



## Greater Brighton Economic Board

Agenda for the **Greater Brighton Economic Board** which will be held in **Hove Council Chamber - Town Hall**, on **7 February 2023** at **10.00 am**

The agenda and reports have been published on the Brighton and Hove City Council website.

1. **Agenda Pack for the Meeting being held on 7 February 2023**  
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## **Greater Brighton Economic Board**

**7 February 2023  
10.00am**

**Council Chamber, Hove Town Hall**

### **AGENDA**

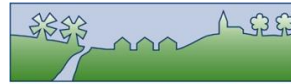
# Agenda Item 1



ADUR & WORTHING  
COUNCILS



Lewes District Council



MID SUSSEX  
DISTRICT COUNCIL



University of Brighton



University of Sussex



Members:	<p><b>Councillors:</b> Mac Cafferty (Chair), Appich, Ash-Edwards, Gunner, Cooper, Jones, Nicholson and Parkin</p> <p><b>Business Partners:</b> Trevor Beattie, Prof. Debra Humphris, Dean Orgill, Dan Power, Prof. Sasha Roseneil and Andrew Swayne</p>
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Contact:	<p><b>John Peel</b> Democratic Services Officer 01273 291058 john.peel@brighton-hove.gov.uk</p>
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## AGENDA

## PART ONE

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## 17 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.*

## 18 MINUTES OF THE PREVIOUS MEETING

5 - 10

To consider the minutes of the previous meeting held on 18 October 2022.

## 19 CHAIR'S COMMUNICATIONS

<b>20 THE ECONOMIC OUTLOOK FOR GREATER BRIGHTON</b>	<b>To Follow</b>
Report of the Chair, Greater Brighton Officer Programme Board	
<b>21 GREATER BRIGHTON HYDROGEN STRATEGY</b>	<b>11 - 16</b>
Report of the Chair, Greater Brighton Officer Programme Board	
<b>22 GREATER BRIGHTON INVESTMENT PROGRAMME UPDATE</b>	<b>17 - 44</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, 30 January 2023

**The Date of the next meeting is 25 April 2023**

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## GREATER BRIGHTON ECONOMIC BOARD

10.00am 18 OCTOBER 2022

QEII ROOM, SHOREHAM CENTRE, BN43 5WU

### MINUTES

**Present:** Councillor Mac Cafferty (Chair) Appich, Ash-Edwards, Cooper, Gunner, Jones, Nicholson and Parkin

**Business Partners:** Trevor Beattie, Dan Power, Prof. Humphris, Prof Roseneil, Dean Orgill

### PART ONE

#### 10 PROCEDURAL BUSINESS

##### 10a Declarations of substitutes

10.1 There were none.

##### 10b Declarations of interests

10.2 There were none.

##### 10c Exclusion of the press and public

10.3 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.

10.4 **Resolved-** That the press and public not be excluded.

#### 11 MINUTES OF THE PREVIOUS MEETING

11.1 **Resolved-** That the minutes of the previous meeting be approved as the correct record.

#### 12 CHAIR'S COMMUNICATIONS

12.1 The Chair provided the following communications:

On behalf of the Board, I would like to welcome Sasha Roseneil and Dan Power to their first Board meeting. Sasha joined the University of Sussex as VC at the start of September and will be representing the University on this Board. Since our last meeting

the merger of GBMet and Chichester College Group has been completed. The merger sees the Group become the biggest college group in the south east region, providing high quality learning opportunities for more than 25,000 students across seven college campuses, five of which are in the City Region. Dan was appointed as the Group Chief Commercial Officer in August and will be representing the Group going forwards.

The last few weeks have demonstrated that the UK economy is in a fragile state. Rising energy, fuel and food prices has caused the cost-of-living to soar. The recent increases in borrowing rates, including mortgages only add to the financial burden faced by households across Greater Brighton. We know that in Brighton & Hove alone more than 5,000 people need help from the city's foodbanks and coops every week, including nurses, teaching assistants, care workers and others essential to the effective running of our city region.

The Greater Brighton Local Authorities are doing what they can to help residents. But the £100m cut from LA budgets over the last decade means less money to provide key services such as adult social care, parks, bin collections and libraries. Across the country, councils of all political colours are in dire straits. Talk of Local Authorities having to find further 'efficiencies' is concerning. Let us be clear, that means councils across the country will have to consider the services they provide from libraries to toilets to adult social care. This attack on local authorities needs all of us to demand for a proper local government settlement.

In the cost-of-living report before you details our plan for a deep-dive into the city region economy so that we can understand what the challenges are, particularly for businesses. Whilst we wait for that work to be completed we will work with the city's MP's to lobby for crucial business support, including:

- Suspension of Covid loan debt repayments for up to two years
- Including reduction of tourism VAT to 5%,
- introducing a dedicated business grant for SMEs
- And an Extension of business rates relief for all SME's and pubs

### **Away Day**

Last month an excellent Away Day session was held for Board Members. The purpose of the meeting was to review current priorities and the way the Board is governed, and also talk about the opportunities presented under the Levelling-Up agenda, including devolution. Key messages to come out of the session include:

- Reaffirming that our priorities; building social and environmental resilience, transitioning to net zero, are correct and valid
- That the cost-of-living crisis has rapidly emerged as an urgent priority
- Need for practical steps and next actions relating to the above – the Board needs to be able to make agile decisions and move ahead with real purpose
- The Board needs a clear narrative on what it is trying to achieve that can be transmitted
- Board to continue to explore opportunities presented by Levelling-Up and Devolution

On 6 October 2022 the new Moulsecoomb bridge was fully opened to the public. The landmark structure, which weighs the same as 15 double decker buses, is designed to help bring together the communities on either side of the Lewes Road, including locals and staff and students of the university's Moulsecoomb campus. It provides an impressive new gateway to the city, whilst at the same time providing a safe high-level crossing which is designed to keep traffic on the Lewes Road moving.



The opening of the bridge marks the fact that the Preston Barracks regeneration programme is nearing completion: a programme of regeneration that started with the opening of Plus X, which this Board championed and helped to win government funding for.

### **13 ECONOMIC OUTLOOK FOR GREATER BRIGHTON**

13.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that set out the background and some of the key challenges of the current economic downturn and proposed responses the Region may undertake.

13.2 The following matters were raised during discussion of the item:

- It was key that the Region acted as a collective lobbying voice as well as simultaneously data gathering for funding applications
- Any data gathering should include the rural economy
- Energy saving measures could be a key part in minimising cost of living increases for residents
- The cost-of-living crisis was a national issue and there was currently an absence of national measures of mitigation
- A Board action plan was required to ensure Members were aware of what measures could be taken to help the Region.
- The Board could hold an urgent meeting to discuss any actions of plans

#### **13.3 Resolved-**

- 1) That the Board acknowledges the need for a deep-dive into the Greater Brighton economy, so as to understand the sectors and geographic areas that are likely to be most impacted.
- 2) That the Board agrees that due to the pressing need to act, the report will be circulated when ready even if this is outside of the usual Board cycle.
- 3) That the Board supports the #BusinessSOS campaign submitted by the 300 BIDS asking Government for an urgent package of support for businesses.

### **14 GREATER BRIGHTON RETROFIT TASKFORCE**

14.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that provided the Greater Brighton Economic Board with a further update and making recommendations to enable City Region housing to reach zero-carbon by 2030.

14.2 The following matters were raised during discussion of the item:

- That discussions should be held with BEIS and Housing ministers as the projects would deliver savings but would need additional funding
- That the public sector could lead the way as it had the scale and volume to drive down supply prices

- That training was required for the sector to deliver and install new technology and this was not currently happening. Both skills and workforce capacity needed significant upscaling

#### 14.3 Resolved-

- 1) That the Board notes the research has proven the original concept that Council budgets taken together with Government and Supply Chain collaboration is the optimal way to deliver a medium to long term plan for zero carbon council homes, and that there is a trade-off between carbon, capital spend, and cost to occupier.
- 2) That the Board given the context of the cost-of-living crisis agrees that a programme to target fuel costs at the same time as developing the supply chain forms the early part of a programme roll out.
- 3) To Board agrees to further develop the zero-carbon business case with a view to submit a joint proposal to Government/BEIS to trial an approach in the Sussex area.
- 4) That the Board agrees with the aim to submit a joint bid for grants to trial the collaborative working of the Board. This will lay the foundation and provide the potential for rapid future expansion. The bid will be an aggregated pipeline with individual authority control.
- 5) That the Board agrees to explore the best procurement option for delivering the zero-carbon works, and notes that Clear Futures (a joint venture between Lewes and Eastbourne Councils, AECOM and Robertson Construction) could be one such option to consider.

#### 15 GREATER BRIGHTON 10 PLEDGES ANNUAL UPDATE

11.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that presented the second annual update of the Greater Brighton 10 Pledges on the Environment.

11.2 The following matters were raised during discussion of the item:

- Issues with local water companies persisted and the Greater Brighton region should request that all fines issued go to local authorities and regional bodies not central government
- That the pledges should have associated targets

#### 11.3 Resolved-

- 1) That the Board notes the progress demonstrated on the 10 Pledges on the Environment since October 2021.
- 2) That the Board supports the actions needed to take the Pledges forward in the next year to October 2023.
- 3) That the Board agrees that the GB10 pledges work and monitoring progress should be included in the Transition to Net Zero Action plan (agreed at the July 2022 meeting).

**16 GREATER BRIGHTON INVESTMENT PROGRAMME UPDATE**

**Resolved-** That the Board note the report.

The meeting concluded at 12.15pm

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**Subject: Greater Brighton Hydrogen Strategy**

**Date of meeting: 7 February 2023**

**Report of: Chair, Greater Brighton Programme Board**

**Contact Officer: Name: Kirsten Firth  
Email: [Kirsten.firth@brighton-hove.gov.uk](mailto:Kirsten.firth@brighton-hove.gov.uk)**

**Ward(s) affected: All**

**For general release**

## **1. Purpose of the report and policy context**

1.1 This report presents the Greater Brighton Hydrogen Strategy, funded by the Greater Brighton Economic Board (The Board), and asks for the Board's endorsement of the findings, analysis, and action plan, which will form the basis of future work to promote and support a hydrogen economy in the city region.

## **2. Recommendations**

2.1 That the Board notes the findings of the Greater Brighton Hydrogen Strategy (Appendix 1) and agrees that this should form the basis of future work on hydrogen in the city region.

2.2 That Board agrees to receive a future report outlining proposals for Hydrogen Sussex to become a self-sustaining organisation.

## **3. Context and background information**

### **3.1 *Background***

A report to the Board in July 2022 outlined the proposals for developing a hydrogen strategy, and it was agreed that the Board would contribute £25,000 towards the cost of preparing it. Additional funding was secured from Coast to Capital LEP's Regional Projects Business Case Development Fund. Brighton & Hove City Council (on behalf of Hydrogen Sussex and the Board) appointed Ricardo to undertake the work. Additional assistance was provided by Net Zero Associates who created a Hydrogen Activity Baseline for the region, and from the University of Sussex which contributed a review of hydrogen strategies from around the world.

3.2 The Hydrogen Strategy is now presented to the Board, attached at Appendix 1. It is built on extensive stakeholder engagement with businesses and public bodies across the region (over 40 organisations interviewed); a review of government policy and funding for hydrogen and associated innovation / net zero / economic growth themes; and an analysis of potential economic growth. Hydrogen Sussex secretariat and membership were involved throughout, and the Greater Brighton Programme Board consulted.

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- 3.3 *Key points of the strategy – regional profile*  
**The region has standout strengths in advanced engineering and research. Historical lack of heavy industry means that practical skills and infrastructure are limited.**  
Key infrastructure at Gatwick Airport, Shoreham and Newhaven Ports could act as potential demand clusters for hydrogen. But heavy industry is limited and dispersed, which limits the potential for large scale hydrogen production. Advanced engineering and research on hydrogen is well represented, both in engineering companies and academia.
- 3.4 *Key points – potential for hydrogen growth*  
**The region has already broken ground in the hydrogen industry.**  
Home to several hydrogen technology companies, the region has a strong capacity for innovation, that if supported, could be developed to expand its engineering excellence and allow the region to stand out within the UK hydrogen landscape.
- 3.5 **The public sector can give confidence and facilitate the development of a hydrogen economy.** As an environmentally conscious area, local public authorities share the ambition to become key hydrogen players and are actively participating in activities that will aid this. In the near-term, this focus will be crucial to ensure the region does not miss its opportunity.
- 3.6 **Focus should be placed on building the region’s current strengths,** continuing to develop its engineering excellence, be proactive and ambitious in the innovation space, and ensuring that the current academic excellence evolves with the hydrogen economy.
- 3.7 *Key points – Action plan*  
**Prioritising actions that alleviate the three main barriers (demand visibility, local policy & regulation, and infrastructure) experienced by stakeholders,** will ensure that resources are utilised in the most impactful way.
- 3.8 **Key goals include development of a hydrogen hub,** where hydrogen production and business uses are located close to each other, to reduce costs and transport requirements.
- 3.9 *Key points – options for Hydrogen Sussex*  
**Capacity to actively support new projects and investment is needed to drive forward this action plan.** Hydrogen Sussex could develop business proposals to provide this support, in addition to its current activities in networking, strategy building, and informing. Hydrogen Sussex could develop capacity to provide technical advice; track funding; educate; monitor. These additional activities would require greater capacity in Hydrogen Sussex, which is currently run on an informal basis with ad-hoc funding.
- 3.10 A number of options for creating a self-sustaining Hydrogen Sussex organisation are presented in the hydrogen strategy. These options require further consideration, and will be presented to a future meeting of this Board.

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## **4. Analysis and consideration of alternative options**

- 4.1 The Board has consistently supported the development of a hydrogen strategy for the region, with the understanding that developing the emergent hydrogen economy needs a strategic overview. Not having that strategic approach would damage the region's ability to develop compelling funding and investment propositions.
- 4.2 A SWOT analysis highlighted areas that our region already does well and has potential to build on further, such as advanced engineering and research capability. The regional profile indicates that some types of development, such as large-scale industrial production of hydrogen, are unlikely to be a strength in our region compared to other regions of the UK. The economic analysis leads the hydrogen strategy to focus on themes where we believe there are regional strengths and the potential to contribute to the regional economy.

## **5. Community engagement and consultation**

- 5.1 This strategy is informed by extensive engagement with over 40 stakeholders across Sussex, including universities, utilities, businesses, public sector organisations, local authorities and regional organisations.
- 5.2 The Greater Brighton Economic Board has been extensively involved in building the city region's approach to supporting the regional hydrogen economy. The Board received reports in 2021 and 2022, and part-funded the preparation of this strategy.
- 5.3 Hydrogen Sussex launched in February 2021 and holds regular quarterly meetings with good attendance, encouraging networking and knowledge exchange, including developing this strategy.
- 5.4 The community has not been consulted on the strategy at this stage. Consultation would take place on an ad hoc basis as hydrogen developments come forward.

## **6. Conclusion**

- 6.1 This hydrogen strategy sets out a route map for how hydrogen can help to transition the Greater Brighton and wider Sussex energy system towards net zero. It will assist the members of the Board to decarbonise both their own operations and key industries in their area. It gives practical goals and actions to promote and support hydrogen development.
- 6.2 The Board's support for the strategy and the networking, support and educative actions of Hydrogen Sussex, will be crucial to investment decisions by businesses, academia and utilities, as well as local authorities.

## **7. Financial implications**

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- 7.1 The Greater Brighton Economic Board has provided funding of £25,000 towards the cost of providing the Greater Brighton Hydrogen Strategy report. Additional funding was secured from Coast to Capital LEP's Regional Projects Business Case Development Fund. There are no further contributions required at this point in time and any further requests for financial support will be brought back to this board.

Name of finance officer consulted: Rob Allen, Principal Accountant Date consulted 27/01/23:

## 8. Legal implications

- 8.1 There are no legal implications arising directly from this report. Other than this, I have no comments or amendments.

Name of lawyer consulted: Wendy McRae-Smith Date consulted: 26/02/23

## 9. Equalities implications

- 9.1 While hydrogen is still an emerging technology, the Hydrogen Strategy considers how the benefits of new infrastructure and demand for skills may benefit the whole community. It proposes a 'ladder of skills training' that brings together universities, colleges and industry to develop training at every level, from introductory courses to advanced engineering, also including retraining from other industries.
- 9.2 The strategy identifies that there may be concerns about new hydrogen developments, and proposes training for planners on safety issues, visual impact, and working with communities on their concerns.
- 9.3 Hydrogen has the potential to replace fossil fuels in some use classes – for example in some shipping, shore power, or buses. As it is emission-free at the point of use, it contributes to improved air quality and thus to public health in vulnerable communities.

## 10. Sustainability implications

- 10.1 Hydrogen technologies are low-carbon and emission-free at the point of use. Hydrogen has a significant role in the national Net Zero plan, in uses such as heavy vehicles, shipping, high-temperature industrial processes, and energy storage. They have the potential to contribute to all Greater Brighton local authorities' goals for reducing carbon emissions, acting on climate change and improving air quality. The strategy identifies the most likely and useful ways that hydrogen may be used in our region to address the climate emergency.
- 10.2 Hydrogen production – 'green' hydrogen using the low-carbon electrolysis process – requires significant quantities of electricity and water. This strategy and Hydrogen Sussex is actively working with the water, gas and



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electricity utilities to consider options such as the use of non-potable water sources, and reinforcement of the electricity grid.

## **Supporting Documentation**

### **1. Appendices**

1. Greater Brighton Hydrogen Strategy

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**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 18 October 2022.
- 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 October 2022 to 31 December 2022.
- 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 450,000m<sup>2</sup> of employment floor-space. Current active projects are listed below with a summary of progress since the last update.

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

Contractual details for further fire compartmentation survey work agreed with Morgan Sindall in December, with survey work now expected to commence in February 2023. Design process will recommence once this has been completed. ‘A House for New England’ - a 28 minute film on businesses in the building, was shown as part of CineCity (Brighton Festival) in November 2022.

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

Work continues on a substantial upgrade of the technology for the testbed at its dual locations of Brighton Dome / Corn Exchange and BDX / the FuseBox. Due to challenges primarily linked to the Corn Exchange’s wider refurbishment works, that specific element of the tech upgrade is running 3 months behind schedule. A live fibre link between the 2 locations is also in the process of being laid.

We have publicly launched a new 5G innovation programme in this quarter. Called Futurescope: Heritage XR, its goal is to support regional businesses to develop 5G-powered immersive content for the heritage sector. The programme is

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delivered as a partnership between the Digital Catapult, Brighton Dome & Festival and Wired Sussex.

Futurescope: Heritage XR will provide 3 businesses with funding and a bespoke 4-month support programme. A competitive open call attracted significant interest and the initial assessment of applications is currently underway.

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

All works complete. Various post Practical Completion snagging works ongoing.

### 3.1.4 Plus X (Brighton) - £7.7m

Plus X remained operational and continued to grow membership. Since its opening in August 2021, the new ground floor café, Café Domenica, has proved a huge success with members and visitors. The café also provides training opportunities for young people with learning disabilities. The Brighton Research Innovation Technology Exchange (BRITE) programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region continued. Other elements of the Preston Barracks redevelopment are at an advanced stage, with several buildings at or nearing completion. The first residential blocks are due for completion and occupation in the coming months, and external works to other residential blocks continues. The University of Brighton's adjacent development also progressed well. The new student halls on the Mithras House site were completed. Construction of the new pedestrian bridge spanning the Lewes Road was completed in autumn 2022.

### 3.1.5 Valley Gardens – Phase 3 (Brighton) - £8.0m

Review of the detailed design deliverables are ongoing with meetings undertaken with Brighton Officers to agree the design. Delivery of the works is expected to be done using the Council's Highway Service Contract. An expression of interest has been sent to the three contractors to confirm their interest in delivering the scheme. Following this process a mini-tender will be undertaken in January 2023 with the view that the works contract will be awarded in April 2023.

In parallel, the scheme will be going out for permanent traffic order consultation in January 2023 with any objection reported to the March 2023 ETS committee meeting.

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

Demolition of redundant Yacht Club October/November 2021.  
Continued pluvial and fluvial modelling to inform design.

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

See 3.2.5 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

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## 3.2.1 Teville Gate:

Site acquired by Worthing Borough Council for redevelopment in August 2021. Development Strategy and approach involving joint investment with London & Continental Railways confirmed in December 2021. March 2022 Development Partner agreed by JSc Committee – Hyde Housing Group.

## 3.2.2 Union Place:

S106 agreement drafted and formal planning permission issued. Roffey Homes agreed as Development Partner on the site

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

Appointment of the full design team including commercial advice, surveying team, architectural team and wider suite of advisers.

Phase 2 of the development and output to deliver employment floorspace is progressing well.

The Strategic Outline Case and Outline Business Case for the development of Decoy Farm are approved.

Approval to progress the project through to Full Business Case in readiness for project delivery received at the Joint Strategic Committee meeting on 13 July 2021.

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

There is no further update for this period. Previous report is as follows:

- Housing and infrastructure development has continued at pace with a number of units completed and occupied on the site.
- Work is due to commence on the A27 roundabout in autumn 2021 for completion in late 2022.
- Ikea announced that they will not continue with their proposed new store and that they will market the site for a suitable development in September 2021.

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

**Town Centre Regeneration:** Completion of the S106 agreement and planning permission for the redevelopment of the Martlets Shopping Centre was issued on the 2nd July 2021.

**Brookleigh (Northern Arc):** The development has been re-named from the Northern Arc to Brookleigh. First occupations of shared ownership homes on Freeks Farm have taken place. The first occupations of affordable rented properties are anticipated early in the new year. The bridge on the Eastern Bridge and Link Road was lowered into position on 22nd August 2022. The road is due to be completed by February 2023.

Discussions are ongoing between Homes England and the Department for Education regarding procuring a developer for the first primary school on the site. A feasibility study for the Centre for Outdoor Sports has been completed and next stage plans agreed with facilities to be developed for use by the public by 2025.

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**Place and Connectivity:** Work continues on delivery of the MSDC Led Phase 1 schemes including public art and other public realm improvements to the underpass at Wivelsfield Railway station. WSCC Phase 1 schemes are currently in delivery and are due to complete Spring/Summer 2023; communications and stakeholder management is ongoing. Delivery near completion on Green Link (99% complete, 6.7km/6.8km) and Green Circle routes (100% complete, 4.55km).

**Goddards Green Waste Water Treatment Works:** Phase 1 of the project has been completed delivering most of the odour reduction benefits. All the £4m LGF-funding has been spent, alongside the £6.54m HIF grant. The remainder of the project will be funded by private Southern Water investment (£13.6m).

**A2300 corridor improvements:** Construction began in spring 2020; programme now complete with both carriageways officially opened on the 8th April 2022.

**Employment space, The Hub:** The site was purchased by developers Panattoni and renamed Panattoni Park Burgess Hill. The second phase of development (a 5,000m<sup>2</sup> warehouse for Roche Diagnostics) was completed in early February 2022. Outline planning permission for the remaining 40,000m<sup>2</sup> has been approved, and issued.

**Digital Infrastructure:** Works to implement the Digital Infrastructure across and around Burgess Hill, including a southern link to Brighton and a northern link via Horsham to Crawley, are well progressed. The Local Full Fibre Network (LFFN) project has now been delivered totalling 15km of dark fibre and the Burgess Hill Fibre Exchange. Customer enquiries being received and are responded to through the CNI co-operative partners.

**One public estate (OPE) 7:** The Brow - redevelopment of an extended Brow site in Burgess Hill will provide enhanced accommodation for the emergency and primary care services and to create space for 440 new homes (led by WSCC). Consultants Faithful and Gould have completed a draft viability study which is currently being reviewed to agree next steps.

**Land adjacent to Burgess Hill Station:** - Officers are working with key stakeholders including Network Rail and The Arch Company (the principal landowner at the site). Review of feasibility and appraisal work is underway.

## 3.2.6 Black Rock /Waterfront (Brighton) - £12.1m

The new Promenade link began with temporary closure of one of the main car access ramps into the Marina to allow for the new bridge link to be introduced to link to Black Rock.

## 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 Economic 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 2: Public consultation on proposed development by Hyde Housing took place on 20/02/2020 and detailed design work was undertaken throughout 2021.

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

There has been no further update since the last meeting and the last position is as follows:

Following the purchase of the site by Lewes District Council, plans were drawn up with the East Sussex Fire and Rescue Service Sussex Police and the South East Coast Ambulance Service. NSQL, the majority landowner at the NSQ site, has now sold its land to the developer – Human Nature. In December 2020, the Council's Cabinet agreed heads of terms for the sale of its own land to this same developer in order that it can comprehensively redevelop the site. Human Nature has confirmed that it will submit a new planning application for the NSQ and the Council is now liaising with the developer to understand its plans and timescales for the site, including the fire station.

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

LDC has acquired the former UTC Harbourside – now renamed Marine Workshops – following successfully securing £1.3m from the Getting Building Fund. The building is being recommissioned and updated into a maritime and sustainable technology hub, offering education / training space and commercial facilities for SME's. This has been augmented by a commitment of £1.05m from LDC.

The building purchase completed on 17 June 2022 and phase 1 recommissioning works have completed. The next phase of works will be to create car park improvements and works associated with tenants moving into the building. A soft launch for LDC staff will commence early 2023 alongside a tender process for an operator/operators to run parts of the building.

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

The Council's appointed Management Contractor, Westridge Construction Limited, continues to progress works to the 200-year-old Corn Exchange timber framed building and the 1930's Studio Theatre. The Studio theatre fibrous plaster ceiling and copper roof had reached the end of their useful lives and were brought into scope and have been completed. Further discoveries on site requiring remedial works have delayed the programme. Finishing and completion works are continuing with the Corn Exchange, Studio Theatre and upper gallery oak timber floors, and seating installed and public WCs fitted out. 2nd fix and decoration of 29 New Road, Corn Exchange foyer offices, basement dressing rooms and Creation Space are continuing. Theatre trusses have been installed in the Corn Exchange and Studio Theatre with audio and electrical theatre systems progressing. Covid-19 and possibly Brexit appear to be impacting availability of materials with longer lead in and delivery times, associated delays and increasing costs with inflation now an additional issue. These impacts remain an on-going risk. In line with Government guidance on site measures related to Covid-19 have been relaxed

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

4.1 None required.

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

5.1 None required.

## 6. **CONCLUSION**

# Agenda Item 1

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 third quarter of this financial year on approved schemes 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 including any financial and funding implications are detailed within the Investment Update Report in appendix 1 and in paragraphs 3.1,3.2 and 3.3 above. Future or revised business plans will be reported accordingly within the timescales of the project timetables.

Finance Officer Consulted: Rob Allen, Principal Accountant  
Date: 27/01/23

### Legal Implications:

None arising from this report.

Lawyer Consulted: Wendy McRae-Smith, Senior Lawyer  
Date: 26/01/23

### Equalities Implications:

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

### Sustainability Implications:

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

### Any Other Significant Implications:

7.4 None.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

Greater Brighton Investment Update Report February 2023.

### **Background Documents:**

None



# **Greater Brighton Economic Board**

## **Investment Programme Update Report**

February 2023

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Agenda Item 1

# Adur Civic Centre - Shoreham



## 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 (Hyde Housing) and are working to finalise contracts. A planning application was submitted in August 2021 for 173 homes (100% affordable in line with Hyde Housing's strategic partnership with Homes England) and ground floor commercial space.

## Key facts

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

## Funding (all years)

Total LGF Funding	£1.71m
Total Public Funding	£0.0m
Total Private Funding	£9.89m
Total Other Funding	£0.00m
Total Funding	£11.60m

## Outputs

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

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

## What happened in the last period

**Phase 2:** Public consultation on proposed development by Hyde Housing took place on 20/02/2020 and detailed design work was undertaken throughout 2021.

## Target milestones

**Planning Determined:** February 2022 – approved at planning committee on 1st March 2022.

**Start on site:** summer 2022

**Completion:** by autumn 2024

# Black Rock - Brighton



## Aims & objectives

The three phases of the Black Rock project now underway, will deliver a package of enabling, access and infrastructure works, a three-year programme of large capacity meanwhile uses and events (with 10,000 capacity) and a future development of “significance” on the newly enhanced 1.7-hectare site.

Completed works to date (2020-22) include: new pedestrian access sea wall, fully accessible 800mtr beach boardwalk with lighting, new public realm spaces with seating and 5 x level access (heritage) railway crossing points allowing access to the beach. These initiatives will make the site more attractive for future development and along with de-risking works will provide an “oven ready” and developable site available from 2025/6 onwards. The first phase of a potential future sustainable transport link from Brighton Marina to the Palace Pier started on site this month (January 2023) with a new bridge link underneath the car access ramps, and in the final phase, (starting in Summer 2023) underground utilities will be relocated and obstructions removed, before releveling of the whole site. Supplementary works to two derelict heritage buildings adjoining the site will provide café/restaurant uses. This will support meanwhile uses from summer 2023 onwards.

Completion will result in full remediation of a site that has lain empty for over 40 years and held back the regeneration of the Eastern Seafront.

Meanwhile uses will deliver jobs and economic impacts around a programme of events at Black Rock starting in November 2023. These are expected to generate both income for the city council and economic impact for the city. A proposed Christmas Event space will be followed by a confirmed program of events to be worked up through 2023, and to be delivered through to late 2023 to 2025/6.

The new Development Brief will provide the basis upon which the council appoints a development partner to deliver new development for the Black Rock site. The brief will emphasise links to the surrounding area in accordance with the City Plan and will look for uses that make a qualitative improvement to this strategic 1.7-hectare beach front site. The brief will include requirements to deliver community benefits in terms of improved public realm and leisure uses, and also to provide uses that will act as an anchor for both the Eastern Seafront and Brighton Marina. The plan will be consulted upon before adoption.

## Key facts

**Delivery Partners:** Brighton and Hove City Council are leading the project, with Rose Project’s, J.T Mackley & Co Ltd, Edburton Contractors Ltd, and Landbuild Ltd.

## Funding (all years)

Total LGF Funding	£12.11m - underway
Total Public Funding	£3.9m
Total Private Funding	Subject to final business case
Total Other Funding	£1,398 S106, Departmental contributions and additional corporate funding by BHCC from reserves
Total Funding	£14.409m

# Black Rock - Brighton

## Outputs

Outputs for the permanent Black Rock development will deliver between 163 – 354 jobs and a NPV of an estimated £86,847 - £160,259 depending upon the final composition of mixed uses.

## What happened in the last period

The new Promenade link began with temporary closure of one of the main car access ramps into the Marina to allow for the new bridge link to be introduced to link to Black Rock.

## Target milestones

The final stage of the Black Rock project (site decontamination and utility relocation) will complete in autumn 2023.



# 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 a 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 Burgess Hill and Wivelsfield railway stations, public realm improvements, and an inter-urban cycle route between Haywards Heath and Burgess Hill.
- **£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 fund and **£2 million** LGF and **£1.6**

**million** retained business rates 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. • **£1 million** Access for All funding to improve accessibility at Wivelsfield Station.

## Key facts

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

## Funding (all years)

Total LGF Funding	£33.9m
Homes England Funding	£370.5m
DCMS & Other Digital Funding	£3.8m
OPE Funding	£165k
Total Public Funding	£0.0m
Access for All	£1.0m
WSCC Funding	£3.34m
MSDC Funding	£3.69m
Total Public Funding	£416.39m
Total Private Funding	£643.3m
<b>Total Funding</b>	<b>£1059.7m</b>

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

# Burgess Hill Strategic Growth Programme

## Outputs

5,000 new homes, a Science and Technology Park (up to 100,000m<sup>2</sup> employment space), two business parks, 15,000 new jobs (including construction jobs), a major town centre regeneration (offering retail space, commercial leisure space including a cinema and a bowling alley, a hotel as well as new homes), improvements to the A2300 corridor, a package of public realm and sustainable transport schemes, new schools, increased GP capacity, improved leisure facilities, full-fibre digital infrastructure.

## What happened in the last period

**Town Centre Regeneration:** Completion of the S106 agreement and planning permission for the redevelopment of the Martlets Shopping Centre was issued on the 2nd July 2021.

**Brookleigh (Northern Arc):** The development has been re-named from the Northern Arc to Brookleigh. First occupations of shared ownership homes on Freeks Farm have taken place. The first occupations of affordable rented properties are anticipated early in the new year. The bridge on the Eastern Bridge and Link Road was lowered into position on 22nd August 2022. The road is due to be completed by February 2023.

Discussions are ongoing between Homes England and the Department for Education regarding procuring a developer for the first primary school on the site.

A feasibility study for the Centre for Outdoor Sports has been completed and next stage plans agreed with facilities to be developed for use by the public by 2025.

**Place and Connectivity:** Work continues on delivery of the MSDC Led Phase 1 schemes including public art and other public realm improvements to the underpass at Wivelsfield Railway station. WSCC Phase 1 schemes are currently in delivery and are due to complete Spring/Summer 2023; communications and stakeholder management is ongoing. Delivery near completion on Green Link (99% complete, 6.7km/6.8km) and Green Circle routes (100% complete, 4.55km).

**A2300 corridor improvements:** Construction began in spring 2020; programme now complete with both carriageways officially opened on the 8th April 2022.

**Employment space, The Hub:** The site was purchased by developers Panattoni and renamed Panattoni Park Burgess Hill. The second phase of development (a 5,000m<sup>2</sup> warehouse for Roche Diagnostics) was completed in early February 2022. Outline planning permission for the remaining 40,000m<sup>2</sup> has been approved, and issued.

**Digital Infrastructure:** Works to implement the Digital Infrastructure across and around Burgess Hill, including a southern link to Brighton and a northern link via Horsham to Crawley, are well progressed. The Local Full Fibre Network (LFFN) project has now been delivered totalling 15km of dark fibre and the Burgess Hill Fibre Exchange. Customer enquiries being received and are responded to through the CNI co-operative partners.

**One public estate (OPE) 7:** The Brow - redevelopment of an extended Brow site in Burgess Hill will provide enhanced accommodation for the emergency and primary care services and to create space for 440 new homes (led by WSCC). Consultants Faithful and Gould have completed a draft viability study which is currently being reviewed to agree next steps.

**Land adjacent to Burgess Hill Station:** - Officers are working with key stakeholders including Network Rail and The Arch Company (the principal landowner at the site). Review of feasibility and appraisal work is underway.

**Goddards Green Waste Water Treatment Works:** Phase 1 of the project has been completed delivering most of the odour reduction benefits. All the £4m LGF-funding has been spent, alongside the £6.54m HIF grant. The remainder of the project will be funded by private Southern Water investment (£13.6m).

## Target milestones

Various (project specific)

# Circus Street - Brighton



## 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 provide a new HQ for South East Dance as well as 3 studios (one for public performances) and office space for other cultural industries. 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.

## Key facts

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

## Funding (all years)

Total LGF Funding	£2.70m
Total Public Funding	£0.40m
Total Private Funding	£106.57m
Total Other Funding	£0.00m
Total Funding	£109.67m

## Outputs

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

**Phase 2:** Public consultation on proposed development by Hyde Housing took place on 20/02/2020 and detailed design work was undertaken throughout 2021.

## Target milestones

All target milestones achieved.



# Decoy Farm - Worthing



## Aims & objectives

An ambitious plan to upgrade an environmentally challenging but sizable plot of allocated employment land that has stood unused for over three 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, West Sussex County Council, Coast to Capital LEP.

## Outputs

**Phase 1:** To remediate the 7-hectare former landfill site, unlocking it for commercial development.

**Phase 2** – To deliver up to 13,536sqm of employment floorspace by developing new commercial units to meet existing and future industrial demand.

## Funding (all years)

Total LGF Funding	£4.84m
Total Public Funding	£4.84m
Total Private Funding	£15.0m
Total Other Funding	£0.00m
Total Funding	£11.60m

## What happened in the last period

Appointment of the full design team including commercial advice, surveying team, architectural team and wider suite of advisers.

## Development Strategy

- Phase 2 of the development and output to deliver employment floorspace is progressing well.
- The Strategic Outline Case and Outline Business Case for the development of Decoy Farm are approved.
- Approval to progress the project through to Full Business Case in readiness for project delivery received at the Joint Strategic Committee meeting on 13 July 2021.

## Target milestones

**Planning Determined:** February 2022 – approved at planning committee on 1st March 2022.

**Start on site:** summer 2022

**Completion:** by autumn 2024

# Digital Catapult Centre - Brighton



## Funding (all years)

Total LGF Funding	£0.50m
Total Public Funding	£1.00m
Total Private Funding	£0.50m
Total Other Funding	£0.00m
Total Funding	£2.00m

## Target milestones

5G testbed upgrade completed  
December 2022

Research & Innovation Fibre Ring DCB  
outputs delivered – March 2025

## 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

Work continues on a substantial upgrade of the technology for the testbed at its dual locations of Brighton Dome / Corn Exchange and BDX / the FuseBox. Due to challenges primarily linked to the Corn Exchange's wider refurbishment works, that specific element of the tech upgrade is running 3 months behind schedule. A live fibre link between the 2 locations is also in the process of being laid.

We have publicly launched a new 5G innovation programme in this quarter. Called Futurescope: Heritage XR, its goal is to support regional businesses to develop 5G-powered immersive content for the heritage sector. The programme is delivered as a partnership between the Digital Catapult, Brighton Dome & Festival and Wired Sussex.

Futurescope: Heritage XR will provide 3 businesses with funding and a bespoke 4-month support programme. A competitive open call attracted significant interest and the initial assessment of applications is currently underway.

## 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, BDBF.

# Heritage Centre Stage - Brighton



## 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

## Funding (all years)

Total LGF Funding	£3.00m
Total Public Funding	£27.61m
Total Private Funding	£5.206m
Total Other Funding	£1.84m
Total Funding	£37.65m

## Outputs

- Employment: created and/or safeguarded - 337
- Businesses assisted: financial and non-financial - 624
- New floor space constructed/refurbished: learning - 157 m<sup>2</sup> new floor space constructed/refurbished, Commercial - 2,652 m<sup>2</sup>
- Carbon reduction: 39.961 tonnes of CO<sub>2</sub>.

## Target milestones

**End Date:** March 2023



# Heritage Centre Stage - Brighton



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## What happened in the last period

The Council's appointed Management Contractor, Westridge Construction Limited, continues to progress works to the 200-year-old Corn Exchange timber framed building and the 1930's Studio Theatre. The Studio theatre fibrous plaster ceiling and copper roof had reached the end of their useful lives and were brought into scope and have been completed. Further discoveries on site requiring remedial works have delayed the programme. Finishing and completion works are continuing with the Corn Exchange, Studio Theatre and upper gallery oak timber floors, and seating installed and public WCs fitted out. 2nd fix and decoration of 29 New Road, Corn Exchange foyer offices, basement dressing rooms and Creation Space are continuing. Theatre trusses have been installed in the Corn Exchange and Studio Theatre with audio and electrical theatre systems progressing. Covid-19 and possibly Brexit appear to be impacting availability of materials with longer lead in and delivery times, associated delays and increasing costs with inflation now an additional issue. These impacts remain an on-going risk. In line with Government guidance on site measures related to Covid-19 have been relaxed. Practical Completion is now anticipated in March 2023.

Agenda Item 1

# New England House - Brighton



## Aims & objectives

Upgrade and expand New England House so that it becomes a credible and highly visible hub for Greater Brighton's creative, digital and IT (CDIT) businesses.

## Key facts

New England House (NEH) is a business centre, built by the local authority in the early 1960s to provide workspace for industrial businesses. Over time, it has been subdivided into around 120 units. It is actively marketed as a centre for CDIT businesses and is much in demand for its relatively affordable workspace.

The building is in urgent need of refurbishment – especially its exterior. Under the Greater Brighton City Deal, BHCC was awarded £4.9 million in 2014 towards the refurbishment and expansion of NEH to consolidate its role as a flagship for the city's CDIT sector.

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

## Funding (all years)

Total LGF Funding	n/a
Total Public Funding	£11.1m
Total Private Funding	n/a
Total Other Funding	n/a
Total Funding	n/a

## Outputs

Upgrade building, including providing a net additional 7,090m<sup>2</sup> of new employment floor-space. Following the land deal with Legal & General on the adjacent Longley Industrial Estate, some of this City Deal floorspace output will be provided on the Longley site, with the remainder forming part of a proposed extension to New England House.

## What happened in the last period

Contractual details for further fire compartmentation survey work agreed with Morgan Sindall in December, with survey work now expected to commence in February 2023. Design process will recommence once this has been completed. 'A House for New England' - a 28 minute film on businesses in the building, was shown as part of CineCity (Brighton Festival) in November 2022.

## Target milestones

**Planning application:** Late 2024

**Commence works on site:** 2025

**Completion:** End 2026

# New Monks Farm - Shoreham



## 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 (WSCC) and Adur District Council (ADC).

## Funding (all years)

Total LGF Funding	£5.70m
Total Public Funding	£5.70m
Total Private Funding	£144m
Total Other Funding	£0.00m
Total Funding	£150m

## Outputs

1. A £150 million capital investment;
2. The delivery of 600 new homes, 30% of which will be affordable;
3. 876 gross new jobs;
4. £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

- Housing and infrastructure development has continued at pace with a number of units completed and occupied on the site.
- Work is due to commence on the A27 roundabout in autumn 2021 for completion in late 2022.
- kea announced that they will not continue with their proposed new store and that they will market the site for a suitable development in September 2021.

## Target milestones

**Delivery of new junction to A27:** December 2022

**Completion of new homes:** September 2022



# Plus X - Brighton



## Aims & objectives

The 'Plus X' seven storey innovation hub is a U+I Plc concept, a model they have delivered successfully elsewhere. As a key element of the comprehensive mixed-use redevelopment it provides 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 range from events spaces to prototyping labs, meeting rooms and cafe/break out spaces, something that attracts 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)

Total LGF Funding	£7.70m
Total Public Funding	£7.70m
Total Private Funding	£12.0m
Total Funding	£19.7m

## Target milestones

**Complete development end date:** December 2022

## Outputs

Contractual outputs: 4,910m2 of new employment space, 517m2 of high specification prototyping labs/workshops, 100 onsite jobs, £5.427m of match funding.

Non-contractual outputs: 200 other jobs, £250,000 follow-on investment, 141 businesses supported.

## What happened in the last period?

Plus X remained operational and continued to grow membership. Since its opening in August 2021, the new ground floor café, Café Domenica, has proved a huge success with members and visitors. The café also provides training opportunities for young people with learning disabilities. The Brighton Research Innovation Technology Exchange (BRITE) programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region continued. Other elements of the Preston Barracks redevelopment are at an advanced stage, with several buildings at or nearing completion. The first residential blocks are due for completion and occupation in the coming months, and external works to other residential blocks continues. The University of Brighton's adjacent development also progressed well. The new student halls on the Mithras House site were completed. Construction of the new pedestrian bridge spanning the Lewes Road was completed in autumn 2022.

# Railway Quay - Newhaven



## Aims & objectives

The Newhaven Enterprise Zone (EZ) is a cross-agency 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:** Lewes District Council

## Funding (all years)

Total LGF Funding	£1.5m
Total Public Funding	£840k
Total Private Funding	£TBC
Total Funding	£TBC

## Outputs

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

## What happened in the last period?

LDC has acquired the former UTC Harbourside – now renamed Marine Workshops – following successfully securing £1.3m from the Getting Building Fund. The building is being recommissioned and updated into a maritime and sustainable technology hub, offering education / training space and commercial facilities for SME's. This has been augmented by a commitment of £1.05m from LDC.

The building purchase completed on 17 June 2022 and phase 1 recommissioning works have completed. The next phase of works will be to create car park improvements and works associated with tenants moving into the building. A soft launch for LDC staff will commence early 2023 alongside a tender process for an operator/operators to run parts of the building.

## Target milestones

**End date:** TBC



# Springman House - Lewes



## Aims & objectives

The project involves the formation of new fire and ambulance station facilities. A key project aim is to 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 (ESFRS), Sussex Police and the South East Coast Ambulance Service.

## Funding (all years)

Total LGF Funding	£2.00m
Total Public Funding	£4.34m
Total Private Funding	£12.0m
Total Funding	£6.34m

## Outputs

By enabling the development of a new blue light facility on the site of Springman House, this project will unlock the 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 new homes and commercial floor-space through the North Street Quarter (NSQ) regeneration scheme, and enable Lewes' "blue light" services to be co-located.

## What happened in the last period?

Plus Following the purchase of the site by Lewes District Council, plans were drawn up with the East Sussex Fire and Rescue Service Sussex Police and the South East Coast Ambulance Service. NSQL, the majority landowner at the NSQ site, has now sold its land to the developer – Human Nature. In December 2020, the Council's Cabinet agreed heads of terms for the sale of its own land to this same developer in order that it can comprehensively redevelop the site. Human Nature has confirmed that it will submit a new planning application for the NSQ and the Council is now liaising with the developer to understand its plans and timescales for the site, including the fire station.

## Target milestones

**End Date:** to be confirmed, subject to Human Nature's programme including planning

# Teville Gate - Worthing



Teville Gate House construction, December 2019

## Aims & objectives

The 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 develop out the scheme for office, residential and commercial.

## Key facts

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

## Funding (all years)

Total LGF Funding	£2.09m
Total Public Funding	£2.0m
Total Private Funding	£79m (wider site), £32m (Teville Gate House)
Total Funding	£6.34m

## 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?

- Site acquired by Worthing Borough Council for redevelopment in August 2021
- Development Strategy and approach involving joint investment with London & Continental Railways confirmed in December 2021
- March 2022 Development Partner agreed by JSc Committee – Hyde Housing Group.

## Target milestones

Spring/summer 2022 – finalise agreements with Hyde Housing Group.

Winter 2022 – planning process commence

Spring 2023 – planning application submitted

# Union Place - Worthing



## 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 entered into a land pooling agreement for the site with partners London and Continental Railways (LCR). The partners have prepared a development strategy for the sites which has been approved at JSC. The development strategy could include direct delivery or selling the consented scheme to a developer.

## Key facts

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

## Funding (all years)

Total LGF Funding	£3.60m	
Total Public Funding	£5.0m	
Total Private Funding	£31.4m	
Total Funding	£36.4m	Estimated GDV £70m

## Outputs

- 169 - New Homes – 30% affordable
- 610sqm - Commercial Space
- 90 - Guest room Hotel
- 3 /4 Screen – Cinema
- 1072sqm- Flexible Cultural Space
- 245 – Parking spaces

## What happened in the last period?

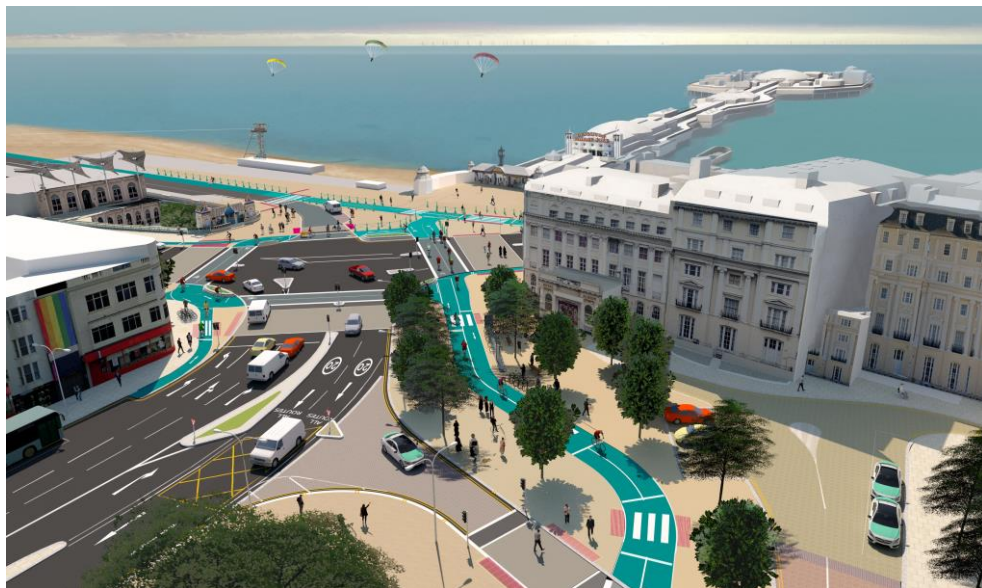
- S106 agreement drafted and formal planning permission issued
- Roffey Homes Agreed as Development Partner on the site

## Target milestones

- Finalise JV agreement – June 2022
- Detailed/ revised matters planning application due autumn 2022
- Commence on site spring 2023



# Valley Gardens Phase 3 - 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, accessibility, connectivity, improve efficiency and upgrade signals at junctions. Reduce street clutter and provide enhanced greenspace for public enjoyment.

## Key facts

**Delivery Partners:** Coast to Capital LEP

## Funding (all years)

Total LGF Funding	£6.00m
Total Public Funding	£1.84m
Total Private Funding	£0.0m
Total Borrowing	£5.0m
Total Funding	£12.84m

## Outputs

Match Funding (BHCC) £1.712m, Local Funding £0.414m, Total resurfaced roads - 1,588m, Total length of cycle ways - 670m.

## What happened in the last period?

Review of the detailed design deliverables are ongoing with meetings undertaken with Brighton Officers to agree the design. Delivery of the works is expected to be done using the Council's Highway Service Contract. An expression of interest has been sent to the three contractors to confirm their interest in delivering the scheme. Following this process a mini-tender will be undertaken in January 2023 with the view that the works contract will be awarded in April 2023.

In parallel, the scheme will be going out for permanent traffic order consultation in January 2023 with any objection reported to the March 2023 ETS committee meeting.

## Target milestones

**Construction Commences:** spring 2023

**End Date:** autumn 2024

# Western Harbour Arm - Shoreham



Proposed scheme

## Aims & objectives

A new flood defence wall and cycle path to be constructed in Shoreham adjacent to the A259 on Brighton Road where the flood defence is at its most vulnerable point for flooding. ADC purchased a 3.5m strip of land off Sussex Yacht Club through grant funding from Coast 2 Capital LEP. The sale of the land would enable the yacht club to build a new club house and allow the council to demolish the redundant club house where the new flood wall will be located.

## Key facts

**Delivery Partners:** Adur District Council (ADC), 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	£0.0m
Total Other Funding	£0.0m
Total Funding	£4.64m

## Outputs

- Flood defence scheme to protect residents and businesses
- Cycle path
- New yacht club for Shoreham.

## What happened in the last period?

- Demolition of redundant Yacht Club October/November 2021
- Continued pluvial and fluvial modelling to inform design

## Target milestones

- Commencement of Flood Defence construction 2022
- Completion autumn 2022

## CONTACT

### Who to talk to if you have any questions

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