

GREATER BRIGHTON ECONOMIC BOARD

13 OCTOBER 2015

PRESENTATIONS

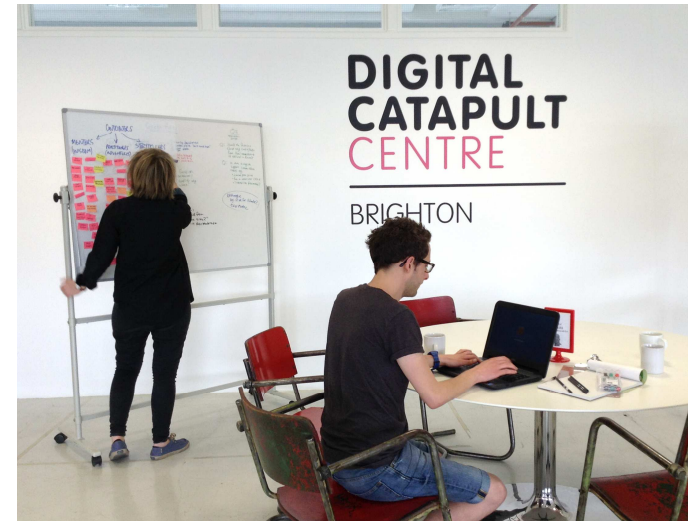


Greater Brighton Investment Programme

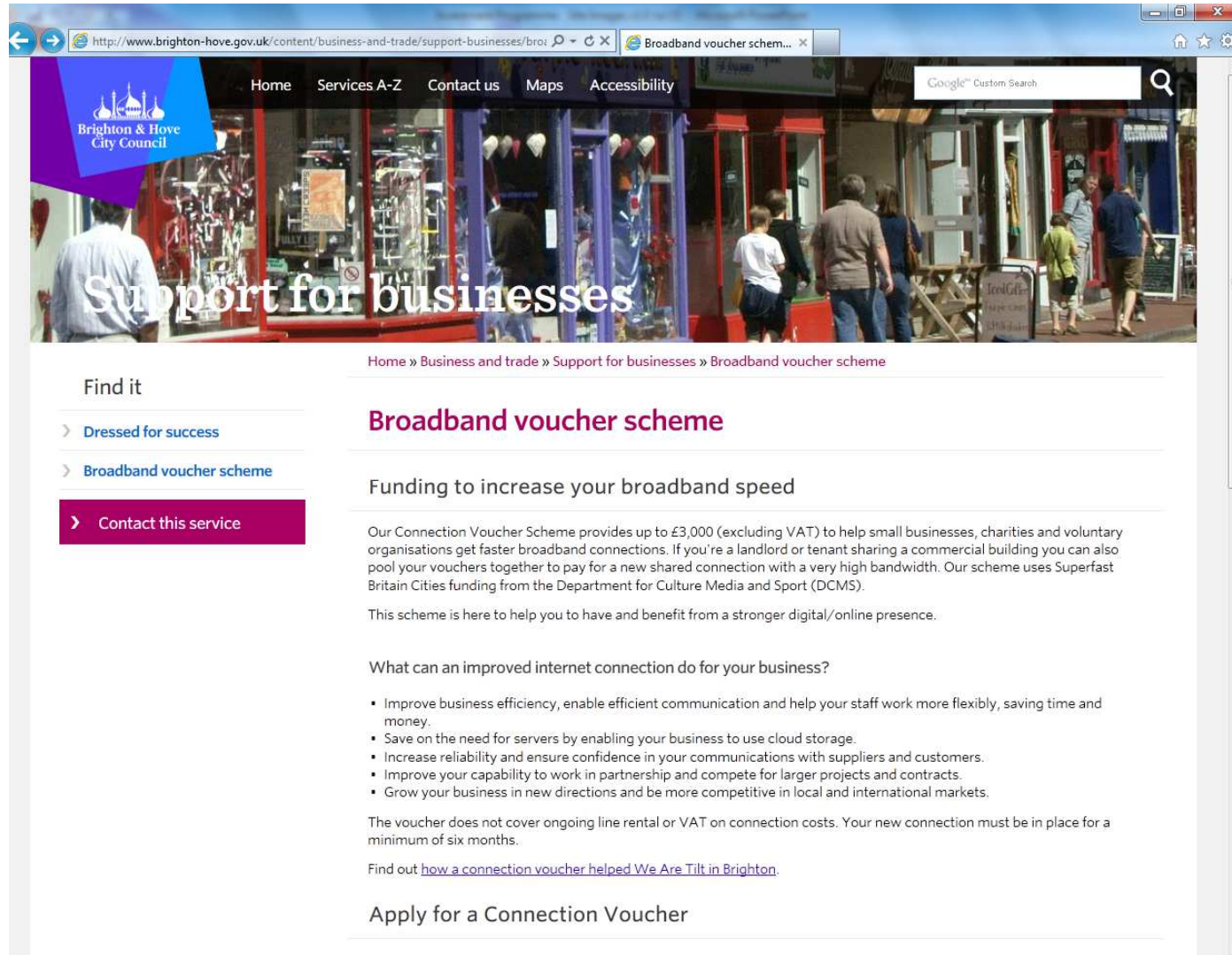
Update Report

13 October 2015

New England House Growth Centre



Broadband Voucher Scheme



The screenshot shows a web browser window displaying the Brighton & Hove City Council website. The URL in the address bar is <http://www.brighton-hove.gov.uk/content/business-and-trade/support-businesses/broi>. The page features a navigation bar with links: Home, Services A-Z, Contact us, Maps, and Accessibility. A search bar with the text "Google Custom Search" is also present. The main header image shows a storefront with the text "Support for businesses" overlaid. Below the header, a breadcrumb trail reads: Home » Business and trade » Support for businesses » Broadband voucher scheme. The left sidebar contains a "Find it" section with links: "Dressed for success", "Broadband voucher scheme", and a prominent "Contact this service" button. The main content area is titled "Broadband voucher scheme" and includes a subheading "Funding to increase your broadband speed". The text describes the Connection Voucher Scheme, which provides up to £3,000 (excluding VAT) to help small businesses, charities, and voluntary organizations get faster broadband connections. It also mentions that the scheme uses Superfast Britain Cities funding from the Department for Culture Media and Sport (DCMS). A list of benefits includes: improving business efficiency, enabling efficient communication, saving time and money, saving on the need for servers by enabling cloud storage, increasing reliability, improving the ability to work in partnership, and growing the business in new directions. A note states that the voucher does not cover ongoing line rental or VAT on connection costs. A link is provided to "Find out how a connection voucher helped We Are Tilt in Brighton". The page concludes with a section titled "Apply for a Connection Voucher".

Find it

- > Dressed for success
- > Broadband voucher scheme
- > Contact this service

Broadband voucher scheme

Funding to increase your broadband speed

Our Connection Voucher Scheme provides up to £3,000 (excluding VAT) to help small businesses, charities and voluntary organisations get faster broadband connections. If you're a landlord or tenant sharing a commercial building you can also pool your vouchers together to pay for a new shared connection with a very high bandwidth. Our scheme uses Superfast Britain Cities funding from the Department for Culture Media and Sport (DCMS).

This scheme is here to help you to have and benefit from a stronger digital/online presence.

What can an improved internet connection do for your business?

- Improve business efficiency, enable efficient communication and help your staff work more flexibly, saving time and money.
- Save on the need for servers by enabling your business to use cloud storage.
- Increase reliability and ensure confidence in your communications with suppliers and customers.
- Improve your capability to work in partnership and compete for larger projects and contracts.
- Grow your business in new directions and be more competitive in local and international markets.

The voucher does not cover ongoing line rental or VAT on connection costs. Your new connection must be in place for a minimum of six months.

Find out [how a connection voucher helped We Are Tilt in Brighton](#).

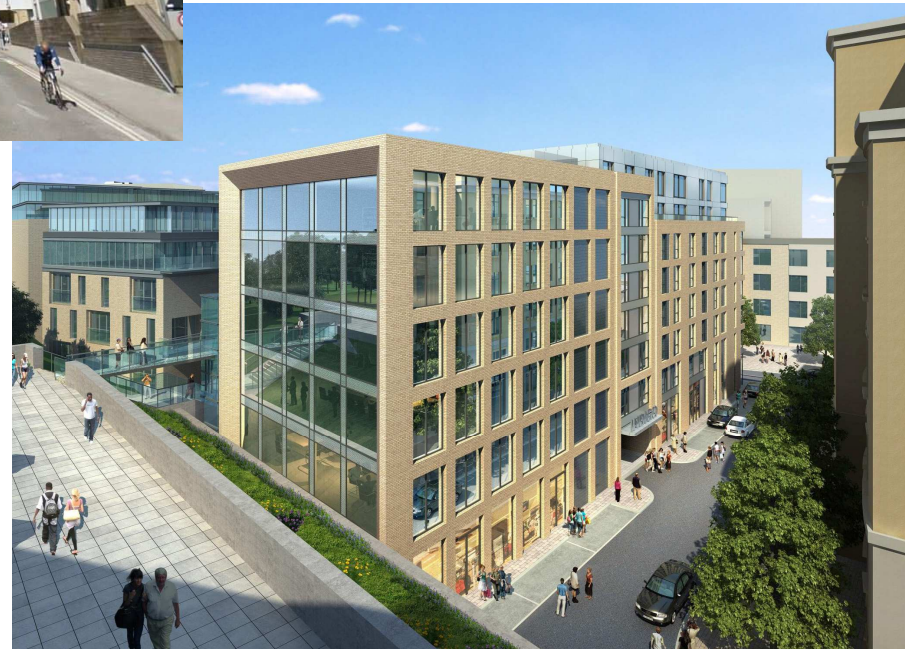
Apply for a Connection Voucher



Advanced Engineering Centre



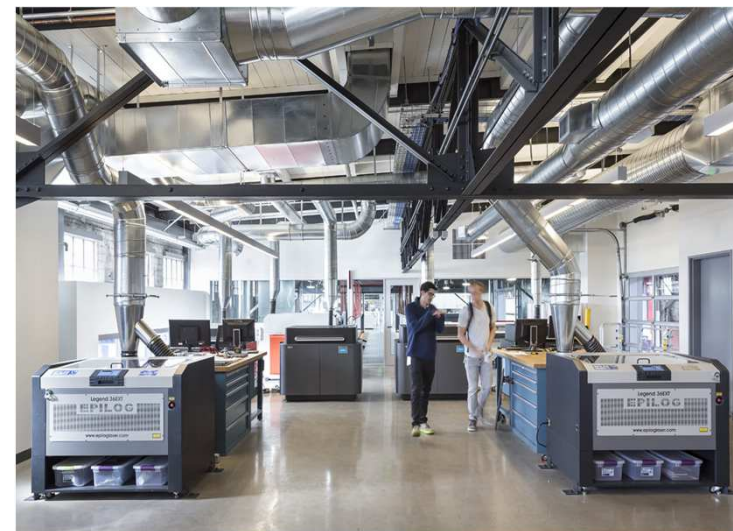
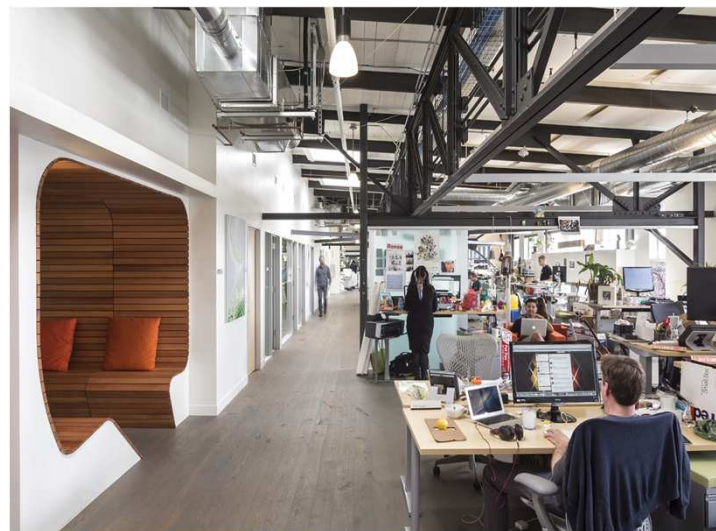
Sussex Innovation Brighton (Block J)



Circus Street Innovation Growth Centre & Regeneration



Preston Barracks Central Research Laboratory



City College Brighton and Hove - Construction Trades Centre



Newhaven Flood Alleviation Scheme and Port Access Road

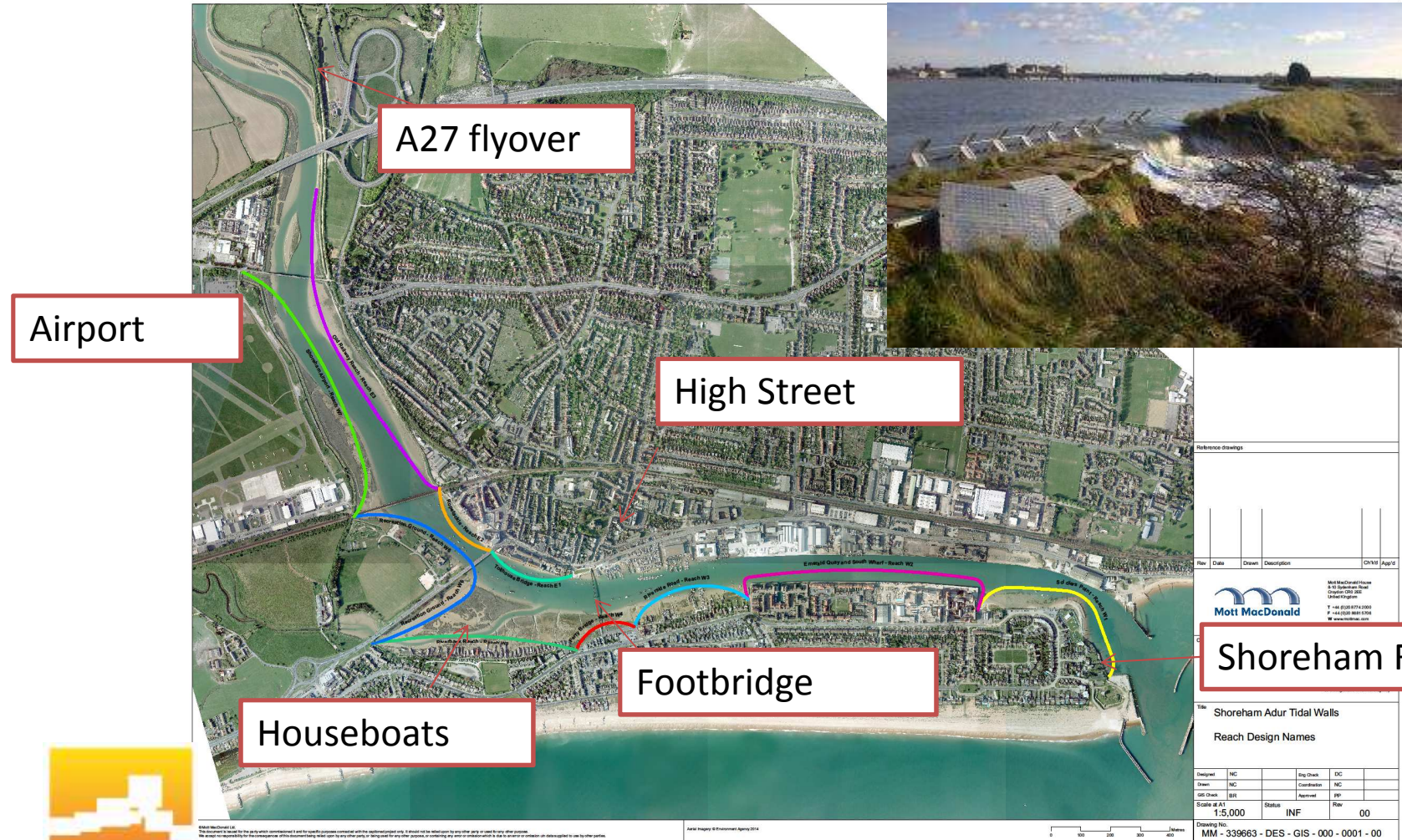


Shoreham Flood Defences – Adur Tidal Wall

Doc Ref: 339663-DES-GIS-000-0001-00 - Reach Names
Doc Title: 339663-DES-GIS-000-0001-00 - Reach Names

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Adur Publish Date: 22-Oct-2014 13:49 WET
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Adur Property & Environment Agency 2014

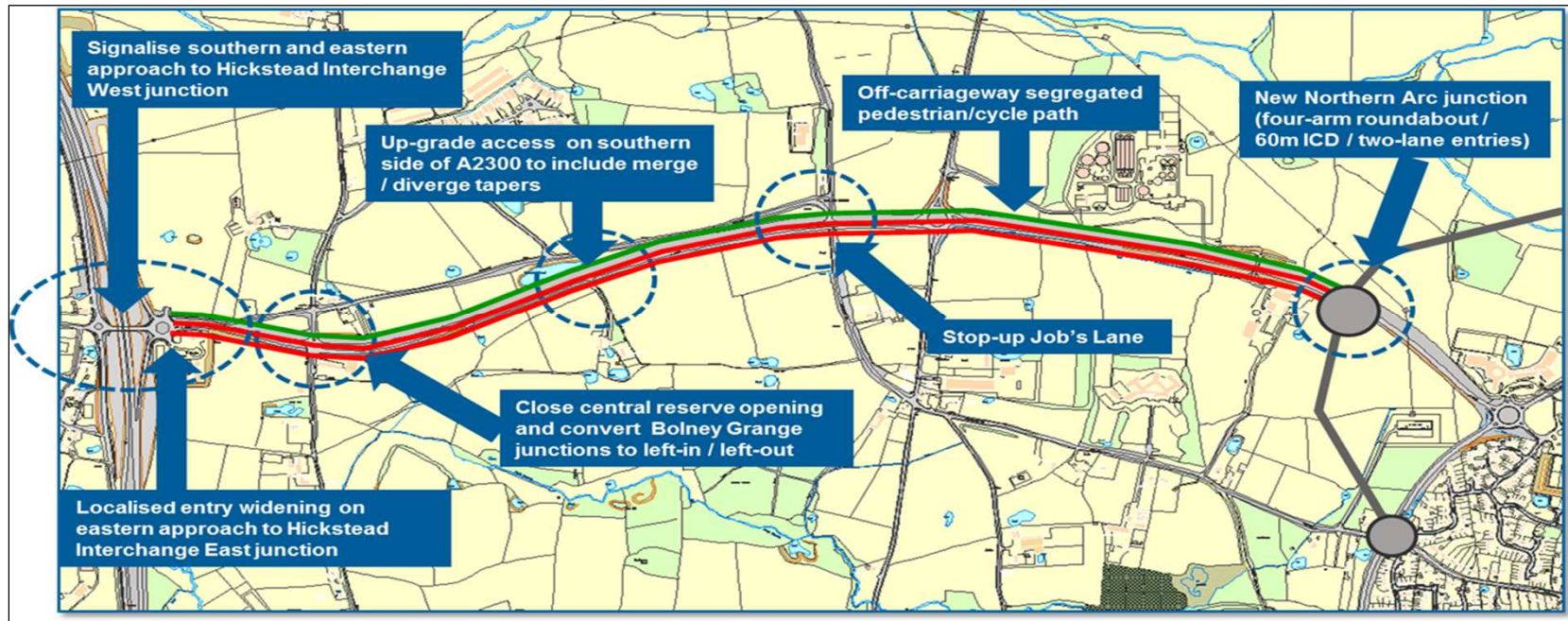
Printed By: Kelly Mount, Environment Agency
Printed On: 22-Oct-2014 14:12 WET

No. Comments: 1

Shoreham Flood Defences – Western Harbour Arm



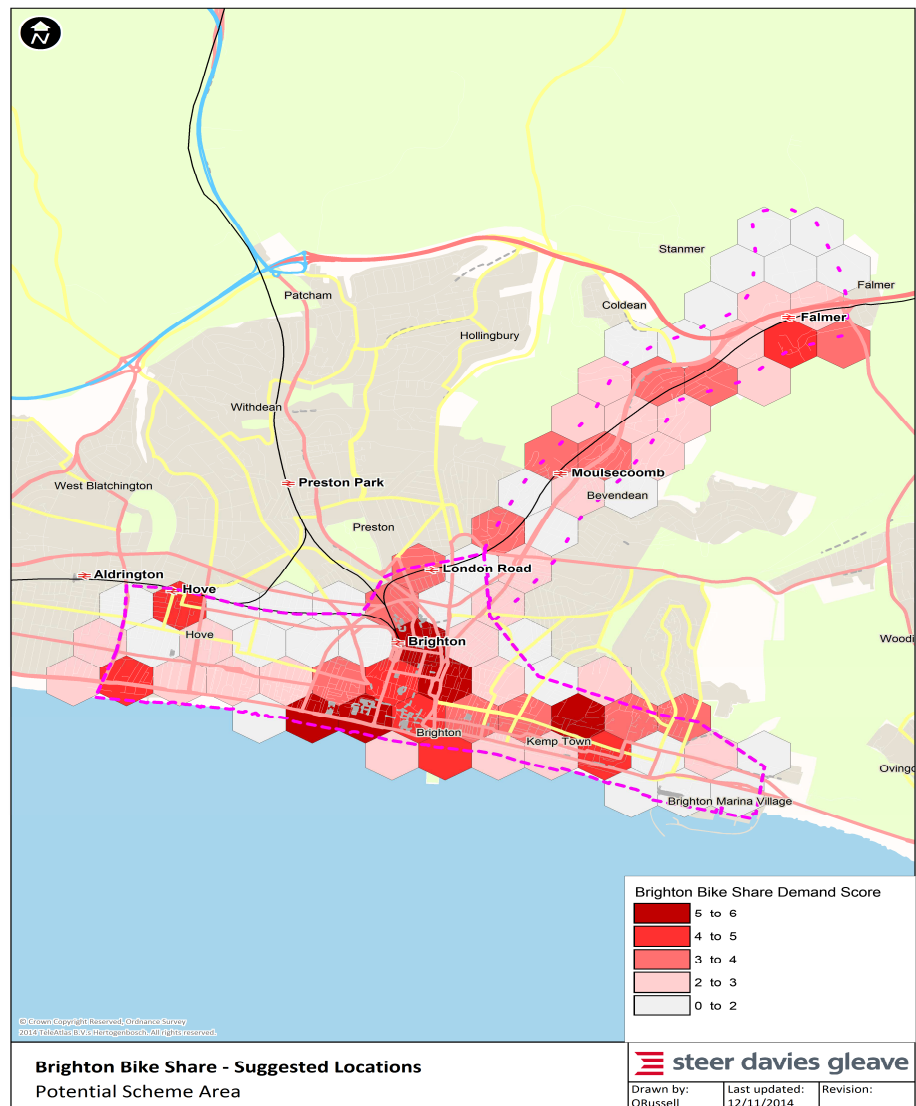
A2300 Corridor Improvements – Burgess Hill



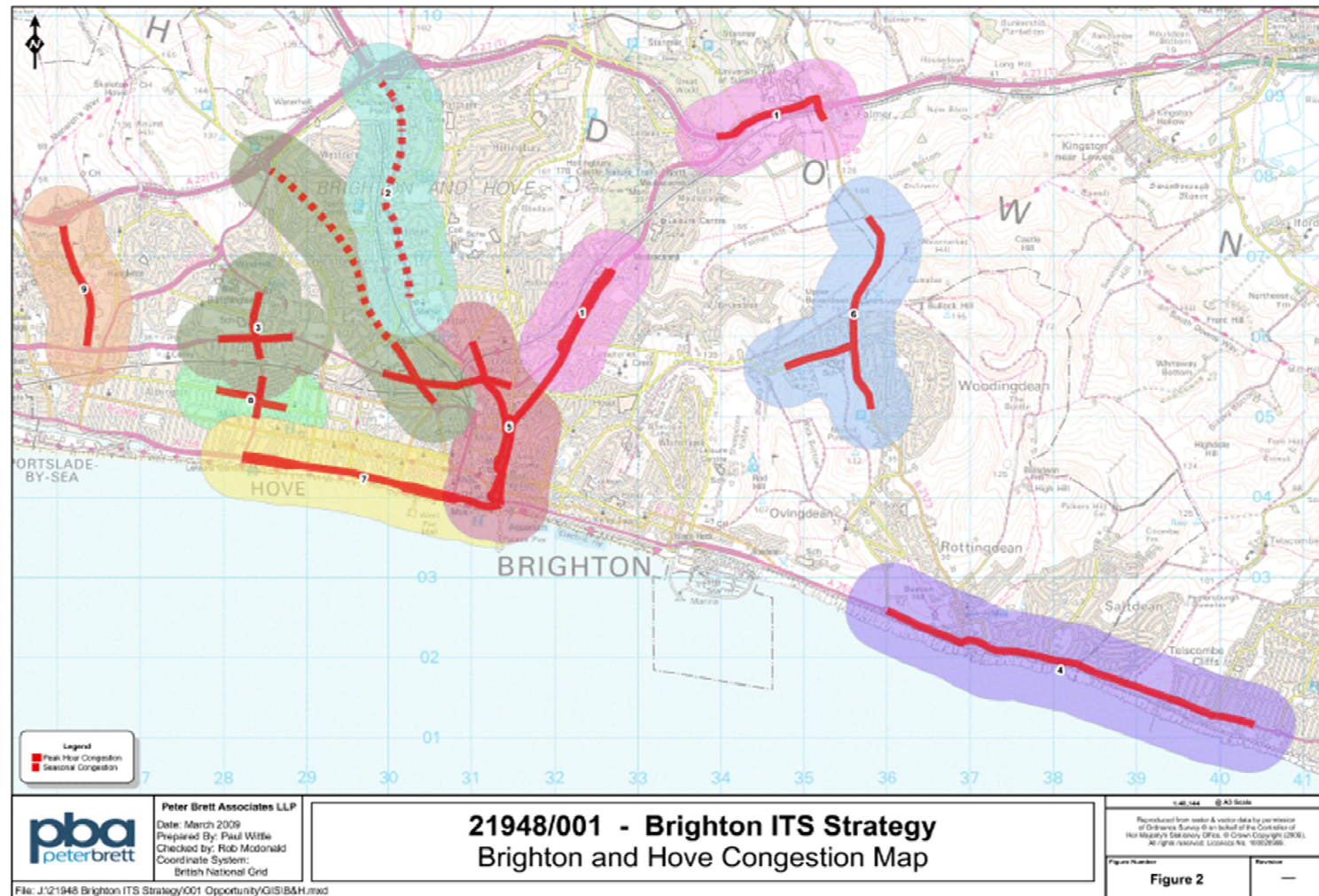
Brighton Valley Gardens – Phases 1 and 2



Brighton & Hove Bike Share



Brighton & Hove Intelligent Transport Systems Package



Worthing Sustainable Transport Package – Montague Place



Successful places
with homes and jobs



Homes &
Communities
Agency

**A NATIONAL
AGENCY**

**WORKING
LOCALLY**



**HCA update
and Land
Programme**

**Greater Brighton
Economic Board**

**Ken Glendinning
Head of Area – Surrey and Sussex**

HCA role and responsibilities

§ The HCA, as landowner and enabling partner, works to unlock and increase the supply of publicly-owned land for commercial, housing and community-led development. Locally-backed development boosts economic activity and provides new homes and new jobs.

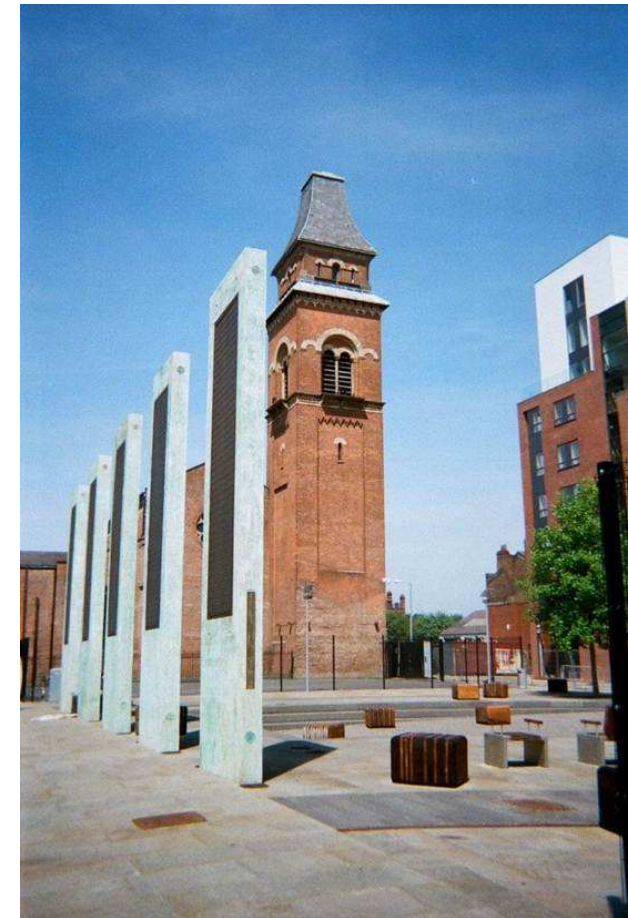
- increasing the supply of public land and speeding up the rate that it can be built on
- helping to stimulate local economic growth by using our land and investment, and attracting private sector investment in local areas





Land interests

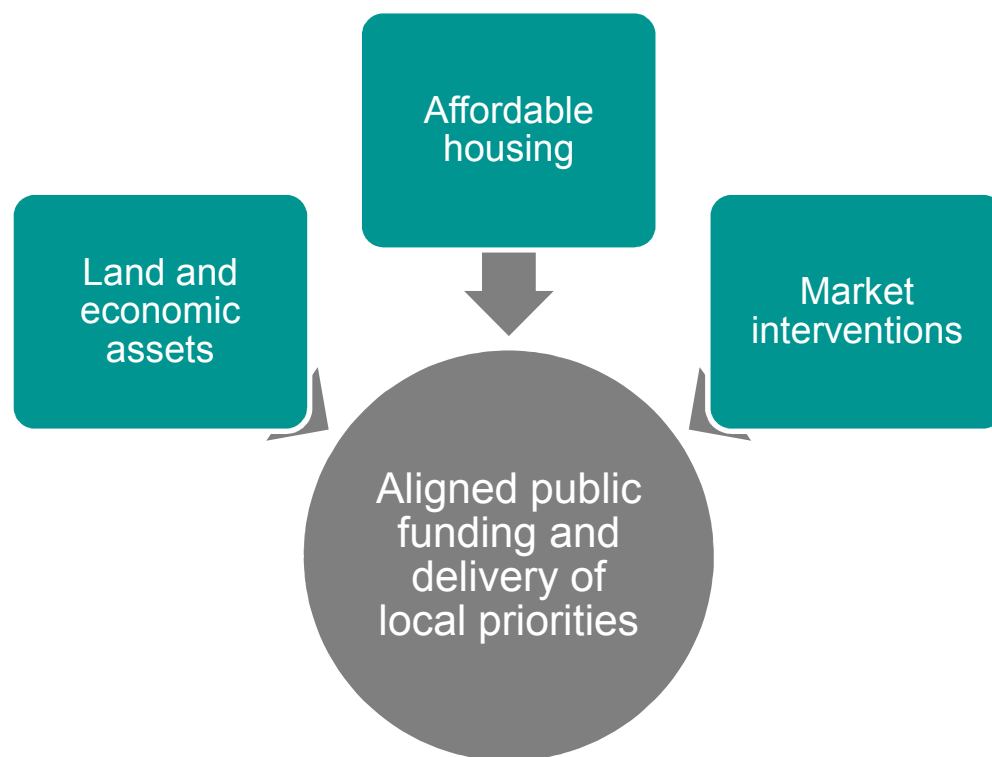
- § A national Agency working locally
 - Aligning investment and support with local priorities, need and aspiration
 - Working with partners to deliver
- § Major land owner – second largest contributor to land supply in government - the HCA owns over 9,000 ha of land, including:
 - Regional Development Agencies (RDAs) in September 2011
 - The coalfields sites transferred in July 2011
 - The remaining Commission for New Towns portfolio
 - A collection of former hospital sites and land transferred from other public sector landowners
 - Other elements of the former English Partnerships portfolio – mostly urban and brownfield sites
 - Liabilities transferred from other bodies that have been wound-up





HCA : working with partners

We are locally driven. We work with councils, LEPs, Core Cities, emerging devolution areas and other local and national partners, effectively targeting our investment and support at their identified priorities.





Continued support for housing delivery

- § Retaining a core focus on housing supply
 - Mix of grant and recoverable investment
 - Housing positioned alongside infrastructure as driver of economic growth
- § New programmes and extra funding with **increased focus on public land**
- § Reflects government confidence in the sector and in the HCA
- § **2014/15** another successful year
 - Hit all targets (again)
 - Includes supporting 78,946 new homes (of all homes built in the year)
- § In **2015/16** we will continue to support Government priorities
 - Support delivery of c11,178 new market and 29,124 affordable homes





Piloted new HCA land disposal role 2013/14

§ Acquisitions / transfers

- Working with government departments to develop the transfer model and the principles of our approach

§ Commenced acquisitions to pilot the transfer model

- 20 surplus sites from Central Government Departments in 2013/14
- 6 sites from NHS Trusts
- 6 further sites from NHS Property Services
 - Graylingwell, Chichester (7 ha)
 - Lea Castle, Kidderminster (9 ha)
 - Seacroft, Leeds (7.4 ha)
 - Deerbolt, County Durham (6.95 ha)

Using new ways to increase the supply of public land and speed up development

Supporting local economic growth

- § Importance of housing in driving economic growth is well recognised
- § Delivering economic growth on our land
 - Investing where appropriate to stimulate jobs, commercial development, private investment
 - Supporting delivery of Enterprise Zones
- § Continuing to work with local partners to align interests, investment and objectives
 - Supporting LEPs and Core Cities that identify housing, land and regeneration as priorities
 - Working with national and local partners on implementation of City and Local Growth (and devolution) Deals
- § Supporting Government Construction Strategy



Bringing public land to market (1)

- § Bringing HCA land to market to drive housing and economic growth
 - Disposed of land for 18k+ new homes by 2015 as part of 100k target across Government

- § Govt confirmed in March 2015 that Other Depts contributed:

- Ministry of Defence : 38,661 homes
- Department of Health and NHS : 13,039 homes
- DEFRA: 11,675 homes
- London Legacy Development Corp: 6,321 homes
- Department for Transport : 4,653 homes
- Public Corporations, e.g. Crown Estates: 4,113 homes
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- Ministry of Justice : 1,804 homes
- other smaller departments : 1,967 homes



Bringing public land to market (2)

- § Expanded role in public land through a new Single Land Programme from 2015/16
 - Support government plans for £5bn of gross asset receipts (deficit reduction) working with the Government Property Unit to identify more surplus land
 - Support government plans for disposing of public sector land with capacity for 150,000 homes by 2020 including HCA land
- § Applying in house commercial expertise, skills and experience on core business
 - Land disposed on commercial basis
 - Investment where appropriate to bring forward developable sites and maximise value
 - ‘Build Now, Pay Later’ approach (deferred payment)
 - Using Delivery Panel to speed up process

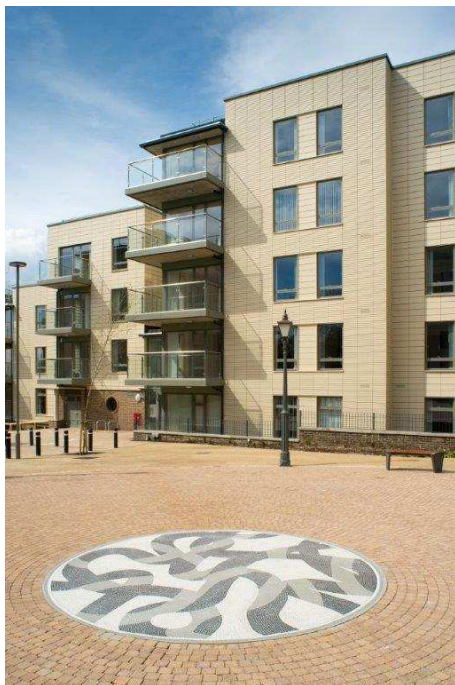
Single Land Programme

§ We can fund :

- Taking forward sites transferred from OGDs under our public land role
- Acquisitions contiguous to an existing HCA land holding that would deliver more new homes;
- Important for delivery of existing programmes (many from old Economic Assets and Property and Regeneration programmes) including support for Enterprise Zones, commitments on ex-coalfield and other HCA sites including large residential sites

How we do things

- § Developing land and investment role for example on:
- Housing Zones;
 - Starter Homes; and
 - supporting new Enterprise Zones



Ways of working (1)

§ HCA is committed to:

- being transparent about its landholdings and its disposal principles and will sell land in a way that creates a level playing field for potential end users to access sites when they are brought to market;
- not holding land longer than necessary – making sure it is disposed of to support local plans and ambitions and that it is transferred to end users as quickly as possible;
- carrying out disposals on terms that promote development, economic activity and growth (e.g. Build Now: Pay Later)

§ The Agency is also guided by statutory value for money considerations - disposals are expected to realise market value, given the agreed mix of uses

Ways of working (2)

§ Reviewing our Disposal Guidance :

- § To ensure the Agency adopts a consistent approach to the disposal of its landholdings: from the initial disposal strategy, through to site marketing, and the appraisal and evaluation of bid submissions, through to the contract structures used.
- § To ensure that HCA activity supports wider government objectives, which at the date of publication, include the ambition to release land with the capacity to deliver 150,000 new homes; to generate receipts for HM Treasury; and to support and pilot new government initiatives such as Starter Homes and Custom Build

§ Publish Land Development and Disposal Plan – quarterly ambition

§ Advertise sites on Government Property Finder

Conclusion

- § Remains a complex and challenging policy, financial and operating environment
- § Housing, land and construction are recognised as key drivers of growth - there is continued political support
- § New risks, opportunities and approaches HCA will continue to deliver and build on its success and grow its expertise
- § Core HCA business continues but new tools support housing supply across the market
- § Still a national Agency working locally - relationships with partners remain key including in devolution settlements



*Successful places with
homes and jobs*

Successful places
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HCA update and Land Programme

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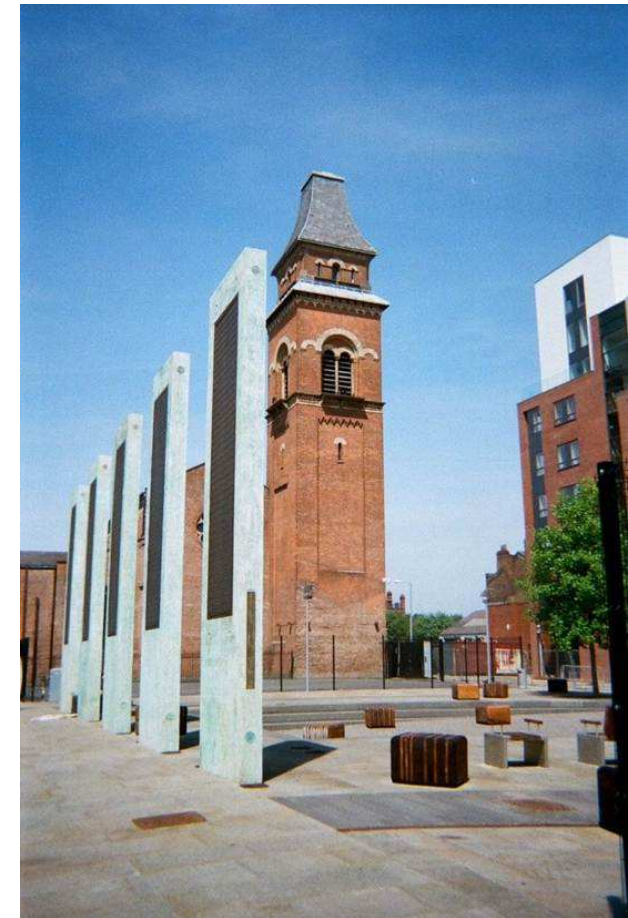
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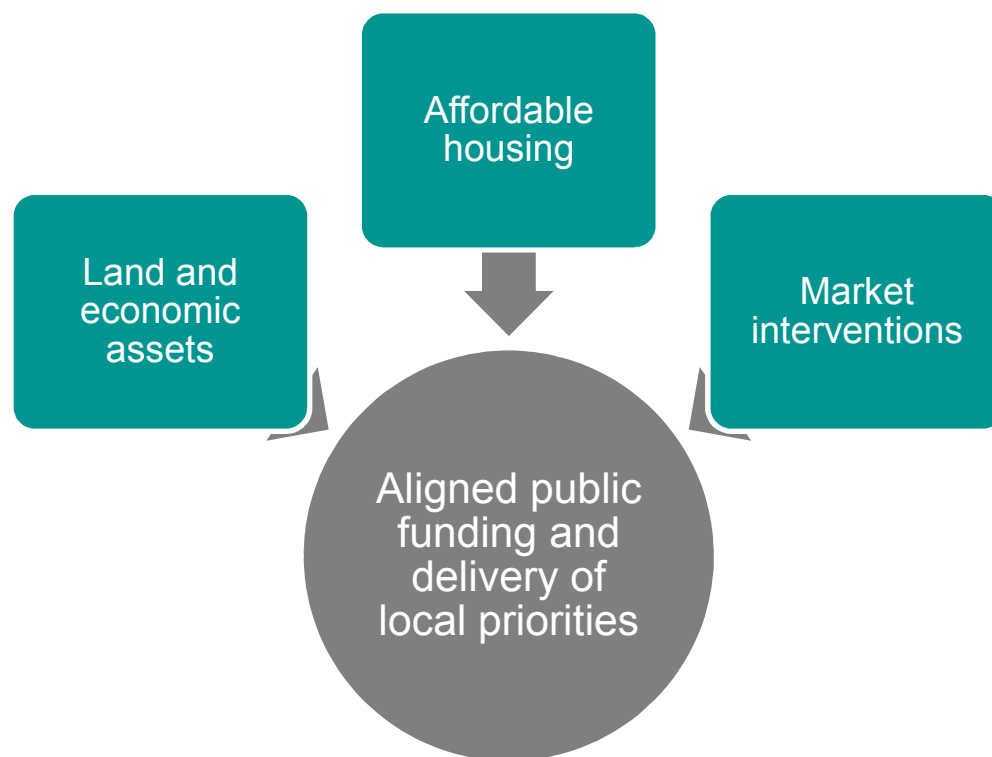
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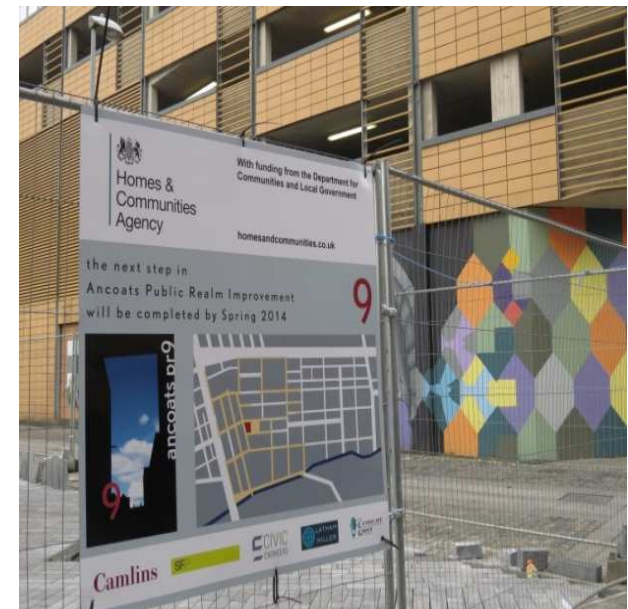
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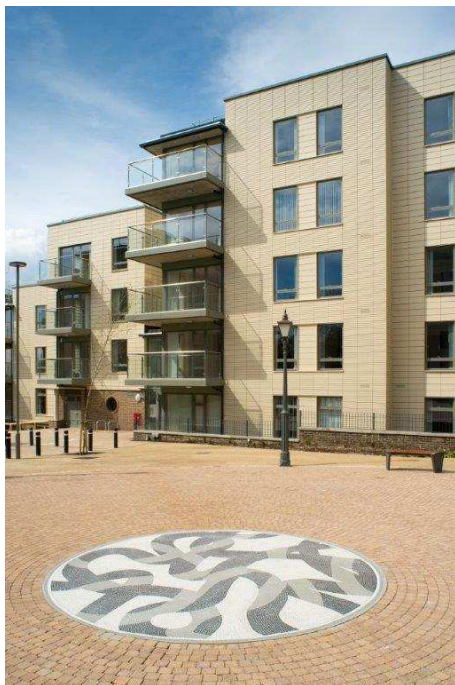
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*Successful places with
homes and jobs*

UNLOCKING LOCAL GROWTH

DELIVERING THE HOMES THAT LOCAL PEOPLE NEED
IN THE GREATER BRIGHTON CITY REGION



The Hyde Group
Making a lasting difference

Greater Brighton city region picture

- ▶ Greater Brighton city region faces significant shortfall in housing supply
- ▶ Growing population and changing living patterns are adding to supply side issues
- ▶ Affordability remains a pressing issue, with high average house prices contrasted by low average wages
- ▶ Not just housing numbers, a mix of housing types and sizes are required to cater for housing needs and to retain population and workers
- ▶ The Greater Brighton city region needs to increase supply of all types of housing tenures

The changing national picture

- ▶ Shift in political emphasis towards enabling home ownership
- ▶ Asset value of affordable rent product reduced by c 30% through 4 year rent reduction (-1%)
- ▶ HAs seeking to increase delivery of low cost home ownership products to meet demand
- ▶ LAs retain statutory duty to house people in 'priority need'
- ▶ Welfare reform measures including £20K benefit cap (outside London) pose additional risks for social housing providers
- ▶ Both HAs and LAs looking for ways to generate income and to increase housing supply

Case for investment in housing supply

- ▶ LAs looking for ways to invest to generate income to replace lost revenue support grant
- ▶ Investment in new housing supply creates economic stimulus: £1 invested into new housing can equate to £2.48 in the local economy
- ▶ The business community sees the lack of 'affordable' housing as being one of the most important constraints on the labour market. Supporting low and middle income households is essential to the competitiveness of the Greater Brighton City Region economy
- ▶ LAs and HAs are aligned in wanting to increase access to home ownership and meeting more acute housing needs
- ▶ LAs investing can shape and influence housing types and standards

Potential new models of supply, through joint venture partnerships



Living Wage Rent
Model



Living Wage Home
Ownership Model



Increased Shared
Ownership output

“ The latest English Housing Survey shows that more than half of working age social tenant households include someone in work – full time or part time. ”

The reality is that renting or buying a good quality home is a distant dream for a lot of residents in the Greater Brighton City Region. Investment in housing supply can make good business sense for LAs whilst tackling a challenging social issue.



Solution could be found in a Joint Venture approach
between LAs and HAs

Pooling resources, land, finances, skills and expertise to:

- ▶ Deliver housing for rent and low cost home ownership for working households
- ▶ Affordable to people earning the new National Living Wage
- ▶ Adding value to the local economy
- ▶ Delivering a return on investment

Housing designed
to be affordable
to households on
national living
wage.

Studio flats to
family homes.

Land, equity and
debt pooled,
together with skills
and expertise, to
increase housing
supply.



Headline Economic Benefits for Greater Brighton

**Inward investment in new
homes**

Jobs & Apprenticeships

**Place making &
regeneration**

Community infrastructure

New council tax revenues

New Homes Bonus

- ▶ Skills centres on all construction sites to maximise apprenticeships, training and skills opportunities
- ▶ Supply chain required to employ local labour, maximising benefits to local economy
- ▶ New housing supply provides opportunities for investment into new community infrastructure
- ▶ Equity and funding returns for investment partners
- ▶ Returns for LAs outside joint ventures include new council tax revenues and new homes bonus

Hyde's experience of Joint Ventures

Provider of Equity

Raising debt from markets

- Equity
- Senior Debt
- Mezzanine

Provider of development Services

Provider of Finance & Corporate Services

- ▶ The sum of the whole should be greater than the sum of the parts
- ▶ Alignment of partner's objectives is critical
- ▶ LAs and HAs share a desire to increase housing output and can take longer term view when investing
- ▶ LAs and HAs jointly present an attractive investment vehicle for funding markets and institutional investors
- ▶ Potential to access European debt funding for social housing investment through European Investment Bank funding

“ There is the opportunity to provide leadership to the sector showing that innovation and private public partnership working can provide a solution. ”



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Making a lasting difference

