a qualification or in leadership and management.

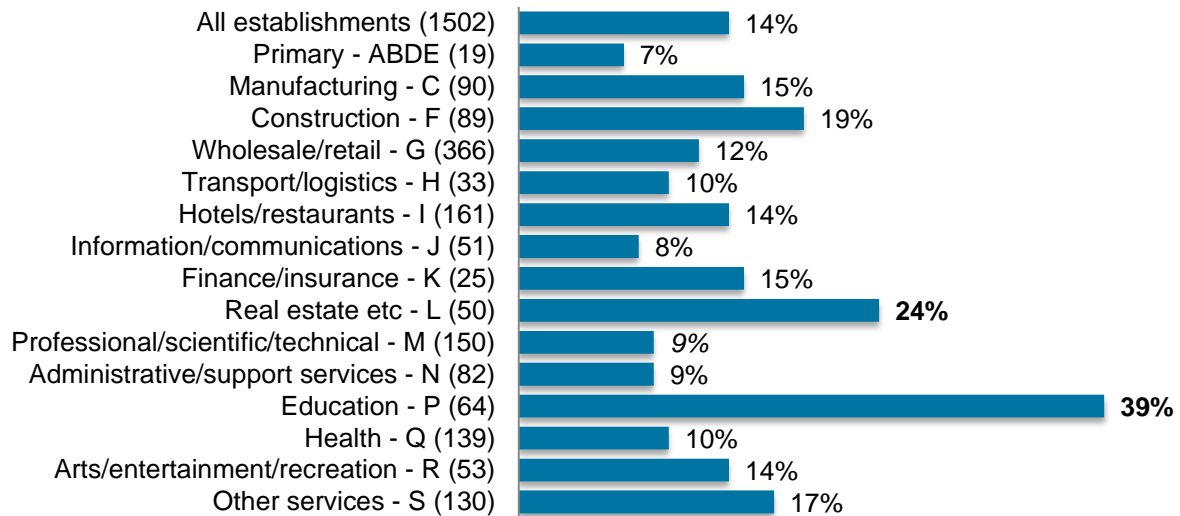
Only one in twelve establishments (8%) currently employed an **apprentice**, while a further 6% have done so in the last two years – rising to 43% of those with 50 or more employees. The most frequently cited reasons for doing so were to develop staff within the business (27%) or meet skills needs (26%). Eighteen per cent did so to support young people or the community, while relatively few (8%) reported doing so on cost grounds.

The main reasons for not employing apprentices were having no need (29%), no suitable jobs or being too small (both 19%). Very few reported issues around affordability, knowledge, complexity or suitability – although complexity was cited by 14% of larger employers and 11% of those that had previously employed apprentices but did not do so now, suggesting that there would be value in addressing this for these groups specifically.

By sector, those within education (39%) and real estate (24%) are most likely to have employed an apprentice – as set out below.

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**Figure 3: Proportion of establishments that have employed apprentices in the last two years, by sector (all establishments)**



Unweighted sample bases in parentheses

Bold font signifies a statistically significantly higher figure compared with the average minus the sub-group tested; percentages in *italics* signify a statistically significantly lower figure than average minus the sub-group tested

On current plans apprenticeship take-up is unlikely to significantly change, with one in six (17%) stating it is likely that they will take on new apprentices in the next two years.

Just 3% report paying the Apprenticeship Levy, which is consistent with reported firms sizes. Just over half (56%) of respondents did not know how much of this had been used, but of the remainder half (50%) have maximised their Levy funding within their business while just over a quarter (28%) have passed at least some of it down the supply chain.

Nearly half (47%) report offering **opportunities to young people and education leavers**, rising to 77% of those with 50 or more staff. One third (35%) offer work experience or work tasters, while one in ten (10%) are active with local schools. There would appear to be scope to increase the extent of these activities. There may be a need to raise awareness of apprenticeships as career change and/or career development opportunities for older workers, which is particularly important for an aging workforce. Those that deliver training are more likely to employ education leavers, as are innovators, those targeting growth and those with skills shortages.

## Implications for the Greater Brighton Economic Board

Recruitment difficulties appear to remain pronounced, particularly for key sectors and often driven by issues around skills, motivation and the availability of workers in a tight market. This suggests action in three areas: to improve general vacancy matching services, particularly for larger employers; to ensure that those further from work are able to join the labour market; and working with employers to ensure that EU national obtain settled status.

Employer training may well increase in response to the tighter market, but alongside this the survey reiterates the value of continued work with colleges, training providers, universities and employer bodies to increase both demand and supply.

On apprenticeships, the survey suggests that action is needed to raise demand – including by addressing issues for those previously doing so, encouraging levy payers to pass funds through supply chains, and targeting non-levy paying medium sized firms in key sectors.

## 7 Resilient

### Key findings

- **Virtually all respondents felt that being in Greater Brighton had benefits – in particular as an attractive area with good market access, transport links and broadband**
- **The most common disadvantages were around costs, congestion and housing**
- **EU exit is viewed as more negative than positive, but there is significant uncertainty – and views of longer term impacts are less negative**
- **Most firms do not want to move, and those that do invariably want to stay in the region**

The survey found very favourable views on Greater Brighton as a **place to live and work**, with 93% of establishments reporting benefits. Two thirds (65%) cited the attractiveness of the area, while more than half saw benefits in its market access, transport links and broadband coverage. Just over half of establishments (56%) reported disadvantages, most commonly related to the cost of living or housing (12%), congestion and parking (9% and 7%) and costs of premises (8%).

On **EU exit**, more view this as negative than positive both in the short term (-31%) and long term (-12%). However there is high uncertainty, and one third feel that it will have no direct impact.

Reasons for holding negative views are typically around it leading economic issues, uncertainty, loss of customers or loss of supplier. Those that export or import are more likely to anticipate negative impacts, as are manufacturers and those in administrative/ support services.

Respondents with positive expectations are most likely to do so due to a belief that it will reduce restrictions on their business, that their business can only get better, or that it will lead to improvements in the economy.

One in seven establishments (14%) report that they are likely to **relocate** within the next five years, while three fifths (61%) are very unlikely to do so. Two thirds (64%) of those seeking to relocate intend to do stay within their local authority, and only a very small minority are likely to re-locate outside of Sussex.

The most common reasons for relocation are due to anticipated expansion (27%) or wanting a cheaper site (19%). A higher proportion of those in creative industries and in technology intensive businesses report being likely to relocate, as are those aiming for rapid growth.



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## **Implications for the Greater Brighton Economic Board**

The survey confirms the Board's view that Greater Brighton is considered a great place to live and work, and provides useful evidence that can be used in marketing it as a destination.

For firms already here, almost all intend to stay, and those that are moving invariably wish to do so within the city region. This reiterates the value in facilitating movements between local areas. There continues to be a need to provide high-quality move on space to facilitate the growth of key sectors.

Environmental sustainability was not raised by respondents in any significant numbers. More work may be needed in encouraging greater consideration and action on this.

On EU exit, the findings confirm that those more exposed to European markets or workers are concerned about its impacts. However the high uncertainty and even apathy among many firms suggests that there is still work needed in explaining how to prepare for and manage impacts.

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<b>Subject:</b>	<b>Greater Brighton Investment Programme – Progress Update</b>		
<b>Date of Meeting:</b>	<b>15<sup>th</sup> October 2019</b>		
<b>Report of:</b>	<b>Chair, Greater Brighton Officer Programme Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Nick Hibberd</b>	<b>Tel:</b> 01273 293756
	<b>Email:</b>	<a href="mailto:Nick.Hibberd@brighton-hove.gov.uk">Nick.Hibberd@brighton-hove.gov.uk</a>	
<b>LA(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The purpose of the Investment Plan Update is to provide the Greater Brighton Economic Board (“the Board”) with an update on progress on the Greater Brighton Investment Programme (“the Investment Programme”) since the Board’s last meeting on 16<sup>th</sup> July 2019.
- 1.2 Updates are included on the Local Growth Fund (LGF) allocations made as part of the Growth Deal Rounds 1, 2 and 3. The period covered by this report is 1<sup>st</sup> July 2019 to 30<sup>th</sup> September 2019.
- 1.3 This cover report provides some context on the LGF Funding Rounds and narrative updates on the Investment Programme projects. Further details on the individual projects can be found in the Investment Programme Update report at Appendix 1.

**2. RECOMMENDATIONS:**

- 2.1 That the Board note the report and the Investment Programme Update at Appendix 1.

**3. CONTEXT/BACKGROUND INFORMATION**

*LGF Growth Deal Rounds 1 & 2*

- 3.1 A total of approximately £90m was allocated to projects across the City Region from LGF Growth Deal rounds 1 & 2. These projects will deliver a total investment of approximately £376m into the City Region, unlocking an estimated 14,000 jobs, 8,200 homes and 450,000sqm of employment floor-space. Current active projects are listed below with a summary of progress since the last update.

3.1.1 *Flood Alleviation Scheme (Newhaven) £7.5m*

The period January to June 2019 saw completion of all fixed flood defences under Newhaven FAS. The final element of the fixed defences, completed in mid-April, was a revised flood wall alignment in the Newhaven Port area of the

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scheme. This alignment was revised in part to (successfully) address significant expected cost overruns had the original alignment been followed and also responded to uncertainty about future land use in Newhaven Port. The revised alignment also provided the opportunity to trial the use of low-carbon ('Cemfree') cement with 88% less embodied carbon than traditional cement.

Remaining tasks under Newhaven FAS comprise achieving consenting, design and build of the rail flood barrier, completion of the A26 demountable flood barrier system and snagging. Progress on the rail flood barrier together with Network Rail continues to be slow and it will be some time before this final component of the scheme is finished.

## 3.1.2 Port Access Road (Newhaven) £10.0m

Construction commenced early January, with works now well underway. BAM Nuttall has been appointed as contractor. Construction is expected to take 19 months to complete. A Local Liaison Committee has been established to help address community concerns and meets regularly. Over the last few months, the focus has been on construction of the abutment walls, as well as ground and drainage works.

## 3.1.3 New England House Growth Centre (Brighton) - £4.9m

Brighton & Hove City Council's land deal with Maplebright and Legal & General (L&G) on the adjacent Longley Industrial Estate is on the verge of being realised – with the Section 106 Agreement relating to L&G's Longley planning application about to be agreed. This will unlock a premium – paid by L&G to the council – which will be 'ring-fenced' towards the NEH project. As previously reported, the private sector mixed-use redevelopment on Longley will include a significant element of new employment floor-space (that will contribute towards the City Deal output). The remainder of the City Deal floor-space target will be delivered on the NEH site, along with the building's refurbishment.

Formal permission to further work -up a detailed design for NEH will be sought from the council's Policy & Resources Committee in early 2020, with a view to consult with stakeholders, further-develop the business case and submit a planning application.

## 3.1.4 Digital Catapult & 5G Testbed (Brighton) - £1.8m

The 5G Brighton test bed is currently taking its second cohort of 6 businesses through the 5G-accelerator programme. To facilitate these businesses, the testbed has recently been upgraded to deliver Nb-IoT use-cases. The open call for businesses to apply for the third cohort is currently live. The fit out of the Brighton Dome and Corn Exchange with 5G testbed capabilities continues and initial innovation activities will commence later this year.

We have grown our doctoral research support programme with the University of Sussex, which includes work in interaction modality in autonomous vehicles. Support for the immersive sector in the region includes regular practitioner and market-making events, and ongoing upgrading of the equipment available at the Lab. Since the last report, over 30 businesses have used the Lab to work on new

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products and services. This includes the Royal Opera House working with local business Root Interactive.

## 3.1.5 Circus Street Innovation Centre & Regeneration (Brighton) - £2.7m

Construction continues to progress, although work on all elements of the development have slipped against the timetable. The student accommodation has been completed and is now occupied, having been handed-over in early September. The residential blocks are nearing completion. A revised timetable is about to be issued by Henry (the lead construction contractor) in respect of the remaining works to be undertaken- including The Dance Space, office block and onsite and offsite public realm.

## 3.1.6 Central Research Laboratory Plus X (Brighton) - £7.7m

Construction of Plus X Brighton continued in line with the programme; achieving the 'topping out' stage on 9th July. Installation of curtain wall glazing is complete and M&E works continue. Installation of the coloured exterior cladding commenced in September 2019. The first Plus X newsletter was issued to further promote the facilities and offer tours.

The building has been awarded Platinum standard connectivity which makes it the first building in Brighton to offer world class, ultra-reliable and superfast internet connection for all its members.

The target completion date for Plus X remains December 2019 ahead of opening in early 2020. In terms of the wider redevelopment, construction of the student blocks on the barracks site continues and are due for completion by summer 2020. Work on the first residential blocks is due to start shortly, and completion of the full development is scheduled for the end of 2022.

## 3.1.7 Valley Gardens – Phases 1 & 2 (Brighton) - £8.0m

The construction programme picked up pace in order to reach a key milestone in August. Works on the eastern side of the gardens is largely complete with some outstanding lighting and finishing road surfacing to be carried out before the signage is erected. A key traffic 'switch' took place in August which saw the majority of general traffic moved over to the eastern side of the gardens and starting to operate as per the final scheme design.

Work is now concentrating in the north Westside of the scheme (phase 5). This involves widening footways and removing bus stops in York Place. We are working closely with the bus company and local businesses to reduce disruption during these works.

The footpaths and the cycle route have taken shape in the south gardens. Specifically these areas will start to be developed over the coming months as we enter into the planting season for many of the trees and grasses.

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## 3.1.8 Adur Tidal Walls & Western Harbour Arm Flood Defences (Shoreham-By-Sea) – £10.5m

Adur District Council has now purchased the required 3.5m strip of land from the Sussex Yacht Club to complete the land deal, following agreement on Heads of Terms. A planning application has been approved by Adur District Planning authority for the replacement of the Yacht Club facility. Work has now commenced on the foundations of the new Yacht Club. A separate planning application has been approved for the flood defences and cycle path along the A259.

Adur District Council has secured funding from the Environment Agency through Grant in Aid to support the delivery of the flood defence wall. A project team are preparing plans to deliver the flood defence scheme on completion of the new Yacht Club.

## 3.1.9 A2300 Corridor Improvements (Burgess Hill) - £17.0m

See 3.25 below

### LGF Growth Deal Round 3

3.2 In February 2017 Coast to Capital announced that it has secured £66m through Round 3 of the Growth Deal. All six projects put forward by the Board were allocated funding - totalling £48.77m. The project updates are as follows:

### Worthing Central Phase 1 (Worthing) - £5.6m

#### 3.2.1 **Teville Gate:**

Main developments since the last period:

- Surface car park construction practical completion on 05/06/19
- Construction commenced on new office building for Teville Gate House.
- Mosaic Capital have submitted their application. Expected for decision at October planning committee.
- Work with Homes England to secure circa £6-£8m funding for affordable homes.
- Teville Gate House application under consideration, expected at July Planning Committee. Heads of Terms agreed with Teville Gate House / HMRC to lease 50 parking spaces to aid the development.

#### 3.2.2 **Union Place:**

The full professional team have been appointed and working on the detailed issues of the site.

A Planning pre-application advice meeting has taken place identifying issues of height and street scene. Further design preparation has been undertaken and a Transport PPA meeting took place on 29 Sep with the next PPA with WBC taking place on 20 Sep.

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Environmental Statement Screening Opinion has been received which indicates no ES is required.

Negotiation has taken place with NCP over the car park lease agreement and they have stated they are content to continue their current operation with Union Place. The scheme will now be approached in 2 phases. Phase 1 commencing on the former Police Station site and High Street car park end.

It is anticipated an outline planning application will be prepared to be submitted for November 2019.

### 3.2.3 Decoy Farm (Worthing) - £4.8m

LEP Investment Committee Presentation on 11/12/18 has led to the award of £4.84m for the project. Funding agreement completed.

We have worked with a private sector partner to find a suitable way of bringing in experience and industrial development nous. Initial efforts to try and structure a “land deal” without procurement have proven difficult given the LEP funding which presents state aid issues.

Joint Strategic Committee approval to go to the market to seek a development partner. Preparation for procurement exercise underway.

### 3.2.4 New Monks Farm & Airport (Shoreham-By-Sea) - £5.7m

Secretary of State resolved not to call in the planning application in May 2019.

Adur District Council, West Sussex District Council and developers looking to finalise the S106 agreement and other land acquisition issues by end of October 2019.

Work to address onsite contamination to commence in September 2019. Ecological preliminary works underway. Planning conditions being worked through in advance of planning permission.

### 3.2.5 Growth Location (Burgess Hill) - £14.9m

**Northern Arc:** Planning permission for the first phase of the development (Freeks Farm) was issued in July 2019. Countryside Properties, a homebuilder, has been appointed by Homes England to deliver Freeks Farm and a reserved matters application was submitted to Mid Sussex District Council in September 2019. Works are scheduled to begin on this phase later in the financial year. The first housing is anticipated to be delivered in 2020. The main Northern Arc outline planning application (which encompasses the remainder of the site) is expected to be determined in October 2019.

**Place and Connectivity:** West Sussex County Council, as the lead delivery body for the project, has now finalised the legal agreement for the £10.9m LGF funding with the Local Enterprise Partnership. Contractors have now been procured and the detailed design is underway with construction of phase 1 (LGF funded) scheduled to complete in March 2021.

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**A2300 corridor improvements:** The project remains on schedule, with site clearance beginning in September 2019. The clearance work is being done now to coincide with the window between the bird nesting season and ahead of the winter hibernation season for small mammals, in order to minimise the ecological impact. None of the trees affected by the clearance work are subject to preservation orders, and a replanting scheme is currently being prepared. Construction of the improvements is scheduled to complete in March 2021.

**Employment space, The Hub:** Construction on the first phase of development was completed in April, delivering a 4,000 m<sup>2</sup> warehouse for the distribution company DPD. Construction on the second phase of development is underway and will deliver a further 5,000m<sup>2</sup> of employment space for Roche Diagnostics. Outline consent for the remainder of the site (phases 3-6) was received in June and is expected to be determined by the District Planning Committee in October.

**Digital Infrastructure:** Balfour Beatty were engaged earlier in May as consultants to deliver the 'dig once' programme for the Northern Arc, and have completed a feasibility study. Work is scheduled to begin on site in November 2019, with completion of the network and fibre exchange scheduled for autumn 2020. The project team are also working to establish a connection from the Burgess Hill Digital Exchange to the Brighton Digital Exchange which will benefit the wider city region through enhanced connectivity along the A23 corridor.

**One public estate (OPE) 7:** OPE 7 funding awards were announced earlier this year to support feasibility studies for: (1) redevelopment of an extended Brow site in Burgess Hill to provide enhanced accommodation for the emergency services and to create space for 440 new homes, (2) redevelopment of the land adjacent to Burgess Hill station to deliver up to 150 new homes, 500 jobs, and retail opportunities. For the Brow (led by WSCC) officers have developed a brief and specification with their master planners (Faithful Gould) which is expected to be signed off this autumn. For Burgess Hill station (led by MSDC) officers are in discussion with Network Rail and expect to agree a specification and procurement method during the autumn.

**Goddards Green Waste Water Treatment Works:** In May Southern Water committed some £4.9m of their own funds in addition to the £4m LGF funding and £6.5m HIF funding already secured. The injection of the new funding will deliver a significantly enhanced design. Sustainability and resilience will be improved, and more on-site electricity will be generated reducing the site's carbon footprint. Construction is underway. The project remains on schedule with practical completion expected in December 2020.

## 3.2.6 Waterfront (Brighton) - £12.1m

Pre-app process commenced for the Black Rock site - planning application targeted for end of October in order to keep to programme (for expenditure of LEP funds by March 2021).



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## LGF Growth Deal Unallocated Funds Rounds 1 & 2 – December 2016 Call

3.3 In December 2016 Coast to Capital announced that it had approximately £46.65m of unallocated funds available to support capital growth projects. The Greater Brighton Board put forward eight bids, five of which received funding totalling approximately £9.9m. The project updates are as follows:

### 3.3.1 Adur Civic Centre (Shoreham-By-Sea) - £1.8m

Phase 1 completed end of April 2019

Phase 2 Council agreed a preferred developer for the site and are working on plans and contracts.

### 3.3.2 Springman House (Lewes) – £2.0m

Architects have undertaken detailed consultation with the blue light end users and have continued to work to develop a viable scheme that meets their operational requirements.

### 3.3.3 Railway Quay (Newhaven) - £1.5m

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. Initial masterplan has been prepared and discussions undertaken with potential tenants. However delays have been created by impending closure of adjacent UTC@harbourside. No further decisions will be made until the future of the UTC has been finalised – Government has established East Sussex College Group as the Preferred Bidder and negotiations are ongoing. The UTC will re-open although date is yet unknown.

### 3.3.4 Eastside South (Newhaven) - £1.6m

Work on Phase 1 has been completed, with one new occupier (ValetPro) now operational. The second occupier is expected to become operational in early 2019.

Work on Phase 2 commenced in April. Phase 2 is being built according to demand and Block E has now been completed. It is expected that Block D should be finished within the next few months.

### 3.3.5 Heritage Centre Stage – Corn Exchange & Studio Theatre (Brighton) - £3.0m

Since the last update the main contractor left the Dome site and ceased all works, subsequently securing agreement of its creditors to a Company Voluntary Arrangement (CVA) on 26 July 2019, which gave the council grounds under the JCT building contract to terminate with effect from 02 August 2019. Due to the urgent need to carry out emergency and remedial works to protect and weatherproof the buildings, the council appointed a management contractor to oversee these works. A further procurement process will be carried out to appoint

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a principal contractor to complete the main works. Project completion is now anticipated in February/March 2021.

## LGF Growth Deal Unallocated Funds Rounds 1 & 2 – July 2017 Call

3.4 In July 2017 Coast to Capital launched a new funding round for unallocated funds from rounds 1 & 2. In December 2017, Coast to Capital announced that a total of £27 million had been allocated in the areas of Housing, Regeneration & Infrastructure; Business, Enterprise & Skills; and Transport. Around £12m of the total is supporting projects from across Greater Brighton: The project updates are as follows:

### 3.4.1 Crawley College STEM & Digital Centre (Crawley) - £5.0m

Design work has been completed and W Stirland Ltd have been appointed as the building contractor. Subject to planning approval the project is expected to be completed by September 2020.

### 3.4.2 Pelham Campus Redevelopment (Brighton) - £5.0m

Formal planning consent for the project was issued on the 23 March following completion of the legal documentation and agreement of the planning conditions.

Work is continuing with the main contractor and the design team to complete the design and tendering work so the project can move into the construction phase.

### 3.4.3 Ricardo Hybrid Powertrain (Shoreham-by-Sea) - £1.5m

To deliver a state of the art four-wheel drive hybrid powertrain rig to enable the research and development of the next generation of electrified powertrain systems and vehicles. The equipment has been ordered and construction has commenced. Its due to be commissioned at the end of 2019 and the project is on track.

### 3.4.4 Charleston Trust Centenary Project (Lewes) - £0.6m

This 570m<sup>2</sup> new development includes the Trust's first exhibition space, as well as an events space and new restaurant. The exhibition space is housed in a new building, while the events space and restaurant will be situated in two 18th-century farm buildings, restored and redeveloped. The development launched on 8 September 2018.

## LGF Growth Deal Unallocated Funding – June 2019 Call

3.5 In June 2019 Coast to Capital announced that it had approximately £9.1m of unallocated funds available to support capital growth projects. Funds must specifically target projects that contribute towards the Coast to Capital Gatwick 360 Strategic Economic Plan (SEP); to deliver economic outputs as detailed within the 8 priorities SEP, or to support medium term delivery of the Strategy. This call was open for Expression of Interest (EOI) applications from Tuesday 11th June 2019 until 12noon on Tuesday 2nd July 2019.

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3.6 The list of EOIs for the Greater Brighton City Region are as follows:

- Worthing Public Realm (AWC) - funding an element (Portland Road) of the overall improvements package
- Gigabit and Public Wi-Fi (AWC) - funding additional fibre costs and public Wi-Fi equipment
- New Monks Farm additional ask (AWC) - funding an additional aspect of the existing scheme
- Converged Fibre Connectivity Programme (MSDC) - digital fibre connection between Burgess Hill, Haywards Heath, Horsham town centre, and Crawley. That connection will run through rural parts of the three districts, which will help address the issues of limited digital connectivity in rural areas.
- RPE Phase 1(BHCC) - additional funding to ensure prompt completion, enabling the delivery of the 5G testbed.
- Brighton City Centre Full Fibre Ring (BHCC) - creating a publicly-owned, 5G-ready, shared-access duct infrastructure under the stewardship of BHCC that links a number of core strategic education, research and public sector assets
- Madeira Terraces MT30 (BHCC) - Start detailed design and engineering work on the first 30 arches
- New England House (BHCC) - Funding to commence the internal elements of the City Deal works.
- BTN BikeShare (BHCC) - to provide a large scale E-bike trial involving upgrades to the servicing base, new fleet, new hubs, ground power to existing hubs and charging points.
- 20 Fort Road Newhaven (LDC) - innovative new affordable housing on a difficult, constrained site. The development will be an exemplar of sustainable development, utilising modular methods of construction to maximise deliverability and new energy efficient technologies.
- Public Realm (ADC) - a further phase of the public realm improvement scheme in Littlehampton (ADC).

## 4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 None required.

## 5. COMMUNITY ENGAGEMENT & CONSULTATION

5.1 None required.

## 6. CONCLUSION

6.1 The Board is asked to note the contents of this report.

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

7.1 There are no direct financial implications associated with this report regarding the progress made in the first quarter of this financial year on approved schemes

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within the Greater Brighton Investment Programme. Schemes already included within the Greater Brighton Investment Programme have approved business cases in place with funding options identified and these have been reported to their respective bodies. The progress of each scheme is detailed within the Investment plan Update Report in appendix 1. Future or revised business plans will be reported accordingly within the timescales of the project timetables. The submission of Expression of Interest to the LGF Growth Deal for the June 2019 Call will be considered by the LGF Investment Committee who will determine whether a full business case should be submitted for the final stage of assessment which will be carried out by the Committee in September 2019. This will require potential match funding to be identified as part of that submission.

*Finance Officer Consulted: Rob Allen, Principal Accountant Date:*

## Legal Implications:

- 7.2 There are no legal implications arising directly out of this report.

*Lawyer Consulted: Joanne Dougnaglo, Senior Property Lawyer  
Date: 01/10/19*

## Equalities Implications:

- 7.3 None arising from this report. Equalities issues will be addressed on a project-by-project basis.

## Sustainability Implications:

- 7.4 None arising from this report. Sustainability issues will be addressed on a project-by-project basis.

## Any Other Significant Implications:

- 7.5 None.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Greater Brighton Investment Update Report October 2019

### **Background Documents:**

None



# **Greater Brighton Economic Board**

## **Investment Programme Update Report**

**15<sup>th</sup> October 2019**

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# Highlight Summary



PROJECT	DELIVERY PARTNERS	REPORT HIGHLIGHT
Burgess Hill Strategic Growth Programme	Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital, Department of Transport, developers (including New River and Glenbeigh	<b>A2300 Corridor Improvements:</b> The project remains on schedule, with site clearance beginning in September 2019. The clearance work is being done now to coincide with the window between the bird nesting season and ahead of the winter hibernation season for small mammals, in order to minimise the ecological impact. None of the trees affected by the clearance work are subject to preservation orders, and a replanting scheme is currently being prepared. Construction of the improvements is scheduled to complete in March 2021.
Central Research Laboratory (PlusX)	Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton	Installation of the coloured exterior cladding commenced in September 2019. The first Plus X newsletter was issued to further promote the facilities and offer tours. The building has been awarded Platinum standard connectivity which makes it the first building in Brighton to offer world class, ultra-reliable and superfast internet connection for all its members. The target completion date for Plus X remains December 2019 ahead of opening in early 2020. In terms of the wider redevelopment, construction of the student blocks on the barracks site continues and are due for completion by summer 2020. Work on the first residential blocks is due to start shortly, and completion of the full development is scheduled for the end of 2022.
Heritage Centre Stage	Brighton & Hove City Council & Brighton Dome & Brighton Festival	Since the last update the main contractor left the Dome site and ceased all works, subsequently securing agreement of its creditors to a Company Voluntary Arrangement (CVA) on 26 July 2019, which gave the council grounds under the JCT building contract to terminate with effect from 02 August 2019. Due to the urgent need to carry out emergency and remedial works to protect and weatherproof the buildings, the council appointed a management contractor to oversee these works. A further procurement process will be carried out to appoint a principal contractor to complete the main works. Project completion is now anticipated in February/March 2021.
Teville Gate (Worthing Central Phase1)	Worthing Borough Council, Mosaic Global Investments, Coast to Capital LEP, Hanson Developments & HMRC, Homes England	<ul style="list-style-type: none"> <li>• Surface car park construction practical completion on 05/06/19</li> <li>• Construction commenced on new office building for Teville Gate House.</li> <li>• Mosaic Capital have submitted their application. Expected for decision at October planning committee.</li> <li>• Work with Homes England to secure circa £6-£8m funding for affordable homes.</li> <li>• Teville Gate House application under consideration, expected at July Planning Committee. Heads of Terms agreed with Teville Gate House / HMRC to lease 50 parking spaces to aid the development.</li> </ul>

# Adur Civic Centre - Shoreham



## Funding (all years)

<b>Total LGF Funding</b>	<b>£1.71m</b>
<b>Total Public Funding</b>	<b>£0.0m</b>
<b>Total Private Funding</b>	<b>£9.89m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£11.60m</b>

## Outputs

Phase 1 North Site -30,000 sqft of employment space

Phase 2 South Site – 987 sqm of employment space and 171 residential units

## What happened in the last period?

Phase 1 completed end of April 2019

Phase 2 Council agreed a preferred developer for the site and are working on plans and contracts.

## Target Milestones

**Phase 2:** Appointment of Delivery Partner

**Planning Application:** Spring 2020

**Planning Determined:** Autumn 2020

**Start on site:** Spring 2021

**Completion:** by April 2024

## Aims & Objectives

Adur District Council have led on the development of a two phase scheme for the former Council offices in Shoreham. Phase 1 involved the development of a 30,000 sqft (gross) office building which is now complete and let to local business Focus Group following £9.89m of Council investment.

For Phase 2 the Council have identified Hyde Housing as the preferred bidder for the site and are working to finalise contracts. A planning application is anticipated in spring 2020 for 171 homes and ground floor office space.

## Key Facts

**Delivery Partners:** Adur District Council. Willmott Dixon, Hyde Housing Group



# Burgess Hill Strategic Growth Programme



Artist's impression

## Aims & Objectives

The programme will deliver transformative change to the town, secure major growth and significant improvements in housing, jobs, infrastructure, and social and community facilities. To support the programme the following grant funding has been secured:

- **£17 million** from the Local Growth Fund (LGF) to support A2300 corridor improvements comprising an upgrade to dual carriageway, junction improvements, and the provision of a footway and cycleway linking to the National Cycle Network,
- **£10.9 million** LGF funding for a Place and Connectivity package of sustainable transport schemes including improvements to the Burgess Hill and Wivelsfield railway stations, public realm improvements, and an inter-urban cycle route,
- **£4 million** LGF and a further **£6.5 million** Housing Infrastructure Fund (HIF) to improve the Goddard's Green Waste Water Treatment works, unlocking land to develop a further 256 homes,
- Up to **£2.2 million** from the Government's Local Full Fibre Network (LFFN) fund to support the implementation of new digital infrastructure for Burgess Hill which in turn will stimulate the market for internet service providers,
- **£165k** from One Public Estate for design and feasibility studies to redevelop 'The Brow' and land adjacent to Burgess Hill Station.

## Key Facts

**Delivery Partners:** Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital, Department of Transport, and developers.

## Funding (all years)

Total LGF Funding	£31.9m
OPE Funding	£165k
Total Public Funding	£61.6m
Total Private Funding	£993.3m
Total Funding	£1,054.9m

Following their acquisition of the Northern Arc land parcels, we have an approved Infrastructure Delivery Plan (IDP) with Homes England which confirms an investment of £162m in strategic infrastructure.

## Outputs

5,000 new homes, a Science and Technology Park (up to 100,000 m2 employment space), two business parks, 15,000 new jobs (including construction jobs), a major town centre regeneration offering retail space, commercial and leisure space including a cinema, bowling alley, and a hotel as well as new homes, improvements to the A2300 corridor, a package of sustainable transport schemes to achieve a 15 per cent modal shift, new schools, increased GP capacity, improved leisure facilities, full-fibre digital infrastructure.

## What happened in the last period?

**Northern Arc:** Planning permission for the first phase of the development (Freeks Farm) was issued in July 2019. Countryside Properties, a homebuilder, has been appointed by Homes England to deliver Freeks Farm and a reserved matters application was submitted to Mid Sussex District Council in September 2019. Works are scheduled to begin on this phase later in the financial year. The first housing is anticipated to be delivered in 2020. The main Northern Arc outline planning application (which encompasses the remainder of the site) is expected to be determined in October 2019.

**Place and Connectivity:** West Sussex County Council, as the lead delivery body for the project, has now finalised the legal agreement for the £10.9m LGF funding with the Local Enterprise Partnership. Contractors have now been procured and the detailed design is underway with construction of phase 1 (LGF funded) scheduled to complete in March 2021.

**A2300 corridor improvements:** The project remains on schedule, with site clearance beginning in September 2019. The clearance work is being done now to coincide with the

window between the bird nesting season and ahead of the winter hibernation season for small mammals, in order to minimise the ecological impact. None of the trees affected by the clearance work are subject to preservation orders, and a replanting scheme is currently being prepared. Construction of the improvements is scheduled to complete in March 2021.

**Employment space, The Hub:** Construction on the first phase of development was completed in April, delivering a 4,000 m<sup>2</sup> warehouse for the distribution company DPD. Construction on the second phase of development is underway and will deliver a further 5,000m<sup>2</sup> of employment space for Roche Diagnostics. Outline consent for the remainder of the site (phases 3-6) was received in June and is expected to be determined by the District Planning Committee in October.

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**Goddards Green Waste Water Treatment Works:** In May Southern Water committed some £4.9m of their own funds in addition to the £4m LGF funding and £6.5m HIF funding already secured. The injection of the new funding will deliver a significantly enhanced design. Sustainability and resilience will be improved, and more on-site electricity will be generated reducing the site's carbon footprint. Construction is underway. The project remains on schedule with practical completion expected in December 2020.

**Target Milestones** – Various (project-specific).

# Central Research Laboratory (Plus X) - Brighton



Proposed scheme

## Aims & Objectives

The 'Plus X' seven storey innovation hub (formerly the Central Research Laboratory) is a U+I Plc concept, a model they have delivered successfully elsewhere. As a key element of the comprehensive mixed-use redevelopment it will provide a unique, high quality workspace model, tailored to the unique needs of Brighton's creative and entrepreneurial businesses, particularly those designing and making physical products. It aims to be somewhere inspiring, functional, sustainable and flexible in its design. It is an innovative provision of shared workspaces and facilities that promote collaboration and facilitate serendipity. The shared spaces will range from events spaces to prototyping labs, meeting rooms and cafe/break out spaces, something that will attract both small and larger tenants.

## Key Facts

**Delivery Partners:** Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton (together the partners in the overall mixed-use development across the combined sites).

## Funding (all years)

<b>Total LGF Funding</b>	<b>£7.7m</b>
<b>Total Public Funding</b>	<b>£0.00m</b>
<b>Total Private Funding</b>	<b>£10m</b>
<b>Total Funding</b>	<b>£17.7m</b>

## Outputs

Contractual outputs: 4,645sqm of new employment space, 500sqm of high specification prototyping labs/workshops, 107 onsite jobs, £5.427m of match funding.

Non-contractual outputs: 300 other jobs, £250,000 follow-on investment, 99 businesses supported.

## What happened in the last period?

Construction of Plus X Brighton continued in line with the programme; achieving the 'topping out' stage on 9<sup>th</sup> July. Installation of curtain wall glazing is complete and M&E works continue. Installation of the coloured exterior cladding commenced in September 2019. The first Plus X newsletter was issued to further promote the facilities and offer tours. The building has been awarded Platinum standard connectivity which makes it the first building in Brighton to offer world class, ultra-reliable and superfast internet connection for all its members. The target completion date for Plus X remains December 2019 ahead of opening in early 2020. In terms of the wider redevelopment, construction of the student blocks on the barracks site continues and are due for completion by summer 2020. Work on the first residential blocks is due to start shortly, and completion of the full development is scheduled for the end of 2022.

## Target Milestones

**End Date:** 13/12/2022.

# Circus Street - Brighton



## Key Facts

**Delivery Partners:** U+I plc (Cathedral Brighton), Brighton & Hove City Council

## Funding (all years)

<b>Total LGF Funding</b>	<b>£2.70m</b>
<b>Total Public Funding</b>	<b>£0.40m</b>
<b>Total Private Funding</b>	<b>£106.57m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£109.67m</b>

## Outputs

142 new homes; 387 additional jobs and 232 net additional jobs after displacement and substitution; 30,000 sq ft. office building; 450 student accommodation bed spaces; “The Dance Space” (dance studios, offices, public performance space and HQ for South East Dance); start-up workshops, retail units and restaurant; public realm to include a square and landscaped courtyards.

## What happened in the last period?

Construction continues to progress, although work on all elements of the development have slipped against the timetable. The student accommodation has been completed and is now occupied, having been handed-over in early September. The residential blocks are nearing completion. A revised timetable is about to be issued by Henry (the lead construction contractor) in respect of the remaining works to be undertaken- including The Dance Space, office block and onsite and offsite public realm.

## Target Milestones

**End Date:** 23/03/2020.

## Aims & Objectives

The mix of residential, business, education and cultural occupiers on the site will bring a wide variety of people into the area, benefitting existing local businesses. Economic impact studies indicate that the development will create approximately 232 predominantly local jobs. It will generate £1 million in council tax, new business rates contributions and new homes bonuses. It would encourage student and new resident population spending in and around the site and would boost the local economy by more than £10m each year due to a multiplier effect.

The main office building will be a new centre for innovation and enterprise that will maximise the potential for linking the University’s research functions and private organisations that will cohabit in the building. This Innovation Hub will, in turn, create and support fledgling new business in the City and generate opportunities for students, graduates and university staff to work alongside SMEs and larger organisations.

The Dance Space will house South East Dance and provide them with much needed production space, a theatre and public space for community participation. The growing artistic community in Brighton has no dedicated space for dance and it is estimated that 60,000 people will use the space every year. It will become a cultural and community hub, where people gather to collaborate, participate, watch and learn.

# Decoy Farm - Worthing



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## Aims & Objectives

An ambitious plan to upgrade an environmentally challenging but sizable plot of allocated employment land that has stood unused for four decades. The completed project will boost employment opportunities and economic performance in the entire Coast to Capital LEP region.

## Key Facts

**Delivery Partners:** Worthing Borough Council Worthing Borough Council, West Sussex County Council, Private Sector, Coast to Capital LEP

## Funding (all years)

<b>Total LGF Funding</b>	<b>£4.84m</b>
<b>Total Public Funding</b>	<b>£4.84m</b>
<b>Total Private Funding</b>	<b>£15m</b>
<b>Total Funding</b>	<b>£25m</b>

## Outputs

To deliver up to 15,000sqm of new employment floorspace in small/medium sized units to support local SMEs to grow. To provide much needed new/modern/flexible floorspace within the coast to capital sub-region to support the growing needs of the supply chain for Gatwick Airport.

To deliver environmental improvements through remediation of the 7ha ex-landfill site  
To improve accessibility through highways improvements to the local road network

## What happened in the last period?

LEP Investment Committee Presentation on 11/12/18 has led to the award of £4.84m for the project. Funding agreement completed.

We have worked with a private sector partner to find a suitable way of bringing in experience and industrial development nous. Initial efforts to try and structure a “land deal” without procurement have proven difficult given the LEP funding which presents state aid issues.

Joint Strategic Committee approval to go to the market to seek a development partner. Preparation for procurement exercise underway.

## Target Milestones

**Spring 2019** – LEP funding agreement signed

**Autumn 2019** - Marketing of site to procure development partner

Agenda Item 1

# Digital Catapult – Brighton



## Aims & Objectives

To enable businesses to develop and exploit new products and services utilising emerging technologies (AA/VR, 5G, AI, etc), in order to improve productivity, develop better employment prospects and increase GVA in the region. The Digital Catapult Centre Brighton (DCCB) provides opportunities for start-ups and small businesses to connect with university research knowledge, work with large corporations, access innovation expertise and to engage with two core emerging technology platforms - the Immersive Lab and the 5G testbed. The 5G testbed received additional funding and the initial development and engagement activity is taking place at DCCB, hence the project date extension.

## Key Facts

**Delivery Partners:** Wired Sussex & University of Brighton, University of Sussex, BHCC, American Express

## Funding (all years)

<b>Total LGF Funding</b>	<b>£0.50m</b>
<b>Total Public Funding</b>	<b>£1.00m</b>
<b>Total Private Funding</b>	<b>£0.50m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£2.00m</b>

## Outputs

10,000 businesses receiving information about emerging technology opportunities; 1,000 businesses receiving non-financial support; 250 businesses assisted to cooperate with universities and other research institutions; 100 businesses supported to introduce new products or services to the market or the firm; 30 hackathons, boot-camps or pit-stops; and 10 in-depth collaborative R+D projects.

## What happened in the last period?

The 5G Brighton test bed is currently taking its second cohort of 6 businesses through the 5G-accelerator programme. To facilitate these businesses, the testbed has recently been upgraded to deliver Nb-IoT use-cases. The open call for businesses to apply for the third cohort is currently live. The fit out of the Brighton Dome and Corn Exchange with 5G testbed capabilities continues and initial innovation activities will commence later this year.

We have grown our doctoral research support programme with the University of Sussex, which includes work in interaction modality in autonomous vehicles. Support for the immersive sector in the region includes regular practitioner and market-making events, and ongoing upgrading of the equipment available at the Lab. Since the last report, over 30 businesses have used the Lab to work on new products and services. This includes the Royal Opera House working with local business Root Interactive.

# Eastside South - Newhaven



## Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m<sup>2</sup> of new commercial floor-space will be created, 15,000m<sup>2</sup> of existing commercial floor-space will be refurbished. This will create / sustain up to 2,000 FTE jobs.

## Key Facts

**Delivery Partners:** Westcott Leach (landowner) in partnership with Lewes District Council & Coast to Capital LEP.

## Funding (all years)

<b>Total LGF Funding</b>	<b>£1.60m</b>
<b>Total Public Funding</b>	<b>£0.00m</b>
<b>Total Private Funding</b>	<b>£6.21m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£7.81m</b>

## Outputs

7,986m<sup>2</sup> of new commercial floor-space, together with associated job creation.

## What happened in the last period?

Work on Phase 1 has been completed, with one new occupier (ValetPro) now operational. The second occupier is expected to become operational in early 2019.

Work on Phase 2 commenced in April. Phase 2 is being built according to demand and Block E has now been completed. It is expected that Block D should be finished within the next few months.

## Target Milestones

**End Date:** Early 2020.

# Heritage Centre Stage - Brighton



## Funding (all years)

<b>Total LGF Funding</b>	<b>£3.00m</b>
<b>Total Public Funding</b>	<b>£14.24m</b>
<b>Total Private Funding</b>	<b>£5.70m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£22.95m</b>

## Outputs

Employment: created and/or safeguarded - 337

Businesses assisted: financial and non-financial - 624

New floor space constructed/refurbished: learning - 157m<sup>2</sup> new floor space constructed/refurbished, Commercial - 2,652m<sup>2</sup>

Carbon reduction of 39.961 tonnes of CO<sub>2</sub>.

## What happened in the last period?

Since the last update the main contractor left the Dome site and ceased all works, subsequently securing agreement of its creditors to a Company Voluntary Arrangement (CVA) on 26 July 2019, which gave the council grounds under the JCT building contract to terminate with effect from 02 August 2019. Due to the urgent need to carry out emergency and remedial works to protect and weatherproof the buildings, the council appointed a management contractor to oversee these works. A further procurement process will be carried out to appoint a principal contractor to complete the main works. Project completion is now anticipated in February/March 2021.

## Target Milestones

**End Date:** February/March 2021

## Aims & Objectives

- New Business Model & Commercial Strategy that increases future resilience by improving commercial performance and reducing running costs
- Enhanced contribution to Brighton's cultural tourism by a strengthened City Centre & Cultural Quarter offer
- Returning the Royal Pavilion Estate to a world class heritage destination & protecting the heritage
- Achieving the long term vision for both organisations
- Evidence-based improved Visitor/ Audience experience, and improved learning, access & participation).

## Key Facts

**Delivery Partners:** Brighton & Hove City Council & Brighton Dome & Brighton Festival



# New England House - Brighton



## Funding (all years)

<b>Total LGF Funding</b>	n/a
<b>Total Public Funding</b>	<b>£4.9 million (City Deal)</b>
<b>Total Private Funding</b>	n/a
<b>Total Other Funding</b>	n/a
<b>Total Funding</b>	n/a

## Outputs

Upgrade building, including providing a net additional 7,090m<sup>2</sup> of new employment floor-space.

## What happened in the last period?

Brighton & Hove City Council’s land deal with Maplebright and Legal & General (L&G) on the adjacent Longley Industrial Estate is on the verge of being realised – with the Section 106 Agreement relating to L&G’s Longley planning application about to be agreed. This will unlock a premium – paid by L&G to the council – which will be ‘ring-fenced’ towards the NEH project. As previously reported, the private sector mixed-use redevelopment on Longley will include a significant element of new employment floor-space (that will contribute towards the City Deal output). The remainder of the City Deal floor-space target will be delivered on the NEH site, along with the building’s refurbishment.

Formal permission to further work -up a detailed design for NEH will be sought from the council’s Policy & Resources Committee in early 2020, with a view to consult with stakeholders, further-develop the business case and submit a planning application.

## Target Milestones

**End Date:** 31/03/2022.

## Aims & Objectives

Upgrade and expand New England House so that it becomes a credible and highly visible hub for Greater Brighton’s creative high-tech businesses.

## Key Facts

**Delivery Partners:** Brighton & Hove City Council

# New Monks Farm - Shoreham-By-Sea



## Funding (all years)

<b>Total LGF Funding</b>	<b>£5.70m</b>
<b>Total Public Funding</b>	<b>£5.7m</b>
<b>Total Private Funding</b>	<b>£144m</b>
<b>Total Funding</b>	<b>£150m</b>

## Outputs

- A £150 million capital investment;
- The delivery of 600 new homes, 30% of which will be affordable;
- 876 gross new jobs;
- £2.8m in public sector receipts from council tax revenues, new homes bonus and new business rates; and £11.5m additional annual GVA to the Adur economy

## What happened in the last period?

Secretary of State resolved not to call in the planning application in May 2019. ADC, WSCC, and developers looking to finalise the S106 agreement and other land acquisition issues by end of October 2019.

Work to address onsite contamination to commence in September 2019. Ecological preliminary works underway. Planning conditions being worked through in advance of planning permission.

## Target Milestones

- Commence On Site:** Spring 2020
- Delivery of New Junction to the A27:** December 2022
- Completion of Development:** December 2028

## Aims & Objectives

The project is to develop a strategic employment and housing growth centre in Shoreham. Its main components are: (a) The provision of a new and improved signalised 6-arm junction on the A27 which will unlock housing and employment space by allowing access to and from the wider area and the specific development sites; (b) The building of 600 new homes and 10,000m<sup>2</sup> employment floor-space at New Monks Farm.

## Key Facts

**Delivery Partners:** New Monks Farm Development Ltd, Highways England, West Sussex County Council and Adur District Council.

# Newhaven Flood Alleviation Scheme



## Funding (all years)

<b>Total LGF Funding</b>	<b>£3.00m</b>
<b>Total Public Funding</b>	<b>£14.50m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£17.50m</b>

## Outputs

3km of flood defences on the east and west banks of the River Ouse comprising concrete walls, earth embankments, sheet steel piles, flood gates.

## What happened in the last period?

The period January to June 2019 saw completion of all fixed flood defences under Newhaven FAS. The final element of the fixed defences, completed in mid-April, was a revised flood wall alignment in the Newhaven Port area of the scheme. This alignment was revised in part to (successfully) address significant expected cost overruns had the original alignment been followed and also responded to uncertainty about future land use in Newhaven Port. The revised alignment also provided the opportunity to trial the use of low-carbon ('Cemfree') cement with 88% less embodied carbon than traditional cement.

Remaining tasks under Newhaven FAS comprise achieving consenting, design and build of the rail flood barrier, completion of the A26 demountable flood barrier system and snagging. Progress on the rail flood barrier together with Network Rail continues to be slow and it will be some time before this final component of the scheme is finished.

**Target Milestones**    **End Date:** November 2019 (not including Rail Flood Barrier).

## Aims & Objectives

Build physical infrastructure to provide protection from tidal flooding up to a 1 in 200 year event for 431 homes, 390 businesses, rail and road infrastructure and in addition facilitate regeneration and development under the auspices of the Newhaven Enterprise Zone.

## Key Facts

**Delivery Partners:** Environment Agency, Lewes DC, Coast to Capital LEP, South East LEP.

# Port Access Road - Newhaven



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## Aims & Objectives

Construction of a new road into Newhaven Port that will unlock significant new land to meet the economic needs of Newhaven through expansion of Port-related activities.

Comprising approx. 650m of new road, including a new 3 span bridge over the Newhaven to Seaford railway line and Mill Creek, and associated landscaping/environmental works.

## Key Facts

**Delivery Partners:** East Sussex County Council.

## Funding (all years)

<b>Total LGF Funding</b>	<b>£10.00m</b>
<b>Total Public Funding</b>	<b>£13.27m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£23.27m</b>

## Outputs

Construction of the Newhaven Port Access Road from the Pargut roundabout to the Port roundabout, unlocking new employment land at East Quay within Newhaven Port.

## What happened in the last period?

Construction commenced early January, with works now well underway. BAM Nuttall has been appointed as contractor. Construction is expected to take 19 months to complete. A Local Liaison Committee has been established to help address community concerns and meets regularly. Over the last few months, the focus has been on construction of the abutment walls, as well as ground and drainage works.

## Target Milestones

**End Date:** Mid 2020.

Agenda Item 1

# Railway Quay - Newhaven



## Funding (all years)

Total LGF Funding	£1.5m
Total Public Funding	£0.01m
Total Private Funding	TBC
Total Other Funding	TBC
<b>Total Funding</b>	<b>£1.51m</b>

## Outputs

New commercial floor-space, job creation and land remediation. Details currently being finalised.

## What happened in the last period?

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. Initial masterplan has been prepared and discussions undertaken with potential tenants. However delays have been created by impending closure of adjacent UTC@harbourside . No further decisions will be made until the future of the UTC has been finalised – Government has established East Sussex College Group as the Preferred Bidder and negotiations are ongoing. The UTC will re-open although date is yet unknown.

## Target Milestones

**End Date:** TBC.

## Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m<sup>2</sup> of new commercial floor-space will be created and 15,000m<sup>2</sup> of existing commercial floor-space will be refurbished. This will create / sustain up to 2,000 FTE jobs.

## Key Facts

**Delivery Partners:** Lewes District Council.

# Springman House - Lewes



## Funding (all years)

<b>Total LGF Funding</b>	<b>£2.00m</b>
<b>Total Public Funding</b>	<b>£4.34m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£6.34m</b>

## Outputs

By enabling the development of a new blue light facility on the site of Springman House, this project will unlock the £180m North Street Quarter scheme - a major, strategic mixed-use development in Lewes. Relocating the Community Fire Station from its existing premises on North Street, Lewes will enable the delivery of 416 new homes and 13,000m<sup>2</sup> of commercial floor-space, through the £180 million North Street Quarter (NSQ) regeneration scheme, and enable Lewes’ “blue light” services to be co-located.

## What happened in the last period?

Architects have undertaken detailed consultation with the blue light end users and have continued to work to develop a viable scheme that meets their operational requirements.

## Target Milestones

**End Date:** Anticipated 2021, subject to Planning.

## Aims & Objectives

The project involves the formation of new fire and ambulance station facilities. The project will deliver modern new premises for both services.

## Key Facts

**Delivery Partners:** Lewes District Council are the lead delivery body in partnership with East Sussex Fire & Rescue Service, Sussex Police and the South East Coast Ambulance Service.

# Teville Gate - Worthing



## Aims & Objectives

Teville Gate (TG) forms part of the Worthing Central Programme (Phase 1) to transform key brownfield sites in Worthing town centre. This project will facilitate the redevelopment of the site by undertaking site preparation works, consisting of the demolition of all buildings within the redline and provision of a temporary surface car park. Thereafter the Council will continue to support the freeholders, Mosaic Global Investments (Mosaic) and Hanson Development to submit a viable planning applications in order to deliver the scheme.

## Key Facts

**Delivery Partners:** Worthing Borough Council, Mosaic Global Investments, Coast to Capital LEP, Hanson Developments & HMRC, Homes England

## Funding (all years)

<b>Total LGF Funding</b>	<b>£2.09m</b>
<b>Total Public Funding</b>	<b>£0.01m</b>
<b>Total Private Funding</b>	<b>£78.90m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£81.00m</b>

## Outputs

(a) 375 new homes (b) 3,410sqm of commercial floor-space (restaurants, cafes and on-site gym) (c) 6,740sqm of retail floor-space (state of the art supermarket) (d) 493 gross jobs (net jobs 314) (e) Modern car parking infrastructure (over 160 spaces for residents and visitor use) (f) New public realm (approx. 4,000sqm, creating an improved public corridor from Worthing station to the town centre). 70,000sqft office building at Teville Gate House for HMRC.

## What happened in the last period?

- Surface car park construction practical completion on 05/06/19
- Construction commenced on new office building for Teville Gate House.
- Mosaic Capital have submitted their application. Expected for decision at October planning committee.
- Work with Homes England to secure circa £6-£8m funding for affordable homes.
- Teville Gate House application under consideration, expected at July Planning Committee. Heads of Terms agreed with Teville Gate House / HMRC to lease 50 parking spaces to aid the development.

## Target Milestones

**Planning Application by Mosaic Determined:** October 2019

**Main Site Commencement:** Spring/Summer 2020

**HMRC Office Building Completed:** Autumn 2020

# Union Place - Worthing



## Funding

<b>Total LGF Funding</b>	<b>£3.60m</b>
<b>Total Public Funding</b>	<b>£5m</b>
<b>Total Private Funding</b>	<b>£31.4m</b>
<b>Total Other Funding</b>	<b>TBC</b>
<b>Estimated GDV</b>	<b>£40m</b>

## What happened in the last period?

The full professional team have been appointed and working on the detailed issues of the site.

A Planning pre-application advice meeting has taken place identifying issues of height and street scene. Further design preparation has been undertaken and a Transport PPA meeting took place on 29 Sep with the next PPA with WBC taking place on 20 Sep.

Environmental Statement Screening Opinion has been received which indicates no ES is required.

Negotiation has taken place with NCP over the car park lease agreement and they have stated they are content to continue their current operation with Union Place. The scheme will now be approached in 2 phases. Phase 1 commencing on the former Police Station site and High Street car park end.

It is anticipated an outline planning application will be prepared to be submitted for November 2019.

## Target Milestones

- Pre-planning:** - 20 Sep 2019
- Planning application submitted** – autumn 2019
- Planning Consent** – spring 2020
- Build Out Strategy** – to be agreed following planning consent, likely a mixture of direct delivery and market sale of the planning consent.

## Aims & Objectives

Union Place (UP) forms part of the Worthing Central Programme (Phase 1) to regenerate key brownfield sites in Worthing town centre. The Council has agreed to enter into a land pooling agreement for the site with partners London and Continental Railways. The partners have prepared a development strategy for the sites which has been approved at JSC. The development strategy could include building out ourselves (direct delivery) or gaining planning consent and selling to a developer.

## Key Facts

**Delivery Partners:** Worthing Borough Council, London & Continental Railways, Coast to Capital LEP.

## Outputs

A joint development strategy with LCR was agreed at JSC on 6<sup>th</sup> November 2018 which sets out a preferred mixed use delivery route.



# Valley Gardens - Brighton



Proposed scheme

## Aims & Objectives

Simplification of traffic network, provision of 'public transport corridor' to the west with general traffic on the western corridor. Enhanced public realm, gardens and materials throughout. The scheme aims to contribute to improved air quality, safety, connectivity, improve efficiency and upgrade signals at junctions. Reduce street clutter and provide enhanced greenspace for public enjoyment.

## Key Facts

**Delivery Partners:** C2C Local Enterprise Partnership

## Funding (all years)

<b>Total LGF Funding</b>	<b>£8.00m</b>
<b>Total Public Funding</b>	<b>£1.71m</b>
<b>Total Private Funding</b>	<b>£0.41m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£10.13m</b>

## Outputs

Match Funding (BHCC) £1.712m, Local Funding £0.414, Total resurfaced roads - 1,588m, Total length of cycle ways - 670m, Area of land experiencing flooding - 63,866m<sup>2</sup>.

## What happened in the last period?

The construction programme picked up pace in order to reach a key milestone in August. Works on the eastern side of the gardens is largely complete with some outstanding lighting and finishing road surfacing to be carried out before the signage is erected. A key traffic 'switch' took place in August which saw the majority of general traffic moved over to the eastern side of the gardens and starting to operate as per the final scheme design.

Work is now concentrating in the north Westside of the scheme (phase 5). This involves widening footways and removing bus stops in York Place. We are working closely with the bus company and local businesses to reduce disruption during these works.

The footpaths and the cycle route have taken shape in the south gardens. Specifically these areas will start to be developed over the coming months as we enter into the planting season for many of the trees and grasses.

## Target Milestones

**End Date:** 2020/2021.

# Waterfront - Brighton



## Aims & Objectives

Firstly, to deliver a brand new 10,000 seater dual purpose conference and events venue at the vacant Black Rock site on Brighton seafront as part of a two site solution, labelled the "Brighton Waterfront" regeneration project. Secondly, the regeneration of a key strategic central city site to provide a new regional shopping destination for the city, in line with the approved City plan, utilising the newly vacated Brighton Conference centre site on Brighton's seafront. To ensure that the above timescale is met, the council will be proceeding with a package of works to de-risk and prepare the Black Rock site for the new venue which will utilise LEP funds as part of an "Early Works Package", the remainder of funding being allocated towards the construction of the new venue starting in 2021.

## Key Facts

**Delivery Partners:** Brighton and Hove City Council will be leading the Enabling package of works. The remainder of the project will be led in partnership with Standard Life Aberdeen, who are funding the design and development stage.

## Funding (all years)

<b>Total LGF Funding</b>	<b>£12.11m</b>
<b>Total Public Funding</b>	<b>£120.60m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£132.71m</b>

## Outputs

Jobs directly connected to intervention - 1,832, Commercial floor space constructed - 27,800m<sup>2</sup>, Safeguarded jobs - 518, Commercial floor space refurbished - 53,383m<sup>2</sup>. All outputs remain estimates as the project design and development stage has not completed at the time of the C2C LEP submission.

## What happened in the last period?

Pre-app process commenced for the Black Rock site - planning application targeted for end of October in order to keep to programme (for expenditure of LEP funds by March 2021).

## Target Milestones

- Pre – application submission – August 2019 COMPLETED
- Planning application submission – October 2019
- Early contractor involvement – on hold
- Planning consent - January 2020
- Commence start on site – March 2020
- Completion – March 2021

# Western Harbour Arm – Shoreham-By-Sea



Proposed scheme

## Aims & Objectives

A sum of £3.5 million was identified for flood defences to unlock developments on Shoreham’s Western Harbour Arm. This project will deliver a flood risk management scheme at Sussex Yacht Club on the Western Harbour Arm. The site is adjacent to the historic harbour town of Shoreham-by- Sea, West Sussex, and thus this scheme will safeguard existing town centre businesses as well as provide an unrestricted flow of traffic on the A259.

## Key Facts

**Delivery Partners:** Adur District Council, Environment Agency and Sussex Yacht Club, Shoreham Harbour Partnership.

## Funding (all years)

Total LGF Funding:	£3.50m
Total Public Funding:	£1.14m
Total Private Funding	£0.00m
Total Other Funding:	£0.00m
<b>Total Funding:</b>	<b>£4.64m</b>

## Outputs

The project is for the construction of a flood wall and cycle path to the rear of the existing line of defence; protecting the A259 and communities behind but allowing some riverside inundation during flood events on the Sussex Yacht Club site. The proposed location of the setback flood wall would largely be along the rear (northern) side of the site adjacent to the A259. Based on the Environment Agency’s Design Guidance a reinforced concrete core and foundation wall is considered to be the most technically viable solution.

## What happened in the last period?

Adur District Council has now purchased the required 3.5m strip of land from the Sussex Yacht Club to complete the land deal, following agreement on Heads of Terms. A planning application has been approved by Adur District Planning authority for the replacement of the Yacht Club facility. Work has now commenced on the foundations of the new Yacht Club. A separate planning application has been approved for the flood defences and cycle path along the A259.

Adur District Council has secured funding from the Environment Agency through Grant in Aid to support the delivery of the flood defence wall. A project team are preparing plans to deliver the flood defence scheme on completion of the new Yacht Club.

## Target Milestones

**End Date:** Mar 2021.

# Agenda Item 1

<b>Subject:</b>	<b>Greater Brighton One Public Estate Programme: 2018/19 Annual Report</b>		
<b>Date of Meeting:</b>	<b>15 October 2019</b>		
<b>Report of:</b>	<b>Chair, Greater Brighton Public Sector Property Group</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Angela Dymott</b>	<b>Tel: 01273 291450</b>
	<b>Email:</b>	<b>angela.dymott@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

## FOR GENERAL RELEASE

### 1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 On 18 October 2016, the Greater Brighton Economic Board (“the Board”) agreed the governance arrangements for the Greater Brighton One Public Estate Programme (“the local OPE Programme”) and the associated Terms of Reference for the Greater Brighton Strategic Property Board. Included within these Terms of Reference is the requirement to submit an Annual Report to the Board.
- 1.2 The One Public Estate (OPE) Memorandum of Understanding between the Local Government Association (LGA), Cabinet Office and the Greater Brighton OPE Partnership (“the Partnership”), led by Brighton & Hove City Council, requires the Partnership to *“provide an end of year report highlighting overall achievements and progress with delivery of OPE projects”*.
- 1.3 The purpose of this report is to submit the Programme’s 2018/19 Annual Report to the Board, which will also be submitted to the National OPE Team in the LGA and Cabinet Office as the Partnership’s end of year report.

### 2. RECOMMENDATIONS:

- 2.1 That the Board notes the content of the Programme’s 2018/19 Annual Report.

### 3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The 2018/19 Annual Report is attached as Appendix 1.
- 3.2 The 2018/19 Annual Report provides the Board with:
  - A summary of the national OPE Programme, founded in 2013 and delivered in partnership by the LGA and Government Property Unit (GPU).
  - An overview of the Greater Brighton OPE Programme and Partnership, established in November 2016.
  - Confirmation of the funding awarded to date through the Programme.

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- A description of the projects comprising the local OPE Programme and a high-level update on their progress and expected outputs.
- A list of the local OPE Programme's key areas of focus for 2019/20.

## 4. CONCLUSION

- 4.1 As demonstrated by the 2018/19 Annual Report, both the local OPE Programme and its constituent projects have continued to make good progress and the benefits of OPE, in terms of both unlocking blocked development sites and in facilitating closer co-ordination and partnership working between public sector partners and stakeholders, are already being seen. The local OPE Programme will help to play a key role meeting the Board's housing and employment space targets.
- 4.2 The local OPE Partnership has provided the Board with an excellent opportunity to work with public sector partners to reconfigure public services and use their combined assets towards a common goal of shared and sustainable prosperity.

## 5. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 5.1 There are no direct financial implications arising from this report. The annual report includes details of the thirteen approved projects that have received OPE funding to support their development. To date the Greater Brighton Partnership has secured £1,861,500 in funding from the National Programme as detailed below:
- £155,000 to deliver the OPE programme;
  - £409,500 OPE revenue grant funding for the first six projects in Phase 4;
  - £305,000 for a further three projects as part of the Phase 6 funding;
  - £173,000 for one additional project in Phase 7 including £16,600 as a repayable grant.

An additional funding award of £819,000 was made for three Land Release Fund projects to support affordable rented homes across Brighton and Hove.

*Finance Officer Consulted: Steven Bedford, Principal Accountant*

*Date: 22 August 2019*

### Legal Implications:

- 5.2 There are no legal implications arising directly from this report. The legal implications will be addressed on a project-by-project basis by the public sector bodies involved.

*Lawyer Consulted: Joanne Dougnaglo, Senior Property Lawyer*

*Date: 19 September 2019*

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## Equalities Implications:

- 5.3 There are no equalities implications arising directly from this report. The equalities implications will be addressed on a project-by-project basis.

## Sustainability Implications:

- 5.4 The One Public Estate Programme is aimed at supporting partnerships to take a strategic approach to asset management. This will enable partnerships to get the most from their collective assets, creating opportunities to reduce running costs, generate capital receipts, create more integrated and customer-focused services and to grow the economy by unlocking surplus sites for new housing, employment space and jobs. In so doing, the local OPE Programme will help to create more sustainable services, public sector bodies and economies.

## Any Other Significant Implications:

- 5.5 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

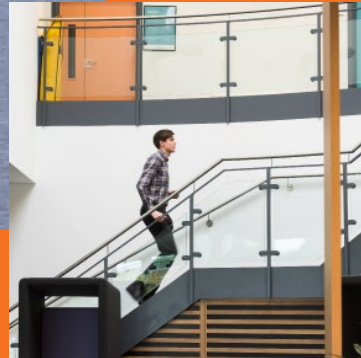
Appendix 1: 2018/19 Greater Brighton OPE Programme Annual Report

### **Background Documents**

None

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# One Public Estate Programme Annual Report 2018-19

# Foreword

It's a pleasure to be introducing the One Public Estate annual report for 2018/19 for the Greater Brighton area.

The One Public Estate (OPE) programme was launched in 2013 to make better use of public-sector sites, free up space for new homes and create jobs. It is a joint initiative between the Cabinet Office, the Ministry of Housing, Communities & Local Government and the Local Government Association - with City Regions and local authorities taking the lead in delivering projects on the ground.

OPE is designed to encourage the emergency services, local councils and government departments to work more closely together by sharing sites and creating public-sector 'hubs' - where services are delivered in one place.

I'm delighted to say that Greater Brighton continued to be ahead of the curve when it comes to this national initiative, drawing in more than £1 million of funding for projects across the City Region area, from Worthing across to Lewes, Brighton north to Mid Sussex.

That continued funding shows that we are being recognised nationally not only for the

ground breaking potential of the projects put forward, but also being trusted to deliver them for the wider benefit of our residents.

In the last 12 months alone we have been awarded funding for the Moulsecoomb Neighbourhood Hub in Brighton, which has the potential to create more than 300 affordable homes and enable closer joint working between health and social care services.

There's also been a grant towards the Burgess Hill Station Quarter scheme, which will support the creation of new homes and commercial space, along with potentially redeveloping the gateway to the town, making it more welcoming and accessible to its growing number of residents.

As leader of Worthing Borough Council I am also pleased to report the progress on the new health hub in the heart of Worthing on the civic car park. This has the potential to create top-class facilities for tens of thousands of residents while freeing up other sites for other more suitable uses.

These are just a number of the projects which will deliver real benefits to residents,



businesses and visitors to our City Region. I'm looking forward to playing a role to make sure that OPE continues to drive forward future development across the Greater Brighton region for a number of years to come.

## **Councillor Dan Humphreys**

Chairman of the Greater Brighton Economic Board and Leader of Worthing Borough Council

# Introduction to the national one public estate programme

**One Public Estate** is about getting more from the collective public sector estate – whether that is unlocking land and surplus sites for new housing and jobs, enabling more joined-up public services for local communities or creating further opportunities for local authorities and public sector partners to reduce running costs and generate income to deliver savings for the tax payer.

The National Programme began in 2013 when it involved just 12 partnership areas. It has now expanded to include more than 319 councils (90%) in 76 partnership areas, working on hundreds of projects to transform places and public services right across the country.

Local authorities gaining membership to the Programme receive wide-ranging support to develop cross-sector property projects aimed at delivering one or more of the One Public Estate objectives. As well as funding contributions, partnerships can gain access to:

- Practical support from a pool of experts and
- Access to senior central & local government expertise.

For further information on the national One Public Programme, please visit the [Local Government Association](#) website.

## One Public Estate Objectives:



Creation of **economic growth**  
(new homes & jobs)



Delivery of more **integrated, customer-focused public services**



Generation of **efficiencies** across the public estate  
(capital receipts & reduced running costs)

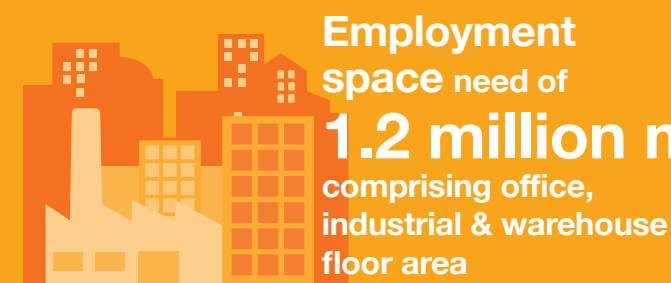
# Challenges & opportunities for the Greater Brighton region

Our city region's growth and success has brought many benefits but has also created new challenges that both the **Greater Brighton Economic Board** and its **One Public Estate Partnership** seek to help address with confidence & ambition. These include:

- An overheated housing market has led to demand outstripping supply in parts of our region, contributing to spiralling house prices and making owning, and even renting, homes impossible for many people on lower and average incomes including younger people who are just starting out on their careers. There is a collective need to build new homes for workers and residents at different life stages and our **One Public Estate Programme** will support the achievement of the city regions housing target.
- Meeting the space needs of the region's 35,000+ businesses. This includes our flourishing freelance & entrepreneurial sector, epitomised by the Creative Digital & Information Technology cluster, which has exposed the poor quality and inadequacy of many business premises. **One Public Estate Programme** will identify and bring forward sites to help meet the demand. It will enable our businesses to stay and grow as well as attracting new businesses to locate here.
- Being creative in identifying and making best use of the limited land supply given our enviable location sandwiched between the coast and the South Downs National Park. Our **One Public Estate Partnership** brings together our combined land & property public assets, working openly and collaboratively to identify and explore all opportunities to unlock surplus assets and land for redevelopment and make best use of our combined estate.

## Targets

Our local OPE Programme is supporting the Greater Brighton Economic Board to deliver:



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# Our greater brighton one public estate programme

**Greater Brighton** is one of the OPE partnership areas having joined the Programme in 2016. Our partnership brings together a combined estate of over 3,500 land & property assets, valued at £3.5bn, and is working openly and collaboratively to identify and explore all OPE opportunities.

Our partnership currently manages **10 OPE funded projects** across the city region plus **3 Land Release Fund** schemes delivering 84 new council homes.

A fundamental part of our programme is partnership & stakeholder engagement across the public sector, ensuring buy-in to give the individual projects the greatest chance of success and finding new & innovative ways to make the best use of the region's public estate.

Whilst still in its infancy, the benefits of the OPE Programme in terms of unlocking blocked development sites and facilitating closer partnership working between public sector partners and stakeholders are already being seen.

## Governance Arrangements

These were agreed by the **Greater Brighton Economic Board** (GBEB), acting as a regional leader of place for public land and property assets. The GBEB has oversight of our OPE programme.

The **Greater Brighton Strategic Property Board** (GBSPB) was created to provide direction and accountability for the Programme and meets 4 times a year, chaired by the Chief Executive of Brighton & Hove City Council.

Supporting delivery at operational level is the **Greater Brighton Public Sector Property Group** comprising property representatives from across the regional public sector including our neighbouring East & West Sussex County Council OPE partnerships. This group meets quarterly and reports into the GBSPB.

## Outputs

Over the next 10 years our current OPE projects are expected to deliver:

 **1,792** new homes

 **£58m**  
in capital receipts

 **£7.2m**  
in reduced running costs

 **£280m**  
of inward investment

 **5,042** new jobs

 **29,000m<sup>2</sup>**  
of employment space

# Our one public estate funding awards to date

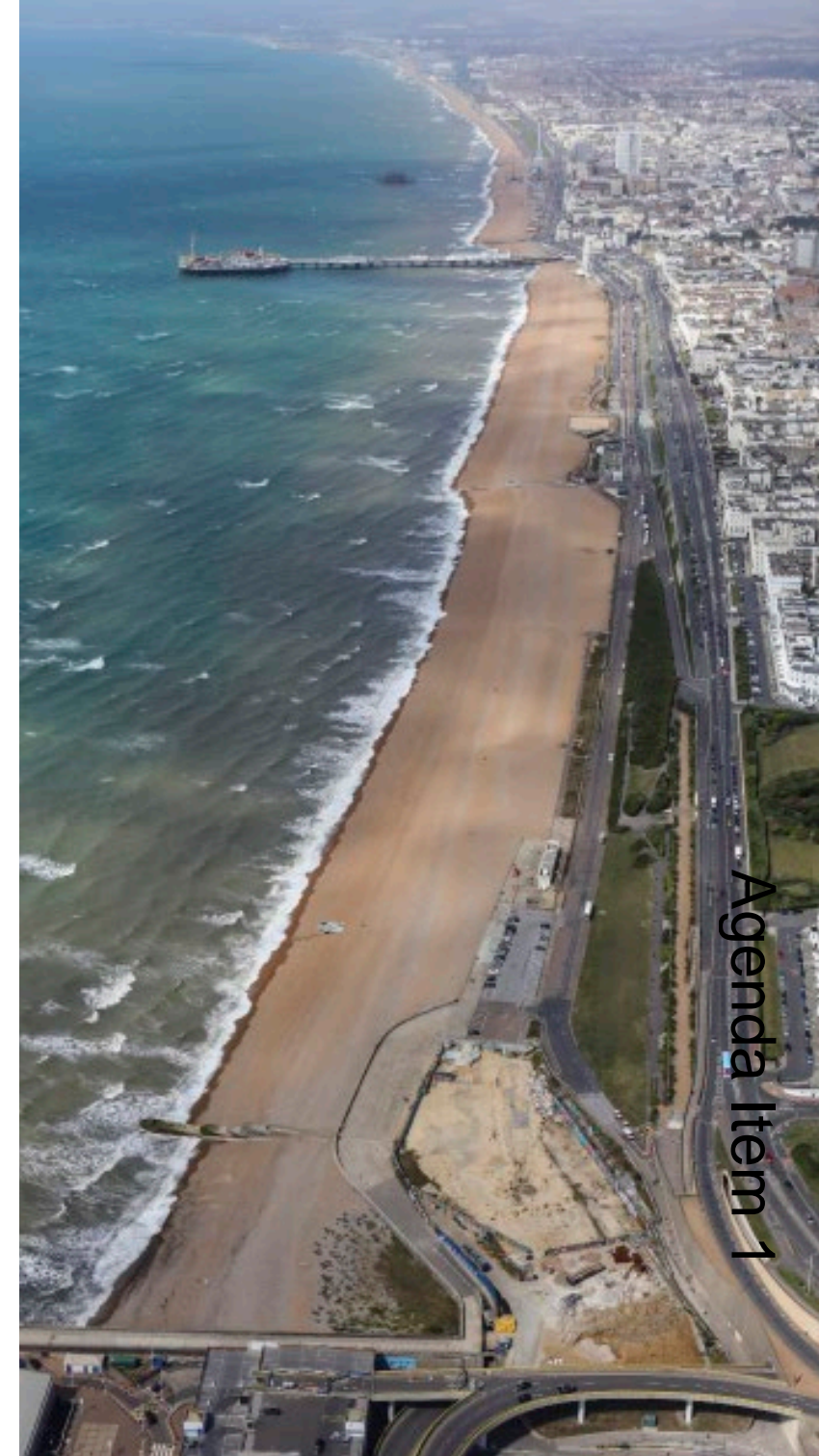
To date the **Greater Brighton Partnership** has secured over £1.86m in funding from the National Programme as shown in the table below.

Funding Round	Award Date	No. of Projects	Funding Award
OPE programme delivery	Nov 2016	-	£120,000
Phase 4 OPE projects **	Nov 2016	6	£409,500
Phase 6 OPE projects	Jan 2018	2	£125,000
Phase 6 OPE projects top-up	Mar 2018	1	£180,000
OPE programme delivery	Feb 2019	-	£35,000
Phase 7 OPE projects	Feb 2019	1	£173,000
LRF (Land Release Fund)	Feb 2018	3	£819,000
<b>Totals:</b>		<b>13</b>	<b>£ 1,861,500</b>

\*\* Note that one of the original Phase 4 projects at Quebec Barracks, Dyke Road, Brighton has been closed following an operational review by the MoD. Unspent funding from this project will now be redistributed within the Greater Brighton OPE programme in agreement with the National Programme team.

**One Public Estate** funding has been allocated as a mixture of revenue grants (98.4% of total) and repayable loans (1.6%) to support the development of projects across the city region. The funding covers a range of activities including feasibility & viability studies, master-planning, business case development and project management support, providing the evidence base needed to make robust asset management decisions. It has also part-funded a dedicated programme management resource responsible for the day-to-day management of the local programme up to September 2021.

Our **Land Release Fund** allocation supports three projects delivering 84 new affordable rented homes with all land released by 2020. This capital grant is funding activities such as site demolition, decontamination, groundworks and infrastructure improvements which were previously adversely impacting on the projects' viability.



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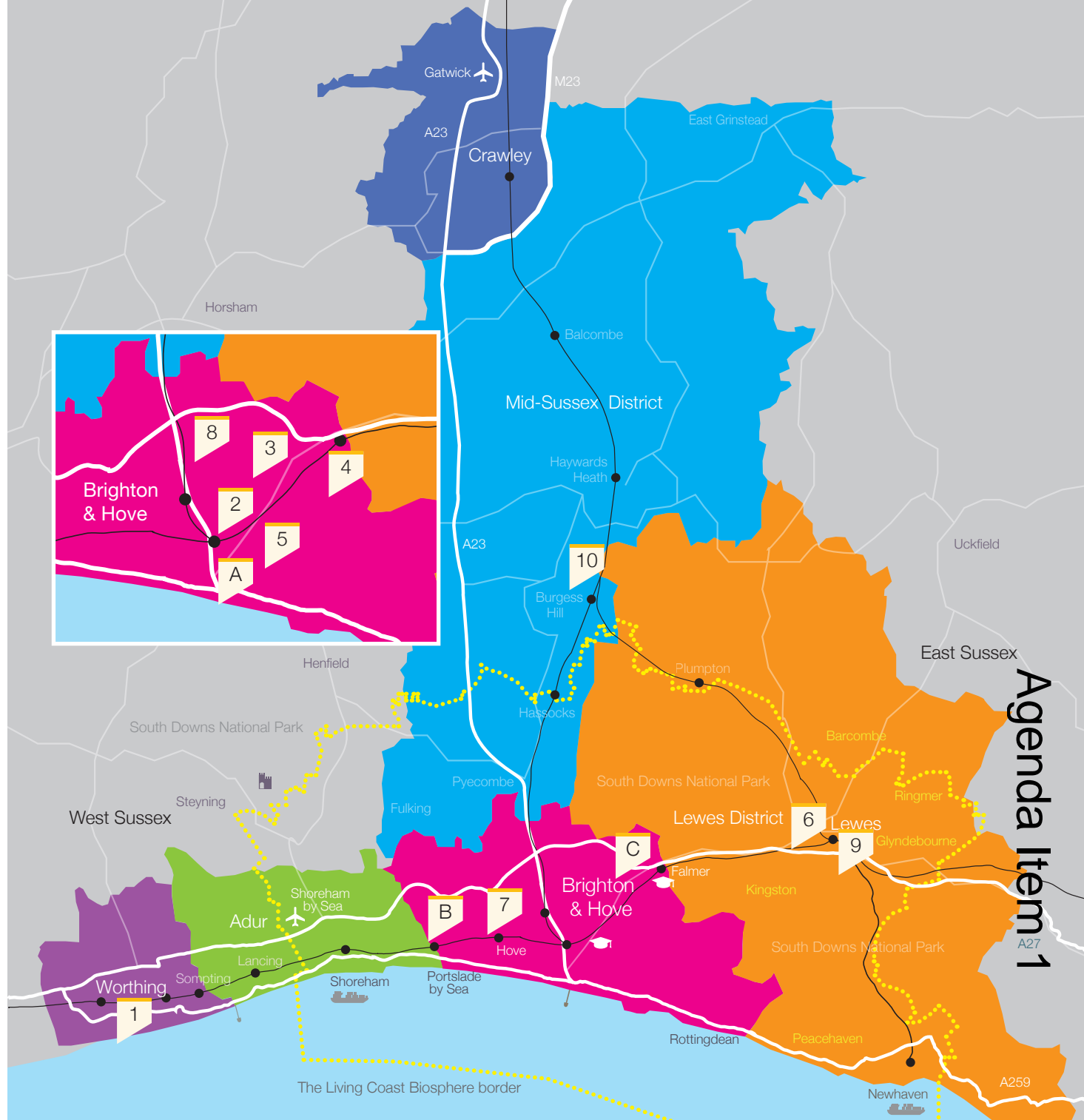
# Our one public estate projects

## One Public Estate Programme Projects:

1. Worthing Integrated Care Centre
2. Preston Circus Fire Station, Brighton
3. Preston Barracks Health Centre, Brighton
4. Moulsecoomb Neighbourhood Hub, Brighton
5. Brighton General Hospital
6. Springman House, Lewes
7. Conway Street Industrial Area, Brighton
8. Patcham Court Farm, Brighton
9. North Street Quarter, Lewes
10. Burgess Hill Station Quarter

## Land Release Fund Projects:

- A. Kensington Street, Brighton
- B. Victoria Road, Portslade
- C. Selsfield Drive, Brighton



# 1. Worthing Integrated Care Centre

**Worthing Borough Council** are leading the redevelopment of its existing civic centre car park to provide for a number of medical facilities, currently dispersed throughout the town, to co-locate into a new single, fit-for-purpose health hub. This Integrated Care Centre will transform the delivery of non-acute healthcare in Worthing.

## Progress & Next Steps:

- Design team & consultants appointed
- Discussions ongoing between partners to finalise the Schedule of Accommodation
- Planning application due for submission late 2019
- Construction scheduled to start during 2020 for occupation late 2021 / early 2022.

**Funding Allocation: £90,000** (OPE Phase 4).

**OPE Outputs:** Service improvements, efficiency savings, new homes, new jobs & inward investment.





## 2. Preston Circus Fire Station, Brighton

**East Sussex Fire & Rescue** are reviewing the space & layout of this under-utilised fire station to create modern operational service facilities with shared space available for commercial, public or third sector partners.

### Progress & Next Steps:

- Operational design of the fire station completed
- Design team & consultants appointed
- Initial business case approved
- Expressions of interest to share space invited from partner organisations
- Further business case in development to consider construction of an additional storey
- Construction expected to commence early 2021.

**Funding Allocation:** £22,500 (OPE Phase 4).

**OPE Outputs:** Service improvements & new jobs.



### 3. Preston Barracks Primary Care Centre, Brighton

Working in partnership with Brighton & Hove City Council (BHCC), The University of Brighton and the developer (U+I), the **Brighton & Hove NHS Clinical Commissioning Group** are leading the development of a primary care

centre for incorporation into the wider Preston Barracks redevelopment scheme.

#### Progress & Next Steps:

- Planning permission for the full redevelopment scheme awarded in September 2017 including a condition for U+I to strive to include a new medical facility
- Agreement for Lease of the new medical centre agreed & awaiting signature by health partners, U+I & the Council

- Construction commenced in July 2019 with a scheduled completion date of September 2021.

**Funding Allocation: £45,000** (OPE Phase 4).

**OPE Outputs:** Service improvement & efficiency savings. Part of a wider redevelopment delivering new homes, new jobs & inward investment.



## 4. Moulsecoomb Neighbourhood Hub

**Brighton & Hove City Council** is planning a consolidation to release under-used property on the site for new housing & using the capital receipts to develop a neighbourhood hub for the displaced services.

### Progress & Next Steps:

- Outline business case approved by BHCC in 2018
- Site surveys and feasibility studies in progress
- Initial financial viability study completed
- A communications strategy is in place
- Further resident engagement is planned during the winter of 2019-20
- A full business case is in preparation & expected to be completed by autumn 2019.

**Funding Allocation: £27,000 + £83,000** (Phases 4 & 7).

**OPE Outputs:** Service improvement, efficiency savings, new homes, new jobs and inward investment.



## 5. Brighton General Hospital

**Sussex Community NHS Foundation Trust** (SCFT) are exploring potential options to develop the currently under-utilised Brighton General Hospital site to include a new Community Health Hub campus and release of surplus land for new homes.

### Progress & Next Steps:

- The Trust is awaiting approval of the outline business case by NHS Improvement
- SCFT are looking at commercial options to enable the release of housing land & funding for the community health hub from related capital receipts
- Full business case to be agreed by late summer 2020
- Health facilities due for completion by 2023-24.

**Funding Allocation: £90,000** (OPE Phase 4).

**OPE Outputs:** Service improvement, efficiency savings, new homes, new jobs & inward investment.



## 6. Springman House, Lewes

**Lewes District Council** (LDC) are the lead delivery body in partnership with East Sussex Fire & Rescue Service, Sussex Police and the South East Coast Ambulance Service. By enabling the development of a new blue light facility on the site of Springman House, this project will unlock the £180m North Street Quarter scheme - a major, strategic mixed-use development in Lewes. Relocating the Community Fire Station from its existing premises on North Street, Lewes will enable the delivery of 416 new homes and 13,000 m<sup>2</sup> of commercial floor-space, through the £180 million North Street Quarter (NSQ) regeneration scheme, and enable Lewes' "blue light" services to be co-located.

### Progress & Next Steps:

- Purchase of Springman House completed by LDC
- Architects have undertaken detailed consultation with the blue light end users and have continued to work to develop a viable scheme that meets their operational requirements
- End Date: Anticipated 2022, subject to Planning.

**Funding Allocation:** £90,000 (OPE Phase 4).

**OPE Outputs:** Service improvement, efficiency savings & new homes.



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## 7. Conway Street Industrial Area, Hove

Working with the various landowners & community groups, **Brighton & Hove City Council** is developing a masterplan & delivery programme for this area to deliver new office & business space and 200 new homes.

### Progress & New Steps:

- Due to the complexity of the project, agreed that the masterplan will require the status of a Supplementary Planning Document
- A 6 week public consultation has been completed
- Extended scope of the masterplan agreed
- Consultants shortly to be appointed to undertake the master-planning exercise during autumn 2019

- Consultation on the masterplan scheduled for early 2020.

**Funding Allocation: £70,000** (OPE Phase 6).

**OPE Outputs:** Efficiency savings, new homes, new jobs & inward investment.



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## 8. Patcham Court Farm, Brighton

As landowner, **Brighton & Hove City Council** is working with other public & private sector partners to develop a viable scheme for this 1.4 ha site which, despite numerous previous attempts, remains undeveloped since it was divided from its associated farmland in the late 1980s when the A27 Brighton Bypass was constructed.

### Progress & Next Steps:

- Potential partners canvassed to assess interest
- Design work commenced in partnership with the preferred occupier & site investigations in progress
- Officer project board instigated to explore design options
- Pre-application planning advice has been received
- Completion of Business Case expected by end of 2019.

**Funding Allocation:** £85,000 (OPE Phase 6).

**OPE Outputs:** New jobs, new homes & inward investment.



## 9. North Street Quarter Health Hub, Lewes

**Lewes District Council** (LDC) is leading on a new integrated health hub serving the local community of 26,000 patients. Premises released by incoming services may become available for new homes or new employment uses.

### Progress & Next Steps:

- Design consultants appointed January 2018
- LDC agreed to acquire the new health hub subject to certain conditions being met & is working on pre-lets
- Prospective tenants and LDC are working on an appropriate management model to ensure that the new facility delivers fully integrated health care
- Full planning permission has been granted
- Marketing for a developer for the wider NSQ scheme commenced on 22 June 2019.

**Funding Allocation: £150,000** (OPE Phase 6)

**OPE Outputs:** New jobs, new homes, reduced running costs & inward investment.



Artist's impressions, subject to change



## 10. Burgess Hill Station Quarter

**Mid Sussex District Council** are working with Network Rail to develop plans for a Station Quarter making best use of public land (approx. 2.6 ha) in the immediate vicinity of the railway station.

This will deliver new housing & commercial space as well as improvements to the public realm and the station itself.

### Progress & Next Steps:

- OPE funding awarded in May 2019
- MSDC have now mobilised the project in partnership with Network Rail
- The appointment of consultants is in progress.

**Funding Allocation: £90,000** (OPE Phase 7).

**OPE Outputs:** Capital receipts, new homes, employment floor-space, new jobs & inward investment.



## Land Release Fund (LRF) Projects

### A: Kensington Street, Brighton

This scheme, in partnership between **Brighton & Hove City Council** and the Guinness Trust, constructed **12** new council homes on a former surface car park in the city centre, previously attracting anti-social behaviour. The site was very confined and the LRF grant has supported the costs of securing the 38 Party Wall Agreements required.

**LRF Funding Allocation: £144,000**

**Status:** Complete and handed over in early August 2019.

### B: Victoria Road Former Housing Office, Portslade

In partnership with Morgan Sindall, **Brighton & Hove City Council** are planning for the construction of **42** new council homes on the site of a former housing office and bowls club. The LRF grant has helped fund a new bowling green & sports pavilion in the neighbouring Victoria Park, thereby releasing more land for a larger residential development.

**LRF Funding Allocation: £340,000**

**Status:** Public consultation is in progress followed by a planning application due in late August 2019. Work on site is due to commence in March 2020.

### C: Selsfield Drive Former Housing Office, Brighton

Also in partnership with Morgan Sindall, **Brighton & Hove City Council** are developing another former housing office site to construct **30** new council homes. Due to steep site levels, the LRF funding has contributed towards the construction of retaining structures together with the diversion of a public sewer and an adjacent electricity sub-station upgrade to facilitate the project.

**LRF Funding Allocation: £335,000**

**Status:** Work commenced on site during June 2019 with an expected completion date of August 2020.



## Next steps for our one public estate programme

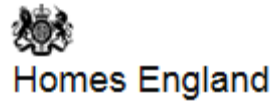
### During 2019-20 we will:

- Continue to develop and complete our existing suite of OPE projects that will deliver new homes, employment space and jobs for our city region, enable more joined-up public services for our local communities and generate efficiency savings across the public sector.
- Identify and submit further suitable funding bids for Phase 8 of the National Programme – expected to open in the autumn of 2019.
- Continue to engage with partners & stakeholders across and beyond our current Partnership, to identify and bring forward new One Public Estate opportunities.
- Identify a pipeline of additional collaborative projects across the region and develop and secure new funding mechanisms to support their development.
- Continue to work with other national organisations including Network Rail, HM Courts & Tribunals and Homes England to identify further regional opportunities.
- Improve the usability of our data including our [interactive asset map](#) -which lists all public sector property assets in the region - to enable us to more readily identify opportunities.
- Continue to embrace the ‘One Public Estate’ principles as a way of working across the city region.

### Our One Public Estate vision:

**“to demonstrate clear civic leadership by reconfiguring our public services so that they are efficient, cost-effective, customer-focused & integrated; and by ensuring that our combined land & property assets are used effectively to support our wider social & economic productivity priorities of providing more jobs, new homes & employment space”**

# The Greater Brighton public sector partnership





The Greater Brighton One Public Estate Programme Annual Report 2018-19

For more information visit the Greater Brighton website at <https://greaterbrighton.com>

August 2019

# Agenda Item 1