



# **GREATER BRIGHTON ECONOMIC BOARD**

**26 JANUARY 2021  
10.00AM**

**VIRTUAL MEETING (ZOOM)**

## **AGENDA**

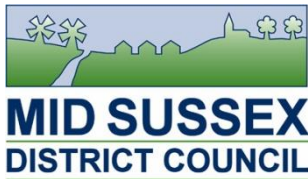




ADUR & WORTHING  
COUNCILS



Lewes District Council



Title:	<b>Greater Brighton Economic Board</b>
Date:	<b>26 January 2021</b>
Time:	<b>10.00am</b>
Venue	<b>Virtual Meeting</b>
Members:	<p><b>Councillors:</b> Humphreys (Chair), Ash-Edwards, Lamb, Nicholson, Mac Cafferty, Parkin, Platts and Walsh</p> <p><b>Business Partners:</b> Trevor Beattie, Andrew Green, Prof. Debra Humphris, 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 Capital**

**US**  
University of Sussex



**University of Brighton**



# Greater Brighton Economic Board

**Alex Bailey**

CE- ADC/WBC

**Councillor  
Humphreys**

WBC

**Lawyer**

**Secretary**

**Nick Hibberd**  
BHCC

**Andy Hill**  
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

**Andrew Green**  
FE Sussex

**Trevor Beattie**  
SDNPA

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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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

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To consider the minutes of the previous meeting held on 20 October 2020

19 CHAIR'S COMMUNICATIONS

20 GREATER BRIGHTON SUSTAINABLE RECOVERY PLAN UPDATE

To  
Follow

Report of the Chair, Greater Brighton Officer Programme Board

## GREATER BRIGHTON ECONOMIC BOARD

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|           | Report of the Chair, Greater Brighton Officer Programme Board      |                |
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Note: in response to current Government Regulations this meeting is being held as a virtual meeting.

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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, 18 January 2021

**The Date of the next meeting is 27 April 2021**

# GREATER BRIGHTON ECONOMIC BOARD

10.00am 20 OCTOBER 2020

VIRTUAL MEETING (ZOOM)

## MINUTES

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

**Business Partners:** Trevor Beattie, Prof Debra Humphris, Clare Mason, Henry Powell, Gavin Stewart, Andrew Swayne, Prof Adam Tickell

### PART ONE

#### 10 PROCEDURAL BUSINESS

##### 10a Declarations of substitutes

10.1 Councillor Allcock was present as substitute for Councillor Platts.

##### 10b Declarations of interests

10.2 Andrew Swayne declared a non-pecuniary interest as Chairman as Ricardo as one of their workstreams was referenced on the agenda.

##### 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 held on 14 July 2020 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 Andy Green. Andy has recently taken up the role as Interim CEO of Greater Brighton Metropolitan College on a secondment from the Chichester College Group, where he has been Executive Principal and Deputy CEO. The FE sector faces a significant challenge; against the backdrop of increased financial pressures our FE providers have a crucial role to play in reskilling and upskilling city region workers who’s jobs and careers have been impacted by the COVID-19 crisis. We look forwards to working with the sector over the coming months, and this Board will make the strongest possible call on Government to deliver the essential funding that our FE institutions need.

Formerly known as the Central Research Laboratory, Plus X was one of the early projects in the Greater Brighton Pipeline and received £7.7m in LGF funding. It’s great to see that this exciting and innovating co-working space open in the summer. Despite challenging conditions due to Covid-19, which resulted in a slower start than anticipated, the building currently has around 100 memberships on flexible plans. On 1 October Plus X launched its scale up innovation programme, The Brighton Research Innovation Technology Exchange (BRITE). BRITE is a business innovation programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region.

The Annual Report for the One Public Estate Programme was due to be presented at this Board Meeting. The current priority of One Public Estate Programme Manager is to co-ordinate a response to the latest funding call, which is running through this autumn. It has therefore been decided that the Annual Report will be pushed back to the January 2021 Board meeting.

At our last Board meeting we agreed the Greater Brighton Energy and Water Plans. Here is a brief update on some of the innovative projects being delivered as part of the Energy Plan;

- The new Greater Brighton Hydrogen Group is creating partnerships for a long-term strategy to deliver hydrogen-fuelled transport and heating and the production of ‘green’ hydrogen. A Hydrogen Hub is included in Coast to Capital LEP’s forward plan.
- The University of Sussex is leading on a Greater Brighton Innovation Forum, with support from the University of Brighton, to deliver regular funded workshops throughout the year to keep us at the forefront of new thinking on Energy and Water, and investment and business models.
- EDF Energy launched its Future Heat project in Sussex in September inviting off-gas grid homes with oil or LPG to take advantage of a funded Air Source Heat Pump with Smart Controls installed alongside the existing boiler. The next step will be to invite homes to join the SmartHubs SLES project which will explore potential for monetising aggregated heat flexibility services.
- Sussex local authorities promoted Solar Together, a group-buying scheme for home-owners to purchase solar panels cheaply. Over 4,500 individuals had registered by the deadline of 6 October.

On behalf of the Board, I would like to thank Clare Mulholland, Greater Brighton Business Manager for her support and contribution to the Board. Clare leaves us in December to join the Cities and Growth Unit within the Department for Business, Energy



and Industrial Strategy and this will be her last Board meeting. Clare's new role covers the Coast to Capital region and so we look forward to working with her in the future".

### **13 GREATER BRIGHTON COVID 19 RECOVERY PLAN**

- 13.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that sought approval for the Covid 19 Recovery Plan which was in line with the Board 5 Year-Priorities.
- 13.2 Councillor Mac Cafferty commended the report and asked if improved east/west rail links could be listed in the transport section.
- 13.3 The Chair confirmed this could be added along with the impact of unlocking the Croydon rail bottleneck.
- 13.4 Councillor Nicolson stated that safety improvements to the A259 and A27 should be included in transport discussions.
- 13.5 **RESOLVED-**
- 1) That the Board approve the recommendations made within the Recovery Plan which is aligned with Coast to Capital's recovery strategy for the region.
  - 2) That the Board agrees to work with partners to progress the actions outlined in the plan and report on progress within an agreed timeframe.

### **14 GREATER BRIGHTON BUSINESS PARTNERSHIP UPDATE**

- 14.1 The Board received a presentation from Gavin Stewart and Henry Powell providing an update on the Greater Brighton Business Partnership.
- 14.2 Councillor Walsh stated that the Arundel bypass was very important in this context. Highways England had recently chosen the 'grey' route and he hoped for unanimity on the matter.
- 14.3 Councillor Nicholson advocated for informal discussions at regional level with the public sector, businesses and communities on how they could work together for example, on setting up public sector registered holding companies. The Chair agreed to the suggestion.

### **15 GREATER BRIGHTON GB10 PLEDGES**

- 15.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that sought approval for the Board to sign up to the 10 Environmental Pledges.
- 15.2 The Board welcomed and endorsed the pledges and highlighted the importance of climate change and carbon neutrality.
- 15.3 Andrew Swayne highlighted that the Infrastructure Panel would shortly be developing its work as there were many sectors beyond energy and water to look at.

**15.4 RESOLVED-**

- 1) That the Board sign up to the 10 Environmental Pledges at Appendix 1.
- 2) That Member organisations do all they can so support these pledges through their existing work and emerging projects within the Greater Brighton Energy and Water Plans.
- 3) That progress against the pledges is brought back to the Board.

**16 GREATER BRIGHTON INVESTMENT PROGRAMME UPDATE**

**16.1 RESOLVED-**

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

The meeting concluded at 11.48am

<b>Subject:</b>	<b>Maximising the Regional Innovation Ecosystem</b>		
<b>Date of Meeting:</b>	<b>26 January 2021</b>		
<b>Report of:</b>	<b>Chair, Officer Programme Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Nick Hibberd</b>	<b>Tel:</b> <b>01273 293756</b>
	<b>Email:</b>	<b>Nick.hibberd@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 Future funding will be significantly driven by “Place”, with functional geographies articulating opportunities to achieve significant economic and societal change via long-term and multi-faceted collaborative partnerships. The Greater Brighton City Region has been successful with “shovel-ready” capital funds. The Greater Brighton Economic Board “The Board” has been ready to respond to quick out the door calls and strategic developments. For example, in June 2019 approximately £6.2m capital growth projects were funded via Coast to Capital LEP.
- 1.2 Other cities, districts and regions in the UK have developed innovation ecosystems across geographical “zones” such as Bath + Bristol, [London to Cambridge](#) and the [Liverpool City Region](#) to intensify growth and prosperity. These approaches are all at different stages of development but are reported to be yielding positive outcomes. To address and shape its response to levelling up, place, and Shared Prosperity agendas and compete in forthcoming funding rounds alongside established innovation zones, the Greater Brighton City Region needs to create a recognisable and investable innovation proposition. Attempts in recent years to access strategic funds have demonstrated that our positioning is not strong enough to compete against other regions or innovation-led projects despite a number of opportunities explored in partnership with Board Members, private companies and business networks.
- 1.3 The Board has supported the concept of the innovation ecosystem as a driver of economic growth, creating high-wage jobs, igniting and attracting high-growth industries. The innovation zone concept gives focus to the innovation ecosystem notion taking a place-based approach to create an ecosystem that is greater than the sum of its innovation assets. The University of Brighton is a proponent of providing a structure to propel the City Region to employ a coherent strategy to address medium and long-term challenges and, critically, to secure funding to do so.
- 1.4 The proposition is to develop a transformational innovation zone by coalescing the Greater Brighton City Region’s innovation excellence, knowledge economy and place-making assets to meet the economic challenges of the next ten years.

1.5 The proposition supports the following Board key priorities:

- **Creative:** supporting innovative businesses to scale and grow, and sharing and commercialising knowledge.
- **Talented:** attracting and retaining talent in the City Region, and developing an integrated approach to talent; and,
- **Resilient:** building economic resilience. It also supports GB Pledge 9 to establish an Innovation Forum to drive forward local project delivery

## 2. RECOMMENDATIONS:

2.1 The Board should set up a working group, with agreed Terms of Reference, to investigate the development and establishment of a Greater Brighton Innovation zone (February 2021).

2.2 The working group should investigate the relationship between infrastructure activity and the Innovation Region proposition (March – June 21).

2.3 The working group should report back to the July/October 2021 Greater Brighton Economic Board on the initial findings of the Working Group.

## 3 CONTEXT/ BACKGROUND INFORMATION:

### The Opportunity – An Innovation Region

3.1 The Innovation Region seeks to coalesce existing organisations and activities, aligning the components of an innovation ecosystem: improving people skills, connectivity and culture to achieve growth. The culture change requires a growth mindset, with an emphasis on quality of place, public–private partnership for place-based development, and new narratives about the possibilities for transformation that fall outside the areas that are typically funded. Key aspects of the Region could involve:

- Co-ordination between public and private innovation assets.
- Working together on the Place agenda both politically and with business and industry.
- Linking innovation skills and people into the economic development board in a way that hasn't happened in the region previously.
- Embedding infrastructure programmes into the Innovation Zone.
- Positioning ourselves to respond quickly to maximise opportunities arising from funding schemes such as Strength in Places, Shared Prosperity and similar.
- Moving from 'supply side' policy to an innovation policy that explicitly creates demand for innovation, in order to address society's big strategic challenges.

3.2 The Government has reconfirmed the initial Industrial Strategy commitment to increase UK investment in R&D to 2.4% of GDP by 2027 and to increase public funding for R&D to £22 billion per year by 2024/25 as a major stride towards this goal. The recently published [UK Research and Development Roadmap](#) states that the investment will be used to raise domestic and international business

investment into UK R&D, increasing economic productivity and prosperity through new products, services and jobs and helping to transform our public services. The Roadmap will be one of the Government's tools to re-balance regional inequality in terms of prosperity and productivity. The Roadmap current states "We (the Government) will work collaboratively across the UK, fostering greater collaboration and networks between funders, researchers, practitioners and civic leaders to embed a system that delivers stronger local economic benefit and improved quality of life outcomes from R&D. We will do this through publishing a new UK R&D Place Strategy later this year to unlock local growth and societal benefit from R&D across the UK".

- 3.3 The Coast to Capital Local Industrial Strategy Key Findings Innovation Ecosystem Report Part 1 notes innovation does not just happen within individual businesses: the places where they are based act as both the sites where innovation happens and as the driver in its creation. Furthermore, the same report also notes that innovative places show great interaction with organisations of different sizes and sectors, collaborating across their political and organisational boundaries to mutual benefit.
- 3.4 The City Region's five key strategic priorities set out aspirations for a resilient economic partnership, connected through a knowledge, creative and cultural economy utilising our people's talent, skills and expertise. Working towards a City Region Innovation zone concept builds and drives forward the actions of the Greater Brighton Inward Investment and Covid-19 Sustainable Recovery Plans. It also provides a framework to enable the Board to address and shape its response to levelling up, place, and Shared Prosperity agendas.
- 3.5 The Greater Brighton City Region has an SME dominated mixed economy with no primary sector or supply chain driver. However, there are clear sector clusters: Tech and Creative; Healthcare and Life Sciences; and Advanced Engineering. The two research active universities contribute to new knowledge, ideas and solutions for our region's companies utilising national funding programmes such as Knowledge Transfer Partnerships and SMART awards but are also delivering university knowledge exchange programmes and networks specifically designed to support the regional ecosystem (see table 1 for examples). Funding for regional programmes has been secured primarily from ERDF utilising university match funding and partnerships, with universities also self-funding additional economic and societal activities such as the Healthy Futures Network and bringing national funding to regional activities e.g. Green Growth Platform.

Project	Company size	Sector	Support
BRITE	Scale-ups or companies aspiring to scale	All – with focus on engineering, immersive, digital and medical technologies.	Specialist academic, RD&I activity based within a makerspace not available elsewhere.
DRIVA	All SMEs	Creative/digital	Data-driven RD&I utilising data derived from the operations of Gatwick Airport.
BRAIN	Start-ups	All	Start-up/academic/corporate partnerships
LoCASE	All SMEs	All	Green innovation and climate change
HOTHOUSE	All SMEs	All	Business support (Not RD&I)

3.6 There is scope to create an ambitious approach to innovation across our region using university, private and public sector open innovation expertise that has been shown to harness collaborative growth and development activity for businesses. Innovation hubs foster interactions but also provide co-located space to encourage meaningful interactions and innovative thinking. Innovation programmes such as those listed above stimulate and support innovation but can be confusing to navigate and would benefit from incorporation within a recognisable innovation ecosystem. Innovation hubs coupled with significant open innovation programmes utilise knowledge and expertise providing a platform for the creation of an innovative place to deliver economic growth and shared prosperity. To fully utilise our ambitions we need to work with the Coast-to-Capital and wider partners to identify current innovation assets, activities and gaps within the City Region. Furthermore, we need to investigate the relationship and touch points between the Greater Brighton One Public Estate Programme within the Innovation zone proposition as well as integrating Greater Brighton priorities and pledges within the innovation ecosystem.

### **Place Funding – The Landscape**

3.7 The approach for delivering on place, economic development and levelling up agendas will vary, including Local Enterprise Partnerships, MHCLG, combined/regional Authorities, Powerhouses and UKRI. The funding will come in many guises including the long-awaited Shared Prosperity Fund (SP), and the Strength in Places Fund (SiPF) that invests in research and innovation projects that aim to drive economic growth in specific areas of the UK.

3.8 SiPF has invested £186 million so far, in a first wave of consortia of research organisations, businesses and local leadership. These projects build on existing research excellence and supply chains and must demonstrate that they will drive significant economic impact. Examples include:

- **SIPF - South Wales: CS Connected.** This project is building on regional strengths in advanced semiconductor materials and manufacturing. It will help South Wales' compound semiconductor industry to create 3,000 jobs by 2025, increase its direct contribution to the local economy to £265m per year, and improve skills among local people. It will also give the UK a global advantage in technology for sectors such as 5G communications and autonomous vehicles. It is led by Cardiff University and has received £25 million from the Strength in Places Fund.
- **SiPF - Liverpool and Cheshire: Infection Innovation Consortium.** This project will create eight specialist, commercially sustainable research platforms for infectious disease therapeutics in north-west England to transform product discovery and development, and help products go from lab to patients faster, cheaper and in more effective formats. It will generate hundreds of jobs in Liverpool and Cheshire, and attract substantive international investment to boost the area's economy. It is led by Liverpool School of Tropical Medicine and has received £19 million from the Strength in Places Fund. The partners include Liverpool University Hospitals NHS Foundation Trust, AMR Centre, Evotec (UK), Unilever and the University of Liverpool.
- **SiPF - South-east England: Growing Kent and Medway.** This project is developing Kent and Medway as the UK's leading region for climate-smart food production and processing by supporting local growers and investing in technologies such as artificial intelligence, automation, and smart packaging. By 2030, it will create 1,700 jobs and add £39 million annually to the local economy. It is led by NIAB EMR at East Malling and has received £18 million from the Strength in Places Fund. The partners include Berry Gardens Growers, Kent County Council, Medway Council, Chapel Down Group, Gusbourne Estate, Locate in Kent, APS Produce, Thanet Earth, University of Kent, Worldwide Fruit, NRI-University of Greenwich, Geku UK, Smurfit Kappa UK and Richard Hochfeld.

## Deliverables and Actions

3.9 Immediate opportunities and actions include;

- Set up a working group with agreed Terms of Reference to investigate the development and establishment of a Greater Brighton Innovation zone Concept (February 2021).
- Develop an initial action plan for a scoping exercise for the development of an innovation zone concept to include resource identification, current innovation assets, activities and gaps within the City Region (March – June 21).
- Investigate the relationship between infrastructure activity and the Innovation Region proposition (March – June 21).
- Report back to the July/October 2021 Greater Brighton Economic Board on the initial findings of the Working Group.
- Marcomms to support development activity to consider branding and narrative.

## 4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 As outlined in paragraph 1.2, in recent years there has been limited success when it comes to access strategic funds, despite a number of promising

collaborative opportunities being explored. The lack of success may, in part at least, be because the positioning has not been strong enough to compete against other regions or innovation-led projects.

- 4.2 To address and shape its response to levelling up, place, and Shared Prosperity agendas and compete in forthcoming funding rounds alongside established innovation zones, the Greater Brighton City Region needs to create a recognisable and investable innovation proposition.

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

- 5.1 The working group, once established, will involve a number of stakeholders from across the public and private sectors. This group will shape the direction of the work.
- 5.2 The working group will determine whether wider consultation is needed on its proposals, and this activity will be performed when required.

## **6. CONCLUSION**

- 6.1 Other areas, including Bath-Bristol and the Liverpool City Region have started to establish innovation ecosystems across geographical “zones.” Whilst these zones are all at different stages of development but are reported to be yielding positive outcomes for the geographic regions they represent. If Greater Brighton can coalesce around a recognisable and investable innovation proposition, the City Region will be in a stronger position to compete with other regions for the funds that are and will be available through various channels.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 The cost of working group will be met from within the Board’s existing budget. Any funding opportunities resulting from the findings of the working group will be reported back to the Board.

*Finance Officer Consulted: Rob Allen, Principal Accountant  
Date: 15/01/2021*

### Legal Implications:

- 7.2 With reference to the recommendations in this report, the board has the powers to appoint task and finish member working groups which are time-limited (six months, with the option to extend for a further six months), in order to carry out focused pieces of work, and reporting back regularly to the board.

*Lawyer Consulted: Joanne Dunyaglo, Senior Property Lawyer  
Date: 15/01/2021*

### Equalities Implications:



Sustainability Implications

7.3 None.

**SUPPORTING DOCUMENTATION**

**Appendices:**

None



<b>Subject:</b>	<b>Greater Brighton Inward Investment Desk</b>		
<b>Date of Meeting:</b>	<b>26 January 2021</b>		
<b>Report of:</b>	<b>Chair, Officer Programme Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Nick Hibberd</b>	<b>Tel:</b> <b>01273 293756</b>
	<b>Email:</b>	<b>Nick.hibberd@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 In July 2019, the Greater Brighton Economic Board “The Board” approved two projects aligned to its Five-Year Priorities and the ‘International’ theme. The first was the establishment of an inward investment resource as recommended by the Board’s Inward Investment Strategy and the second was the development of a Greater Brighton ‘Pitch for Place’, a place making narrative.
- 1.2 In November 2019, the Board commissioned Breeze Strategy to deliver both projects and a paper was presented to the Board in July 2020. Since then the team has been working on a number of elements to take the plans forward as directed, but there is still no dedicated permanent resource for the Desk.
- 1.3 The global pandemic, subsequent economic dislocation and the exit from the European Union presents significant threats and opportunities for Greater Brighton in terms of inward investment.

**2. RECOMMENDATIONS:**

- 2.1 That the Board agrees to the establishment and resourcing of an inward investment desk consisting as a minimum of two business managers and one researcher supported by additional communications and intelligence resources.
- 2.2 That the Board agrees first hire should be focussed on identifying new opportunities from London-based companies rethinking their footprints post-COVID. The research support would help to identify potential foreign targets that should be engaged.
- 2.3 That the Board seeks to work with Coast to Capital LEP on the development of a bid to DiT’s High Potential Opportunities programme, with partners agreeing on a collaborative approach to identify what the niche sector is that HPO should focus on and the support required to promote it.
- 2.4 That the Board agrees that initial cost of resourcing the desk should be underwritten by local authorities, with funding sought from other sources including Government incentives and private sector contributions.

### **3. CONTEXT/ BACKGROUND INFORMATION:**

#### **Summary update**

3.1 In the last six months, the Inward Investment Desk has been managed by GBEB's Andy Hill and Clare Mulholland, supported by external consultant Adam Breeze (2 days a month). During this time, the progress on building the necessary basics of a service has included:

- Creation of a basic CRM system to track opportunities
- Identification of likely FDI prospects (currently at around 10 per month)
- Engagement with FDI prospects
- Liaison with Department for International Trade (DIT)
- Created Invest section of website
- Developed basic collateral to support enquiries
- Spoken with FDI journalists

#### **Changed landscape**

3.2 Previous studies prior to 2020 demonstrated the extent to which Greater Brighton was not punching its weight in attracting inward investment. With the rollout of vaccines and the implementation of the UK-EU trade deal, 2021 promises to be a pivotal year of rebuilding. Given its unique characteristics articulated in the Greater Brighton narrative, the area is perfectly positioned to take a lead role in responding to changing location needs of inward investors and attracting investments which align with the objectives of sustainable development and inclusive growth.

3.3 To take advantage of these opportunities GBEB partners now need to pool resources and create an agile and proactive inward investment service.

#### **Key opportunities**

3.4 Key opportunities for Greater Brighton include;

- Existing investors face changing supply-chains and threats to jobs and growth
- London-based companies are rethinking corporate location strategies
- International firms are continuing to expand into the UK
- New landscape offers fertile ground for new messaging

3.5 Each of these trends open new opportunities for Greater Brighton in 2021, but each requires focus and resource. At present, there is little or no coordination or resource to support these opportunities.

3.6 The competitive environment is likely to be even more intense with locations seeking to attract new jobs and investment to spur economic recovery with a host of active inward investment teams in Kent, Thames Valley and London all proactively chasing opportunities in the South East. Additionally, the extra resources from national government as part of the 'levelling up' agenda will increase competition from teams in the Midlands and North; Birmingham is

receiving substantial amounts from the Department of International Trade (DiT) to attract inward investment on the back of the Commonwealth Games 2022; and Scotland has recently announced new resources for inward investment and a revamped strategy for 2021.

### **Priorities for 2021**

3.7 Immediate priorities for 2021 should be;

- Supporting the retention of existing inward investors
- Identifying opportunities to attract potential London relocations
- Engaging with global inward investors planning expansion to the UK
- Promotion of the post-COVID, post-Brexit Greater Brighton narrative

3.8 Greater Brighton is under-performing for inward investment. Given the strength of its business advantages, high-quality connectivity, talent and lifestyle, Greater Brighton should have been attracting a far larger share of the more than 1,000 annual foreign investment projects. In the last figures pre-COVID-19, the UK recorded increased foreign investment in 2019 and the South East was the second-best region outside of London. Yet Greater Brighton was not represented in the top 20 UK destinations and the latest DiT figures show only a small handful of project successes.

3.9 In the post-Brexit, post-COVID world, Greater Brighton's economic recovery needs inward investors. The retention of existing businesses and the attraction of new companies, jobs, investment and talent pose significant challenges. Every competitor location will be keener than ever to win new projects and Greater Brighton simply cannot continue to be a bystander in this battle.

### **Resourcing inward investment activity**

3.10 A Greater Brighton Inward Investment Desk (GBIID) needs to be created and resourced if the area is to compete successfully. There is an opportunity to create an agile, smart and lean investment team that reflects the changing realities around the 'new normal' both in terms of what businesses are looking for and how they can be engaged. Building a different type of inward investment service can be a real competitive advantage for Greater Brighton.

3.11 The funding required for this would be in the region of £250,000 per annum, (which is a fraction of what other comparable areas invest in their inward investment service Locate in Kent for example receives four times this amount, which last year generated 46 successes and creation or retention of 3,233 jobs, with 678 as a result of investment from overseas.). A phased ramp up of the service could be achieved with one manager and the researcher in the first year with a second one being added in 2022/23. This phased approach could be achieved with a minimum commitment of £120,000 for 2021/22.

3.12 The initial cost should be underwritten by local authorities, with funding sought from other sources. This would include seeking funding from any relevant Government initiatives, including Coast to Capital LEP, private sector contributions and potential DiT funding around account management of existing investors.

- 3.13 Additional in-kind support and assistance from DiT and other partners such as the High Potential Opportunities programme and potential secondments could also be added to the cocktail of funding. These additional streams of funding can only be realised once the desk is up and running and beginning to prove its worth.
- 3.14 Partnership working is key to the successful operation of the desk, with local economic development teams, the LEP, DiT, academic and business partnerships across Greater Brighton. This should always recognise gaps in existing provision rather than duplicate the work of others.
- 3.15 The GBIID should report to the Board on a regular basis (to be agreed) and inward investment should be a standing item on the Officer Programme Board. A transparent approach to tracking and reporting the numbers of prospects, leads and activities is key to demonstrating and measuring the added value of the desk's work.

### **DiT's High Potential Opportunities (HPO) Programme**

- 3.16 The High Potential Opportunities programme launched in 2018 by the DiT is an initiative to help promote niche strengths at a local level and match them with potential inward investment opportunities in overseas markets. Local Enterprise Partnerships (LEPs), can bid on behalf of a local cluster and a number are selected (there have been three rounds to date resulting in around 30-40 chosen opportunities ranging from plant-based foods to data diagnostics in health). Successful bids receive in-kind support from DiT to develop a niche proposition and create collateral that is then promoted through the DiT website and shared with DiT overseas posts in target markets. There is likely to be a further round in 2021 and Greater Brighton's inward investment activities and profile among key national partners would be greatly enhanced by a successful bid.
- 3.17 Initial discussions have taken place around potential niche areas of strength and opportunity (Tech for Good, Haptic Technology, AviationTech). These discussions should be progressed to ensure Greater Brighton is ahead of the game for the next round.

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

- 4.1 The rationale for a Greater Brighton inward investment desk has been highlighted by a number of reports and strategies in recent years. This report suggests a work programme that seeks to build a deliverable plan of action and identify appropriate funding, governance and staffing of the service. The need for this service was clear before the current pandemic - the need to rebuild and recover the Greater Brighton economy now makes it an imperative.
- 4.2 A do-nothing approach would indicate that previous approval for the need of this work has now been de-prioritised due to the current situation. However, in a post COVID world, the Greater Brighton region needs investment. No support for

inward investment would limit the potential recovery and economic growth of the region at a time when neighbouring regions are increasing their activity levels.

- 4.3 The recommended budget allocation is a best-case scenario and with the financial pressure faced by local authorities may not be a feasible option in the short term. There are options to phase up to this level of funding and these could be explored.

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

- 5.1 Adam Breeze from Breeze Strategy has consulted with all Greater Brighton Economic Board members and strategic partners for the development of both the Pitch for Place narrative and the Inward Investment Desk. A list of these consultees can be provided.
- 5.2 The Greater Brighton Officer Programme Board have been consulted on both pieces of work and will continue to be consulted and updated on progress as and when required.

## **6. CONCLUSION**

- 6.1 Greater Brighton has an opportunity to address its relative under-performance in inward investment by adopting a proactive approach to engaging potential investors and supporting those already here. The post-Brexit and post-COVID landscape makes this all the more important. There are particular opportunities for Greater Brighton to take a more active role in the changes relating to how and where companies establish a presence in the post-pandemic recovery. The resourcing of an inward investment desk is a vital next step.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 The establishment and resourcing of an inward investment desk is estimated to cost approximately £250,000 per year. The proposal is to have a phased approach to the service starting in 2021-22 at a cost of £120,000 before moving to the full investment of £250,000 annually from 2022-23. The current GBEB operating budget is not expected to have sufficient funds for this investment and therefore alternative proposals include member authorities underwriting the initial investment whilst permanent funding options are explored. This would include seeking funding from any relevant Government initiatives and Coast to Capital LEP funding, as well as private sector contributions and potential DIT funding. Agreement with local authorities to support this underwriting proposal will be required and fair proposal on the basis of the split also required.

*Finance Officer Consulted: Rob Allen, Principal Accountant  
Date: 15/01/2021*

### Legal Implications:

- 7.2 With reference to recommendation 2.1 to 2.4 of this report, what is proposed falls within the functions of the Board as set out in paragraph 3.2 of its Heads of Terms. In incurring expenditure, the Board should consider the factors referred to in paragraph 3.3. of the heads of terms. In addition, and with regards to the expenditure that will need to be authorised by recommendation 2.4, the unanimous approval of the Board is required pursuant to the Memorandum of Understanding that was entered into in accordance with paragraph 13 of the Heads of Terms.

Lawyer Consulted: Joanne Dunyaglo, Senior Property Lawyer  
Date: 15/01/2021

### Equalities Implications:

- 7.3 There are no equalities implications directly arising from this report.

### Sustainability Implications

- 7.3 There are no sustainability implications directly arising from this report.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

None

### **Background Documents:**

[Greater Brighton Place Narrative & Inward Investment](#) (July 2020)  
[Greater Brighton Inward Investment & Trade Strategy](#) (April 2018)



<b>Subject:</b>	<b>Greater Brighton Hydrogen Group</b>		
<b>Date of Meeting:</b>	<b>26 January 2021</b>		
<b>Report of:</b>	<b>Chair, Officer Programme Board</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Kirsten Firth</b>	<b>Tel:</b> <b>01273 292426</b>
	<b>Email:</b>	<b>Kirsten.firth@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 This report provides an update on the progress of the Greater Brighton Hydrogen Group, a planned launch and future work towards developing a hydrogen economy and supply chain in the Greater Brighton and wider Sussex area.

**2. RECOMMENDATIONS:**

- 2.1 That the Board note the progress of and wide interest in the Greater Brighton Hydrogen Group, and its launch event planned for February 2021.
- 2.2 That the Board support the research into future demand for hydrogen in transport being carried out by the University of Brighton, Ricardo and Greater South East Energy Hub.
- 2.3 That the Board note and support the group in responding to opportunities for funding bids on hydrogen which are expected during 2021.

**3. CONTEXT/ BACKGROUND INFORMATION:**

- 3.1 In July 2020 the Greater Brighton Economic Board “The Board” in approved the [Greater Brighton Energy Plan](#). The Energy Plan articulated the ambition to position the Greater Brighton City Region as a hydrogen hub to transition to clean hydrogen economy for transport, heating and power.
- 3.2 Following on from agreeing the Energy Plan, in October 2020 the Greater Brighton Economic Board committed to 10 environmental pledges, [The GB10](#). The GB10 highlights five energy and five water plan projects which are priorities for the Board to meet the objectives set out in the plans. Decarbonisation of energy is a prominent theme within the 10 pledges, as several pledges involve decarbonisation in various forms.
- 3.3 Partners across the Greater Brighton City Region are exploring ways to transition to a low carbon economy. As part of that we are developing proposals and projects for the transition to hydrogen as an emission-free and more environmentally friendly fuel.

- 3.4 The Coast to Capital LEP 2020 investment strategy, Build Back Stronger, Smarter, Greener, includes the development of a hydrogen hub to accelerate public and private investment in hydrogen production and uptake.

### **Government policy on hydrogen**

- 3.5 A hydrogen strategy was trailed in the Energy White Paper in December 2020, and is expected in spring 2021, along with hydrogen funding competitions (which could include funding for developing business plans). Hydrogen is also expected to feature in sectoral decarbonisation strategies, e.g. heat and transport, also expected in spring-summer 2021. A particular interest for government policy is 'super places' where delivery can be maximised through coordination of various actors and projects.

### **Local hydrogen actions**

- 3.6 Recent activity within Greater Brighton includes;
- Ricardo received a provisional funding award for a hydrogen engine testing facility in 2020
  - Shoreham Port has a hydrogen production facility at pre-planning stage
  - Brighton & Hove Buses is aiming for a zero-carbon fleet by 2030 and is actively looking at potential hydrogen bus models and infrastructure as well as electric buses.
  - A number of fleet managers are reviewing the potential for decarbonising their fleets over the next decade, with a range of electric and (in due course) hydrogen powered vehicles.

### **The Greater Brighton Hydrogen Group**

- 3.7 The Greater Brighton Hydrogen Group was established in September 2020. Membership of the group is open and continues to grow. The group now includes local authorities, universities, major consultancies, utilities (gas, electricity and water), the Department for Business, Energy and Industrial Strategy (BEIS), Coast-to-Capital, and transport providers including two airports, two marine ports and a bus company.
- 3.8 The Hydrogen Group is starting to make contact with regional groups in other parts of the UK and with hydrogen commercial organisations. The Group is somewhat unusual in being public sector led. At a previous meeting there was a presentation from Canterbury City Council which is working on a hydrogen production facility powered by the Thanet Wind Farm.
- 3.9 The Group has focused on identifying key components of a hydrogen economy in the region. It has looked in detail at the potential of hydrogen for heating and transport, at production and an overall strategy. In terms of production, the Sussex area is suitable for producing 'green' (very low carbon) hydrogen using renewable electricity.
- 3.10 Transport is the sector with the most immediate potential for transitioning to hydrogen, particularly heavy vehicles such as buses, refuse trucks, and emergency vehicles, that are less suited to electricity (battery) power than cars and other small vehicles. The Group is taking forward a key piece of research

with the University of Brighton, Ricardo and the Greater South East Energy Hub, to identify future demand for hydrogen for transport and potential locations for refuelling stations (including where these could be shared by different hydrogen users). This research will form part of the evidence base for a business case for refuelling stations and production of hydrogen.

- 3.11 The Hydrogen Group plans a soft rebrand and launch for the end of February 2021 (26 February most likely date) and invitations will be available soon.

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

- 4.1 The Government has made clear that it sees economic recovery from Covid-19 as being driven by green growth, and the development of low-carbon energy solutions is a key strand in its thinking. The recently adopted Greater Brighton Energy and Water Plans and GB10 Pledges provide a firm foundation on which to build.
- 4.2 However, there is a need to be organised and ready for any announcements from Government. The proactive and forward-thinking work of the Hydrogen Group, including the ambition to create a Hydrogen Hub in the City Region, will ensure that the City Region is best placed to take advantage of these opportunities. A reactive or do-nothing approach would jeopardise the excellent work already done and potentially lead to future opportunities being missed.

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

- 5.1 The group brings together a large number of Greater Brighton and other key stakeholders as outlined in paragraph 3.7. It is also starting to reach out to groups in other parts of the UK.

#### **6. CONCLUSION**

- 6.1 Greater Brighton is very much on the front foot to support the Government in achieving its green objectives through its ongoing work on the Greater Brighton Energy and Water Plans, Greater Brighton 10 pledges, and ambition to establish a Hydrogen Hub.
- 6.2 The work of the Hydrogen Group will ensure that plans are in progress to maximise these opportunities. Furthermore, at the current time it is crucial that the region is seizing the initiative to initiate, support and coordinate projects which will both help the environment and lead a sustainable economic recovery from the Covid-19 pandemic.

#### **7. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 7.1 There are no financial implications directly arising from this paper. The Greater Brighton Economic Board will support Greater Brighton Hydrogen Group in the event of future funding and grant bids.

*Finance Officer Consulted: Rob Allen, Principal Accountant*

*Date: 15/01/2021*

Legal Implications:

- 7.2 There are no legal implications directly arising from this paper.

*Lawyer Consulted: Joanne Dunnyaglo, Senior Property Lawyer*

*Date: 15/01/2021*

Equalities Implications:

- 7.2 There are no equalities implications directly arising from this paper.

Sustainability Implications

- 7.3 A gradual transition to hydrogen for power will help to cut carbon emissions and provide better air quality, thus having a positive impact on sustainability.

**SUPPORTING DOCUMENTATION**

**Appendices:**

None

**Background Documents:**

[Greater Brighton Energy Plan](#) (July 2020)

[Greater Brighton 10 Pledges](#) (October 2020)

<b>Subject:</b>	<b>Greater Brighton One Public Estate Programme: Annual Report 2020</b>		
<b>Date of Meeting:</b>	<b>26 January 2021</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”). 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 2020 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 2020 Annual Report.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 The 2020 Annual Report is attached as Appendix 1.
- 3.2 The 2020 Annual Report provides the Board with:
  - An overview of the local OPE Programme and Partnership, established in November 2016.
  - Confirmation of the OPE and Land Release Fund (LRF) funding awarded to date through the Programme.
  - 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 2021.

## 4. CONCLUSION

- 4.1 As demonstrated by the 2020 Annual Report, the local OPE Programme continues to make steady progress despite the impacts of COVID-19. The local OPE Programme is having a positive impact in the area by both unlocking complex and/or otherwise stalled developments and in helping to build a pipeline of future development sites by making better use of public sector land and assets to meet local needs and priorities. The Partnership continues to facilitate closer coordination and collaboration between public sector partners and stakeholders, which is key to identifying and progressing future opportunities.
- 4.2 The 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 and Land Release Fund (LRF) funding to support their development. To date the Greater Brighton Partnership has secured £1,861,500 in funding from the National Programme.

*Finance Officer Consulted: Rob Allen, Principal Accountant*  
*Date: 15/01/21*

### 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 Dunyaglo*  
*Date: 13/1/21*

### 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:**

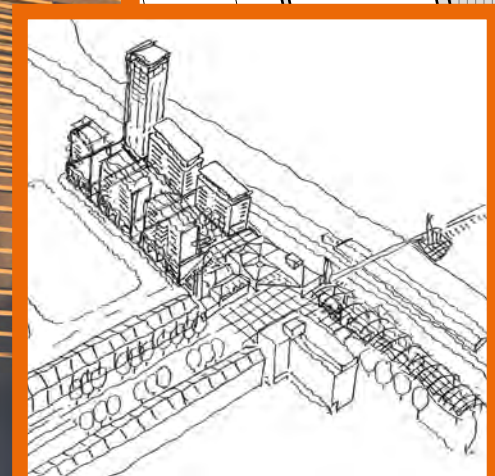
Appendix 1: Greater Brighton OPE Programme Annual Report 2020

**Background Documents**

None







# Greater Brighton One Public Estate Programme

## Annual Report 2020

December 2020

# Our One Public Estate Programme

Formed in November 2016, the Greater Brighton One Public Estate Programme brings together representatives from the partnership's local authorities, health commissioner and provider trusts, emergency services and further and higher education to work collaboratively on estates projects and activities through sharing and collaboration.

The Programme recognises the importance of public sector bodies, as major landowners and as anchor institutions, in making the best use of the area's limited land supply.

The Programme is aimed at getting more from the collective public sector estate – whether that's by 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 to the taxpayer.

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”**



To date, the Programme has secured a total of **£1,861,500** in funding from the National One Public Estate Programme:

	No. of Projects	Allocated Funding
OPE Programme Management – Phase 4 (November 2016)	-	£120,000
OPE Programme – Phase 4 (November 2016)	6	£409,500
OPE Programme – Phase 6 (January 2018)	2	£125,000
LRF Programme – Phase 1 (March 2018)	3	£819,000
OPE Programme – Phase 6 Top-Up (March 2018)	1	£180,000
OPE Programme Management – Phase 7 (February 2019)	-	£35,000
OPE Programme – Phase 7 (February 2019)	1	£173,000
<b>TOTAL :</b>	<b>13</b>	<b>£1,861,500</b>

One Public Estate revenue funding has been awarded to support the delivery of 10 projects that are located across the partnership area. It is being used to provide the evidence base needed to make robust asset management decisions on joint-property ventures, including in the form of design feasibility and viability studies, master planning, business case development, planning advice and project management support. It has also part-funded a programme management resource, up to June 2022. Brighton & Hove City Council, as

the Programme's Lead Authority, has provided the necessary match-funding for this post.

**The Land Release Fund allocation has enabled the delivery of 3 schemes, together creating 84 new affordable rented homes.**

The capital grant is funding activities such as site demolition, decontamination, groundworks and service and infrastructure improvements. It is enabling viability by filling the funding gaps caused by abnormal development costs and scheme specific complexities.

The 10 One Public Estate projects are currently expected to deliver over:



**£59m**  
in capital receipts



the release of  
**18.65 hectares**  
of land for  
redevelopment



**1,792 new homes**



**5,042 new jobs**  
(primarily construction)



Approx. **£2.43m**  
in reduced running  
costs

The projects are at varying stages of development, so it should be noted that the forecast outputs may change as business cases are completed and schemes are developed and approved.



The funding that the Partnership has received is already having a significant impact, in terms of unlocking complex and/or otherwise stalled developments. It is also helping to facilitate close coordination and collaboration between public sector partners and stakeholders, which is key to identifying and progressing new opportunities.

In November 2020, the Partnership applied to the National One Public Estate Programme's joint **Phase 2 Land Release Fund and Phase 8 One Public Estate Funding Call** that opened in September 2020.

The application seeks:

- Land Release Fund funding totalling £1,980,503, to enable the financial viability of 12 schemes that would release of c.1.99hectares of local authority land for the delivery of 158 new homes. 100% of the homes supplied would be affordable.
- £333,000 in One Public Estate funding to support the delivery of 5 projects, of which 3 are new and 2 are existing.
- £90,000 in One Public Estate funding to put in place the necessary capacity, expertise and evidence to enable partners to come together to provide peer support, learning and collaboration in the development of the “post-COVID” operating models for back-off public sector staff and functions and to assess how this can best be supported by the collective public sector estate.

The funding call comprises two national “pots”; £20m Land Release Fund and £10m One Public Estate funding. The call is highly competitive – both funds are significantly over-subscribed. The National One Public Estate Programme is in the process of assessing bids and expects to announce allocations in February 2021, with funding disbursed by the end of the 2020/21 financial year.



The Programme is supported by 2 partnership boards, each operating effectively and with good engagement.

### Greater Brighton Public Sector Property Group:

Established in October 2016, the Group includes representatives from the region's participating local authorities, the health sector, emergency services and further and higher education, as well as from both the West and East Sussex County Council One Public Estate programmes. The Group meets on a bi-monthly basis and is responsible for providing oversight of and support to the Partnership's projects, as well as for identifying new One Public Estate opportunities. The Group is chaired by Brighton & Hove City Council's Assistant Director of Property & Design, with Adur & Worthing Councils' Property & Investment Manager acting as deputy.

### Greater Brighton Housing & Growth Sites Working Group:

Formed in November 2019, the Group brings together the Greater Brighton local authorities to focus specifically on housing, covering: supply and delivery; funding and investment; policy and standards, and; programmes and initiatives. Homes England joined the Group in November 2020. Meetings are held bi-monthly and are chaired by Brighton & Hove City Council's Assistant Directors of Housing and of City Development & Regeneration. They provide a forum for members to:

- share learning and best practice;
- provide peer support and review;
- identify and progress opportunities for collaboration and joint-work, and;
- complete discrete pieces of work as and when required.

In October 2020, the **Greater Brighton Economic Board** agreed ambitious plans around Energy and Water and agreed 10 pledges around the future environment of the City Region. These plans and pledges set out how the Greater Brighton economy will grow in a responsible way, and ensure that future supplies of energy and water are sustainable, secure and affordable. The Programme will now work with the Greater Brighton Infrastructure Panel, with a view to embedding these aspirations into the delivery of the Programme.

## Greater Brighton Economic Board's 5 Year Strategic Priorities



### Our One Public Estate Programme

- **Unblocking and developing key development sites**
- **Building a pipeline of future development sites**
- **Realising community benefits from regeneration projects**
- **Delivering regeneration projects with a focus on the region's 2050 Zero Carbon targets**
- **Helping the City Region to build back greener**

# Our one public estate projects

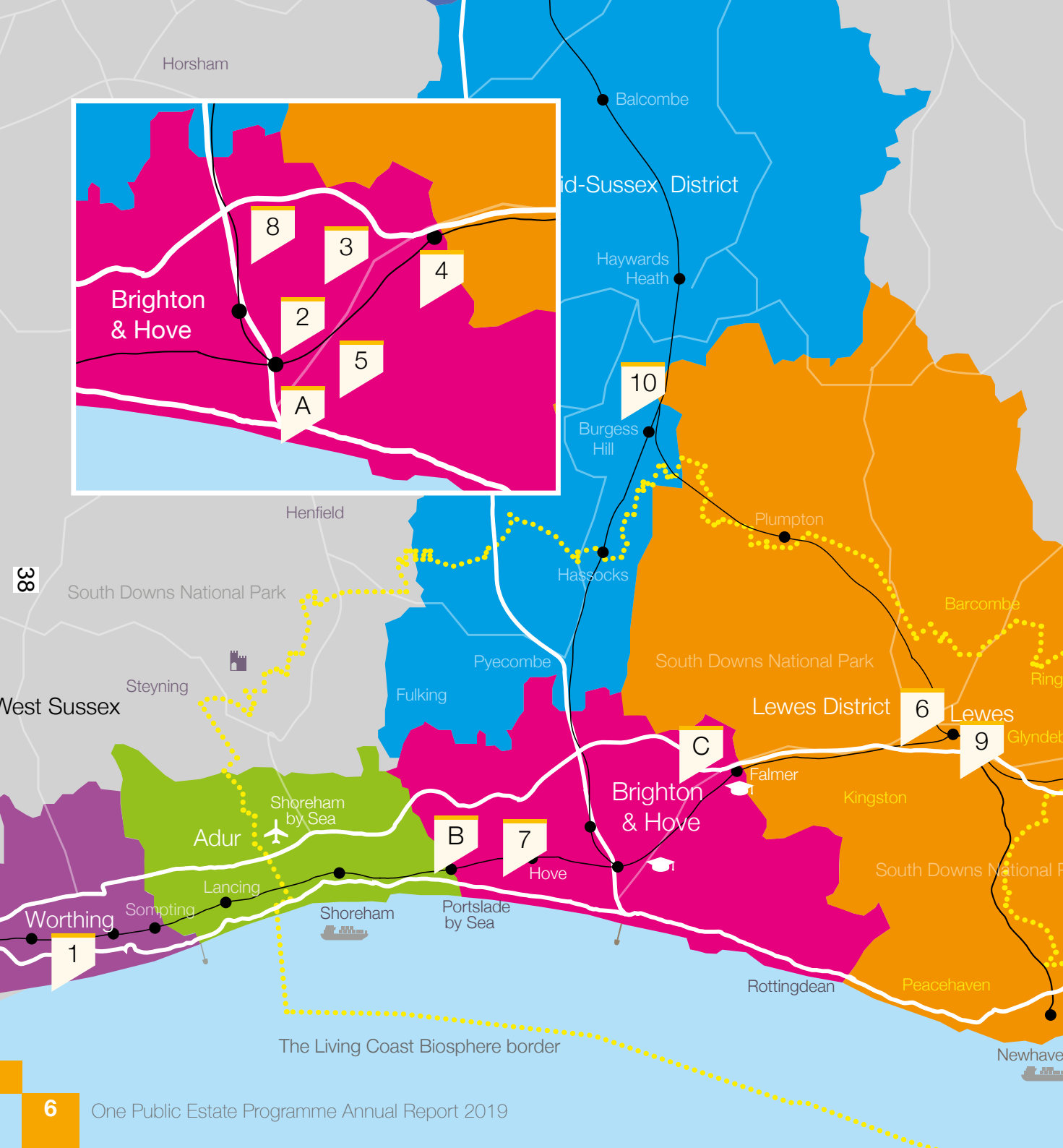
## One Public Estate Programme Projects:

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](#)

Despite the impacts of COVID-19, our projects have continued to make steady progress during 2020.





# Worthing Integrated Care Centre, Worthing

**Delivery Body: Worthing Borough Council**  
**Funding Award: £90,000 (Phase 4)**

The project will redevelop the Civic Centre car park, located to the rear of Worthing Town Hall. It will demolish the existing Central Clinic site to make way for a new state-of-the-art Integrated Care Centre. The Worthing Integrated Care Centre will provide GP, mental health, community and dentistry services, as well as further services for families and children and a pharmacy in a one-stop shop, co-locating facilities that are currently dispersed throughout the town. The project will also include a new multi-storey car park. The project is the culmination of a long-term aspiration to make the most of this underutilised brownfield site in a highly accessible location in the middle of Worthing and to complete the Civic Quarter, as well as to deliver long overdue improvements to health care provision in Worthing.

## Project Progress:

- The outline business case was approved by the councils' Joint Strategic Committee in November 2019
- The schedules of accommodation and detailed plans have been developed with future occupiers and wider stakeholders
- The public has been consulted on the detailed plans. Due to COVID-19 restrictions, an on-line consultation was undertaken in Spring 2020
- The planning application was submitted in May 2020 and approved in August 2020
- The detailed designs have been finalised with future occupiers and are now "frozen"

## Next Steps:

- Agreements for lease with healthcare partners will be secured by April 2021
- The construction procurement process will be undertaken in winter 2020/21 (subject to any unanticipated COVID-19 impacts)
- Award will be subject to the project passing the governance milestones for each of the participating health bodies, as well as Worthing Borough Council itself – approval of the full business case will be sought during spring/summer 2021
- Construction is currently forecast to start by September 2021, for completion in December 2022



# Preston Circus Fire Station Refurbishment, Brighton

## Delivery Body:

**East Sussex Fire & Rescue Services**

**Funding Award: £22,500 (Phase 4)**

The project will refurbish the under-utilised Fire Station, built in 1938, to create modern fit-for-purpose facilities. It will also create commercial space to let, with the intention to public sector partners, as well as a self-contained community space.

## Project Progress:

- The concept designs have been developed in consultation with staff and unions
- An application for Phase 8 One Public Estate top-up funding was submitted in November 2020, to enable the service to revisit the concept designs to take account of the longer-term impacts of COVID-19 in the designs
- An assessment of decant options for the Fire Station for use during the refurbishment works has been undertaken and a preferred site identified
- Work to catalogue the wealth of memorabilia and archive material currently held at the Fire Station has commenced, in collaboration with The Keep

## Next Steps:

- The concepts designs will be finalised in January 2021, ensuring that adequate social distancing is allowed for and that the commercial and community spaces are self-contained, with dedicated direct access and welfare facilities to minimise any risk to the crews
- Subject to stakeholder approval, the detailed designs will be completed in summer 2021, to allow for the planning application to be submitted
- A formal search for a partner for commercial space will be undertaken in summer 2021, with the terms agreed in autumn 2021
- Decant and construction is forecast to take place in late 2021, for completion in autumn 2022





# Preston Barracks Primary Healthcare Centre, Brighton

**Delivery Body: Brighton & Hove Clinical Commissioning Group**

**Funding Award: £45,000 (Phase 4)**

Planning permission for the comprehensive regeneration of Preston Barracks and the University of Brighton's Moulsecoomb campus was granted in December 2017. The 2hectare Preston Barracks site, once owned by the Ministry of Defence, had been derelict for decades. The new development will deliver 369 new homes, 555 student bedrooms and 4,910sqm of office space on the site. The project will secure the delivery of a new Primary Healthcare Centre as part of the wider regeneration scheme, to meet the future healthcare needs of the area – where population growth is anticipated to be the highest of any area of the city. Redevelopment of Preston Barracks and the surrounding areas will create major demand for additional health services from general practice, which are already extremely stretched in meeting local need and that will struggle to be met from current practices in their existing premises. The area earmarked for the proposed primary healthcare centre is at ground floor level of residential Blocks C and D, these forming the central row of development on the Preston Barracks site.



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## Project Progress:

- In June 2018, the council's Policy, Resources & Growth Committee approved the council signing an agreement for lease for the primary healthcare centre. This approach was taken as clinical commissioning groups are unable to enter lease agreements on behalf of their service providers but the developer, U+I, required certainty in order to incur the additional costs associated with detailed design, planning and construction
- Two practices have been identified by the clinical commissioning group to expand into the Preston Barracks premises, increasing patient capacity from 11,000 to 16,000 (a 45% increase) creating broader and better access to health and care for the local community. Both practices provided their formal commitment to occupying the building in March 2019
- U+I sold the residential land at Preston Barracks to Optivo Housing Association in February 2019, with the option to deliver back a shell and core Primary Healthcare Centre. The planning application to facilitate alterations to the original layout of the site was subsequently submitted in March 2019 and consent granted
- The agreement for lease between the council and U+I was completed in May 2020
- U+I appointed Assura as their healthcare partner in August 2020, to undertake the fit-out and ultimately manage the primary healthcare centre and an introductory meeting with the practices and wider stakeholders was held in September 2020
- Construction on site is well underway and, despite the impacts of COVID-19, the office space (in the form of the Plus X Innovation Hub) completed in May 2020 and the student buildings in October 2020. Construction of the primary healthcare centre, as part of the residential development, commenced in summer 2019

## Next Steps:

- A series of design workshops will be held during 2021, to agree the internal design and fit out and specialist healthcare architects have been appointed
- Construction of the Primary Healthcare Centre is due to complete in June 2022, which will be followed by an approximate 6-8 month fit-out to allow for occupation in spring 2023
- At practical completion, the council will assign the lease to the practices in line with National Health Service guidelines



# Moulsecoomb Neighbourhood Hub & Housing Development, Brighton

## Delivery Body:

**Brighton & Hove City Council**

**Funding Award: £110,000 (Phases 4 & 7)**

The project will consolidate the local public sector property portfolio, to deliver a new Neighbourhood Hub that will bring together range of partners and services to meet the needs of the local community – with Moulsecoomb & Bevendean being among the 20% most deprived neighbourhoods in the country.

The Neighbourhood Hub will accommodate new and existing services, including a community library, youth centre, adult learning space, primary and community health care, a pharmacy and community café and meeting space, as well as delivering new sports facilities. Colocation will create opportunities for service improvement. It will also provide more resilient premises for existing services, whose current buildings are dilapidated, expensive to maintain and becoming unfit for purpose. The Neighbourhood Hub will release these sites, which total c.1.85hectares, for the development of new affordable housing. It is estimated that the sites have a combined capacity to accommodate approximately 226 new homes, which will be delivered by the council's New Homes for Neighbourhoods programme.

## Project Progress:

- The full business case for the Neighbourhood Hub and the outline business case for the housing schemes have been developed and were approved by both the council's Housing and Policy, Resources & Growth Committees in April 2020
- The master plan and outline schemes have been developed in consultation with partners and wider stakeholders. The proposals have been tested, both through extensive community consultation that took place in

February and March 2020 and a Design South East planning workshop that was held in September 2020

- The results of this engagement are informing the next design iterations of both the Neighbourhood Hub and housing schemes. This includes a public realm proposal that integrates the Neighbourhood Hub, housing and sports facilities, as well as creating better links to the adjoining Children's Centre



Aerial View looking South



- Detailed design for the Neighbourhood Hub is now underway with potential occupiers and wider stakeholders. Master planning and detailed design for the first housing sites have now also commenced and planning, urban design, landscape and transport specialists have been procured. In addition, initial high-level discussions with Homes England have begun to establish future funding opportunities (including new infrastructure funds, affordable housing grant programmes or specialist bids)
- In order to release one of the land parcels, alternative office space is required for the existing council occupants. Following an options appraisal, the former Portslade Sixth Form site has been identified as the preferred location. Refurbishment of the former Portslade Sixth Form site is dependent on Secretary of State consent and an application was submitted in July 2020. The outcome is awaited



### Next Steps:

- Master planning and detailed design will be completed by summer 2021, to allow for the submission of a “hybrid” planning application in September 2021. This will include the overall masterplan concept alongside more detailed proposals for the Neighbourhood Hub and Phase 1 of the housing development (with subsequent phases of housing development being submitted as separate planning applications)
- Subject to planning and agreements for lease being in place with external occupiers, construction of the Neighbourhood Hub, sports facilities and public realm improvements will commence in winter 2022 for completion in summer 2024. This will be procured and delivered through the council’s Strategic Construction Partnership
- The housing sites will be delivered in phases. The first expected to commence in spring 2022 for completion in autumn 2023 and the second in autumn 2022 for completion in summer 2024



# Brighton General Hospital Redevelopment, Brighton

## Delivery Body:

**Sussex Community NHS Foundation Trust**

**Funding Award: £90,000 (Phase 4)**

Despite its name, the Brighton General Hospital no longer provides in-patient care. The last beds were decommissioned in 2009, with hospital bed services relocating to the Royal Sussex County Hospital – less than a mile away and currently undergoing substantial investment in new facilities. Today, the 4.6hectare site houses the Sussex Community NHS Foundation Trust's headquarters and a range of community health and social care services that are based in more than 20 buildings across the steeply sloping site. This makes accessing clinics and services particularly challenging for visitors who are disabled, elderly and those with young children. Some of the buildings date from the 1860s and are unable to provide clinical environments that meet today's standards for patient privacy, dignity and infection control. Only 50% of the current estate is well used and 20% is vacant – the site includes a significant number of hazardous buildings that are no longer sound or safe and create a future drain on NHS resources. The project will redevelop the site, to deliver a new Health Hub that will bring together a range of community health and care services into state-of-the-art facilities able to meet current and future needs.

The project also plans to deliver a new Sussex Rehabilitation Centre and fully-accessible NHS car park. The intention is to locate these healthcare services on the north-west corner of the site, to enable street-level access.

The NHS will not require the whole site for the Health Hub, creating the potential for part of the site to be released for much needed new housing. This, in turn, would generate the capital needed to fund the new healthcare investment. The site is allocated in Brighton & Hove City Council's draft City Plan Part 2 for: a 10,000-12,000sqm health and care facility; a minimum of 200 residential units; and community facilities.

## Project Progress:

- The project has been reviewed in light of COVID-19 and there is no change to the brief as there is a continuing need for the services that will be housed in the Health Hub in the local community and a pressing case for an improved environment on site for staff and service users
- The project has been delayed whilst the NHS has had to shift its focus to responding to COVID-19, but it is the Trust's intention to move forward with as much pace as is realistically possible
- The outline business case has been updated (with further work on the financial assumptions and model used and cash-flow





and funding requirements) and was approved by the Trust's Board in May 2020

- The next step is for the Trust to seek approval of the outline business case from its regulator, NHS England and Improvement. Once approval is obtained, the development of a full business case can begin and an application for planning permission can be submitted to the Local Planning Authority
- A non-disclosure agreement was entered into with Brighton & Hove City Council in December 2019, allowing for sensitive financial information to be shared in commercial confidence to enable the council to explore ways to deliver more low-cost homes on-site (in the context of overall project constraints) and this work is now underway

- The preferred option will require site assembly and talks have progressed with South East Coast Ambulance Service regarding the purchase of their adjoining land (the Ambulance service is due to relocate to their new Make Ready Centre at Woollards Field in December 2020) – agreement has been reached in principle and the purchase is expected to complete in 2021

#### Next Steps:

- The outline business case is due to be determined by NHS England and Improvement. The exact timing will have been impacted by the ongoing need to focus on COVID-19 and the need to divert resources to its response

- The full business case will be developed following outline business case approval, and will include the planning application, for determination by NHS England and Improvement approximately 18 months after outline business case approval
- Construction will commence after full business case approval and the Health Hub is currently forecast to be operational by early 2026. It should be noted that this is a target rather than committed timetable, as the programme cannot be determined until there is full approval of an outline business case and confirmation of the basis by which the project will proceed



# Springman House Redevelopment, Lewes

**Delivery Body: Lewes District Council**  
**Funding Award: £90,000 (Phase 4)**

The North Street Quarter site includes the existing Lewes Community Fire Station, which is in phase 2 of the development occupying space that is intended for much needed, affordable family homes. The proposal is to relocate the Fire Station from what is a flood prone site to a location on higher ground, thereby also unlocking the wider NSQ regeneration scheme. A site appraisal undertaken with East Sussex Fire & Rescue Service (ESFRS) reviewed a number of possible sites and found that Springman House was the best option operationally. Springman House is located on North Street, outside of the NSQ regeneration area. It contains a mid to late 20th century office building, which was most recently used by the National Health Service (NHS) as an administration building but that has

been empty for many years. There is an open yard and smaller buildings to the rear, which remain in use by South East Coast Ambulance Service (SECamb) as an Ambulance Depot. It borders Lewes Police Station. The project seeks to redevelop this under-utilised brownfield site situated in the heart of Lewes, to deliver a new Blue Light Hub for the town centre. The intention is that, following completion of the new Blue Light Hub, ESFRS will take ownership of the facility (leasing part of it to SECamb) and, in return, would transfer the freehold of their existing Fire Station to Lewes District Council to allow for delivery of the NSQ development. The £150m NSQ regeneration will deliver a major strategic mixed-use scheme, with new housing, commercial and leisure spaces. It will also include other significant regeneration benefits, such as a new modern health centre, construction jobs and important flood defences.

## Project Progress:

- £2m Local Growth Funding was secured from the Coast to Capital Local Enterprise Partnership in 2016 to enable viability
- The purchase of Springman House from NHS Property Services and SECamb was completed March 2017
- The site master plan and designs have been developed
- The preferred scheme was agreed by the key stakeholders in December 2019 (subject to internal designs and planning) and has been costed
- Work on the planning application commenced, but is now on hold pending discussions with the new landowner and developer
- The relocation of the Fire Station is an enabling project for the NSQ regeneration scheme. NSQ Limited, the majority landowner at the NSQ site, has now confirmed that it will sell its land to a third party developer – Human Nature. On 10 December 2020, the council's Cabinet agreed heads of terms for the sale of its land to this developer. Human Nature intends to submit a new planning application for the North Street Quarter site

## Next Steps:

- The council will now work with Human Nature to understand their plans and timescales for development of the North Street Quarter site, including the fire station.





# Hove Station Area Masterplan, Hove

## Delivery Body:

**Brighton & Hove City Council**

**Funding Award: £70,000 (Phase 6)**

The Conway Street Industrial Estate is c.3.4hectares in size and comprises a mixture of buildings and roads close to the east side of Hove Station. The existing commercial properties within the area include offices, warehouses, distribution centres, some research and development companies and a number of disparate industrial buildings that largely date from the 1960s redevelopment programme. The area also houses a main depot for the Brighton & Hove Bus & Coach Company. The overall built environment and public realm is uninspiring and the underutilised spaces and large areas of surface

car parking provide significant transformational opportunities, for a vibrant mixed-use high-density redevelopment in this inner-urban area of Hove. The Conway Street Industrial Area forms a Strategic Allocation for a minimum of 12,000sqm of office and business floorspace and 200 residential units within the wider Hove Station Development Area (DA6), as defined in the adopted City Plan Part 1. The area comprises sites in multiple ownerships, including public sector land owned by Brighton & Hove City Council and Network Rail, all at varying stages of development. The project will deliver a masterplan for the area, in the form of a Supplementary Planning Document (SPD), in order to provide a positive and coherent framework to manage future development and regeneration.

## Project Progress:

- On 22 November 2018, the council's former Tourism, Development & Culture Committee authorised the commencement of consultation with local stakeholders in respect of potential Issues and Options, to guide work on the production of the masterplan
- Following consultation with key stakeholders on Issues & Options in spring 2019, a procurement was undertaken for consultants to produce a masterplan document for the wider Hove Station Area, but focussed on the 'core' opportunity area on the south side of the railway (the Conway Street Industrial Area as well as remaining land within the City Plan Part 1 DA6 area). A consultant team led by Tibbalds Planning & Urban Design was appointed to undertake the necessary technical work, which commenced in January 2020





- A draft masterplan has been produced, following engagement with a range of stakeholders including key landowners, developers, residents, ward councillors and core members of Hove Station Neighbourhood Forum. The draft masterplan seeks to integrate and distil existing higher-level planning policies in the Brighton & Hove City Plan and the emerging Hove Station Area Neighbourhood Plan. It provides an urban design-led approach to guide the future development of blocks, routes and spaces in the area – identifying opportunities for development to provide a coherent, connected, integrated and sustainable urban quarter within a high-quality townscape and public realm
- The draft masterplan was presented to the council's Tourism, Equalities, Communities & Culture Committee on 19 November 2020, which approved the draft SPD for public consultation
- The council has secured funding from the Department for Business, Energy & Industrial Strategy for a project manager to oversee the brief and consultants in respect of a Heat Network Feasibility Study for the masterplan area. This study will be informed by information in the emerging masterplan. The project manager was appointed in March 2020 and the consultant's brief/ITT will be released in early 2021

### Next Steps:

- An 8-week public consultation opened on 14 December 2020 and will run to 07 February 2021. Due to the COVID-19 restrictions, this will include an online exhibition and online meetings, together with opportunities for anyone to make representations in respect of the draft SPD
- The representations will inform the final recommended version of the masterplan, which will be presented to Tourism, Equalities, Communities & Culture Committee for approval in June 2021, for adoption in July 2021
- Delivery options will be explored and assessed during 2021. Delivery of the overall masterplan will require a concerted effort that will require the council to play a major role in leading the way – possibly through the engagement of a third party by way of a development partner, in order to facilitate the necessary land deals, broker agreements with landowners where necessary and take on board the locational needs of existing businesses where possible



# Patcham Court Farm, Brighton

## Delivery Body:

**Brighton & Hove City Council**

**Funding Award: £85,000 (Phase 6)**

The project will create a credible scheme for the 1.4hectare Patcham Court Farm site, which has been undeveloped for over 30 years. The site is located on the northern rural fringe of Brighton & Hove within a built-up area boundary, just south of the A27 and adjacent to the interchange with the A23. It is bounded to the east by allotments and to the north and west by the A27. It has excellent road transport links due to its location; the A27 is the major east-west route linking Brighton & Hove to Hastings to the east and Southampton to the west and the A23 is the main route north to London, becoming the M23

in the vicinity of Crawley. The South Downs National Park lies to the north of the A27. The site was previously part of the wider landholding of Patcham Court to the north but became physically divided from its associated farmland in the late 1980s/early 1990s, following the development of the A27 bypass. The site has not been developed since that time, despite numerous attempts to bring it forward. It is allocated in the City Plan Part 1 for 6,500 sqm office and/or research and development uses.

## Project Progress:

- A preferred occupier was identified in late 2018 and the council is now in advanced discussions regarding the leasehold sale of the Patcham Court Farm site (subject to planning)





- Scheme designs have been developed and initial discussions with the Local Planning Authority held, including through a joint pre-application in summer 2019
- The relocation of the preferred occupier to Patcham Court Farm will consolidate their activities onto 1 site, releasing their existing city centre sites for redevelopment. The 2 released sites total 1.17hectares and have the capacity to deliver up to 300 new homes and 3,000sqm of high-quality commercial space. The council has commissioned valuations, completed business cases and concluded negotiations regarding the potential purchase of these sites. Subject to further due diligence and Committee approval, the intention is to acquire 1 site to both give surety of delivery and to maximise affordable housing numbers

### Next Steps:

- The preferred occupier is due to seek Board approval for the acquisition of Patcham Court Farm and the sale of its released sites in January 2021. This has been postponed from July 2020, due to the need to manage the impacts of COVID-19 on business operations. The council will then request the necessary approvals through its Committee process in April/May 2021
- Subject to the necessary approvals, the planning application for Patcham Court Farm will be submitted in summer 2021 to allow for construction of the new facility to begin in spring 2022
- Following relocation to the new facility in late 2023, the existing city centre sites will be decommissioned in January 2024 to allow for redevelopment to commence





# North Street Quarter Health Hub, Lewes

**Delivery Body: Lewes District Council**  
**Funding Award: £150,000 (Phase 6)**

The project will deliver a new Health Hub that will serve 26,000 patients and house a range of integrated health and social care services, alongside a dental practice and pharmacy, community space, nursery, extra care housing and commercial office accommodation. An integral part of the wider North Street Quarter regeneration scheme, the Health Hub will bring together primary, community and mental healthcare with social and third sector services to form a coherent offering for the local community in new state-of-the-art facilities that are able to respond to rising demands. The Health Hub is to be constructed in the first phase of the North Street Quarter development and the building, which has been designed by the scheme's architects and has full planning approval, will be a focal point of North Street Quarter. In July 2018, Lewes District Council's Cabinet agreed to acquire the Health Hub from the NSQ regeneration scheme, subject to certain conditions including a satisfactory business case.

## Project Progress:

- The internal designs were completed in Summer 2019, in consultation with future occupiers and wider stakeholder
- Draft agreements for lease have been prepared and issued to prospective tenants
- NSQ Limited, the majority landowner at the North Street Quarter site, has now confirmed that it will sell its land to a third party developer – Human Nature. On 10 December 2020, the council's Cabinet agreed heads of terms for the sale of its land to this developer. Human Nature intends to submit a new planning application for the NSQ site

## Next Steps:

- The Council will now work with Human Nature to understand their plans and timescales for development of the NSQ site, including the new North Street Quarter health hub.



# Burgess Hill Station Quarter Development, Burgess Hill

**Delivery Body: Mid Sussex District Council**  
**Funding Award: £90,000 (Phase 7)**

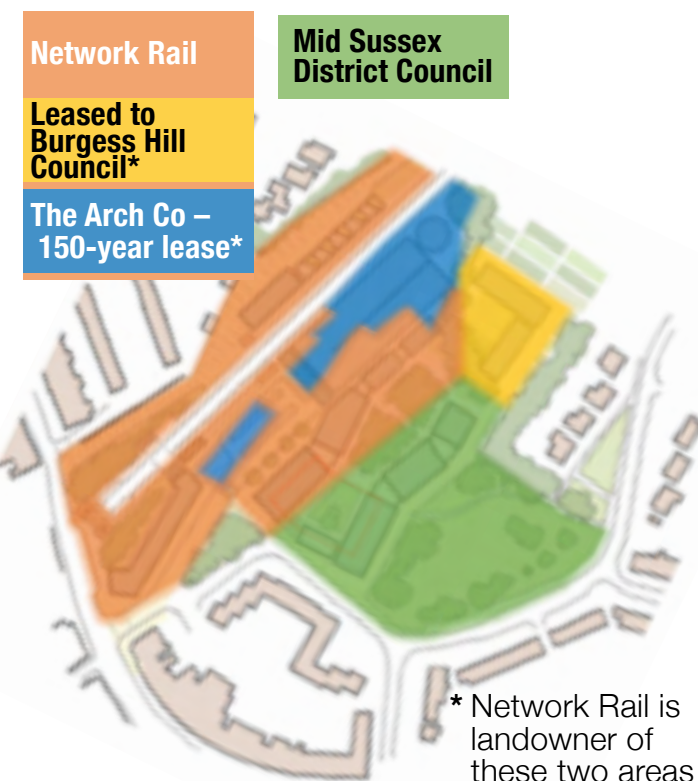
Burgess Hill Station is situated on the eastern edge of the town centre, within walking or cycling distance of key employment areas. It is located on the Brighton Mainline and serves as a public transport hub. However, the area is largely unappealing, makes inefficient use of land and performs poorly as both a gateway to the town and as a public transport interchange. The area comprises 3 parcels of land, totalling 2.3 hectares, all in public ownership. Mid Sussex District Council is landowner of an approximate 0.9 hectare area, comprising a surface car park, serving both the station and the town, and an open play space. Network Rail is landowner of the remaining two areas. The first (the west parcel) of circa 1.3 hectares that houses the current and original station buildings that largely date back to the 1800s and are of variable quality, the main surface carpark associated with the station, two business uses and open space. The second (the east parcel) is of circa 0.4 hectares and accommodates the secondary surface carpark and further station buildings. Part of the Network Rail ownership is let to The Arch Company on a 150-year lease. This area, part of the former sidings, is sub-let to an architectural salvage

company. The project will regenerate the area, to deliver new housing and commercial space as well as improvements to the public realm and station itself. The project will consolidate the inefficiently used public sector land into clearly defined, enclosed, safer, high-quality public spaces in a way that respects the areas historic character and maintains the current levels of parking and play space provision. The Mid Sussex District Plan (adopted on 28 March 2018) allocates the area for comprehensive redevelopment.

## Project Progress:

- Specialist property and design advisors have been commissioned to prepare a mixed-use development scheme and programme for the combined property assets
- A preferred residential-led scheme has been identified and detailed development appraisals have been undertaken. The scheme is intended to provide: improved station accessibility and infrastructure; residential apartments; a multi storey car park; ancillary employment space, and; improved open space and public realm areas
- The appraisal has identified that, although the mixed-use scheme is deliverable (providing The Arch Company interest can be acquired), it is only marginal in financial viability terms and may need external funding

## Burgess Hill train station area ownership





to plug the viability gap. Additional work needs to be undertaken with Network Rail to determine the extent and cost of their required infrastructure improvements to the station

- Due diligence work on legal title has been completed, as have topographical, tree and environmental surveys
- A memorandum of understanding between the council and Network Rail has been drafted, in relation to the proposed collaborative working required to deliver the project, for signing in December 2020
- An application for Phase 8 One Public Estate top-up funding was submitted in November 2020, to enable the council to revisit the scheme deliverability and viability in light of COVID-19 and the impacts on the residential property market and the long-term user demand for rail services (due to changes in working and travelling behaviour and practices)
- The council has also held informal discussions with London & Continental Railways (LCR) Property, the Government-owned regeneration organisation and specialist in Rail infrastructure-led projects. LCR will review the feasibility/appraisal study to determine whether they consider there is an opportunity for them to support the stakeholders

### Next Steps:

- Further viability modelling and appraisal (including soft market testing) will be undertaken in early 2021
- Mid Sussex District Council and Network Rail will continue discussions with LCR Property to examine whether there is an opportunity for the company to become involved with the project
- Dependent on the outcome of this work, the intention is to achieve scheme sign-off by the respective parties by September 2021
- Detailed design and planning is forecast for spring 2022, allowing for construction to start in summer 2022 for completion in autumn 2023





The programme's Land Release Fund allocation is supporting the delivery of 3 affordable rented housing schemes, each led by Brighton & Hove City Council's New Homes for Neighbourhood's Programme.

## 1 Kensington Street, Brighton

**Delivery Body: Brighton & Hove City Council**  
**Funding Award: £144,000 (Phase 1)**

The redevelopment of 3 former car parking sites in the central North Laine area of the city to deliver 12 new council homes.

The council, in partnership with The Guinness Trust, successfully delivered 12 new council homes on 3 former car parking sites in the central North Laine area of the city. The site was covered in graffiti and attracted anti-social behaviour. It was very constrained and required 35 party wall agreements. Construction was completed in summer 2019 – with the flats being handed over on 07 August 2019, to allow for the first tenants to move in just one week later. All flats were occupied by tenants from the council's housing register by mid-October 2019. The scheme won the Best Architectural Design category at the South East Construction Awards 2019, which was presented to the scheme architects Baily Garner. As well as the new homes, the scheme has brought significant regeneration benefits to the street and wider area.





## 2 Selsfield Drive, Brighton

**Delivery Body: Brighton & Hove City Council**  
**Funding Award: £335,000 (Phase 1)**

The redevelopment of a former Housing Office to deliver 30 new council homes.

Despite the impacts of COVID-19, construction was successfully completed in September 2020 – five weeks ahead of schedule.

The development, called Hawkridge Court, has delivered 30 new council homes (x14 1-bedroom and x16 2-bedroom flats, including 2 wheelchair accessible homes) on the site of a former housing office. The properties are being let to people on the council's housing register and residents have already begun to move into their new homes. The building, which is constructed to high energy and water efficiency standards, includes solar PV at roof level and integrates a sustainable urban drainage system. Facilities include cycle storage and there is also a small garden for residents and visitors, with wildflower planting and raised beds.



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### 3 Victoria Road, Brighton

**Delivery Body: Brighton & Hove City Council**  
**Funding Award: £340,000 (Phase 1)**

The redevelopment of a former housing office and bordering bowls clubhouse and green to deliver 42 new affordable rented homes, eligible for people on the council's housing register.

#### **Project Progress:**

Phase 1 of the project – the relocation of the bowls club, provision of a new green and football pitches and parking at the adjacent Victoria Road Park – was granted planning permission in December 2019. Construction commenced in June 2020, delayed from May 2020 due to COVID-19 restrictions, and is on-target for completion in February 2021

#### **Next Steps:**

Phase 2 of the project – the housing scheme – obtained planning permission in April 2020. It is on-target to start on-site in March 2021, for completion in June 2022



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# Our Key Areas of Focus for 2021

- 1. Continue to develop and complete** our existing suite of projects, **to deliver** the core One Public Estate objectives of economic growth, service improvement and efficiency savings
- 2. Mobilise our new One Public Estate and Land Release Fund projects**, in line with the funding announcements made in February 2021
- 3. Continue to build relationships across the Partnership**, to enable open and collaborative working to identify new One Public Estate and Land Release Fund opportunities and build a pipeline of projects in readiness for future funding rounds
- 4. Continue to engage and work with partners and Government departments**, to build knowledge of and support their asset management plans (including COVID response and recovery) and associated opportunities
- 5. Continue to build links with and support the delivery of key activities and initiatives**, ranging from the Integrated Care Partnership to the Greater Brighton Energy and Water Plans and 10 environmental pledges and social value and community wealth building. This includes engagement with the Greater Brighton Infrastructure Panel, to support developments to maximise the opportunities around efficient use of energy, water and other resources and deliver development projects that are fit for a greener future.

## 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)





The Greater Brighton One Public Estate Programme Annual Report 2020

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

December 2020



<b>Subject:</b>	<b>Greater Brighton Investment Programme – Progress Update</b>		
<b>Date of Meeting:</b>	<b>26 January 2021</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 20 October 2020.
- 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 2020 to 31 December 2020.
- 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 **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

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.

The demountable flood barrier over the A26 has now been successfully completed. Substantial progress on the rail flood barrier together with Network Rail has been made, with 90% of all works now completed. Rail possessions are in place during December to progress the rail flood barrier works.

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

Construction commenced early January 2019, with works now well underway. BAM Nuttall has been appointed as contractor. Construction is expected to take 19 months to complete. Substantive works are now complete, with some landscaping and remediation works being completed early next year. The next phase of development will be the construction of two short link roads to provide access to different areas of Newhaven Port. This work is likely to start during 2021, but is not funded through the Investment Programme.

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

Following costings of design options, the options closest to financial viability comprises a two- storey roof extension (+ replacement facade and some internal changes) yielding a net increase of 2,618 sq m lettable floorspace. In conjunction with the adjacent Longley House development, 5,888 sq m of new employment floorspace would be provided, close to the City Deal target of 7,090 sq m. The revised design would result in considerably less disruption to existing business than alternative options explored. Recent feedback from tenants has been positive in this respect. In order to provide the project with momentum and put it in a good position for funding opportunities to cover the relatively low viability gap, the council's Policy & Resources Committee will be requested on 21 Jan to approve the preparation and submission of the above design option as a planning application.

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

Partners have been working to mitigate the effects of Covid-19 on DCCB activity. Within the Fusebox at New England House, we have relocated the 5G testbed to create a socially protected space for start-ups on the current Accelerator Programme. We have enabled remote access to the testbed for some others. However, we have still had 2 (of 8) companies drop out of the current Creative Industries 5G TAP due to Covid-related issues.

Support for immersive businesses continues, but necessarily at a much more limited scale than pre-Covid. We have delivered a short programme of activity for Legal & General's R&D team around the value of emerging and immersive technologies.

Detailed planning continues with Brighton Dome and other DCCB partners around the delivery of the DCMS-funded, music-industry focussed 5G Festival

project and the C2C LEP supported Ring and Testbed programmes. Both are due to commence in early 2021.

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

Practical completion and handover was achieved on the residential blocks. Work has progressed on the office the office block and- towards the end of the year - on The Dance Space.

### 3.1.6 Plus X (Brighton) - £7.7m

The Plus X building is now fully operational. The management team continues to promote the facilities on offer and membership is increasing. Despite challenging conditions due to Covid-19, which resulted in a slower start than anticipated, the building has around 100 memberships on flexible plans. The management team is also hopeful of letting significant floorspace on levels 5 and 6. Plus X has also successfully launched its scale up innovation programme, the Brighton Research Innovation Technology Exchange (BRITE). BRITE is a business innovation programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region. Other elements of the wider development are progressing well. The student blocks on Preston Barracks are almost complete and the first tranche of students have moved in. Construction of the final residential blocks will commence shortly. The University of Brighton's adjacent development is also advancing well.

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

The third public consultation exercise for Valley Gardens Phase 3 has completed in late 2020, which will inform the detailed design stage.

Following a tendering process that completed in late 2020 through the council's new Transport Professional Services Framework the next stage of the scheme design will commence in January 2021.

It is now planned for the detailed design of the scheme and construction contract procurement will be completed by end of this calendar year

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

Key areas of progress since the last period include;

- Established Design Team
- Preliminary survey programme
- Developed designs for flood wall to RIBA3/4
- Preparation of cost plans for delivery
- Early engagement with Volker Stevin through new EA Framework

### 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:

- Construction commenced on new office building for Teville Gate House and topping-out took place on 01/04/2020.
- Mosaic Capital's planning application was considered by planning committee on 04/03/2020 and resolution to grant permission subject to S106
- Homes England provided a letter committing to support the project with funding of £6m for affordable homes.

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

Main developments since the last period:

- Approval of Outline Planning Consent at Planning Committee 4th November
- Commencement of S106
- Preparation of marketing brief
- Workshop on Development Strategy with London Continental Railways

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

Main developments since the last period:

- Award of the remediation contract to Keltbray. Pre-construction phase complete.
- Construction phase mobilisation, welfare/site set-up, environmental controls and waste treatment system in place.
- Translocation of reptiles, site-wide vegetation clearance and destructive survey complete except for exclusion zones.
- Excavation works have commenced at the north end of the site working south. Stockpiles of material are being formed in the southwest corner so the material can be processed.
- Budget management to ensure full use of LEP funds.

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

ADC, WSCC, and developers finalised the S106 agreement and planning decision letter was issued on 06/02/2020

Works continue on site on flood drainage, remediation, and ground preparation works for the development.



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

**Northern Arc:** Work is continuing on site with housebuilder Countryside Properties. Work on both the Eastern Bridge and Link Road and the Western Link Road is set to continue, with the whole on these links scheduled for completion by the end of 2021

**Place and Connectivity:** Work continues on delivery of the first of the phase 1 schemes including public art and other public realm improvements to the underpass at Wivesfield Railway station. Detailed design work continues for highway improvements at Burgess Hill and Wivelsfield Stations, public realm improvements for Church Walk / Church Road, and access & connectivity improvements for Victoria Business Park. Site clearance activities are complete on all Town-wide and Green Circle routes.

**A2300 corridor improvements:** Construction began in spring 2020 and is ongoing. The project remains on schedule for completion by October 2021.

**Employment space, The Hub:** The second phase of development (a 5,000m<sup>2</sup> warehouse for Roche Diagnostics) was completed in early February. Outline planning permission for the remaining 40,000 m<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 despite Covid-19 challenges. A number of Dig-Once opportunities have been identified. Works have progressed at pace with over 12.2km of duct infrastructure installed across Burgess Hill. This includes 8.7km (83%) of the duct in the Local Full Fibre Network (LFFN) project and an additional 3.5km delivered through Dig Once on the A2300. The programme on plan to deliver completed network by 31st March 2021.

#### **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 alongside engagement and discussion with other stakeholders.

**Land adjacent to Burgess Hill station** - The conceptual scheme remains in the feasibility stage and covers a 2.3 hectare site, providing: new apartments, a multi storey car park, new employment space and significant remodelling of the train station infrastructure. Engagement continues with Network Rail and The Arch Company (the principal parties with an interest in the site). A further OPE Bid has been submitted to help secure additional feasibility work. As the scheme is at the design stage Covid-19 has not had an impact at this time.

**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, and the project is now continuing at pace funded through the £6.54m HIF grant. Covid-19 caused a slight delay to the project, resulting from staff in Southern Water's supply chain being furloughed and from

the overseas suppliers of some components temporarily closing their factories. Whilst this delay is anticipated, these issues have been resolved and mitigation measures are in place to ensure that all the odour reduction benefits are realised by December 2021.

### 3.2.6 Waterfront (Brighton) - £12.1m

Brighton & Hove City Council presented analysis to the Local Enterprise Partnership of the Black Rock Enabling Works project's future economic impact and Value for Money.

Partners began a series of workshops to establish their ambition for the central Waterfront site, discuss how to create a masterplan and develop a brief to market.

Planning was submitted in February 2020, and the Planning Committee resolved to grant consent in June 2020. Commencement of the Main Construction Works is due in March/April 2021, with completion scheduled for March/April 2022.

### 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 is underway with a view to the planning application being submitted in Summer 2020.

Issues have arisen from Hyde Housing due to Covid19 and will delay exchange and submission of the planning application.

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

Following the purchase of the site by Lewes District Council, plans have been 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 confirmed that it will sell its land to a third-party developer – Human Nature. On 10th December 2020, the Council's Cabinet agreed heads of terms for the sale of its land to this developer. The Council will now work with Human Nature to understand their plans and timescales for development of the NSQ site, including the fire station.

#### 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. LDC has secured £1.3m from the Getting Building Fund to convert the former UTC building into a maritime and

sustainable technology hub, offering education / training space and commercial facilities for SME's. Discussions with DfE are ongoing around lease arrangements. This has been augmented by a commitment of £500k from LDC towards the estimated £1.8m project costs.

Railway Quay is progressing, with £500k secured from Towns Fund Accelerated Project Funding to deliver new visitor, community and sustainability facilities, including a café and active travel hub. A planning application is due for determination in mid-December with an anticipated start on site in January 2021.

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

Work on Phase 1 was completed in 2018, with two new occupiers operational by April 2019.

Work on Phase 2 commenced in April 2019 and demand has been strong for the new units. Almost all units now either occupied or under offer. All substantive works have now been completed on site.

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

The Council's appointed Management Contractor, Westridge Construction Limited, is progressing emergency and remedial works to achieve weatherproof buildings. Following the completion of all structural remedial works to the 200 year-old Corn Exchange timber frame, lead guttering and new slate roof are completed. While the direct impact of Covid-19 has reduced with no subcontractors leaving site during the second lockdown, further delays remain a risk and on site measures including physical distancing, track and trace venue check-in, increased cleaning regime and visitors asked to wear facemasks are in place. . Finishing and completion works have started with the installation of the Corn Exchange oak wall boarding. Practical Completion is now anticipated in December 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:

- Crawley College STEM & Digital Centre (Crawley) - £5.0m
- Pelham Campus Redevelopment (Brighton) - £5.0m
- Ricardo Hybrid Powertrain (Shoreham-by-Sea) - £1.5m
- Charleston Trust Centenary Project (Lewes) - £0.6m

## 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 would 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.

3.6 A total of 6 projects from across the Greater Brighton region were awarded funding:

- Developing Land Based Skills and Skills Resilience in People (Plumpton College) - £831,265
- Gigabit Coast: Adur & Worthing (Adur & Worthing Councils) – £2,000,000
- Haywards Heath College (Chichester College Group) – £1,200,000
- Crawley Growth Programme Phase 3 (Crawley DC/West Sussex CC) - £820,000
- Brighton 5G Fibre Ring (Brighton & Hove City Council) - £832,647
- Littlehampton Town Centre Public Realm Improvement Scheme (Arun District Council) - £564,274

In addition, West Sussex County Council were awarded £2,000,000 for the Converged Fibre Connectivity Programme, which will have an impact across the West Sussex Districts.

## **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 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 is detailed within the Investment plan Update Report in appendix 1. Unallocated LGF Growth Deal Funds of £9.1m were available from June 2019 with 6 bids (totalling £6.248m) being awarded to schemes within the Greater Brighton region, these are shown

at paragraph 3.6 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: 15/01/21*

Legal Implications:

None.

*Lawyer Consulted: Joanne Dunyaglo, Senior Property Lawyer  
Date: 13/01/2021*

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 January 2021

**Background Documents:**

None





# **Greater Brighton Economic Board**

## **Investment Programme Update Report**

**26 January 2021**

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# 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 is anticipated in Spring 2020 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)

<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 -30,000sqft 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 is underway with a view to the planning application being submitted in Summer 2020.

Issues have arisen from Hyde Housing due to Covid19 and will delay exchange and submission of the planning application.

## Target Milestones (Phase 2)

**Planning Application:** Spring 2021

**Planning Determined:** Autumn 2021

**Start on site:** Spring 2022

**Completion:** by April 2024 (Homes England deadline)

# 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)

LGF Funding	£33.9m
Homes England funding	£370.5m
DCMS & other digital funding	£3.8m
OPE Funding	£165k
Access for All	£1.0m
WSCC Funding	£3.34m
MSDC Funding	£3.69m
<b>Total Public Funding</b>	<b>£416.39m</b>
<b>Total Private Investment</b>	<b>£643.3m</b>
<b>Total Funding</b>	<b>£1,059.7m</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.

## 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?

**Northern Arc:** Work is continuing on site with housebuilder Countryside Properties. Work on both the Eastern Bridge and Link Road and the Western Link Road is set to continue, with the whole on these links scheduled for completion by the end of 2021

**Place and Connectivity:** Work continues on delivery of the first of the phase 1 schemes including public art and other public realm improvements to the underpass at Wivelsfield Railway station. Detailed design work continues for highway improvements at Burgess Hill and Wivelsfield Stations, public realm improvements for Church Walk / Church Road, and access & connectivity improvements for Victoria Business Park. Site clearance activities are complete on all Town-wide and Green Circle routes.

**A2300 corridor improvements:** Construction began in spring 2020 and is ongoing. The project remains on schedule for completion by October 2021.

**Employment space, The Hub:** The second phase of development (a 5,000m<sup>2</sup> warehouse for Roche Diagnostics) was completed in early February. 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 despite Covid-19 challenges. A number of Dig-Once opportunities have been identified. Works have progressed at pace with over 12.2km of duct infrastructure installed across Burgess Hill. This includes 8.7km (83%) of the duct in the Local Full Fibre Network (LFFN) project and an additional 3.5km delivered through Dig Once on the A2300. The programme on plan to deliver completed network by 31st March 2021.

**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 alongside engagement and discussion with other stakeholders.

**Land adjacent to Burgess Hill station** - The conceptual scheme covers a 2.3 hectare site and will provide 240 apartments, a 350 space multi-storey car park, 500m<sup>2</sup> of employment space and significant remodelling of the train station infrastructure. Consultants CBRE delivered a second-draft feasibility report in June. The next steps will be to agree an engagement strategy with the other key stakeholders, Network Rail and The Arch Company (the principal land-owner at the site). As the scheme is at the design stage Covid-19 has not had an impact at this time.

**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, and the project is now continuing at pace funded through the £6.54m HIF grant. Covid-19 caused a slight delay to the project, resulting from staff in Southern Water's supply chain being furloughed and from the overseas suppliers of some components temporarily closing their factories. Whilst this delay is anticipated, these issues have been resolved and mitigation measures are in place to ensure that all the odour reduction benefits are realised by December 2021.

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

# Circus Street - Brighton



Proposed scheme

## 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.

## 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?

Practical completion and handover was achieved on the residential blocks. Work has progressed on the office the office block and- towards the end of the year - on The Dance Space.

## Target Milestones

**End Date:** Spring 2021.



# Decoy Farm - Worthing



77

## 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.

## 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>

7

## Key Facts

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

## Outputs

- Phase 1: To remediate the 7ha 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.

## What happened in the last period?

- Award of the remediation contract to Keltbray. Pre-construction phase complete.
- Construction phase mobilisation, welfare/site set-up, environmental controls and waste treatment system in place.
- Translocation of reptiles, site-wide vegetation clearance and destructive survey complete except for exclusion zones.
- Excavation works have commenced at the north end of the site working south. Stockpiles of material are being formed in the southwest corner so the material can be processed.
- Budget management to ensure full use of LEP funds.

## Disposal/Development Strategy:

- Development analysis report completed.
- Pre-application pack submitted and planning advice meeting held.

## Target Milestones

- Autumn 2020 – remediation contract awarded.
- Winter 2020 – Contract underway to carry out the specified earthworks, ground excavation, processing of landfill wastes and ground reinstatement.
- Spring 2021 – remediation of the landfill complete.
- Summer 2020 - Commence on site remediation works



# Digital Catapult – Brighton



### 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?

Partners have been working to mitigate the effects of Covid-19 on DCCB activity. Within the Fusebox at New England House, we have relocated the 5G testbed to create a socially protected space for start-ups on the current Accelerator Programme. We have enabled remote access to the testbed for some others. However, we have still had 2 (of 8) companies drop out of the current Creative Industries 5G TAP due to Covid-related issues.

Support for immersive businesses continues, but necessarily at a much more limited scale than pre-Covid. We have delivered a short programme of activity for Legal & General’s R&D team around the value of emerging and immersive technologies.

Detailed planning continues with Brighton Dome and other DCCB partners around the delivery of the DCMS-funded, music-industry focussed 5G Festival project and the C2C LEP supported Ring and Testbed programmes. Both are due to commence in early 2021.

### 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

# Eastside South - Newhaven



## 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 was completed in 2018, with two new occupiers operational by April 2019.

Work on Phase 2 commenced in April 2019 and demand has been strong for the new units. Almost all units now either occupied or under offer. All substantive works have now been completed on site.

## Target Milestones

**End Date:** Late 2020.

## 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.

# Heritage Centre Stage - Brighton



Artist's impression

## 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)

<b>Total LGF Funding</b>	<b>£3.00m</b>
<b>Total Public Funding</b>	<b>£19.24m</b>
<b>Total Private Funding</b>	<b>£5.70m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£27.94m</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?

The Council's appointed Management Contractor, Westridge Construction Limited, is progressing emergency and remedial works to achieve weatherproof buildings. Following the completion of all structural remedial works to the 200 year-old Corn Exchange timber frame, lead guttering and new slate roof are completed. While the direct impact of Covid-19 has reduced with no subcontractors leaving site during the second lockdown, further delays remain a risk and on site measures including physical distancing, track and trace venue check-in, increased cleaning regime and visitors asked to wear facemasks are in place. . Finishing and completion works have started with the installation of the Corn Exchange oak wall boarding. Practical Completion is now anticipated in December 2021.

## Target Milestones

**End Date:** December 2021



# New England House - Brighton



## Funding (all years)

<b>Total LGF Funding</b>	n/a
<b>Total Public Funding</b>	11.1 million
<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. Following the land deal with Legal & General on the adjacent Longley Industrial Estate, some of this City Deal floorspace output will provided on the Longley site, with the remainder forming part of a proposed extension to New England House.

## What happened in the last period?

Following costings of design options, the options closest to financial viability comprises a two- storey roof extension (+ replacement facade and some internal changes) yielding a net increase of 2,618m<sup>2</sup> lettable floorspace. In conjunction with the adjacent Longley House development, 5,888m<sup>2</sup> of new employment floorspace would be provided, close to the City Deal target of 7,090m<sup>2</sup>. The revised design would result in considerably less disruption to existing business than alternative options explored. Recent feedback from tenants has been positive in this respect. In order to provide the project with momentum and put it in a good position for funding opportunities to cover the relatively low viability gap, the council’s Policy & Resources Committee will be requested on 21 Jan to approve the preparation and submission of the above design option as a planning application.

## Target Milestones

- Planning application: Summer 2021
- Commence works on site: Early 2023
- End Date: Mid 2024.

## 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?

ADC, WSCC, and developers finalised the S106 agreement and planning decision letter was issued on 06/02/2020

Works continue on site on flood drainage, remediation, and ground preparation works for the development.

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



# 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.

The demountable flood barrier over the A26 has now been successfully completed. Substantial progress on the rail flood barrier together with Network Rail has been made, with 90% of all works now completed. Rail possessions are in place during December to progress the rail flood barrier works.

## Target Milestones

**End Date:** March 2021

## 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.

# Plus X - Brighton



Proposed scheme

## 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 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 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>£12m</b>
<b>Total Funding</b>	<b>£19.7m</b>

## Outputs

Contractual outputs: 4,645m<sup>2</sup> of new employment space, 500m<sup>2</sup> 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?

The Plus X building is now fully operational. The management team continues to promote the facilities on offer and membership is increasing. Despite challenging conditions due to Covid-19, which resulted in a slower start than anticipated, the building has around 100 memberships on flexible plans. The management team is also hopeful of letting significant floorspace on levels 5 and 6. Plus X has also successfully launched its scale up innovation programme, the Brighton Research Innovation Technology Exchange (BRITE). BRITE is a business innovation programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region. Other elements of the wider development are progressing well. The student blocks on Preston Barracks are almost complete and the first tranche of students have moved in. Construction of the final residential blocks will commence shortly. The University of Brighton's adjacent development is also advancing well.

## Target Milestones

**End Date:** December 2022

# Port Access Road - Newhaven



## Aims & Objectives

Construction of a new road into Newhaven Port.

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 2019, with works now well underway. BAM Nuttall has been appointed as contractor. Construction is expected to take 19 months to complete. Substantive works are now complete, with some landscaping and remediation works being completed early next year. The next phase of development will be the construction of two short link roads to provide access to different areas of Newhaven Port. This work is likely to start during 2021 but is not funded through the Investment Programme.

## Target Milestones

**End Date:** Mid 2020.

# Railway Quay - Newhaven



## Funding (all years)

<b>Total LGF Funding</b>	<b>£1.5m</b>
<b>Total Public Funding</b>	<b>TBC</b>
<b>Total Private Funding</b>	<b>TBC</b>
<b>Total Other Funding</b>	<b>TBC</b>
<b>Total Funding</b>	<b>TBC</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. LDC has secured £1.3m from the Getting Building Fund to convert the former UTC building into a maritime and sustainable technology hub, offering education / training space and commercial facilities for SME's. Discussions with DfE are ongoing around lease arrangements. This has been augmented by a commitment of £500k from LDC towards the estimated £1.8m project costs. Railway Quay is progressing, with £500k secured from Towns Fund Accelerated Project Funding to deliver new visitor, community and sustainability facilities, including a café and active travel hub. A planning application is due for determination in mid-December with an anticipated start on site in January 2021.

## 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 55,000m2 of new commercial floor-space will be created, 15,000m2 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?

Following the purchase of the site by Lewes District Council, plans have been 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 confirmed that it will sell its land to a third-party developer – Human Nature. On 10th December 2020, the Council’s Cabinet agreed heads of terms for the sale of its land to this developer. The Council will now work with Human Nature to understand their plans and timescales for development of the NSQ site, including the fire station.

## Target Milestones

**End Date:** Anticipated 2024, 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 (ESFRS), Sussex Police and the South East Coast Ambulance Service.



# Teville Gate - Worthing



Teville Gate House Construction 12/12/2019

## 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 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)

<b>Total LGF Funding</b>	<b>£2.09m</b>
<b>Total Public Funding</b>	<b>£2.0m</b>
<b>Total Private Funding</b>	<b>£79m (wider site) £32m (Teville Gate House)</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?

- Construction commenced on new office building for Teville Gate House and topping-out took place on 01/04/2020.
- Mosaic Capital's planning application was considered by planning committee on 04/03/2020 and resolution to grant permission subject to S106
- Homes England provided a letter committing to support the project with funding of £6m for affordable homes.

## Target Milestones

**Planning Application by Mosaic Determined:** March 2020

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

**HMRC Office Building Completed:** December 2020

# 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

<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>£70m</b>

## 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?

- Approval of Outline Planning Consent at Planning Committee 4th November
- Commencement of S106
- Preparation of marketing brief
- Workshop on Development Strategy with LCR

## Target Milestones

- Refine & agree Development Strategy – Nov/December 2020
- Undertake market testing – Winter 2020
- Undertake Marketing of site – Feb 2021
- Review and shortlist developer options – Spring 2021
- Appoint preferred developer - Summer 2021

# 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

## 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>.

## 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>

## What happened in the last period?

The third public consultation exercise for Valley Gardens Phase 3 has completed in late 2020, which will inform the detailed design stage.

Following a tendering process that completed in late 2020 through the council's new Transport Professional Services Framework the next stage of the scheme design will commence in January 2021.

It is now planned for the detailed design of the scheme and construction contract procurement will be completed by end of this calendar year.

## Target Milestones

**End Date:** Autumn 2022

# Waterfront - Brighton



## Aims & Objectives

The scope and outputs for the Waterfront project have been amended in consultation with the Local Enterprise Partnership and a revised funding agreement is in the process of being agreed. The overall aims and objectives of the project remain the same i.e. To deliver a brand new [10,000-seater] dual purpose conference and events venue as part of the "Brighton Waterfront" regeneration project. The feasibility of delivering this within the city centre on the Waterfront Central site is now being explored with ASI. The second aim of the project to regenerate the Black Rock site is now underway, with a package of improvement works which will both unlock the site for a future development (subject to final feasibility work) and will provide a much needed "uplift" for the area including a new access point for the Brighton Marina in the form of a future sustainable transport link. A newly aligned sea wall and improved connections for cyclists and pedestrians is also part of the proposals, including new crossing points for pedestrians and new beach boardwalk to increase access to the beach and the Black Rock site. Temporary events and a new temporary pump track will form part of the proposals until longer term development is secured. Long term development will be governed by a Development Brief which will be developed in consultation with key stakeholders.

## 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>

## 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.

## 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?

Brighton & Hove City Council presented analysis to the Local Enterprise Partnership of the Black Rock Enabling Works project's future economic impact and Value for Money.

Partners began a series of workshops to establish their ambition for the central Waterfront site, discuss how to create a masterplan and develop a brief to market.

## Target Milestones

- Planning was submitted in February 2020
- Planning Committee resolved to grant consent in June 2020
- Commencement of Main Construction Works March/April 2021
- Completion of Main Construction Works March/April 2022



# Western Harbour Arm – Shoreham-By-Sea



Proposed scheme

## Aims & Objectives

A new flood defence wall and cyclepath 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	£0.00m
Total Other Funding:	£0.00m
<b>Total Funding:</b>	<b>£4.64m</b>

## Outputs

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

## What happened in the last period?

- Established Design Team
- Preliminary survey programme
- Developed designs for flood wall to RIBA3/4
- Preparation of cost plans for delivery
- Early engagement with Volker Stevin through new EA Framework

## Target Milestones

- New Sussex Yacht Club completed - January 2021
- Flood wall construction commencing – February 2021
- Completion – Autumn/Winter 2021