



GREATER BRIGHTON ECONOMIC BOARD

**16 OCTOBER 2018
10.00AM**

**GORDON ROOM, WORTHING TOWN HALL, CHAPEL ROAD,
WORTHING BN11 1HA**

AGENDA



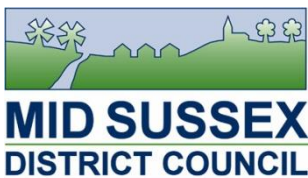
ADUR & WORTHING
COUNCILS



Brighton & Hove
City Council



Lewes District Council



| | |
|----------|---|
| Title: | Greater Brighton Economic Board |
| Date: | 16 October 2018 |
| Time: | 10.00am |
| Venue | Gordon Room, Worthing Town Hall, Chapel Road, Worthing BN11 1HA |
| Members: | Councillors: Wall (Chair), Humphreys, Janio, Lamb, Parkin, Smith and Yates Business Partners: Alison Addy, Steve Allen, Trevor Beattie, Prof. Michael Davies, Prof. Debra Humphris, Nick Juba, Dean Orgill, Andrew Swayne and Peter Webb |
| Contact: | John Peel Democratic Services Officer 01273 291058 john.peel@brighton-hove.gov.uk |



University of Brighton



Greater Brighton Economic Board

**Kathryn
Hall**
CE- MSDC

**Councillor
Wall**
MSDC

Secretary

Lawyer

Nick Hibberd
BHCC

Max Woodford
BHCC

Andy Hill
GBEB

Martin Randall
WBC/ADC

Mark Healy
MSDC

Peter Sharp
LDC

**Nigel
Stewardson**
BEIS

Clem Smith
CBC

**Councillor
Janio**
BHCC

**Councillor
Yates**
BHCC

Geoff Raw
CE- BHCC

**Councillor
Humphreys**
WBC

Alex Bailey
CE- ADC/WBC

**Councillor
Parkin**
ADC

**Councillor
Smith**
LDC

Robert Cottrill
CE- LDC

Peter Lamb
CBC

**Natalie
Brahma-Pearl**
CE- CBC

**Andrew
Swayne**
Chairman- A&W
Business
Partnership

Dean Orgill
B&H Business
Partnership

Steve Allen
C2C LEP

Peter Webb
CWS Partnership

**Prof.
Humphris**
Vice-Chancellor
UoBtn

Prof. Davies
Deputy Vice-
Chancellor UoSx

Nick Juba
FE Rep

Trevor Beattie
SDNPA

Alison Addy
Gatwick Airport

Phil Jones

Jonathan
Sharrock

Caroline Wood

Prof. Sue
Baxter

Alan Higgins
ADC/WBC

Andy Willens
ADC/WBC

Clare
Mulholland
GBEB

Public Seating

Press

AGENDA

PART ONE

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9 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.

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To consider the minutes of the previous meeting held on 17 July 2018

11 CHAIR'S COMMUNICATIONS**12 FIVE YEAR STRATEGIC PLAN****15 - 34**

Report of the Chair, Greater Brighton Officer Programme Board

GREATER BRIGHTON ECONOMIC BOARD

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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) or email democratic.services@brighton-hove.gov.uk

Date of Publication - Monday, 8 October 2018

GREATER BRIGHTON ECONOMIC BOARD

10.00am 17 JULY 2018

ARORA HOTEL, SOUTHGATE AVENUE, CRAWLEY RH10 6LW

MINUTES

Present: Councillor Wall (Chair) Humphreys, Lamb, Parkin, Smith, G Theobald and Yates

Business Partners: Alison Addy, Prof. Baxter, Prof. Michael Davies, Nick Juba, Dean Orgill, Andrew Swayne and Peter Webb

PART ONE

1 APPOINTMENT OF CHAIR 2018/19

1.1 Geoff Raw read the following statement:

“At its meeting on 17 April 2018, the Board agreed to a number of recommendations as to its Operating Principles, one being the process by which the Chair of the Board would be nominated for the 2018/19 term. Since the previous meeting, a confidential nomination and voting process was undertaken in accordance with that agreement Councillor Wall was nominated by fellow Board Members to the role of Chair of the Board for the 2018/19 municipal year”.

1.2 The Board unanimously agreed to appoint Councillor Wall as Chair of the Greater Brighton Economic Board for the 2018/19 municipal year.

1.3 The Chair thanked Board Members for their support for his appointment and his predecessor Councillor Smith for his chairmanship in the 2017/18 year.

2 PROCEDURAL BUSINESS

2a Declarations of substitutes

2.1 Phil Jones was present as substitute for Steve Allen.

2.2 Prof. Baxter was present as substitute for Prof. Humphris.

2.3 Councillor Theobald was present as substitute for Councillor Janio.

2b Declarations of interests

2.4 There were none.

2c Exclusion of the press and public

- 2.6 In accordance with Section 100A of the Local Government Act 1972 (“the Act”), the Board considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.
- 2.7 **RESOLVED-** That the press and public not be excluded.

3 MINUTES OF THE PREVIOUS MEETING

- 3.1 **RESOLVED-** That the minutes of the previous meeting held on 17 April 2018 be approved and signed as the correct record.

4 CHAIR'S COMMUNICATIONS

- 4.1 The Chair provided the following Communications:

“On behalf of The Board I would like to welcome Councillor Yates, the newly elected Leader of Brighton & Hove City Council, following Councillor Morgan standing down as Leader in May. The Board look forward to working with Councillor Yates, as this growing partnership moves towards an exciting new phase.

On the 2nd July Homes England announced that it had acquired the 176 hectare Northern Arc site in Burgess Hill, the agency’s most significant intervention to date. As land owner for the whole site, Homes England will submit an outline planning application later this year and bring forward early release of the first phases of new homes alongside investing in strategic infrastructure to unlock the site for development. This intervention will accelerate the delivery of around 3,000 new homes, and represents a clear vote of confidence in the City Region.

On behalf of the Board, I would like thank Coast to Capital for its continued efforts in preparing a new Strategic Economic Plan. That work is almost at an end with the new Plan to be launched at the Coast to Capital AGM later this week. The Board very much looks forward to seeing the final version and working closely with Coast to Capital to support delivery of the Plan at a City Region level.

On Thursday 12 July, local dignitaries were joined by business owners, partners and stakeholders to celebrate the Newhaven Enterprise Zone’s first year of success, and the launch of the Enterprise Zone’s Strategic Framework. The focus of the framework is to act as the catalyst for positive growth in Newhaven, which would not happen so readily without the practical incentives for business, and shared ambition for the economic success of the town.

Brighton & Hove has been shortlisted as a potential location for one of Channel 4’s Regional Creative Hubs, and on 21 June a delegation from Channel 4 was received for a visit. Attracting investment from such a high-profile business would be a major coup for the already-successful Creative Digital sector, and the benefits would cascade across the region. Channel 4 is due to announce their final decision on 1st October”.

- 4.2 The Chair stated that good progress had been made by the Board since its inception however; in his view, it now needed to consider its purpose going forward. Therefore, the priority of his stewardship of the Board for the 2018/19 would be establishing the focus, role and priorities of the Board for the next five years. To facilitate that, he had requested officers bring a report to the October 2018 meeting of the Board outlining its strategic position, its role in the new LEP geography, the opportunity to widen membership of the Board and create new partnerships and to consider a manifesto for the South East region. The Chair stated that comments and contributions from Board members into the report would be welcome and they could be made to himself or the Officer Programme Board.
- 4.3 Andrew Swayne agreed that huge progress had been made by the Board since its inception and the timing was right to reposition and rethink its role going forward.
- 4.4 Nick Juba agreed that the partnership of the Board was strong adding that careful planning was required on scale and boundaries and how the Board would continue to access funding after discontinuation of the Local Growth Fund. Nick Juba added that the Board needed to be clear about its role and relationship with Coastal West Sussex and in his view, there was more to be gained in working with educational partners.
- 4.5 The Chair concurred with the comments made adding that the Board needed to ensure its message was clear and consistent, needed to expand its message and ensure a position of implicit trust with central government.

5 CREATIVE COAST

- 5.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that outlined a new joined-up programme across the Greater Brighton region of investment and support in culture, creative and digital industries and requested support of the development of a concept with the working title 'Creative Coast' as a strategic programme.
- 5.2 Councillor Humphries stated that whilst he supported the recommendations to the Board, the report was vague on the digital sector and what could be achieved, was unclear on the membership of the task group and didn't highlight key matters underway in the Region such as the roll-out of ultra-fast broadband. Councillor Humphries noted that he understood officers were working at pace on the matter and the report had been brought forward from a later meeting for consideration.
- 5.3 The Chair asked if Board Members would have oversight of the expression of interest before it was submitted.
- 5.4 Nick Hibberd stated that Board representation on the task group would be ensured and officers would seek Board approval of the expression of interest before it was submitted.
- 5.5 Phil Jones stated there were strong existing structures and new emerging technology in the region and they should be aligned with the Creative & Cultural Industry Strategy.

- 5.6 Dean Orgill asked whether the purpose of Creative Coast was to build a strategy or whether it was being developed to access funding.
- 5.7 Nick Hibberd answered that its purpose was to build a strategy as there were many regional strengths in the sectors and Creative Coast would provide a platform for joined-up thinking.
- 5.8 Prof. Baxter stated that the universities could help provide a forensic analysis of the sector to help foster a targeted approach. Furthermore, there was an opportunity for the region to become the test bed for a new national economic sector.
- 5.9 Nick Juba stated that the strategic document required more clarity on the difference between the creative digital sector and digital advancement and the 'People' section required further development and input from the relevant sector.
- 5.10 Nick Hibberd stated that the comments made were useful and well-made and whilst there were gaps in the report, this was the beginning of the process and wider sector involvement would be sought.

5.11 RESOLVED-

- 1) That the Greater Brighton Economic Board supports the development of Creative Coast as a place-based strategic programme for culture and the creative economy through cultural led economic growth and productivity.
- 2) That the Board notes the four proposed areas of focus for the programme (People, Business, Places and Spaces, Reputation) set out at 3.10-3.13 below) and tasks officers to develop these into a portfolio of projects.
- 3) That the Board agrees to support an Expression of Interest (EOI) to the Cultural Development Fund, based on the principles of Creative Coast set out at 4.2 below, with a more detailed proposal to be considered at a future meeting if the initial EOI is successful at the first stage.

6 TRANSFORMING CITIES FUND APPLICATION TO DEPARTMENT FOR TRANSPORT

- 6.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that summarised how the application to the Government's newly created Transforming Cities Fund (TCF) was co-ordinated and developed prior to its submission to the Department for Transport (DfT) on 8 June 2018.
- 6.2 Andrew Swayne congratulated officers for developing and submitting the bid at considerable pace and he hoped it would be successful.
- 6.3 Nick Hibberd noted that the Board should be mindful of the DfT's interpretation of the city region and the officer response to that. The DfT believed a city region was a continuous urban area and that was felt to be short-sighted in relation to Greater Brighton as there were breaks in urban areas such as the South Downs. Nick Hibberd stated that a case of the complexity of the Region relating to the bid had been made

strongly however, the advice received was that there would be continued focus on intra-urban systems.

6.4 **RESOLVED-**

- 1) That the Board note the content of the Transforming Cities Fund application form, attached as Appendix 1 to this report, which was submitted on its behalf to the DfT .
- 2) That the Board expresses its sincere thanks to all those organisations and individuals who participated in the development of the application and/or submitted letters of support.

7 **GREATER BRIGHTON ECONOMIC BOARD 2017/18 ANNUAL REPORT**

- 7.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that set out the achievements made in 2017/18 and the key areas of focus for the medium to long-term.
- 7.2 Dean Orgill asked where the document was published as that would help Board Members circulate the report to partner organisations and promote the work of the Board on an inter-regional level.
- 7.3 Max Woodford clarified that once approved by the Board, the Annual Report would be published on the Greater Brighton website and an email link to the website page could be circulated to Board Members.
- 7.4 Councillor Parkin stated that it was important to note that the development at Shoreham Harbour would also have business space and that could be used for high-tech industry, for example.
- 7.5 Councillor Smith noted that he had recently supplied a copy of the Annual Report to a Local Government Association (LGA) Peer Group Challenge and they had been surprised as to the extent of the success of the Board. Councillor Smith stated that more work needed to be done by business partners and local authorities to promote the work of the Board.
- 7.6 Alison Addy stated that as a relatively new member of the Board, the Annual Report was very valuable and would help to build a narrative.

7.7 **RESOLVED-**

- 1) That the Board approve the 2017/18 Annual Report.
- 2) That Board members submit the 2017/18 Annual Report to their respective organisations.

8 **GREATER BRIGHTON INVESTMENT PROGRAMME PROGRESS UPDATE**

- 8.1 The Board considered a report of the Chair, Greater Brighton Officer Programme Board that provided a progress update on the Greater Brighton Investment Programme since

the previous meeting on 17 April 2018. The report also provided an update on the Local Growth Fund (LGF) allocations made as part of the Growth Deal Round 3 and the progress on projects awarded unallocated monies from Growth Deals Rounds 1 & 2.

- 8.2 The Chair stated that the investment and support by Homes England in the Growth Location, Burgess Hill was a significant achievement by the Board and could facilitate other housing projects in the region.
- 8.3 **RESOLVED-** That the Board note the report and the Investment Programme Update at Appendix 1.

The meeting concluded at 11.15am

Signed

Chair

Dated this

day of

| | | | |
|--------------------------|--|--|--------------------------|
| Subject: | Greater Brighton Five Year Strategic Plan | | |
| Date of Meeting: | 16 October 2018 | | |
| Report of: | Chair, Greater Brighton Officer Programme Board | | |
| Contact Officer: | Name: | Nick Hibberd | Tel: 01273 293020 |
| | Email: | <u>Nick.Hibberd@brighton-hove.gov.uk</u> | |
| Ward(s) affected: | All | | |

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The Greater Brighton Economic Board ("the Board") was established in 2014 as part of the Greater Brighton City Region Deal with Government. The principal role of the Board has been to co-ordinate development and investment activity across the City Region.
- 1.2 To that end the Board has been successful, as it has helped to secure over £160m in Local Growth Funds (LGF) through several funding rounds. This funding is supporting projects across the City Region ranging from flood defences in Shoreham and Newhaven, new buildings at the University of Brighton and Greater Brighton Metropolitan College, and transport infrastructure improvements in Burgess Hill and Worthing.
- 1.3 A further £48m has been secured from the Housing Infrastructure Fund (HIF) to unlock the development of key strategic sites where progress has stalled. As per the LGF funds, HIF allocations will be supporting projects across the City Region where there is high housing demand; Burgess Hill, Crawley, Hove, Lewes and Shoreham.
- 1.4 Through the Board's activities there has been an increased profile for the City Region. This has helped the region to engage with Government and made possible the 2-day Charrette that took place in September 2017, and subsequent discussions arising from that event.
- 1.5 However, there is a growing sense from Board members that for Greater Brighton to reach its full potential there is a need for the Board to take a step forward, both in terms of aspiration and the level of associated activity. It was decided at the Board meeting on 16 July that the Board should develop a Five Year Strategic Plan, which would set out what the vision is for Greater Brighton over the next five years and establish a clear list of objectives and priorities for 2019-2023.
- 1.6 The future direction of the Board needed to be driven by the Board Members, so officers produced a questionnaire that was circulated to all members to elicit feedback. This feedback has then been collated and forms the basis of the appended discussion paper.

2. RECOMMENDATIONS:

- 2.1 That the Board note the questions and discussion points contained in the discussion document.
- 2.2 That the Board approves the next step, which is for Officers to arrange a facilitated session for Board Members, to discuss the paper in more detail.
- 2.3 That the Board agrees that following that session, Greater Brighton Officers work to prepare the Five Year Strategic Plan to be presented to the Board on 29 January 2019.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The Board has been successful since its inception but at a regional and national level the economic and political context has changed since 2014. A new Government Industrial Strategy, a new Strategic Economic Plan from Coast-to-Capital and the upcoming UK departure from the European Union, are all significant developments that will have an impact on the Greater Brighton Region.
- 3.2 These changes, coupled with the consensus from Board members that the Board should be more ambitious, more strategic and more proactive, mean that now is a good time to reflect on the last four years and look ahead to the future.
- 3.3 The Five Year Strategic Plan will set out what the Board wants to achieve over the next five years and a clear road map how this will be achieved.

Three main areas will be covered with the Plan;

1. Aspirational & Strategic

What is the vision of the Board and what are going to be the key objectives and priorities over the next five years?

2. Operational & Governance

How does the Board need to be organised to achieve the agreed vision and priorities?

3. Resourcing & Delivery

What resources need to be in place or available to deliver the agreed vision and priorities?

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 The appended paper will form the basis of a discussion around the options for a strategic vision and set of priorities for the Board.

- 4.2 An alternative to developing a Five Year Strategic Plan would have been a “do nothing” approach and retain the existing status quo. However, for the reasons outlined in 1.5, and 3.1-3.3, this is not advisable. To continue to have an impact and to be the best representation for City Region residents and businesses, the Board does need to take a step forward. It is time to broaden the ambition of the Board in line with other strategic developments such as the establishment of Transport for the South East (TfSE). The Board needs to be an active and dynamic influencer in the sub-region, ensuring that Greater Brighton ambitions are cogently promoted with regional partners. The Board needs to ensure that Coast-to-Capital and other partners are engaged advocates and supporters, working with the Board to help realise those ambitions. All of this needs setting out in a new strategy for the City Region, underpinned by a strong vision statement and a clear set of priorities.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 There has been consultation and engagement with Board Members to prepare the discussion document, and there will be further consultation and engagement to get to a final proposed strategy.

6. CONCLUSION

- 6.1 The Five Year Strategic Plan is a crucial document that will set out the vision for the Board over the next five years. It will also set the clear priorities for Greater Brighton and will form the basis of discussion with Coast-to-Capital, Government and other stakeholders.
- 6.2 It will also set out the governance structures, operational arrangements and resourcing requirements that will be needed to ensure the Board will deliver the agreed vision and priorities for the City Region.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 The work associated with preparing the final strategy for the Five Year Strategic Plan will be met from the existing Greater Brighton Operational budget.

Finance Officer Consulted: Rob Allen, Principal Accountant
Date: 01/10/18

Legal Implications:

- 6.2 There are no legal implications arising directly from this report. The legal implications of the Five Year Strategic Plan will be outlined in the report which will be brought to the Board on 29 January 2019.

Lawyer Consulted: Alice Rowland, Head of Commercial Law
Date: 04/10/18

Equalities Implications:

- 6.3 The Five-year strategy will seek to ensure that the benefits of economic regeneration are shared across the City Region.

Sustainability Implications

- 6.4 None identified at this stage. The final proposed Five Year Strategy will need to consider sustainability implications for the city region.

SUPPORTING DOCUMENTATION

Appendices:

1. Greater Brighton Five Year Strategic Plan Discussion Paper

Towards a Greater Brighton Five Year Strategic Plan:

Discussion Paper October 2018

Background & Context

The Greater Brighton Economic Board (“the Board”) was established in 2014 as the governance structure that would oversee and implement the Greater Brighton City Deal. The over-arching purpose of the Board is to bring about sustainable economic development and growth across the Greater Brighton City Region. To achieve this, the principal role of the Board is to co-ordinate economic development activities and investment at the City Region level. Particular emphasis has been given to;

- Housing
- Economic Growth
- Infrastructure and Transport
- Employment and Skills
- Utilisation of Property Assets
- Strategic Planning

Four years on from signing the City Deal, great progress has been made against delivering on the key commitments agreed with Government and these are outlined in the [2017/18 Annual Report](#). The Board has secured over £160m in Local Growth Funding which will;

- Create 24,000 jobs
- Build 18,000 new homes
- Deliver 750,000m² employment floor space
- Unlock £2bn in private sector investment

Over the last 12-18 months we have reached the completion phase for several key projects that received LGF Funding through Growth Deal rounds 1 & 2. In addition there a number of other projects either close to completion or well underway. Full details of these projects can be found in the [2017/18 Annual Report](#).

Greater Brighton Partners have also secured funding from other streams such as the Housing Infrastructure Fund. Local authorities from across Greater Brighton have secured over £48m to unlock sites that for a number of reasons had stalled. This will accelerate the delivery of nearly 6,000 new homes across the City Region.

Rationale for a Five Year Strategic Plan

1. Changes to the political and economic landscape

Whilst the Board has been very successful over the last four years, the regional and national economic and political context has shifted considerably over the last year. The landscape will continue to evolve as the Government negotiates the United Kingdom out of the European Union, and through whatever transitional arrangements are ultimately agreed. The EU Referendum vote, new Government policy including the Industrial Strategy and Clean Growth Strategy, and at a more local level the new Coast-to-Capital Strategic Economic Plan, all mean that the world in 2018 is a very different place to what it was in 2014.

2. Growing ambition

There is growing level of ambition and aspiration from Board Members, and this has in part been demonstrated by the increase in communications activity. The Board has been delivering good outcomes for residents over the last four years but the messaging around this has been fairly quiet and generally inconsistent. In April 2018, as part of the 2018/19 Operational Arrangements, it was agreed that a more front-foot and proactive approach should be taken with regards communications, and since June 2018 activity levels have increased as part of an enhanced communications offer.

3. Central Government engagement

The Board has had success in attracting attention from Central Government, as demonstrated from the 2-day Charrette in September 2017, and subsequent interactions with key departments. Private sector bodies also want to work with Greater Brighton; Southern Water are chairing the Infrastructure Panel and are leading on the development of the Water Plan; to which they are committing resource. The Board's activities and successes have also been noticed by neighbour organisations, and in February 2018, Crawley and Gatwick Airport joined the Board. They are the first two new members since the Board was established in 2014 and Gatwick and Crawley joining the Board extends the geographical reach of the Board. That is further argument to support the development of a five-year strategy at this time.

At the Greater Brighton Economic Board meeting on 16 July 2018, the new chair of the Board, Cllr Garry Wall, outlined his views on a vision for the next five years and Board members were asked to provide their responses to this vision. These responses have formed the basis of this paper.

Opportunities & Challenges

Before looking ahead to the next five years it seems sensible to review what has occurred since the Board was established in 2014. Some of the successes have been highlighted above and in the table below the perceptions of Board members have been captured.

| Successes & Opportunities | Challenges & Barriers |
|--|---|
| <ul style="list-style-type: none"> • Access to Local Growth Funds • Attention from Central Government and other stakeholders • Shared vision & objectives of Board members • Sense of partnership & common purpose • Open debate and discussion between members • Co-operation and collaboration • Coming together with a single voice around key strategic priorities • Enhanced relationship with Coast-to-Capital | <ul style="list-style-type: none"> • Lack of clear, consistent messaging • Lack of proactive communications • Lack of private sector involvement • Too much process & too little discussion at times • Limited Greater Brighton awareness outside of immediate circles • Still seen as overly Brighton-centric and not always resonating with all partners • Business members struggle to engage with some of the content/discussion |

| | |
|---|--|
| <ul style="list-style-type: none"> • Increasing ambition and aspiration • Great potential if partners put the effort in | <ul style="list-style-type: none"> • Modest about successes • Focus needs to shift now that LGF ending |
|---|--|

Objectives of a Five Year Strategic Plan

The strength of the Board lies in the collaboration and co-operation of bringing together a strong mix of partners; local authorities, the education sector, the business sector including Gatwick Airport, and South Downs National Park. There is a general sense and understanding that all partners benefit from each other's successes, and what is good for one partner or partners usually has benefits for the wider City Region. The aim of a new piece of work will be to set out what the Board wants to achieve in the next 4-5 years and a clear idea of how this will be achieved.

Three main questions will need to be considered;

1. ASPIRATIONAL & STRATEGIC

Purpose and vision of the Board – what does the Board want to achieve?

What are going to be the key objectives of the Board over the next five years and what is the clear vision and messages? This must be developed in the context of the environment in which the Board operates e.g. the post-Brexit world, and must tie in with other key strategies and work including the recently published Strategic Economic Plan, Transport for the South East (TfSE), Local Industrial Strategies etc.

2. OPERATIONAL & GOVERNANCE

How does the Board need to be organised to achieve the agreed vision and priorities?

As part of increasing the Board's ambition, and setting the vision and objectives of the next five years, the governance and reporting structures currently in place should be reviewed to ensure that they are fit-for-purpose. Current and future membership of the Board will also need to be considered as well as the relationship with other stakeholders. A plan around engaging with businesses and the wider private sector may need to be developed.

3. RESOURCING & DELIVERY

What resources need be in place or available to deliver the agreed vision and priorities?

Once the key strategic aims and objectives have been identified we need to understand the methods by which these will be delivered, including the resourcing requirements over the medium term.

Aspirational & Strategic

There is a general consensus that after four years of operation the time has come for the Board to step-up its level of ambition and aspiration. The Board has been successful at securing investment, particularly the £160m LGF funding awarded, but with LGF ending as a stream there is a need to refocus and reprioritise. To continue seeing success in the future, the Board needs a clear direction of travel accompanied by the strongest possible political voice.

Vision Statement

In terms of the high-level vision statement for Greater Brighton, one member can be quoted as suggesting this vision;

“To become a beacon of sustainable growth in the South of England, uniting greater economic prosperity with radical improvements in health and wellbeing and the abolition of homelessness”

This is a lofty ambition and one that would resonate with other members, wider stakeholders and also with Central Government. If we want to set out in one sentence what the Board stands for and what it is trying to achieve, this is a good starting point for discussion. The potential challenge is that this is possibly a very long term vision, rather than just a 4-5 year one.

A slightly different vision provided by another member would be for Greater Brighton to become;

“A centre for innovation and a trailblazer for new flexible working patterns that reduce the need to commute whilst increasing local wages, the environment and high-value employment”

Again, as per the first possible vision, the focus is very much around sustainable growth and clearly links in with Greater Brighton objectives and the Government’s views around economic growth.

In preparing any kind of vision for the region, it is clear that it should focus on what makes Greater Brighton unique from other city regions. Unique aspects include; the level of partnership and collaboration already evidenced by Greater Brighton partners; the quality of the natural environment, including the coast, countryside and wider recreational offer; creativity and innovation; skills (2 universities); inclusive culture; national and international connectivity. We need to demonstrate that Greater Brighton is the best place to live **AND** work **AND** invest.

Another aspiration forwarded is that Greater Brighton be recognised alongside the Midlands Engine and Northern Powerhouse in terms of generating growth and prosperity. The Midlands Engine and Northern Powerhouse are well advanced compared to Greater Brighton, and have elected mayors who are able to drive the agenda with links into senior echelons of Central Government.

Whilst Greater Brighton does not have that level of access, there are lessons that can be learned from those partnerships. One respondent suggested that Greater Brighton needs to

become for the City Region what the elected mayors are in the combined authorities; the legitimate voice for the region and recognised by local, national and national stakeholders as such. Furthermore, Government can be left in no doubt as to the collective ambitions for the City Region.

Building on the USP identified by members and the collective ambition of the Board, a list of possible options for a vision has been drafted below for discussion.

Vision Statement Options for discussion:

Greater Brighton will become the best place in the South East/UK to live, work, learn, visit and invest.

Greater Brighton will be a centre of innovation and sustainable growth in the South East, recognised for the quality of its natural environment, high value businesses, products and people.

Greater Brighton will be the beacon of innovation, education, connectivity and sustainable growth in the South East.

Greater Brighton will be the global gateway for the South East attracting significant inward investment, increased productivity and sustainable growth

Greater Brighton will be recognised for its connectivity as a global gateway to the South East, a centre of innovation and productivity and the best place to live, work, learn, visit and invest.

Question for discussion:

Do any of these best describe the vision? If not, what's missing?

Key Objectives & Priorities

Once the vision has been framed and agreed there needs to be a number of objectives and priorities that will help to deliver the vision. The objectives and priorities will be honed as the vision is agreed, but members forwarded many suggestions around what the key priorities should be. These are summarised below:

- Generating growth
- Increasing prosperity
- Supporting businesses
- Creating well paid and secure jobs
- Delivering a better place to live
- Increasing the quality of life
- Making more housing affordable

This list of basic priorities could be clustered into four main components within a Five Year Strategic Plan;

1. Employment and Skills

A strategy supported by activities to bring further education and other training into line, in order to better match current and future skill needs which in turn delivers the stated aims of the Board. Employment has geographical context, meaning that some areas of our region e.g. Brighton, Manor Royal, Newhaven Enterprise Zone and Gatwick Airport, carry a disproportionately greater responsibility in providing centres for employment.

2. Housing

A core component of Board thinking should include housing supply and affordability. Individual Councils are striving to build more homes, but a five year strategy may need to look beyond traditional authority boundaries towards solutions at a wider geography. Housing demand is linked to employment and skills in that areas of predicted job growth such as Brighton, Manor Royal, Newhaven Enterprise Zone and around Gatwick Airport, may see the highest increased demand for housing.

3. Infrastructure

Infrastructure is the collective descriptor for all aspects of support to make every businesses, employer and employee as productive as possible. The medium to long term examination of the Road, Rail, Digital, Health, Education, FE and utilities provision all need to be factored in. Starting an early conversation about how we relate strategically identified (new work) sites for employment and housing would lead us into the medium and longer term planning for infrastructure investment. In terms of transport, there needs to be a focus on the two key corridors; the north-south A23 and Brighton Mainline, and the A27/A259 coastway corridor between Newhaven and Worthing.

4. Local Industrial Strategy

Another objective is for Greater Brighton to become *the* trusted partner of Coast-to-Capital and Central Government to deliver common objectives for the region, and this will become extremely important through the period that the Five Year Strategic Plan will cover. In November 2017, Government published the Industrial Strategy White Paper in which it sets its priorities and direction for the future of the UK Economy. In July 2018 Coast-to-Capital published its Strategic Economic Plan (SEP) and Vision from 2018-30, and this document will form the basis of a Local Industrial Strategy for the LEP area that will be negotiated with Central Government. The Board will need to work with Coast-to-Capital to develop a Local Industrial Strategy which will deliver maximum benefit to Greater Brighton residents and businesses. It has been suggested that Greater Brighton should develop its own Local Industrial Strategy given its regional focus.

Question for discussion:

Are these the key priorities? If not, what's missing?

Key Messages

In response to the increase in ambition from the Board, a more front-foot and proactive approach is being taken with regards communications as demonstrated by the recent article in the well-regarded Municipal Journal. If the Board is going to best represent Greater Brighton there needs to be an increased confidence and agility in speaking out on behalf of the City Region. The Communications Support Team have a key role to play, first in helping to shape the key messages and secondly in transmitting and building a narrative around them. Key messaging arising from engaging with Members include;

- The best place to live and work – a quality environment for quality investors
- A natural incubator for new ideas, always open to them and with a flexible, skilled workforce ready to exploit them
- Greater Brighton as a global gateway for the South East, open for business, increased productivity and growth

It is crucial that clear messaging is provided to partners and is understood so that they can be advocates and ambassadors for the City Region. Likewise, when transmitting messages to Central Government, press or media we need to use commonly understood language which explains in simple terms how the Board is growing the region.

Greater Brighton has a brand which needs to be developed further. The recent extension of the Greater Brighton geography, to include Crawley and Gatwick, is a key opportunity to increase the weight of argument around attracting national and international investment. With two new members and a refreshed vision for the Board, it may also be an opportune moment to look at changes to branding and identity. For example, the current logo has been in place since the Board was established. At that time the logo was functional, showing the rough shape and geography of the new City Region. But that geography has recently changed and may also evolve in the future, so branding and identity that captures the new vision and ambition of the Board may be more suitable going forwards.

Questions for discussion:

Are these the key messages? If not, what's missing?

Do you agree that the branding should be reviewed?

What Will Success Look Like?

If we are to set a five year strategy for the Board we need to develop a barometer of success so that when we look back in five years we will be able to understand what has and has not been achieved.

A bid was recently submitted to the Transforming Cities Fund which, although unsuccessful, illustrated the ability of the partnership to prepare a strong, collaborative bid across a number of authorities at short notice. The bid was also only open to City Regions, so without the Greater Brighton City Deal, accessing this funding stream would have been virtually impossible.

In situations such as this it is easy to measure success but it is sometimes more difficult to assess the added value that GBEB creates. As an example it is difficult to quantify how much of the £160m secured through LGF would have been secured if Greater Brighton did not exist. Likewise, whilst Greater Brighton has had success at engaging with Government and raising the profile of the area, it is difficult to say what impact and influence that has had in achieving interventions like the recent land acquisition by Homes England in Burgess Hill.

One approach to measuring success would be to establish a current baseline of key metrics and then to track those metrics over the next 5 years. One of Government's key objectives through the Industrial Strategy is to increase low levels of productivity, which is a nationwide challenge. A key metric to follow would be gross value added (GVA) but there are others such as employment/unemployment that can also be measured.

Whilst establishing a baseline and tracking progress would be possible and achievable, the danger is that this approach may be too simplistic, especially given the uncertain economic context. In March 2019 Britain is set to leave the European Union, and as yet it is unclear what trade and other terms will be agreed with Europe. At a national and local level there will be an impact from Brexit both in terms of challenges and opportunities, but until the terms of departure are known these are virtually impossible to quantify.

It is likely that some economic sectors and geographies will be adversely affected, and for others there may be opportunities that can be exploited. An important role for the Board will be to support local businesses and other organisations to navigate through Brexit, whether that involves overcoming challenges or maximising opportunities that arise. To that end officers are currently performing preparatory work around a Greater Brighton Business Survey, part of which will seek to understand how local businesses are preparing for Brexit, and how they can be best supported through Brexit and any transitional period that follows.

A more realistic and useful measure of success may be how Greater Brighton fares compared to other city regions, the wider south east and nationally. In five years we want to be able to see that the City Region has gained ground on competitor regions in terms of generating more jobs, increasing productivity, reducing inequality etc at a time of a changing political context.

Table – Options for possible economic trackers

- Publication of a Local Industrial Strategy
- GVA
- House price affordability gap
- Housing build target
- Employment – both in terms of number of jobs in City Region and employment rates
- % Businesses and/or homes with access to full fibre
- Number of start-ups?
- Business survival rates
- Amount of new commercial floor space
- Number of homes living in fuel poverty

Questions for discussion:

Are the above suitable indicators to track? Are there others we should be monitoring?

Local Industrial Strategy

However, perhaps the overriding objective, and one that can be measured, is that in the next five years Greater Brighton should grasp the unique opportunity to develop a Local Industrial Strategy for the City Region. It is likely that a Greater Brighton Local Industrial Strategy would form a significant part of a Local Industrial Strategy covering the wider Coast-to-Capital geography. Components of a Local Industrial Strategy for Greater Brighton would include the following;

1. USP

A USP will be needed to speak to the regions strengths, gain the attention of Government and relate to the Industrial Strategy. Greater Brighton has strengths in the creative and digital sectors, so this would be a creditable focus for the City Region that would interest Government.

2. Strategic Priorities

A Local Industrial Strategy would require a number of strategic priorities. These would be based on the key objectives outlined on page 5, but linking in with the Industrial Strategy and sector priorities;

- Sector catalysts linked to university specialisms such as life sciences, quantum technology and advanced automotive engineering
- Creativity and innovation
- Digital
- Infrastructure (road, rail, digital, energy and water)
- Housing

- Employment & Skills
- Inward Investment and place marketing

3. Project Pipeline

Development of a Local Industrial Strategy should also include the identification of a small but bold project pipeline. There is a lot of activity across Greater Brighton with a number of projects currently underway or in the development pipeline, some of which could support the delivery of a Greater Brighton Local Industrial Strategy.

Operational & Governance

In order to deliver the vision and key objectives agreed in the Five Year Plan, effective operational and governance structures need to be in place, and as part of the Plan it is sensible that current structures are reviewed.

Overview of Current Arrangements

Current membership of the Board stands as;

- 6 Local authorities
- 3 Business Partnerships
- 2 Universities
- Further Education Colleges
- Coast to Capital Local Enterprise Partnership
- South Downs National Park Authority
- Gatwick Airport Ltd

The Board meets quarterly and is supported by the Greater Brighton Officer Programme Board (GBOPB). The GBOPB is made up from officers from across the partnership and the Greater Brighton Support Team. The GBOPB meets eight times per annum (twice between each Board Meeting).

Membership

Crawley Borough Council and Gatwick Airport Limited joined the Board in February 2018, and are the first new Board members since the Board was established. The advantages of Crawley and Gatwick joining the Board are well-documented elsewhere, but with regards future new membership, there should be clear and demonstrable benefit to both the Board and the new partner if a new organisation were to join.

Extending the membership of the Board has advantages and disadvantages. Every prospective member will have their own strengths and benefits that they can bring, so the table below is very generic.

| Advantages of growing membership | Disadvantages of growing membership |
|---|---|
| <ul style="list-style-type: none"> • Widening Greater Brighton geography and extending its reach • Increasing voice and strength of argument to Government and other strategic bodies e.g. TfSE • Widening the Greater Brighton economy • Greater opportunities to realise the Board's vision and ambitions | <ul style="list-style-type: none"> • Dilution of the functional economic area that was the foundation of the City Deal • Possible conflict with other important stakeholders & geographies e.g. East and West Sussex, Gatwick Diamond • Increased numbers could reduce engagement and effectiveness of meetings • Increased numbers may require new governance structures |

Board membership should relate to a redefined vision, purpose and scope of the Board. Membership should represent those who are best placed to influence prosperity at the local and national level, and further expansion should be considered in the context of how new partners will contribute to delivering the Board's objectives or enhance the Board's legitimacy, standing and reach. That needs to be balanced against the fact that one of the key strengths of the partnership is that it based on a functional economic area, which formed the foundation of the City Deal. Growing the membership in an attempt to increase the Board's reach and influence could actually have the adverse effect of diluting the current offer.

One area where the Board may want to strengthen leadership is around various economic sectors as not all key sectors are represented on the Board. This may be of particular relevance now as the Board will be looking to develop a Local Industrial Strategy with Government. The key sectors that may be relevant for a Local Industrial Strategy are outlined under Strategic Priorities on page 9, and the expertise and credibility that sector leadership would bring could be a big help in driving negotiations with Government.

Another point to consider is the Board's approach to new membership. Should the Board follow an "open-door" type of approach, where interested parties state an interest, and their membership potential is evaluated broadly in line with some of the points raised above? Should the Board follow a more selective and proactive approach to ensure best representation e.g. targeting sector leadership as in the previous paragraph?

Question for discussion:

Which of the below approaches to new membership is the most appropriate?

1. Only open to new business membership within current geography
2. Open-door approach to membership with potential members asking to join

3. Proactively seek out organisations that would add significant value to the Board e.g. economically, strategically, politically

Governance

The main discussion around governance structures will follow in the following Resourcing and Delivery section, but it's worth mentioning some high level points here.

The first point is that some members feel that a public meeting is not necessarily the best forum to facilitate robust, strategic conversations, and that discussion tends to shy away from real debate. Informal working sessions would allow more open debate and engagement of Board members. Outcomes/decisions from such discussions would then give a strategic steer to officers to which formal proposals can be brought to future meetings.

Through the lead-in process there is time for debate amongst the local authority Leaders and Chief Executives, but this is not always the case for the Business Partners. There are some potential options around this including having a briefing for Business Partners, and this can be explored.

One of the key priorities for Greater Brighton is infrastructure. When it comes to major infrastructure such as roads, water, energy, digital and rail, conversations go well beyond City Region boundaries, and sometimes beyond regional boundaries. The Board needs to consider how best to engage with partners and stakeholders that are not Board members. This would include other local authorities, specifically East and West Sussex County Councils. The recent Transforming Cities Fund Bid highlighted the need to be able to work closely with the counties as Highways Authorities, and relationships should be developed so that we can move quickly to respond to such funding opportunities or other initiatives for mutual benefit.

Consideration should also be given around the Board's engagement with other stakeholders like TfSE and the Gatwick Diamond Initiative to ensure that common priorities are aligned, and benefits from working together are exploited.

There is also the opportunity to engage with the business sector more widely. Part of that will be the upcoming Greater Brighton Business Survey, but from that there will be follow-up actions and the opportunity to keep dialogue with businesses open. A possible approach to this would be to hold an annual stakeholder event/workshop so that Greater Brighton can engage with businesses regarding the vision, priorities and project pipeline.

Greater Brighton has had success with engaging with Central Government, and this is another relationship that can be developed, especially as we look to build a Local Industrial Strategy for the City Region. As in the paragraph above, Greater Brighton could hold "reach-out" events with local MPs and Senior Government Officials.

Options Summary

1. Arrange Informal working sessions for Board members to inform current priorities and shape future agenda items
2. Additional pre-meetings with business and other (non-LA) members to be scheduled
3. Explore means of developing stronger relationships key with non-GBEB stakeholders
 - a. Invite to Board Meetings
 - b. Invite to GBOPB meetings
 - c. Hold stakeholder events
4. Engage with business sector more widely. A Greater Brighton Business Survey is currently being developed and this can be built upon through stakeholder events and other communications.
5. Increased Engagement with Senior Government Officers and local MPs
 - a. Large scale engagement events such as the 2017 Charrette
 - b. Smaller reach-out events
 - c. Informal events which could include visiting key development areas/significant projects within Greater Brighton

Question for discussion:

Which of the above governance options would you support?

Resourcing & Delivery

The third strand of the Five Year Strategic Plan is around the delivery of the plan and resources required to deliver it successfully.

Delivery

Brighton has been the lead authority for the Board, but there is consensus that the Board needs to move forwards with a wider city region focus. With input from all partners the Board can have one voice and one message for the City Region. There are a number of ways that this could be facilitated;

1. Board Members could be asked to take the lead on a particular area e.g. Housing, Transport, Skills. This would spread the leadership across the Board membership and increase ownership and responsibility amongst partners. The area lead would act as the Board “spokesperson” for that area e.g. in relation to policy decisions, funding announcements etc.
2. Specialist working groups should be established around key areas e.g. skills & productivity, innovation & enterprise, strategic planning, transport & infrastructure.

This again would distribute responsibility and ownership across the partnership and builds on the working groups that have been established to develop the Water and Energy Plans.

3. The Greater Brighton Support team are hosted by Brighton & Hove City Council but are a resource for the whole city region. The team could spend time in other authorities or institutions to support Board members leading on areas/activities as outlined in paragraph 1 above.
4. The Universities could provide greater leadership in terms of using their strengths in R&D to drive innovation and generate economic value.

Question for discussion:

Which of the above approaches to delivery would you support?

Existing governance arrangements have been in place since the Board's inception. The Board is supported by the GBOPB and the Greater Brighton Support Team (1.5 FTE Business Managers and 0.5 FTE Programme Support Officer).

As part of developing the Five Year Strategic Plan current structures need to be reviewed; are the current arrangements the most suitable to support the Board deliver its vision and priorities? One question that should be considered is the role of the GBOPB, member representation on that group and the frequency and format of meetings.

Currently, the agenda for the Board and therefore the GBOPB is largely driven by officers. There is a perception that the GBOPB has become a bit of a "clearing house" for reports and is reactive rather than proactive in shaping direction.

As the ambition and possibly membership of the Board grows there may need to be separate Board established. This "Executive Board" or similar could be established to look after the more administrative matters, with the Full Board then being able focus on strategy, direction and budgets.

Options Summary

1. Review of objectives and terms of the GBOPB to ensure this Board is fit-for-purpose going forwards
2. Members may then need to resubmit representatives for the GBOPB and agree formal arrangement for feedback and input into GBOPB meetings
3. Review of current Board responsibilities with a view of establishing an Executive Board, which would pick up some of the more administrative duties.

Question for discussion:

Which of the above approaches to delivery would you support?

Resourcing

An area that still needs to be discussed and agreed with partners is around financial support for the Board. Over the last few years there has been an underspend which has been carried forward into this financial year. This underspend is funding an ambitious work programme in 2018/19 and with a full support team in place it is very unlikely that there will be a significant underspend at the end of March 2019.

With annual partner contributions totalling around £180,000, and the annual running costs (salaries, communications, legal and other support costs) being around £155,000, there will only be a small amount left to deliver the work-plan if we continue with the existing funding model. The £180,000 contribution from members is only the out-of-pocket financial cost. It does not include the time of officers in attending meetings, delivering projects and programmes, or otherwise supporting the Board's activities, so this underestimates the true cost to partners.

If the Board wants to deliver its objectives over the next few years it needs more financial resource to do so. There are various options which are not mutually exclusive and can be used in combination;

1. Increase contributions from existing members
2. Grow the membership
3. Seek external funding for the Board/Board activities
4. Seek sponsorship

Whilst each of the above are possible avenues for increasing funds, they all have drawbacks.

Budgets are very tight, especially for the local authorities who are already the largest contributors, so requesting extra funding from the public purse is not an easy ask. A consensus would need to be established around how additional funding demands would be distributed across the membership.

Growing the membership and its various benefits and pitfalls has been discussed above. Whilst increasing revenues could be an added benefit of increasing membership, it could risk the integrity of the partnership of increasing revenue become a driver of growing the membership.

Seeking external funding for the Board's activities is an option that we have been exploring in relation to the Inward Investment & Trade Team that the Board is looking to establish. The cost of the team would be very high; a few million over five years, so exploring external funding options is a sensible approach, however securing ongoing revenue funding is challenging. We have also had some success in this area with the Greater Brighton Energy Plan. Whilst the Board is contributing £5,000 to develop the plan the bulk of funding, €40,000 (circa £35,000), has been secured from European Funding as part of a much wider SOLARISE Programme. Whilst we have had success here, seeking funding like this does take time, and may not always succeed. For small pieces of work this approach that mean things just don't happen if funding cannot be secured.

Seeking sponsorship for the Board or individual work streams may be fruitful. In effect, Southern Water are sponsoring development of the Greater Brighton Water Plan. They are chairing the Infrastructure Panel, chairing the Water Working Group and are committing resource to delivering the plan. This methodology could be replicated elsewhere, but to gain sponsorship for other work-streams we would need to be able to identify suitable would-be sponsors and develop a suitable proposition/offer that interests them.

Question for discussion:

Which of the four above options would you support? If none of the above what alternative proposal would you support?

Recommendations & Next Steps

This discussion paper is based on the response provided by Board members. The paper has provided a list of possible options as key components of a Five Year Strategic Plan and these are summarised below for initial discussion at the Greater Brighton Economic Board on 16th October 2018.

This paper will later form the focus of a high level discussion at a facilitated Board member event in late October/early November. A final paper on the Greater Brighton Five Year Strategic Plan will be presented to the Board at the meeting in January 2019

| | | | |
|--------------------------|--|--|--------------------------|
| Subject: | Gatwick 360⁰: Greater Brighton Leading Delivery of the SEP | | |
| Date of Meeting: | 16 October 2018 | | |
| Report of: | Chair, Greater Brighton Officer Programme Board | | |
| Contact Officer: | Name: | Nick Hibberd | Tel: 01273 293020 |
| | Email: | <u>Nick.Hibberd@brighton-hove.gov.uk</u> | |
| Ward(s) affected: | All | | |

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 On the 6 March 2018, the Coast to Capital Local Enterprise Partnership (C2C LEP) published its Strategic Economic Plan (SEP) for consultation and invited comments.
- 1.2 The Greater Brighton Economic Board ('the Board') welcomed the opportunity to respond and work with Coast to Capital, to both help shape its Strategic Economic Plan and to support the delivery of this at a City Region level. [A formal response](#) was submitted to C2C on 23 March 2018.
- 1.3 On 19 July 2018, C2C formally unveiled *Gatwick 360⁰* as its new SEP for 2018-2030. Through the SEP, C2C set out their vision for the C2C area, and outlined eight key priority areas that will drive growth and prosperity across the region. Government has made clear that they expect LEPs to lead on delivery of the Industrial Strategy locally through Local Industrial Strategies. The SEP will form the foundations of a Local Industrial Strategy, and will provide the platform from which discussions with Government will commence.
- 1.4 The purpose of this report is to provide the Board with a summary of the priorities contained within the SEP, and demonstrate how they align with Greater Brighton priorities and the Greater Brighton work programme.

2. RECOMMENDATIONS:

- 2.1 That the Board note the contents of the report, specifically the ways in which the current Greater Brighton work programme is already supporting delivery of the SEP, and the opportunities for future working with C2C.
- 2.2 That the Board agree that the paper be submitted to C2C, to inform C2C about how Greater Brighton will support delivery of the SEP.
- 2.3 That the Board agree that officers should work closely with colleagues at C2C to deliver the SEP at a Greater Brighton level, and support C2C in its dialogue with Government around developing a Local Industrial Strategy.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The first Coast to Capital SEP was published in March 2014. Since then, there have been significant changes including the United Kingdom's decision to leave the European Union, a new Industrial Strategy as set out by the Green Paper and White Paper, and changes to the economy of the LEP region. Coast to Capital has developed a new SEP to address these changes.
- 3.2 The new SEP sets out the strategy for economic growth for the LEP region, including challenges and opportunities, and what conditions, investments and interventions are required to achieve that growth. The SEP will also be the main tool used by the LEP to inform conversations with the Government on the development of the region's Local Industrial Strategy.
- 3.3 The SEP has identified eight priorities to drive investment into the region and contribute to growth of the national economy;

- **Deliver prosperous urban centres**

We will identify a shortlist of towns and localities with ambitions for transformational development and economic growth, prioritising funding for them.

- **Develop business infrastructure and support**

We will seek funding to develop high quality business space so that productive businesses can flourish here and bring better paid jobs to the area.

- **Invest in sustainable growth**

We will be the partner of choice for investment in environmental capital, supporting the delivery of the 25 Year Environment Plan. We will prioritise development of regional strategies for energy, waste, water and low emission vehicles so that ours is a truly sustainable economy.

- **Create skills for the future**

We will seek funding for training opportunities and high quality training facilities to make sure the adult workforce has the skills for future business needs.

- **Pioneer innovation in core strengths**

We will seek to establish a stronger university presence across our area; particularly to bring new university focus on business innovation in high growth areas such as the Gatwick Diamond and Croydon.

- **Promote better transport and mobility**

We will lead in lobbying for investment in a state of the art digital railway through investment in the Brighton Mainline and Crossrail 2. We will

actively support the creation of Transport for the South East to bring further funds to roads and railways across our area.

- **Improve digital network capability**

We will prioritise investment in a new standard of full fibre broadband connectivity between our economic hubs, to make us the first area of the UK with full 21st century fibre infrastructure.

- **Build a strong national and international identity**

We will lead development of a strategy for increasing international and domestic investment in our area, reflecting the business strengths, natural environment and cultural offer.

- 3.4 In general, the Board is in agreement with the eight priorities and the general direction of travel communicated in the SEP.
- 3.5 The Greater Brighton City Region, extending from the coast to Gatwick Airport, is a significant geography within the wider LEP region. Home to around 900,000 residents and generating over £21bn in gross value added (GVA), Greater Brighton has a crucial part to play in driving growth across the LEP region and wider south east. For C2C to be able to deliver the LEP successfully, Greater Brighton will need to take a leading role.
- 3.6 Each of the above priorities outlined in 3.3 are closely aligned with the Board's ambitions and priorities for the Greater Brighton City Region. As forward thinking and outward looking City Region, Greater Brighton already has an agreed work programme and investment programme pipeline, and many active and upcoming projects will support delivery of the SEP at a Greater Brighton level.
- 3.7 Greater Brighton priorities are aligned to SEP priorities, which are in turn aligned to the Foundations of Productivity and Grand Challenges outlined in the Industrial Strategy. Therefore, there are clear linkages between the Industrial Strategy and Greater Brighton Priorities, and the existing Greater Brighton work programme will support the delivery of the Industrial Strategy at a local level.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 None required.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Considerable stakeholder engagement was undertaken by C2C LEP in the preparation of *Gatwick 360⁰* and it is anticipated that there will be further engagement and consultation in the development of the Local Industrial Strategy.

6. CONCLUSION

- 6.1 Many of the proposals outlined in the SEP are welcome and in many areas there is clear alignment between C2C's strategy and the aims and objectives of Greater Brighton. Greater Brighton is already leading on delivering the SEP through an established work programme, and there are a number of opportunities that can be realised from a continued joined-up approach with C2C.
- 6.2 The SEP is going to be a crucial document for driving current and future growth across Greater Brighton and wider LEP area. It will also form the basis of discussions with Government around developing a Local Industrial Strategy.
- 6.3 The Board looks forward to working closely with C2C to successfully deliver the SEP and develop a Local Industrial Strategy that will benefit all residents.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 There are no direct financial implications resulting from this report, however, the SEP has identified eight priorities to drive investment into the region and contribute to growth of the national economy. The new SEP will look for funding and investment opportunities for the eight priorities detailed in paragraph 3.3 above. These will be explored and reported back to this Board as the plan develops.

Finance Officer Consulted: Rob Allen, Principal Accountant
Date: 01/10/18

Legal Implications:

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

Lawyer Consulted: Alice Rowland, Head of Commercial Law
Date: 04/10/18

Equalities Implications:

- 6.3 None.

Sustainability Implications

- 6.4 The Board agrees that it is essential the all investment in our economic capacity is accompanied by similar investment in our natural capital and clean growth. Greater Brighton will put low carbon growth at the heart of the Greater Brighton economy and wants to be seen as a platform for Green Growth.
- 6.5 The Greater Brighton Economic Board work plan includes developing resilience and sustainability plans for water and energy, to ensure that the City Region has the capacity for future growth and that growth will be sustainable. The City

Region asks that the integration of affordable, secure and low carbon energy infrastructure and resource efficient building practices is continued.

SUPPORTING DOCUMENTATION

Appendices:

1. Gatwick 360⁰: Greater Brighton Leading Delivery of the SEP

Gatwick 360^o: Greater Brighton Leading Delivery of the SEP

Background & Context

The first Coast to Capital (C2C) Strategic Economic Plan (SEP) was published in March 2014. Since then, there have been significant changes at a local and national level, including the United Kingdom's decision to leave the European Union, a new Industrial Strategy as set out by the Green Paper and White Paper, and changes to the economy of the C2C region.

In order to address these challenges and deliver economic growth between now and 2030, C2C started to develop a new SEP towards the end of 2017. On 6 March 2018, C2C published the new SEP for consultation and invited comments from partners across the C2C geography. The Greater Brighton Economic Board welcomed the opportunity to be engaged in the consultation process and [a formal response to C2C](#) was submitted on 23 March 2018.

On 19 July 2018, C2C formally unveiled its new Economic Strategy, *Gatwick 360^o*. The vision statement in the new SEP is clear and simple; *that by 2030 the regions' towns and cities are known around the world as fantastic places to live, to grow and succeed. The C2C region will become the most dynamic non-city region in England, centred around a highly successful Gatwick Airport.*

The Importance of the SEP: Delivering the Industrial Strategy Locally

In January 2017 The Greater Brighton Economic Board welcomed the publication of Government's Industrial Strategy Green Paper and the renewed emphasis on improving productivity and achieving an economy that works for everyone. In April 2017 Greater Brighton submitted a [comprehensive response to Central Government](#). The response acknowledged the areas where Greater Brighton was in accord with Government thinking, but more importantly clearly articulated where it was felt that Government was not going far enough in its proposals, was not clear in its direction or where there was other reason for concern.

Following a period of review, in November 2017 Central Government then published its Industrial Strategy White Paper; *"Building a Britain fit for the future."* In the new document, Government emphasises that its overriding ambition is to **"to create an economy that boosts productivity and earning power throughout the UK."** The White Paper identifies "Five Foundations" of productivity that are *"the essential attributes of every successful economy"*, and align to Government's vision for a transformed economy:

1. **Ideas**
the world's most innovative economy
2. **People**
good jobs and greater earning power for all
3. **Infrastructure**
a major upgrade to the UK's infrastructure

4. Business environment
the best place to start and grow a business

5. Places
Prosperous communities across the UK

In addition to these Five Foundations, the White Paper also sets a number of “Grand Challenges” to put the United Kingdom at the forefront of the industries of the future, and these are summarised below.

1. AI & Data Economy
Putting the UK at the forefront of the artificial intelligence and data revolution

2. Future of Mobility
Becoming a world leader in the way people, goods and services move

3. Clean Growth
Maximising the advantages for UK industry from the global shift to clean growth

4. Ageing Society
Harness the power of innovation to help meet the needs of an ageing society

Within the Industrial Strategy a clear theme was that whilst the Five Foundations of Productivity and Grand Challenges were relevant across the entirety of the UK, delivering the Industrial Strategy to best effect would need to be done at a local level, via Local Industrial Strategies.

The SEP at a Glance: Eight Economic Priorities

In July 2018, Government published its “Strengthened Local Enterprise Partnerships” White Paper. In that document Government reinforces the message that the LEPs are expected to play a lead role in developing Local Industrial Strategies. More details will follow after the current LEP review taking place. In the meantime, the SEP provides the foundations for the development of a Local Industrial Strategy, and key areas for growth and prosperity.

Eight key economic priorities are identified as being at the heart of the SEP:

- Develop prosperous urban centres
- Develop business infrastructure and support
- Invest in sustainable growth
- Create skills for the future
- Pioneer innovation in core strengths
- Promote better transport and mobility
- Improve digital network capability
- Build a strong national and international identity

A more detailed action plan to deliver the SEP will be formed later in 2018/19.

With 38 LEPs effectively competing for what funding and other support is available in a post-Brexit economy, it is crucial that Government can see how LEP areas can deliver its Industrial Strategy locally. C2C have been mindful of this and have clearly demonstrated how the eight Economic Priorities will help address the four Grand Challenges described above.

| Coast to Capital Economic Priorities | Industrial Strategy Grand Challenges | | | |
|--|--------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| | Artificial intelligence | Clean growth | Mobility | Ageing society |
| Priority 1: Deliver prosperous urban centres | <input type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> |
| Priority 2: Develop business infrastructure and support | <input type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| Priority 3: Invest in sustainable growth | <input type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> |
| Priority 4: Create skills for the future | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> |
| Priority 5: Pioneer innovation in core strengths | <input checked="" type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> |
| Priority 6: Promote better transport and mobility | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| Priority 7: Improve digital network capability | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| Priority 8: Build a strong national and international identity | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

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Delivering the SEP at a Greater Brighton Level

Greater Brighton generates around £21.1bn of Coast to Capital's £50bn Gross Value Added (GVA), so around 40% of the LEP area's economic output. It is therefore a key sub-region within the LEP area that will play a leading role in driving future growth and prosperity across the LEP region and wider south east.

As a forward thinking and outward looking City Region, Greater Brighton has a set of priorities and outline projects closely linked to the eight Economic Priorities identified in the SEP, and can therefore address the Governments' Grand Challenges at a local level.

I. Develop prosperous urban centres

We will identify a shortlist of towns and localities with ambitions for transformational development and economic growth, prioritising funding for them.

It should be emphasised that partners across Greater Brighton have demonstrated a commitment to delivering housing in their urban centres and continue to lead on the new models of housing delivery.

How Greater Brighton is leading on delivering this priority:

- In July 2018 Homes England announced that it had acquired the 176 hectare Northern Arc site in Burgess Hill, the agency's most significant intervention to date. As land owner for the whole site, Homes England will submit an outline planning application later this year and bring forward early release of the first phases of new homes alongside investing in strategic infrastructure to unlock the site for development. This intervention will accelerate the delivery of around 3,000 new homes, and represents a clear vote of confidence in the City Region.
- There will be further discussions with Homes England about how we can unlock other significant housing sites in the city region, which have stalled for a number of years due to complicated ownership and planning situations. This would unlock thousands of new homes.
- Greater Brighton Partners have secured over £48m from the Housing Infrastructure Fund, which will unlock sites and accelerate the delivery of nearly 6,000 homes across the City Region.
- City Region local authorities are taking a lead on delivering new affordable homes, either directly or through joint ventures such as the Living Wage JV that will deliver 1,000 new homes in Brighton & Hove, 500 of which will be affordable to people on the Living Wage.
- The Greater Brighton One Public Estate Programme is driving the release of public sector land to deliver space for new homes in developed areas. There are currently 9 active projects across the City Region.

Further Opportunities for working with Coast to Capital to deliver this priority

- Establish a priority list of urban centres within Greater Brighton that are ready to deliver sustainable growth and drive prosperity across the region.
- Proactively identifying future opportunities to meet Government housing targets
- Work with Coast-to-Capital on developing relevant business cases for Government
- Exploring innovation in housing supply including expanding the housing options in terms of size/layout of new homes and construction techniques.

II. Develop business infrastructure and support

We will seek funding to develop high quality business space so that productive businesses can flourish here and bring better paid jobs to the area.

The Board fully supports the need for more business space in the region and Greater Brighton partners are working to develop new business space and new approaches to attracting inward investment.

While we fully endorse the need to support the development of medium sized and growth businesses we would not wish to see a correlating reduction in support for start-up businesses particularly as some of the growth within the Creative Digital & IT (CDIT) Sector has been through start-up and fledgling businesses. The loss of commercial space to housing development is also a challenge that Greater Brighton partners are working hard to address.

How Greater Brighton is leading on delivering this priority

- We are delivering a significant investment programme of major projects that will deliver new employment and business space across the city region. This includes the £500m Brighton Waterfront development, the Newhaven Enterprise Zone and the employment space planned in Burgess Hill, including the new Science & Technology Park, which would be the first in the LEP region and the first in West Sussex.

Further opportunities for working with Coast to Capital to deliver this priority

- Establish a baseline of business space availability so that we understand the challenge around developing new business space, and the upcoming Greater Brighton Business Survey will be able to feed into this.
- Identify new sites for high quality business space and work with Coast-to-Capital, developers and other partners to bring these forward.
- Prioritise the scale-up potential of small businesses through the development of a coordinated approach to support and promotion.

III. Invest in sustainable growth

We will be the partner of choice for investment in environmental capital, supporting the delivery of the 25 Year Environment Plan. We will prioritise development of regional strategies for energy, waste, water and low emission vehicles so that ours is a truly sustainable economy.

Planning for growth requires City Region partners to be more resourceful with our amenities, so the Board fully supports the drive towards delivering clean and sustainable growth, and for enhancing our natural capital.

How Greater Brighton is leading on delivering this priority

- Greater Brighton Partners have been actively involved in the development of the Tri-LEP Energy Strategy, which is due to be published imminently.
- We are preparing our own energy and water plans to ensure the City Region sustainably meets its growth needs and has the correct infrastructure to do so. The Energy and Water plans will outline a number of projects to take forward, some of which may require government funding. These plans should be ready in 2019.
- An Expert Infrastructure Panel has been established to oversee the development of the Energy and Water Plans. Chaired by Ian McAulay of Southern Water, the Infrastructure Panel brings together key strategic stakeholders from the private sector, local and central government.
- City Region partners, led by Brighton & Hove City Council, manage the 'Living Coast' UNESCO Biosphere, which brings worldwide recognition of our natural capital.
- The University of Brighton's Green Growth Platform has brought together a flourishing and growing network of 950 organisations, and they form the foundations of a thriving, green economy in our region. Greater Brighton will support the University of Brighton and its network of organisations to develop and commercialise the next generation of environmental, low carbon products and services. There are significant opportunities to make strategic linkages between the work of the Green Growth Platform and other low carbon/green sector initiatives across the wider region.

Further opportunities for working with Coast to Capital to deliver this priority

- Work with Coast-to-Capital to deliver recommended projects that come out of the forthcoming Energy South2East strategy.
- Seek support from Coast-to-Capital in delivering outcomes that are recommended by the Greater Brighton Water and Energy Plans, and explore how lessons and best practice can be shared across the wider LEP region.

IV. Create skills for the future

We will seek funding for training opportunities and high quality training facilities to make sure the adult workforce has the skills for future business needs.

The skills landscape is complex and ever changing. We welcome the SEP proposals to consult and engage partners in helping to address the complexities so that there is support for learning and skills progression, and a simplified process through which businesses can access skilled workers.

Key activities within the SEP include establishing an Employment and Skills Board and a Local Digital Skills Partnership. The Board would like further consultation to take place with

partners and stakeholders to ensure that these new structures compliment rather than undermine or duplicate existing partnerships. It's important to link these to existing structures and existing sub regional skills and employment plans.

How Greater Brighton is leading on delivering this priority

- Greater Brighton is consulting on a Skills and Employment Plan for the City Region. Key objectives will be to establish a consensus on the common challenges, opportunities and priorities across the City Region, whilst ensuring coordination with other activity in this space and reducing duplication across this priority.

Further opportunities for working with Coast to Capital to deliver this priority

- The Greater Brighton education sector will be represented on the LEP's Employment and Skills Board.
- Support Coast-to-Capital as it develops a picture of the skills needed for our economy, and understand the capital investment needed to support their delivery.
- With an established CDIT sector, and a strong university and FE offering, Greater Brighton is well placed to support Coast-to-Capital establish a successful Local Digital Skills Partnership.

V. Pioneer innovation in core strengths

We will establish a stronger university presence across our area; particularly to bring new university focus on business innovation in high growth areas such as the Gatwick Diamond and Croydon.

In terms of investing in science, research and innovation, the Board would like to see stronger alignment of university research incentives with place based economic development. This will help to accelerate economic growth and can also help the City Region to find solutions to big societal challenges. Greater Brighton is a partner in Innovation South and welcomes the support of the LEP for its delivery. The Innovation South Audit focused on a number of core themes that looked at five enabling technologies: Digital; Quantum; Photonics; Cyber and Big Data Analytics applied across four sectors; Connected Digital; Advanced Engineering; Bio-Science, and; Marine/Maritime. All of these are existing regional strengths that are potentially global in profile.

How Greater Brighton is leading on delivering this priority

- The City Region hosts two world-class universities, with strong specialisms in knowledge based innovation. This includes quantum computing as a specialism at the University of Sussex, and advanced automotive engineering at the University of Brighton. Greater Brighton supports the universities through the Greater Brighton Investment Programme, which included supporting the Advanced Engineering Centre at the University of Brighton and the Sussex Innovation Centre.
- Many of the projects in the Greater Brighton Investment Programme are aimed at creating the space for knowledge based innovation, and the incubation space to commercialise that innovation.
- Greater Brighton partners have taken an active role in developing the Innovation South bid to the Strength in Places Fund, which was submitted in July 2017.

Further opportunities for working with Coast to Capital to deliver this priority

- Brighton's New England House hosts the Digital Catapult, a focal point for the Creative Digital & IT (CDIT) sector in the City Region. It hosts the only 5G testbed outside of a university setting, and with further expansion the Digital Catapult can support the growth of 5G connectivity and immersive technologies.

VI. Promote better transport and mobility

We will lead lobbying for investment in a state of the art digital railway through investment in the Brighton Mainline and Crossrail 2. We will actively support the creation of Transport for the South East to bring further funds to roads and railways across our area.

The Board strongly welcomes the priority of investing in transport infrastructure in the region and supports the planning of infrastructure more effectively with local growth priorities. There needs to be a strong focus on the strategic economic links within the LEP Region, – especially north-south, the M23/Brighton Mainline corridor, and east-west, the A27/A259/Coast-way corridor.

How Greater Brighton is leading on delivering this priority

- A Transforming Cities Fund bid was submitted at a City Region level for the coast-way corridor between Newhaven and Worthing. Although unsuccessful, the evidence base can be built upon for further funding opportunities.
- In February 2018 Greater Brighton joined the Brighton Mainline Alliance to support the LEP-led campaign to bring much needed investments and upgrades to the line, in particular the Croydon Area Remodelling Scheme.

- We are exploring, with partners, the possibility of ubiquitous EV charging through a ground breaking project we are looking to partner with the Office for Low Emission Vehicles (OLEV) on.
- We are developing the Greater Brighton Energy Plan to ensure that the City Region's energy needs are suited to the transport infrastructure of the future.

Further opportunities for working with Coast to Capital to deliver this priority

- Align with Coast-to-Capital during the upcoming Network Rail consultation on the proposed Brighton Mainline Upgrades to push for the best possible outcomes for Greater Brighton and wider LEP area.
- Develop a clear set of LEP-wide transport priorities which will form the basis of our argument with Transport for the South East as to why investing in Coast-to-Capital will drive growth across the South East.
- Add Greater Brighton voice to support the growth of Gatwick within its existing footprint.

VII. Improve digital network capability

We will prioritise investment in a new standard of full fibre broadband connectivity between our economic hubs, to make us the first area of the UK with full 21st century fibre infrastructure.

Digital Infrastructure is a priority at a national level, and the Board is encouraged that this is a clearly articulated in the SEP. Coast to Capital recognises the importance of having a world-class digital network capability that can help deliver high productivity gains across all sectors of the economy.

Greater Brighton is starting from a position of relative strength in relation to digital connectivity, but a complacent or do-nothing approach would pose a risk to current and future productivity, growth and prosperity across the City Region. Enhancing the City Regions' digital capability will provide massive opportunity for digital and "traditional" businesses to utilise new technologies in order to improve efficiencies and reduce costs. For Greater Brighton to remain competitive with other UK city regions, both nationally and internationally, we need to position ourselves as being a leader in digital connectivity.

How Greater Brighton is leading on delivering this priority:

- Authorities in the City Region have led on successfully developing Local Full Fibre Network (LFFN) Challenge Fund bids including Adur & Worthing and Mid Sussex.

- Brighton & Hove City Council has developed an outline proposal for a 5G fibre ring to support innovation and growth in digital-tech-creative businesses, connecting them more effectively with the research and skills resources in the city's educational institutions. It will leverage important assets including the 5G Testbed and the Digital Exchange to attract further investment. It will also take advantage of opportunities to deploy new infrastructure at low cost and make use of available government funding.
- To ensure that the City Region's digital infrastructure has adequate capacity for business' and residents' current and future needs, as part of the 2018/19 work-plan the Board approved the development of a Digital Infrastructure Plan to cover the City Region.

Further opportunities for working with Coast to Capital to deliver this priority

- Support Coast-to-Capital in its bid for Wave 3 funding from the LFFN Challenge Fund
- Add weight to the argument that existing Network Rail assets can be used to support the deployment of full fibre networks so that ultrafast broadband can be delivered to our businesses and homes

VIII. Build a strong national and international identity

We will lead development of a strategy for increasing international and domestic investment in our area, reflecting the business strengths, natural environment and cultural offer.

As well as scoping any gaps in our infrastructure there is an opportunity to build on our strengths as a region that already has international connections in business, education, the visitor economy and our cultural economy. There is an opportunity to develop new approaches to inward investment as part of an 'invest, learn, visit' approach to promoting the City Region.

How Greater Brighton is leading on delivering this priority:

- The Greater Brighton Economic Board has prioritised inward investment and trade and has funded work to take forward this proposal. We are now looking to secure funds to create a dedicated team to work with and on behalf of regional partners and work closely with the Department for International Trade (DiT) and C2C.
- As part of this work a City Region Business Survey will be undertaken towards the end of 2018. This will provide primary data to support the new Inward Investment and Trade Team and similar activities across Greater Brighton.
- We are bringing forward the City Hall for Business project as a focal point for many of these functions that will promote and market the area, as well as a hub at Gatwick for the team to operate from.

Further opportunities for working with Coast to Capital to deliver this priority

- Work with Coast-to-Capital to identify and tackle possible funding and planning barriers to delivery of key business infrastructure
- Support Coast-to-Capital to raise the profile of the LEP area as an inward investment location, through strengthening links with DiT and other partners

Next Steps

There is already much going across the City Region that is and will support delivery of the SEP, and there are clear opportunities where Greater Brighton and Coast-to-Capital can work together to deliver the eight priorities. The Board is currently undertaking the development of a Five Year Strategic Plan, which will help inform the SEP and provide a strong manifesto for private and public investment in the City Region.

We await with interest the outcome of the current exercise to strengthen Local Enterprise Partnerships. Whatever the outcome, we look forward to working with our colleagues at Coast to Capital to achieve our common ambitions through the development of a Local Industrial Strategy.

Summary: How Greater Brighton is delivering the SEP priorities

| | |
|--|---|
| Develop prosperous urban centres <ul style="list-style-type: none"> Working with Homes England to unlock key Strategic sites e.g. Northern Arc in Burgess Hill Securing HIF Funding to accelerate delivery of 6,000 new homes Innovative approaches to delivering new homes e.g. Living Wage Joint Venture The One Public Estate Programme is driving the release of public sector land to deliver space for new homes in developed areas | Develop business infrastructure & support <ul style="list-style-type: none"> Investment programme of major projects to deliver commercial space across the City Region, including Brighton Waterfront, Newhaven Enterprise Zone, and in Burgess Hill the Northern Arc employment space and proposed Science and Technology Park, which would be the first in the LEP area |
| Invest in sustainable growth <ul style="list-style-type: none"> Developing Energy and Water Plans to ensure City Region sustainably meets its growth needs City Region partners manage our world renowned natural capital through the 'Living Coast' UNESCO Biosphere The University of Brighton's Green Growth Platform has brought together a flourishing and growing network of 950 organisations, and they form the foundations of a thriving, green economy in our region | Create Skills for the future <ul style="list-style-type: none"> Greater Brighton is developing Skills and Employment Plan for the City Region The Greater Brighton education sector will be represented on the LEP's Employment and Skills Board |
| Pioneer innovation in core strengths <ul style="list-style-type: none"> The City Region hosts two world-class universities with specialisms in knowledge based innovation The City Region hosts the Digital Catapult, a focal point for the CDIT sector and home to the only 5G testbed outside of a university Greater Brighton partners have taken an active role in developing the Innovation South bid to the Strength in Places Fund | Promote better transport and mobility <ul style="list-style-type: none"> Greater Brighton submitted a Transforming Cities Fund bid in June 2018, which could secure £60-£80m of investment Greater Brighton joined the Brighton Mainline Alliance Working with OLEV on a potentially ground-breaking project around EV charging Greater Brighton Energy Plan will help ensure correct infrastructure is in place |
| Improve digital network capability <ul style="list-style-type: none"> City Region partners have successfully secured funding from The LFFN Challenge Fund Brighton & Hove City Council have developed plans for a 5G fibre ring to support the development of next generation technologies Greater Brighton is developing a Digital Strategy | Build a strong national & international identity <ul style="list-style-type: none"> Greater Brighton is looking to secure funds to create an Invest & Trade Team A Business Survey is going to be carried out to provide an evidence base for the Team Bringing forward City Hall for Business to act as a hub and focal point for investment and trade activity for the City Region |

Summary: Further Opportunities for working with Coast to Capital

| Develop prosperous urban centres | Develop business infrastructure & support |
|--|--|
| <ul style="list-style-type: none"> Establish a priority list of urban centres that are ready to deliver sustainable growth and drive prosperity across the region Proactively identify future opportunities to meet Government housing targets Work with Coast-to-Capital on developing relevant business cases for Government Exploring innovation in housing supply in terms of size/layout of new homes and construction techniques | <ul style="list-style-type: none"> Establish a baseline of business space availability so that we understand the challenge around developing new business space Identify new sites for high quality business space and work with Coast-to-Capital and developers to bring these forward. Prioritise the scale-up potential of small businesses through the development of a coordinated approach to support |
| Invest in sustainable growth | Create Skills for the future |
| <ul style="list-style-type: none"> Work with Coast-to-Capital to deliver recommended projects that come out of the forthcoming Energy South2East strategy Seek support from Coast-to-Capital in delivering outcomes that are recommended by the Greater Brighton Water and Energy Plans, and explore how lessons and best practice can be shared across the wider LEP region | <ul style="list-style-type: none"> Support Coast-to-Capital as it develops a picture of the skills needed for our economy, and understand the capital investment needed to support their delivery Support Coast-to-Capital establish a successful Local Digital Skills Partnership, utilising the established CDIT sector, and a strong university and FE offering |
| Pioneer innovation in core strengths | Promote better transport and mobility |
| <ul style="list-style-type: none"> Brighton's New England House hosts the Digital Catapult, a focal point for the Creative Digital & IT (CDIT) sector in the City Region. It hosts the only 5G testbed outside of a university setting, and with further expansion the Digital Catapult can support the growth of 5G connectivity and immersive technologies. | <ul style="list-style-type: none"> Align with Coast-to-Capital during the upcoming Network Rail consultation on the proposed Brighton Mainline upgrades to push for the best possible outcomes Develop a clear set of LEP-wide transport priorities which will form the basis of our argument with Transport for the South East Support the growth of Gatwick within its existing footprint. |
| Improve digital network capability | Build a strong national & international identity |
| <ul style="list-style-type: none"> Support Coast-to-Capital in its bid for Wave 3 funding from the LFFN Challenge Fund Add weight to the argument that existing Network Rail assets can be used to support the deployment of full fibre networks so that ultrafast broadband can be delivered to our businesses and homes | <ul style="list-style-type: none"> Work with Coast-to-Capital to identify and tackle possible funding and planning barriers to delivery of key business infrastructure Support Coast-to-Capital to raise the profile of the LEP area as an inward investment location, through strengthening links with DiT and other partners |

| | | | |
|-------------------------|---|--|--------------------------|
| Subject: | Greater Brighton Full Fibre Connectivity | | |
| Date of Meeting: | 16th October 2018 | | |
| Report of: | Chief Executive, Mid Sussex District Council | | |
| Contact Officer: | Name: | Simon Hughes | Tel: 01444 477514 |
| | Email: | Simon.hughes@midsussex.gov.uk | |
| LA(s) affected: | All | | |

FOR GENERAL RELEASE**1. PURPOSE OF REPORT**

- 1.1 This report proposes that the Greater Brighton Economic Board commits to working alongside other bodies, for example the C2C LEP, and neighbouring authorities to bring full fibre connectivity to the area and wider sub region.
- 1.2 The approach outlined would be innovative and offer enormous potential to the economy. It could be a signature priority for this Board over the medium term and be something that helps define the area's economic ambitions.
- 1.3 Greater Brighton aims to bring jobs and prosperity to the area; to make the Greater Brighton City Region the most successful economy in the South East connected with London. However, the area has failings in its traditional infrastructure which are disadvantaging business and productivity.
- 1.4 We know that the GVA in our area is falling behind other comparable areas and that while we must, of course continue to lobby for all the investment our area needs, there may be advantages to an early focus in new, full fibre infrastructure¹ to stimulate productivity and investment in the area.
- 1.5 Studies have shown that the economic benefits of full fibre infrastructure are significant in terms of productivity and innovation increases: 2.5% after 5 years, 5% after 10 years and 7.5% after 15 years.
- 1.6 Full fibre infrastructure has the advantage of being very significantly cheaper to construct (£/m) than other, more traditional infrastructure (road, rail and buildings).
- 1.7 Full fibre (once installed) is also largely invisible, which means it fits well with our beautiful and highly protected landscape. Once in place, it also benefits rural and urban areas, indeed it could help address some of the inequality rural areas often face.
- 1.8 There is now an opportunity for us to clearly and decisively take the current opportunity and on the development of a full fibre "super spine" for our area and the wider sub region.

¹ Full fibre describes an internet connection that is entirely served by a fibre optic cable, from the exchange all the way to the end user. This is also known as Fibre To The Premises (FTTP)

- 1.9 This ambitious approach could be a clear priority for GBEB and something we could vigorously support alongside our partners in the LEPs, Education, business and local government. It could also help define the area in terms of its economic ambitions and priorities. The proposals have the potential to mark us out and put us ahead of all other regions in the UK.
- 1.10 Investment in a new standard of full fibre broadband connectivity would make Greater Brighton the first area of the UK with full 21st century full fibre infrastructure. The goal is to provide a world-class digital network capability that can help deliver high productivity gains across all sectors of our economy.
- 1.11 This approach supports and complements the existing activity in the area to deliver full fibre and coordinates with recent bids to the Government's LFFN Wave 3 programme for example by Brighton and Hove City Council, East Sussex County Council, and the Coast to Capital (C2C) LEP.

2. RECOMMENDATIONS

- 2.1 That the Board support the opportunity to join other partners in the sub region and prioritise the development of full fibre digital infrastructure for the Greater Brighton area and work cooperatively to secure funding opportunities to achieve this aim.
- 2.2 That the Board notes the contents of the report and the activities of partner authorities and expresses its support for the development of full fibre digital infrastructure as a part of the economic development approach for the sub region that is entirely consistent with the Government's Industrial Strategy.

3. BACKGROUND AND CONTEXT

- 3.1 This report highlights an approach to accelerating investment in and deployment of new digital infrastructure. The aim is to ensure not only that the infrastructure is technically capable, but also that its construction and operation plays a direct role in developing the regional economy, supporting competition and innovation.
- 3.2 Greater Brighton is one of the fastest growing city regions in the UK with a strong knowledge-based economy. However, the Board receives the consistent message from businesses that under-investment in infrastructure blocks growth and prevents inward investment. Without the required level of investment, the full growth potential in the area will not be achieved.
- 3.3 The area's economy is an interconnected network of functional economic hubs each with its own distinct sense of identity. What they have in common is significant strengths in technological and knowledge-based sectors which require ever faster and reliable digital connectivity both in the UK and beyond.
- 3.4 Through its Industrial Strategy, the Government has expressly focused on building a 'full fibre future for Britain' to deliver a digital infrastructure capable of providing today what the next generation will need tomorrow. This means connecting premises with fibre and not copper or coaxial connections.

- 3.5 Despite the demand and potential economic benefits of full fibre deployment, the area lacks the fibre density in access networks and backhaul to ensure that local businesses have access to the infrastructure they need to innovate, differentiate and add value, so increasing the pace of economic growth. Increased speed and capacity from 5G will rely on higher frequencies and network densification. Without more high capacity fibre, carriers will be unable to support the projected minimum four-fold increase in mobile data traffic.
- 3.6 To attract investment into our business infrastructure and the subsequent creation of more high value local jobs, full fibre coverage across our area is essential. Fundamental enabling technologies will be crucial for the future success of the area and for unlocking the full potential of 5G.
- 3.7 To address the demands of businesses for the future we need a supporting infrastructure in the same way that manufacturers need a road, rail and shipping network to distribute their goods. But to gain the maximum advantage for the area also means ensuring adopting an approach to the market structure that supports local development with opportunities for local business, SMEs and public sector. This means these organisations taking part, not just in using the service that the infrastructure makes possible, but in creating those services, investing in and helping to build the infrastructure, operating and maintaining it.
- 3.8 Most importantly this can deliver a significant uplift in productivity and innovation for the area. It can be achieved in the short term and with low levels of investment compared to other infrastructure projects.
- 3.9 Key partners, including C2C LEP, Network Rail Telecoms and local authorities across the region are forming a ‘coalition of the willing’ to advance the plan. The geographical scope of the project will depend on that coalition and the funding that can be attracted.
- 3.10 The approach requires funding, some of which has already been sourced through the Local Full Fibre Network Fund (LFFN) Waves 1 and 2, with expressions of interest going to Wave 3 and the bid from West Sussex authorities to retain 75% business rates and re-invest them in a full fibre super spine.(see paragraph 5 below).

4. SPINE NETWORK

- 4.1 The proposed approach is to develop a new access network to accelerate investment in and deployment of further new digital infrastructure by reducing barriers to investment in full fibre access networks and new wireless technologies. A spine network is a high capacity fibre network that allows other lower capacity access networks to link to it. The capacity of the spine network and proximity to it dictate where fibre can be built economically. By using the fully open access, shared, spine fibre routes that will connect parts of the region, suppliers will be able to extend networks out on a commercial basis where currently there is lack of supply. This infrastructure will be able to support different types of initiatives, for example:
- neutral exchange points that will serve as focal points to grow the existing digital sector and to attract new development;
 - commercial build in cities, towns, hamlets around the spine route (enabling both fixed and mobile wireless technologies, particularly in rural areas);

- self-build projects with mobilised business and residential communities to extend the network into harder to reach areas, previously too expensive;
- town and city centre connectivity initiatives e.g. fixed wireless technologies such as Wi-Fi, small cell 4G installations and mobile wireless technologies such as 5G.

- 4.2 The spine network will connect a number of towns and is scalable, capable of being extended to the wider region. A key principle of the design is that it will be open access, available to all, thereby overcoming the barrier to local initiatives to create new infrastructure. Market testing with suppliers will be conducted to establish the detail of service offering (e.g. duct access, fibre access), the optimum design of routes, the most suitable delivery routes. Options under consideration include, among others, the dedicated build on roads and lower cost alternatives such as cycle routes and abandoned railways, as well as the option of collaborating with Network Rail.
- 4.3 The core design could link towns to provide a cross county backhaul route. The section between Burgess Hill and Brighton to the east of the county is already under consideration with wider partners working with the C2C LEP.
- 4.4 There are a number of projects starting or underway that aim to address full fibre connectivity. They are summarised in paragraphs 5 and 6 below. This paper is recommending that those projects are supported, enabled and extended through investment in “super spines” as outlined above.

5. WEST SUSSEX RETAINED BUSINESS RATES PILOT

- 5.1 All the local authorities in West Sussex have already agreed to work together on the approach to securing full fibre infrastructure outlined in this report. Further, the authorities have submitted a bid to Government to pilot 75% business rates retention.
- 5.2 If the pilot bid is successful, the West Sussex authorities have agreed in principle, that the majority of the retained business rates should be re-invested in the development of full fibre ‘super spines’ as outlined in this paper. The retained business rates available could be in the order of £15m. There is now an opportunity for the GBEB to develop its own contribution to this work.
- 5.3 Full fibre networks typically have asset lives of more than 20 years and present longevity of investment and a greater opportunity for return in a market where demand is increasing.
- 5.4 The pilot will invest retained business rates growth to facilitate and expand further commercial investments in digital connectivity across the area. The aim is to create a regional spine network that connects towns across the region. The “spine” will not connect individual premises but will provide a scaffolding to support investment in, and deployment of the “access networks”² that would connect individual premises to a full fibre network. The aim is to ensure not only that the infrastructure is technically capable but also that its construction and operation plays a direct role in developing the regional economy, supporting competition and innovation. The route will be subject to detailed design and market testing, however creating one or more resilient spine “loops”, that can be scaled up or down within the county and the wider region is an option.

² Access Network: the connections that cover the final metres to reach businesses, homes and 5G cells

Urban clusters

- 5.5 The countywide West Sussex Gigabit project, (a collaboration with all West Sussex local authorities and DCMS), aims to deliver gigabit capable connectivity to the public sector. However, it may also attract further commercial investment in full fibre networks if digital infrastructure suppliers see opportunities for wider investment in the county. This would support the expansion of key urban clusters across the county into gigabit towns and cities. Linking these gigabit urban areas together could create a platform capable of innovation and expansion of next generation technology. Full fibre is a hygiene factor for this expansion, availability of backhaul is crucial. The spine will address this as it will be open access i.e. accessible to all digital infrastructure providers and service providers, allowing investors to gain entry to, or expand their markets without incurring the most expensive part of the engineering, the cost of deploying ducts all the way back to the core points of inter-connection.

Rural reach

- 5.6 The geography of Sussex provides a number of challenges and opportunities. Some areas within the Areas of Outstanding Natural Beauty and the South Downs National Park have historically been difficult to serve in terms of broadband connectivity given the challenging terrain and long distances involved, along with the low density of premises. These areas have effectively suffered from market failure and have also been too costly to reach through the BDUK³ publicly funded fibre roll-out. This has impacted the ability to unlock the full potential of the rural economy and will limit access to crucial enabling technologies in the future (for example for agritech).
- 5.7 West Sussex County Council has been working on the rural connectivity agenda for some time, however a constraining factor is the availability of accessible backhaul in these areas that makes connections to the remaining areas cost-prohibitive. A spine build in the county complements the current rural initiatives by reducing the cost barrier of access, thereby reaching more businesses.

City/town centres

- 5.8 The town centre experience is becoming vital to the survival and continued popularity of many locations up and down the country. The use of town centres is changing, whereby they are becoming a destination and meeting place where leisure is beginning to dominate over the retail offer (ref The Grimsey review⁴). Part of the leisure experience involves the ability of visitors to interact with their friends and share experiences with their peers via instant social media such as Twitter and Instagram. The local authorities within West Sussex have set out a number of strategic plans and objectives in their respective “growth deals”⁵ to adopt this type of digital offer.

³ Broadband Delivery UK, part of the Department for Digital, Culture, Media and Sport, is delivering superfast broadband and local full fibre networks to the nation

⁴ The Grimsey review (2018) highlighted the importance of town centre Wi-Fi in helping develop modern adaptable town centres, with the ability to survive in an ever-changing retail world

⁵ 5 year partnership pledges that have been made between the County Council, district and borough councils and others that bring local improvements for residents, businesses and visitors

5.9 The potential spine routes for the West Sussex Retained Business Rate Pilot are being evaluated and early examples are shown below as an illustration. These are built alongside railway lines, and cost estimates are provided on that basis. They could be provided though other routes including road digs. A partnership with Network Rail Telecom could potentially allow fairly rapid and cost-effective deployment. The cost illustration at the end of this document assumes up to £100/m.



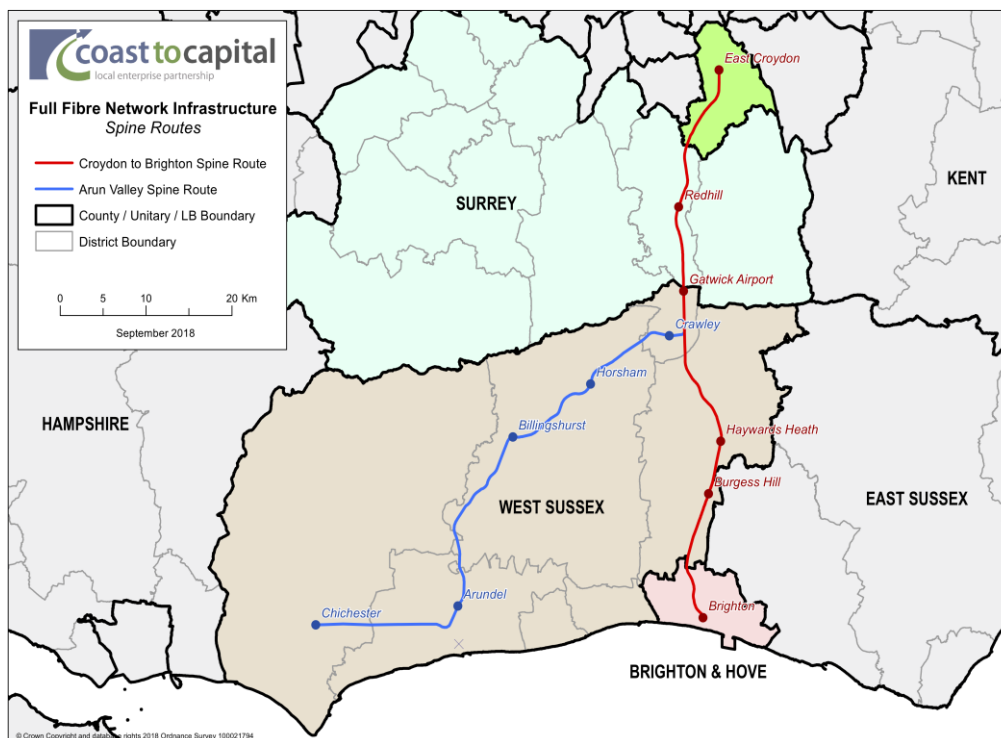
5.12 Brighton & Hove also has an emerging specialism in ICT and Digital Services, a sector which has seen rapid growth in recent years. This higher value sector is being prioritised for growth nationally, and therefore represents a considerable economic opportunity for the city as highlighted in the city's draft Economic Strategy. The city also has a growing number of bespoke research and innovation facilities which mark it out nationally. The Digital Catapult Centre is undertaking innovative research into immersive tech, and is one of the only places in the UK where 5G technology can be accessed by start-ups. The Digital Exchange in Brighton is a business cooperative working to improve digital infrastructure and services. This strength in digital industries acts as a draw for investment in digital infrastructure that should benefit the entire city region.

- 5.13 BHCC is in the process of submitting a Wave 3 bid to the Local Full Fibre Network Challenge Fund (LFFN) with a proposal to take gigabit capable infrastructure to 190 public sector sites to create a new 91 Kilometre fibre access network. This fibre access network would change the economic profile for connectivity to ultrafast+ bandwidth services for over 92,000 residential and business premises across the city. The proposal will place c.3,600 businesses within 50m and c.8,000 businesses within 200m of the new network.

6. C2C WAVE 3 EXPRESSION OF INTEREST

- 6.1 The C2C LEP intention is to extend the spine across the rural heart of the county and enable access networks to be built at appropriate break out points. A number of routes are under discussion, including the Arun Valley Network Rail line as shown in the map below, cycle paths and a mix of carriageway and cross country dig to connect Chichester and Crawley via Horsham.
- 6.2 A rural West Sussex Chichester to Crawley route would effectively create a design that could join up with Brighton via the coast to form a West Sussex full fibre loop.
- 6.3 The South Downs National Park, along with the High Weald are areas that will fall within the final percent and have only partially benefited from the BDUK superfast roll out. These areas are particularly challenging due to the limited availability of open infrastructure and/or the low density.

Figure 2. C2C LEP Proposals



- 6.4 This would leave the onward connectivity between Chichester and the south coast of the County, the final piece that would potentially close a “small loop spine” that could also be extended to include Brighton. This loop topology may provide additional benefits to local suppliers in particular the ability to source resilient connectivity.

7. HOW WE CAN ACHIEVE THIS?

- 7.1 The commercial model for making these assets available to the market are being considered and will also be the subject of further market testing. The key principles are that all assets will be made available to all market players on equal terms, and that access will be charged at market rates.

Cost illustration

- 7.2 The costs below are for illustration purposes only. A full cost model will be worked up alongside the detailed design including project costs and on-going running costs:

| Infrastructure | Elements | Estimated costs | Details |
|------------------------------------|------------------------------------|-----------------|---|
| Small loop spine | 115 km loop | £11,500,000 | linking key areas within WSCC |
| Large loop spine (not illustrated) | 215 km loop | £21,500,000 | includes smaller loop and is extended to wider areas including Brighton, Surrey, Hampshire |
| Additional/alternative build | 60km cycle routes, disused railway | £1,200,000 | Downs Link Cycle route |
| Town local spine network | local loop around a town | £1,500,000 | Cost per loop |
| DX-PoPs | based on 5 towns | £750,000 | points of presence for digital exchanges linking to network |
| Digital Exchanges | based on 3 | £1,500,000 | |
| Framework | professional services | £350,000 | legal, technical support to deliver a framework that facilitates driving out the benefits of the investment e.g. develop models and toolkits to facilitate expansion of the network |

- Based on the cost assumptions, an investment of between £16.8m and £26.8m to secure a full fibre spine in our region that can be scaled up or down.
- £16.8m represents the *small loop spine*, cycle path build, at least one local town spine, the DX PoPs and Digital exchanges as well as the Framework.
- £26.8m represents all of the above and the *large loop spine* within the region which offers the potential to work with wider partners in the region now or in the future.
- The design is flexible and reflected in the costs which are scalable up and down.

- 7.3 These can be funded using a combination of sources. Where public funds are used to create new assets these will:

- Provide public sector with new opportunities for cost savings and public service transformation.
- Be shared with private sector on a market basis, without the application of state aid or any kind of subsidy.

- 7.4 A collaboration framework can be designed to achieve a number of objectives:
- Make it easier for local authorities to launch their own initiatives, for example to use local assets such as CCTV ducting to help build out a local network, or to obtain and effectively deliver against funding from sources such as the Government's Local Full Fibre Networks programme.
 - Provide local authorities with ready-made legal mechanisms to reduce investment barriers, such as way-leaves, or to engage property developers.
 - Make it easier for communities of businesses and citizens to co-invest in new infrastructure that will improve connectivity, without getting locked in to a particular provider. This could include the use of Gigabit Vouchers and community initiatives such as crowdfunding to provide fibre connections.

- 7.5 The framework can provide a toolkit with ready-to-use models, pre-established vehicles and legal mechanisms to support rapid delivery. This will put within reach fibre and 5G connections to towns and villages across the region at a pace that is not possible now.

Framework

- 7.6 The framework can provide a toolkit with ready-to-use models to support local authorities, other public sector bodies, private sector investors, operators, SMEs and citizens in taking local initiatives.

- 7.7 The toolkit will use models already proven or being piloted elsewhere. The plan will establish the vehicles and bodies needed to make these models work:

- Asset-sharing mutual⁶: providing an effective way for public and private assets to be shared while remaining in separate ownership. Private and public bodies would gain access to shared fibre spine networks to support investment in access networks.
- Dig-once: an approach to providing new ducting assets created during construction and regeneration projects, utility and transport infrastructure upgrades⁷.
- SME/citizen co-investment vehicle: a crowd-funding vehicle to invest in new access networks. SMEs and citizens can invest their own funds as well as connect premises in the region: it provides a scaffolding to support investment in and deployment of the networks that connect premises.
- Gigabit vouchers in new, co-owned infrastructure⁸. A model used to connect villages to fibre currently being used in the North of England.

- 7.8 Additionally, the framework will offer legal tools and templates. These tools are designed to provide maximum flexibility:

- For private network operators and investors to reduce costs with straightforward commercial access to shared assets such as the superspine. The framework complements existing initiatives and developments.

⁶ Being piloted in Tameside, as part of the Wave 1 of LFFN

⁷ Being piloted in Mid Sussex as part of Wave 2 LFFN

⁸ Using a similar model to B4RN which connects villages in the north with fibre

- For public sector bodies to re-use and share their assets or invest in infrastructure to meet needs.
- For business, citizens and public institutions such as schools to take their own initiatives where the market has been slow to deploy.

8. CONCLUSIONS:

- 8.1 Members of the Board are asked to support the approach outlined in this paper and consider the development of full fibre digital infrastructure for the Greater Brighton area as a key priority within the emerging 5 year strategic plan.

9. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 9.1 There are no direct financial implications as a result of this report, however, indicative set up costs ranging from £16.8m to £26.8m for the full region are detailed in paragraph. 7.2. In the event that this is adopted a fully costed model will be worked as well as funding options explored. This may include public sector as well as commercial investment options being considered.

Finance Officer Consulted: Rob Allen, Principal Accountant
Date: 04/10/18

Legal Implications:

- 9.2 The Board is just being asked to express support for the development of full fibre digital infrastructure. There are therefore no legal implications arising directly from this decision. Clearly those authorities involved will need to consider the legal implications associated with delivering the infrastructure. If, in the future, the Board is asked to make further decisions and / or commitments to progress the delivery of full fibre infrastructure, the legal implications will be considered at that time.

Lawyer Consulted: Alice Rowland, Head of Commercial Law
Date: 04/10/18

Equalities Implications:

- 9.3 None

Sustainability Implications:

- 9.4 None

Any Other Significant Implications:

- 9.5 None

| | | | |
|--------------------------|--|---|--------------------------|
| Subject: | Greater Brighton One Public Estate Update | | |
| Date of Meeting: | 16 October 2018 | | |
| Report of: | Chair, Greater Brighton Officer Programme Board | | |
| Contact Officer: | Name: | Angela Dymott | Tel: 01273 291450 |
| | Email: | angela.dymott@brighton-hove.gov.uk | |
| LA's(s) affected: | All | | |

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The purpose of this report is to provide the Greater Brighton Economic Board ('the Board') with an update on the Greater Brighton One Public Estate (OPE) Programme ('the Programme').

2. RECOMMENDATIONS:

- 2.1 That the Board note the progress made by the Programme, as outlined in Sections 4 and 5.
- 2.2 That the Board endorse the development of a bid to the Phase 7 funding call, as detailed in Section 6, and devolve sign-off of this bid to the Chair of the Greater Brighton Strategic Property Board.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The National OPE Programme ('the National Programme') is a pioneering initiative funded by the Cabinet Office and delivered in partnership with the Local Government Association and, following a recent expansion, the Ministry of Housing, Communities & Local Government (MHCLG). The National Programme is designed to facilitate and enable local authorities to work successfully with Government and local agencies on public property and land initiatives through sharing and collaboration.
- 3.2 The aim of OPE is to get more from the collective public sector estate. The objectives are to:
- Support economic growth by unlocking land and surplus sites for new housing and jobs;
 - Deliver more joined-up public services for local communities with property as an enabler, and;
 - Create further opportunities for local authorities and public sector partners to generate efficiencies through reduced running costs, income and capital receipts to deliver savings for the taxpayer.
- 3.3 The National Programme began in 2013, when it involved just twelve partnership areas. It has grown significantly and now supports 319 councils (90%) in 76

partnership areas working on projects to transform places and public services right across England.

- 3.4 Greater Brighton is one of these partnership areas and, whilst still in its infancy, the benefits in terms of both unlocking blocked development sites and in facilitating closer co-ordination and partnership working between public sector partners and stakeholders across the City Region are already being seen.
- 3.5 Partnership areas that gain membership to the National Programme receive wide-ranging support to develop cross-sector property projects that deliver one or more of the OPE objectives. This includes:
- Funding – potential revenue grant or repayable grant (i.e. loan) funding of up to £500,000 (per partnership area, per funding call);
 - Access to a Pool of Experts framework – providing specialist expertise and negating the need for lengthy local procurement exercises, and;
 - Practical and technical support – including routes in to Government.
- 3.6 The Greater Brighton partnership area ('the Partnership') was welcomed onto the National Programme in November 2016 following a successful application to the Phase 4 funding call, in the form of a Services & Assets Delivery Plan. To date, the Partnership has secured £1,653,500 in funding from the National Programme as follows:

| | No. of Projects | Allocated Funding |
|--|-----------------|-------------------|
| Phase 4 OPE Programme (November 2016) | 7 | £409,500 |
| OPE Programme Delivery (November 2016) | - | £120,000 |
| Phase 6 OPE Programme (January 2018) | 2 | £125,000 |
| Phase 6 OPE Top-Up (March 2018) | 1 | £180,000 |
| Land Release Fund (February 2018) | 3 | £819,000 |
| Totals | 13 | £1,653,500 |

- 3.7 All OPE funding to date has been in the form of a revenue grant. It has been awarded to support the development of ten projects located across the City Region, covering a range of activities – including feasibility, viability, master planning, business case development and project management support – to provide the evidence base needed to make robust asset management decisions. It has also funded a dedicated programme management resource, responsible for the day to day management of the Programme.
- 3.8 **It is currently expected that up to 2030 these ten projects will deliver over: 1,450 new homes; £18.3m in capital receipts; £7.8m in reduced running costs; £250m of inward investment and; 3,680 new jobs (including construction).** These projects are at relatively early stages of development and

so it should be noted that the forecast outputs may change as business cases are completed and schemes are developed and approved. A summary of project progress is provided in Section 4 below.

- 3.9 **The Programme's Land Release Fund (LRF) allocation enables the delivery of three projects that will create 79 new affordable rented homes by 31 March 2020.** This capital grant is funding activities such as land assembly, site demolition, groundworks and infrastructure service improvements to enable scheme viability. The three projects form part of Brighton & Hove City Council's (BHCC) [New Homes for Neighbourhood's Programme](#) that aims to deliver 500 new council homes. A summary of project progress is provided in Section 4 below.

4. PROJECT UPDATES

Integrated Multi-Disciplinary Primary & Community Team (IMPACT) Hub, Worthing (Phase 4)

- 4.1 This project sees Worthing Borough Council (WBC) leading the redevelopment of its existing Civic Centre car park, to provide the opportunity for a number of medical facilities currently dispersed throughout the town to co-locate into a single, new fit for purpose facility.
- 4.2 The scheme is being taken forward in managed phases as follows:
- Stage 1: scheme feasibility
 - Stage 2: proof of viability, develop scheme designs, detailed scope and development agreement
 - Stage 3: prepare outline business case approvals
 - Stage 4: scheme design to planning application and approval
 - Stage 5: prepare detailed business case for NHS approvals
 - Stage 6: building contract award to completion and occupation
- 4.3 The scheme has now advanced through to the business case and design and planning stages (3 and 4 respectively). The project team is currently working on the various commercial aspects of the proposal to ensure that letting agreements, head lease issues and commercial issues surrounding NHS notional rents are resolved for certain stakeholders.
- 4.4 The intention is to submit the planning application by December 2018, with the objective of starting work on-site in summer 2019 for the IMPACT Hub to open in spring 2021.

Preston Circus Fire Station, Brighton (Phase 4)

- 4.5 This project sees East Sussex Fire & Rescue Service (ESFRS) reviewing the space and layout of its under-utilised Preston Circus Fire Station, built in 1938, to create modern service facilities and shared space with public, third sector or commercial partners.
- 4.6 The initial design feasibility and RIBA stage one cost report, as well as the accompanying site surveys and investigations, were completed in spring 2017. This identified two options; staying within the existing footprint or creating more

space by adding a floor over the roof level. Further design stages were then paused, to allow ESFRS to create a Design Guide for use across its estate to ensure that the accommodation and facilities being provided meet the future needs of a modern service.

- 4.7 Following completion of the Design Guide in April 2018, ESFRS recommissioned the professional team consisting of design consultants Mackellar Shwerdt Architects and cost consultants Faithful & Gould. The updated concept designs were completed in June 2018. In line with RIBA Stage 2, the intention was to develop a concept design that allows for a cost plan to be produced for the purpose of developing the business case. Therefore, the objective was to achieve 80% design certainty at this stage, with later detailed and final design to achieve 95% certainty on cost prior to any contract award.
- 4.8 Under the new scheme, ESFRS accommodation is predominantly laid out over the ground and first floor, with some accommodation also being located on the second floor. A shared entrance with a common/separate access route is orientated to the far right-hand side of the building and also includes a passenger lift. This would facilitate access to other users of the remaining space on the second and potentially third floor, if an additional floor is constructed.
- 4.9 Faithful & Gould delivered both the draft stage two cost plan (informed by certain surveys and investigations such as structural surveys and 'opening up' as well as refurbishment and demolition asbestos improve cost certainty) and commercial appraisal at end July 2018. The consultants were asked to consider the following options for the vacant space:
- Remodel/Conversion into Shared Office Space – with other public partners
 - Remodel/Conversion into Shared Office Space – for commercial lease/leasehold arrangement
 - Remodel/Conversion into residential space – for sale
- 4.10 ESFRS ran local user engagement sessions in July and August 2018 to enable feedback on the proposed scheme. There were no fundamental changes to the design that may affect the costs and the proposals were generally well received by all those that took part in the engagement process.
- 4.11 It is currently estimated that there would be circa 240sqm of available shared space, with a further 260sqm if an additional floor is constructed. Expressions of interest to utilise the shared space will be circulated to all public-sector partners in late September 2018 and the Service is currently planning an open day for interested parties to visit the Station and view the plans for the proposed layout.
- 4.12 The target date for County Fire Authority approval of the business case is September 2018. The first stage will be to obtain approvals for the operational space and the second stage, likely to be in December 2018, will focus on the proposals for alternative use in the unoccupied areas of the building. Works are expected to commence in the summer of 2019.

Preston Barracks Primary Care Centre, Brighton (Phase 4)

- 4.13 Working with BHCC, the University of Brighton (UoB) and the developer U+I, this project sees Brighton & Hove Clinical Commissioning Group (BHCCG) leading the development of a place-based Primary Care Centre for incorporation into the wider Preston Barracks regeneration scheme to meet the current and future health needs of the local community.
- 4.14 BHCC's Planning Committee approved the plans for the comprehensive regeneration of Preston Barracks and UoB's Moulsecoomb campus on 27 September 2017. It was agreed as a condition of the planning consent that the developer would use best endeavours to reach an agreement with a medical provider to incorporate a medical centre as part of the redevelopment. Through close working between BHCCG, BHCC, the developers and the GP practices, considerable progress has been made towards realising this.
- 4.15 Related legal constraints were in danger of jeopardising the scheme, as general practices cannot enter into formal lease agreements until their NHS recurrent reimbursements for rent and rates have been formally agreed by the NHS (thus avoiding their financial risk in relation to their liability for rental costs throughout the lease term). In addition, clinical commissioning groups are not permitted to take on leases other than for their own offices.
- 4.16 Therefore, to provide the commercial certainty required by the developer to move the surgery premises on to detailed design and submit a planning application for alterations to the original layout of the site, it was agreed by BHCC's Policy, Resources & Growth Committee on 14 June 2018 that the Council will – subject to securing an indemnity from BHCCG to cover all related costs to be incurred by them – enter into an agreement for lease for the surgery premises prior to completion of the construction. BHCC will then either assign the lease or sublet the premises to the two GP practices at the most appropriate time. The proposal and approach was agreed by BHCCG's Primary Care Commissioning Committee on 12 June 2018 and funding to support the recurring and non-recurring costs in respect of the relocation of the two practices has been identified in the correct financial years according to the current timetable and build schedule.
- 4.17 Negotiations are now underway in relation to the agreement for lease and the deed of indemnity. Discussions between the developer and the district valuer are on-going regarding the scheme meeting the NHS's value for money requirements.
- 4.18 In May 2018 both general practices – the Allied Medical Practice (currently on two sites) and the Cockcroft University Practice (a branch of Stanford Medical Centre) – gave in principle commitment to relocating to the Preston Barracks Primary Care Centre, as fully as they are able to at this point in the NHS premises approvals process.
- 4.19 The developer intends to submit revised plans to the Local Planning Authority in October 2018 (delayed due to requirement to undertake air quality assessments as part of the application). Work on the detailed design of the Primary Care Centre is also moving towards finalisation involving all stakeholders and parties.

- 4.20 Under the current programme, construction of the Primary Care Centre is due to start on-site in summer 2019, with completion anticipated in summer 2021.

Moulsecoomb Neighbourhood Hub, Brighton (Phase 4)

- 4.21 This project sees BHCC leading the review and consolidation of the Moulsecoomb property portfolio to release existing buildings that are no longer fit-for-purpose and, by using the capital receipts raised, develop a new Neighbourhood Hub to house a range of new and existing services for the local community. The intention is to utilise any redundant sites for the delivery of new affordable housing.
- 4.22 The services comprising the proposed Neighbourhood Hub have been identified to include library services, youth services, an adult learning centre, sports and leisure, primary and community health provision, an Ambulance Community Response Post (ACRP) and community space. In spring 2018, design briefs and a series of design workshops led to the development of an outline scheme for the Neighbourhood Hub on the preferred location (adjacent to the sports centre on Hodshrove Lane). Initial high-level costings were also produced through a feasibility study and QS report.
- 4.23 Since the completion of this work, the project has grown in scope at the request of the Leader of the Council and Ward Councillors. This change will enable the delivery of additional homes and create the potential for a new social work facility, facilitating closer joint-working between health and social care. The project team continues to fully explore this new option, which has resulted in the need to revisit the feasibility study and expand the business case (previously scheduled for April 2018). The change in scope is substantial and will consequentially delay the project and increase costs. The precise impact on timescales and budget is still being worked through but the current intention is to produce the outline business case by autumn 2018.
- 4.24 Following the closure of the preferred adult education provider for the proposed Neighbourhood Hub, further research has been undertaken to explore alternative providers and the sustainability of a new model. This has included on-going engagement with the stakeholders, alongside a variety of community, volunteer-led, development and charitable organisations to discover potential new opportunities for adult education, explore ideas for a community café and to ensure that the project continues to adhere to the Neighbourhood Action Plan, which outlines the needs of the community.
- 4.25 The OPE funding awarded to the project as part of the Phase 4 call has been spent on developing feasibility studies and designs for the original project brief. New funding sources are now being identified and will include bids to both the Big Lottery Fund, which holds a budget for developing projects that strengthen communities, and the National Programme's upcoming Phase 7 funding call. Section 6 provides a summary of the Phase 7 funding call.

Brighton General Hospital, Brighton (Phase 4)

- 4.26 This project sees the Sussex Community NHS Foundation Trust (SCFT) determining the most appropriate long-term future for its historic Brighton

General Hospital site, which dates back to the 1850s. The site covers 4.06ha, has a total building footprint of over 26,000sqm gross internal area and is approximately 50% underutilised. It faces increasing lifecycle costs and is organised in an incoherent and fragmented way that does not afford the best patient care environments. This project provides the opportunity to reshape the provision of local health and care services; the intention is to consolidate a range of services into a new state-of-the-art Community Health Hub and thereby release land for new housing.

- 4.27 Work continues apace. SCFT now has an overall brief for the Community Health Hub and several site options that can establish how it would be developed on the Brighton General Hospital site. The Trust carried out its second phase of project specific engagement between May and July 2018. This allowed the Trust to hold a public engagement event and also meet with other local community and stakeholder groups. In total over 700 people responded to the survey (approximately 200 staff and 500 patients, carers and members of community groups). A public engagement event was held in June 2018 and a series of meetings with other community groups (22 in total) took place during this period. This work has demonstrated that there is overwhelming support for the project, has informed the selection of the preferred option and has highlighted other stakeholder priorities that will inform the development of the scheme between the outline and full case.
- 4.28 The outline business case is now nearing completion and is due for submission to the SCFT Board in October 2018. Approval is also required by the Trust's Regulators, NHS Improvement, as well as potentially the Department of Health and Treasury. Active work on the full business case will need to follow full regulatory approval, but is expected to be fully underway by early 2019.
- 4.29 On 27 June 2018, the proposals were presented to BHCC's Health Overview & Scrutiny Committee – responsible for scrutinising public health, joint working with NHS trusts and NHS operations in the local area. It was agreed that formal consultation will be required on service reconfigurations but that this will be limited in scope as the only clinical service identified for potential relocation was the sub-regional Sussex Rehabilitation Centre (SRC). Since this meeting, the preferred option has been developed that will see the SRC being retained on-site. The SCFT is, therefore, now no longer proposing any relocation of patient services from the Brighton General Hospital site where it is the provider. Nevertheless, SCFT is committed to continued widespread engagement, and consultation where necessary, throughout the life of the project.
- 4.30 The Trust has also begun work with the Local Planning Authority on a Planning Performance Agreement to manage the complex and interplaying planning issues, particularly in respect of housing and the need to reconcile the requirements for affordable housing, conservation issues, planning density for new build and the need to harness social value whilst delivering a self-funding Community Health Hub.
- 4.31 The current aim is for the full business case to be approved in 2019, with off-site relocations and enabling works taking place from 2020 and a final target completion for 2023.

Quebec Barracks, Brighton (Phase 4)

- 4.32 This project saw the Ministry of Defence (MoD), the land-owner, working jointly with BHCC to explore the potential redevelopment options for the 1.5ha Quebec Barracks site. The aspiration was to consolidate Defence uses into new and improved facilities and thereby unlock the remainder of the site for new housing.
- 4.33 The project has been closed-down. Following a wider regional review of requirements, the MoD decided to expand operations on the Dyke Road site resulting in no available space for housing redevelopment.
- 4.34 The project received a Phase 4 funding allocation of £45,000, of which £6,665 was spent (topographical survey, space study and design feasibility and costings). A formal change request and project proposal was submitted to the National Programme on 26 June 2018, seeking approval to redirect the remaining £38,335 to a new project located on Eastern Road in Haywards Heath. Confirmation is awaited.
- 4.35 The new Eastern Road, Haywards Heath project sees Mid Sussex District Council working jointly with the Reserve Forces & Cadets Association for the South East (SERFCA), part of the MOD, to explore the feasibility of consolidating existing defence uses (Army Cadet Force and Air Training Corps (Air Cadets)) into new facilities on a smaller footprint, thereby releasing a proportion of the 0.36ha site for new housing.

Springman House, Lewes (Phase 4)

- 4.36 This project sees Lewes District Council (LDC) leading the redevelopment of Springman House, a former NHS administration building. Working with the range of public sector partners, the intention is to relocate the Lewes Community Fire Station on to the site. This will bring the emergency services – fire and rescue, ambulance response and police – together into a single location as a new “Blue Light Hub” for the town and unlock the wider North Street Quarter (NSQ) regeneration scheme.
- 4.37 LDC completed the purchase of Springman House from the NHS and the South East Coast Ambulance Service NHS Foundation Trust (SECamb) in March 2017. On 26 June 2017 Cabinet also gave formal approval to commence the design and development of the new Community Fire Station and ACRP, including procurement of the design team to draw-up a detailed scheme for the site. An allocation of £3.5m for the delivery of the project within the capital programme was also agreed.
- 4.38 Corstorphine & Wright architects were appointed in January 2018 to undertake site masterplanning and design of the new Blue Light Hub. Since their appointment the architects have been progressing the design and layout in consultation with the key stakeholders; Sussex Police, SECamb and East Sussex Fire & Rescue Service (ESFRS). The draft site masterplan and building layout concepts are approaching completion, with only a few minor details still to be agreed upon with the operational stakeholders.

- 4.39 The process for appointing contractors for the pre-construction stage has begun with expressions of interest issued in June 2018 and a target for appointing a contractor by end September 2018.
- 4.40 The project remains on schedule. The aim is to secure planning permission in early 2019, to allow for works to start on-site in May 2019 for completion in summer 2020.

Conway Street Industrial Area, Brighton (Phase 6)

- 4.41 This project sees BHCC working with the various landowners and community groups to develop a masterplan and delivery programme for the Conway Street Industrial Estate, a strategic allocation in the City Plan (2016) that is expected to deliver a minimum of 12,000sqm of office and business floor space and 200 residential units.
- 4.42 The project has been mobilised. A project manager has been allocated and an officer steering group has been established to help guide the project.
- 4.43 Officers have undertaken a range of introductory meetings with landowners and other key stakeholders, including with Network Rail and the Hove Station Neighbourhood Forum (HSNF) within and around the proposed masterplanning area, in order to explain the purpose of the project, identify and discuss issues and gather information on plans and aspirations. Similar meetings have been held within the Council itself.
- 4.44 The project was presented to local residents at the 07 July 2018 “Have Your Say Day”, hosted by the HSNF.
- 4.45 A brief has been prepared that will form part of an invitation to tender for suitably-experienced consultant teams to undertake the masterplanning work. Commissioning will take place in autumn 2018 for consultants to undertake stakeholder workshops in winter 2018 to examine the issues and options that will inform the masterplan.
- 4.46 The masterplan will form a draft Supplementary Planning Document (SPD) that will be the subject of a public consultation in autumn 2019. As an SPD, the masterplan will need to follow statutory consultation stages and procedures. This will extend the project timeline but is necessary to give the masterplan significant weight as a material consideration in the planning process, to ensure that its objectives are realised and to provide the necessary certainty to attract interest and investment from the development industry.

Patcham Court Farm, Brighton (Phase 6)

- 4.47 This project sees BHCC working with public and private sector bodies to develop a credible scheme for the 1.4ha Patcham Court Farm site. Despite numerous attempts, the site not been developed since it became physically divided from its associated farmland in the late 1980s following the development of the A27 bypass. A key focus is on exploring ways in which the site can support the local health and care agenda.

- 4.48 The project has been mobilised. A project manager has been allocated and an officer steering group has been established to help guide the project.
- 4.49 Officers have undertaken discussions with a range of potential private and NHS occupiers to determine their interest in the site. These were reviewed by the officer steering group at its inaugural meeting on 13 June 2018, to help to ascertain which uses would be both planning compliant and practical on the site. A further meeting with the Local Planning Authority has taken place to discuss the various planning routes for the future project.
- 4.50 Site master planning and high-level design feasibility has been commissioned to commence in mid-September 2018 and the preferred occupiers' requirements have been mapped to inform this. A detailed topographical survey has been undertaken for the site and further site surveys and investigations will be commissioned shortly. A professional consultant has been appointed to undertake a market engagement assessment, covering planning, rental rates and viability.

North Street Quarter Health Hub, Lewes (Phase 6)

- 4.51 This project sees LDC leading the development of the NSQ Health Hub to serve 26,000 patients and house a range of integrated health and social care services, alongside a pharmacy and dental practice, extra care housing, community space, nursery and commercial office accommodation. It will bring together primary care, social services, mental health and third sector services to form a coherent offering for the local community. Many of the services that will relocate to the Health Hub currently operate out of premises that are no longer fit-for-purpose and that have insufficient capacity to respond to rising healthcare demands. In addition, their relocation will release several town centre premises that could become available for housing or other employment-generating uses.
- 4.52 Murphy Philipps were appointed in January 2018 to complete the detailed design and layouts for the Health Hub. They have been in discussion with key stakeholders and potential tenants over the last few months and have recently finished the designs and layouts.
- 4.53 At its Cabinet meeting on 02 July 2018, LDC agreed to acquire the Health Hub from the NSQ scheme, subject to certain conditions. The Council is now working to secure pre-lets with key tenants.
- 4.54 The Council, along with prospective tenants and other local stakeholders, will now start to look at how the Health Hub will be managed. This will be crucial to ensuring that the new facility delivers a model of fully integrated health care.
- 4.55 Full planning permission for the new Health Hub has been granted as part of Phase 1 of the wider NSQ regeneration scheme.

Land Release Fund Schemes (Phase 6)

- 4.56 The Programme's LRF allocation will support the delivery of three affordable rented housing schemes, each led by BHCC's New Homes for Neighbourhoods Programme:

- 4.57 Kensington Street, Brighton (12 units). Ground works are complete and the construction of the new buildings is progressing ahead of programme, with the construction of walls and first floor slab complete. The project is on-target for completion in May 2019.
- 4.58 Victoria Road Former Housing Office Site, Portslade (37 units). A project brief has been issued to the Architect that clarifies the Council's requirements, enabling the development of more detailed designs for both the Housing Scheme and the Sports Pavilion. Once completed, the designs will be costed and run through the Council's financial model. The brief incorporates the requirements of the Bowls Club but also provides facilities for the football clubs that currently use the Recreation Ground. The project is targeting Housing & New Homes Committee and Policy, Resources and Growth Committee on 14 November 2018 and 06 December 2018 respectively to obtain consent for the preferred option and any associated appropriation of land (internal transfer). This will give the project the necessary "green light" to progress the designs and submit both planning applications, which is scheduled for March 2019.
- 4.59 Selsfield Drive Housing Scheme, Brighton (30 units). The planning application for 30 flats on the site of the former Housing Office at Selsfield Drive was approved on 12 September 2018. The site has been hoarded and enabling works are now underway. The disconnection of services and demolition of the garages, former Housing Office and store was completed on 05 July 2018. The project is now progressing applications with the various utility companies for permission to undertake the sewer diversion and the re-location and upgrade of the sub-station. The works to the Highways to facilitate resident parking throughout the construction programme will commence as soon as planning permission has been granted to ease parking pressures on the wider estate.
- 4.60 Programme and project progress is reported to the National Programme and on a quarterly basis, through which any reprofiling of project spend and milestones are agreed.

5. PRE-QUALIFICATION CRITERIA

- 5.1 Membership to the National Programme is dependent on the Partnership meeting a number of pre-qualification criteria.
- 5.2 As reported to the Board on 18 July 2017, the Partnership successfully completed all of the Phase 4 pre-qualification criteria ahead of the 31 December 2016 deadline.
- 5.3 At Budget 2016 the Chancellor announced that councils would collaborate with central government on a local government land ambition to release surplus land with the capacity for at least 160,000 homes between 2015 and 2020. This local authority land ambition, for which the LGA has pledged its support, sits alongside the central government target to dispose of land for 160,000 homes. Phase 6 introduced a new pre-qualification criterion to enable progress against this commitment to be monitored; for local authorities to provide:

- Data on all local authority land released between 01 March 2015 and 31 April 2018 and assumed housing capacity;
 - Information on all local authority land planned for release between 01 May 2018 and 31 March 2020 and assumed housing capacity, and;
 - Disposals and future disposal strategy on a bi-annual basis.
- 5.4 The National Programme released the associated Local Authority Land Ambition data capture forms on 13 July 2018, with a submission deadline of 14 September 2018. The Programme made its submission on 13 September 2018.

6 PHASE 7 FUNDING CALL

- 6.1 On 28 September 2018 the National Programme launched the Phase 7 funding call. Applications for existing partnerships are in the form of an Appendix to the Services & Assets Delivery Plan. The submission deadline is 30 November 2018 and an announcement on funding awards is expected in February 2019.
- 6.2 The Phase 7 funding call comprises a national pot of circa £15m to support the delivery of public sector land and property projects that are partnership focused. All projects must involve collaboration between two or more public bodies.
- 6.3 The Phase 7 funding call will continue to support the core OPE objectives, as outlined in Section 3.2. However, it is placing particular focus on increasing housing supply with a further emphasis on schemes using innovative technologies and delivery solutions such as Modern Methods of Construction to deliver quality housing at pace. Whilst applications can include some project proposals that are not focused on the delivery of new homes, the National Programme has made clear that those without a substantial element of housing delivery are unlikely to be successful.
- 6.4 The Phase 7 funding call includes a new “targeted sites pilot” to encourage all partnership areas to support both local and national priorities. Government departments have announced a number of major estate transformation and infrastructure programmes that will represent opportunities for collaboration in partnership areas across England. In particular, the National Programme is seeking projects that will release sites from the MoD and NHS Property Services (as willing partners) and the call will give additional weighting to the four sites that form this pilot. These are not located in the Greater Brighton area and at present no additional surplus MoD or NHS Property Services sites have been identified by the Partnership.
- 6.5 Partnerships are able to apply for up to £500,000 in revenue funding towards programme management and delivery. However, the funding call will be highly competitive as there will likely be interest from the 37 partnership areas and potentially 34 ‘non-OPE’ local councils.
- 6.6 The National Programme intends to allocate funding to partnership areas as a combination of grants and repayable grants (i.e. loan funding) and the pot comprises £12m in grant funding and £3m in repayable grant funding. The National Programme has called these repayable grants “sustainable grants”, as they are one of the ways in which they are striving to place themselves on a more sustainable footing. The aim is to provide recyclable funding that will be returned

to the National Programme over a 3 year term and reinvested into new OPE projects. “Sustainable grants” are particularly suited to projects that will unlock substantial receipts and/or savings and will be provided on an interest free basis. All existing partnership areas are expected to include a request for “sustainable grant” funding as part of their application.

- 6.7 Applications will be jointly assessed by the Cabinet Office, LGA and MHCLG. Higher scores will be given to ambitious but credible applications and proposals that demonstrate innovative delivery solutions and support the delivery of targeted sites. The weighting is as follows:

| Weight | Criteria |
|-----------|---|
| Mandatory | <ul style="list-style-type: none"> Meeting pre-qualification criteria <i>Note, the funding call includes no new pre-qualification criteria</i> |
| 25% | <ul style="list-style-type: none"> Strength of partnership arrangements Track record of delivery |
| 50% | <ul style="list-style-type: none"> Project plans and deliverability Innovation and delivery of targeted sites |
| 25% | <ul style="list-style-type: none"> Value for money, including schedule of costs and benefits |

- 6.8 The Programme is now working with its partnership members and wider stakeholders to identify and develop project proposals that will form the basis of its application. As the submission deadline does not align with the meeting schedule for the Greater Brighton Strategic Property Board, the Board is asked to devolve sign-off of the bid to its Chair (Geoff Raw, Chief Executive of Brighton & Hove City Council).

7. CONCLUSION

- 7.1 The Partnership brings together public bodies from across the City Region to use their property and land assets to both improve how public sector services are delivered and to act as a catalyst to boost economic growth, delivering new homes, employment floorspace and jobs.
- 7.2 In so doing, the Programme is supporting the Board to deliver its:
- Housing target of 49,754 new homes by 2030 (*based on local plan numbers*).
 - Identified employment floor space need of circa 600,000sqm of office, industrial and warehouse floor space (*2013 data, excluding Crawley Borough Council*).
 - Public service reform agenda, supporting service transformation and improvement with property as an enabler.
- 7.3 While still in its infancy, this report demonstrates that the benefits of the Programme – in terms of both unlocking blocked development sites and in facilitating closer coordination and partnership working between public sector stakeholders – are already being seen.

8. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 8.1 The Greater Brighton Partnership has secured revenue and capital funding of £1.653m from the National Programme to support thirteen projects across the

City Region as detailed in paragraph 3.6. This investment will support the delivery of reduced running costs for assets and the realisation of capital receipts for future investment across the region. There will also be new housing and jobs to support the economic development of the region.

The National Programme has launched the Phase 7 funding call with an announcement due in February 2019. This will release national funding of up to £15m and partnerships are able to bid for sums up to £0.5m to support further delivery of public land and property projects. The national funding takes the form of revenue grants and repayable grants (loan funding), the latter called “sustainable grants” by the National Programme. These sustainable grants will require reinvestment back to the National Programme when either revenue savings or capital receipts are delivered.

Finance Officer Consulted: Rob Allen

Date: 18/09/18

Legal Implications:

- 8.2 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: Alice Rowland

Date: 20/09/18

Equalities Implications:

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

Sustainability Implications:

- 8.4 The Programme is aimed at supporting the Partnership to take a strategic approach to asset management. This will help to enable public sector partners 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 homes, employment floorspace and jobs. In so doing, the Programme will create more sustainable services, public sector bodies and economies.

Any Other Significant Implications:

- 8.5 None.

SUPPORTING DOCUMENTATION

Appendices

None

| | | | |
|-------------------------|--|--|--------------------------|
| Subject: | Greater Brighton Investment Programme – Progress Update | | |
| Date of Meeting: | 16 October 2018 | | |
| Report of: | Chair, Greater Brighton Officer Programme Board | | |
| Contact Officer: | Name: | Nick Hibberd | Tel: 01273 293756 |
| | Email: | <u>Nick.Hibberd@brighton-hove.gov.uk</u> | |
| LA(s) affected: | All | | |

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 The purpose of the Investment Plan Update is to provide the Greater Brighton Economic Board (“the Board”) with an update on progress on the Greater Brighton Investment Programme (“the Investment Programme”) since the Board’s last meeting on 16 July 2018.
- 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 July 2018 to 30 September 2018.
- 1.3 This cover report provides some context on the LGF Funding Rounds and narrative updates on the Investment Programme projects. Further details on the individual projects can be found in the Investment Programme Update report at Appendix 1.

2. RECOMMENDATIONS:

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

3. CONTEXT/BACKGROUND INFORMATION

LGF Growth Deal Rounds 1 & 2

- 3.1 A total of approximately £90m was allocated to projects across the City Region from LGF Growth Deal rounds 1 & 2. These projects will deliver a total investment of approximately £376m into the City Region, unlocking an estimated 14,000 jobs, 8,200 homes and 450,000sqm of employment floor-space. Current active projects are listed below with a summary of progress since the last update.
- 3.1.1 *Flood Alleviation Scheme (Newhaven) £7.5m*

September 2018 will see the completion of the flood defence in North Quay, which is a significant achievement following the difficulties experienced working through several waste and recycling sites. In the Port area of Newhaven the

project has revisited the flood defence alignment and agreed on a flood defence that will cause far less disruption to Port, rail and industrial operations and which can also be built at lower cost. This will be complete by early 2019. Following this, the only remaining section of the flood defence will be the rail gate north of Newhaven. This will be the only rail flood gate in the country on a busy commuter line and challenges continue in planning the design and construction of the gate, together with Network Rail. Progress is being made and the expectation is that this final element of the Newhaven FAS will be in place by summer 2019.

3.1.2 Port Access Road (Newhaven) £10.0m

Department for Transport (DfT) sign-off for the business case was received on 20 August 2018. ESCC are finalising contractual arrangements with contractor – BAM Nuttall - and main construction is anticipated to start in late October 2018. Construction is expected to take 19 months to complete. In preparation for main construction, advance vegetation clearance works have been completed and the translocation of great crested newts is continuing.

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

Brighton & Hove City Council as freeholder is working towards a land deal on the adjacent Longley Industrial Estate, with aim of securing a private sector mixed use redevelopment on Longley. This would include a significant element of new employment floor-space (that would count towards City Deal output) and a premium towards securing the remainder of the City floor-space output on the New England House site, along with the building's refurbishment. The deal is dependent on Legal & General receiving planning permission for its Longley proposal. L&G's planning application was submitted in August 2018 and is currently under consideration by the local planning authority.

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

Digital Catapult Centre Brighton has primarily focussed on the installation and engagement around the 5G testbed during the last period. We have worked with a number of businesses, including Ricardo, Mnemoscene, VRCraftworks and Cyanapse, to develop their detailed understanding of 5G and examine ways that the testbed can support them. The phase-one testbed at the FuseBox is being configured to support these use-cases, with a view to being launched in September. There have been detailed discussions with phase-two users, which has resulted in a shortlist of three organisations under consideration. Wednesday 26th September was the official launch event for the 5G testbed at the Digital Catapult Centre Brighton. 5G will allow Brighton's digital businesses to test out the latest ultra-fast internet technology.

We have supported a number of immersive tech businesses, and amongst others have seen;

- 'Root Interactive' develop a VR experience for an Austrian museum,
- a project on creating an immersive version of Alice-in-Wonderland was shortlisted for funding by Google,
- 'Bluetag' deliver an AR nature trail.

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

Construction work has progressed well and continued to be ahead of schedule. The student accommodation and residential blocks are at advanced stages, The Dance Space is now under construction and foundation works have been completed for the office block.

3.1.6 Preston Barracks Central Research Laboratory (Brighton) - £7.7m

There has been continued good progress with a range of site enablement works and these are due to be completed shortly. The CRL building works commenced w/c 16th July, with piling being the first construction activity. Highways works to Lewes Road to provide the necessary road infrastructure also commenced.

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

Since our last update the Construction Contract has been signed and initiated and Mobilisation activities have taken place, including the formal issue of the Construction Management Plan and Construction Environmental Management Plan. A Stakeholder Engagement Officer has been appointed along with sub - contractors for signals, traffic management and tree care.

Newsletters have been circulated to over 3000 contacts and stakeholders providing details of an indicative timeline for highway construction works. The works Contract started on the 3rd September. Contractors have set up a temporary site compound on the gardens and have started laying the new car park at the back of St Peters Church. Works on the Highway commenced on the 17th September.

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

Negotiations continue with the Yacht Club to complete the land deal following agreement on Heads of Terms. A planning application has been submitted for the replacement Yacht Club facility which is being considered by Adur District.

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:**

Worthing Borough Council commissioned works to carry out early demolition of all buildings on the site was completed during summer 2018.

Planning Permission has been granted for a temporary surface car park which will be delivered in autumn 2018.

3.2.2 **Union Place:**

Land Pooling Agreement being prepared for conclusion by end of September 2018. Sale and leaseback of site C is proceeding.

3.2.3 Decoy Farm (Worthing) - £4.8m

Council has led a mixed team of consultants to understand viability, contamination, access and market demand for B class units with a view to submitting a planning application.

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

Planning application submitted for development (600 hundred dwellings, Ikea and new roundabout onto the A27). Negotiations continue to address objections to the scheme. Likely to go to Committee in the summer.

3.2.5 Growth Location (Burgess Hill) - £14.9m

Northern Arc: at the beginning of July Homes England acquired all the land parcels that make up the Burgess Hill Northern Arc. This represents Homes England's biggest intervention anywhere in the county to accelerate housing delivery, bringing certainty and pace to the delivery of the Northern Arc's 3,500 homes. Since then Council officers have been working with Homes England's 60 strong dedicated Northern Arc team to develop the draft Masterplan. The Masterplan was completed at the beginning of September, and is due to be approved by the end of September.

Infrastructure: public engagement began mid-September on the A2300 corridor improvements - the first major transport infrastructure project within the growth programme. Engagement will continue until the end of October. Thereafter contractor procurement will begin, with construction scheduled to complete in summer 2021.

Employment space, The Hub: construction began in August on a 4,000m² DPD warehouse, the first of six phases of development to be delivered on the site.

Goddard's Green Waste Water Treatment works: the business case for the £4million LGF funding was agreed with Coast to Capital's Investment Committee in July. Detailed design work is underway and construction is scheduled to complete in December 2019.

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

- 3.3 In December 2016 Coast to Capital announced that it had approximately £46.65m of unallocated funds available to support capital growth projects. The

Greater Brighton Board put forward eight bids, five of which received funding totalling approximately £9.9m. The project updates are as follows:

3.3.1 Railway Quay (Newhaven) - £1.5m

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. Initial masterplan has been prepared and discussions undertaken with potential tenants. However delays have been created by potential closure of adjacent UTC@harbourside in August 2019. No further decisions will be made until the future of the UTC has been finalised.

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

Since the last update work on site has included installation of the roof and glazing of the new public Gallery area, construction of the new boundary wall, partition walls in the basement and M&E first fix. The Corn Exchange wooden frame requires significant structural repairs beyond what was anticipated and these are on-going.

The Contract Administrator is considering additional claims for Extension of Time from the main contractor, which suggests that the expected completion date of works will be May 2019.

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 second 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. Future or revised business plans will be reported accordingly within the timescales of the project timetables.

Finance Officer Consulted: Rob Allen, Principal Accountant Date: 01/10/18

Legal Implications:

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

Lawyer Consulted: Alice Rowland, Head of Commercial Law Date: 27/09/18

Equalities Implications:

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

Sustainability Implications:

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

Any Other Significant Implications:

- 7.5 None.

SUPPORTING DOCUMENTATION

Appendices:

None

Background Documents:

None



Greater Brighton Economic Board

Investment Programme Update Report

16th October 2018

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Highlight Summary



| PROJECT | DELIVERY PARTNERS | REPORT HIGHLIGHT |
|---|---|---|
| Burgess Hill Strategic Growth Programme | Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital, DfT, DFID, developers (New River, Glenbeigh, Fairfax). | <ul style="list-style-type: none"> The Masterplan for the Northern Arc was completed at the beginning of September, and is due to be approved by the end of September. Public engagement began mid-September on the A2300 corridor improvements - the first major transport infrastructure project within the growth programme. Engagement will continue until the end of October. Employment space, The Hub: construction began in August on a 4,000 m2 DPD warehouse, the first of six phases of development to be delivered on the site. Goddard's Green Waste Water Treatment works: the business case for the £4million LGF funding was agreed with Coast to Capital's Investment Committee in July. |
| Telville Gate - Worthing | Worthing Borough Council and Mosaic Global Investments | <ul style="list-style-type: none"> Worthing Borough Council commissioned works to carry out early demolition of all buildings on the site and this was completed during Summer 2018. Planning Permission has been granted for a temporary surface car park which will be delivered in Autumn 2018. |
| Valley Gardens - Brighton | Brighton and Hove City Council, C2C Local Enterprise Partnership | <ul style="list-style-type: none"> The Construction Contract has been signed and initiated and Mobilisation activities have taken place, including the formal issue of the Construction Management Plan and Construction Environmental Management Plan. A Stakeholder Engagement Officer has been appointed along with sub -contractors for signals, traffic management and tree care. Newsletters have been circulated to over 3000 contacts and stakeholders providing details of an indicative timeline for highway construction works. The works Contract started on the 3rd September. Contractors have set up a temporary site compound on the gardens and have started laying the new car park at the back of St Peters Church. Works on the Highway commenced on the 17th September. |
| Port Access Road - Newhaven | East Sussex County Council | <ul style="list-style-type: none"> DfT sign-off for the business case was received on 20 August 2018. ESCC are finalising contractual arrangements with contractor – BAM Nuttall - and main construction is anticipated to start in late October 2018. |
| Newhaven Flood Alleviation Scheme | Environment Agency, Lewes DC, Coast to Capita LEP, SE LEP. | <ul style="list-style-type: none"> September 2018 will see the completion of the flood defence in North Quay, which is a significant achievement following the difficulties experienced working through several waste and recycling sites. |

Burgess Hill Strategic Growth Programme



Proposed scheme

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 funding has been secured:

- £17 million from the Local Growth Fund (LGF) to support the A2300 corridor improvements which comprise an upgrade from single to dual carriageway, junction improvements, and the provision of a footway / cycleway linking to the National Cycle Network,
- £11 million LGF funding for a package of sustainable transport infrastructure schemes such as improvements to the Burgess Hill and Wivelsfield railway stations, town centre public realm improvements, and an inter-urban cycle route,
- £4 million LGF and a further £6.5 million Housing Infrastructure Fund (HIF) to improve the Goddard's Green Waste Water Treatment works, unlocking land to develop a further 256 homes,
- Up to £2.2 million from the Government's Local Full Fibre Network (LFFN) fund to support the implementation of new digital infrastructure for Burgess Hill which in turn will stimulate the market for internet service providers.

Key Facts

Delivery Partners: Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital LEP, Department of Transport, Department of International Development, developers (New River, Glenbeigh, Fairfax).

Funding (all years)

| | |
|-----------------------|-----------|
| Total LGF Funding | £34.20m |
| Total Public Funding | £59.90m |
| Total Private Funding | £993.30m |
| Total Funding | £1,053.2m |

Following their acquisition of the Northern Arc land parcels, Homes England have confirmed there will be an investment of approximately £162m in strategic infrastructure supporting the development. Further detail on the Homes England investment will be featured in future reports as it becomes available.

Outputs

5,000 new homes, a Science and Technology Park offering up to 100,000 m² of employment space, two further business parks covering 25 hectares, together creating 10,000 new jobs, a major town centre recreational facility offering over 14,500 m² of retail space plus 142 new homes, a 63 bed hotel and cinema, major improvements to the A2300 corridor and a sustainable transport package, two new primary schools and one secondary school, increased capacity at GP practices, new and improved leisure facilities, and full-fibre digital infrastructure.

What happened in the last period?

- **Northern Arc:** at the beginning of July Homes England acquired all the land parcels that make up the Burgess Hill Northern Arc. This represents Homes England's biggest intervention anywhere in the county to accelerate housing delivery, bringing certainty and pace to the delivery of the Northern Arc's 3,500 homes. Since then Council officers have been working with Homes England's 60 strong dedicated Northern Arc team to develop the draft Masterplan. The Masterplan was completed at the beginning of September, and is due to be approved by the end of September.
- **Infrastructure:** public engagement began mid-September on the A2300 corridor improvements - the first major transport infrastructure project within the growth programme. Engagement will continue until the end of October. Thereafter contractor procurement will begin, with construction scheduled to complete in Summer 2021.
- **Employment space, The Hub:** construction began in August on a 4,000 m² DPD warehouse, the first of six phases of development to be delivered on the site.
- **Goddard's Green Waste Water Treatment works:** the business case for the £4million LGF funding was agreed with Coast to Capital's Investment Committee in July. Detailed design work is underway and construction is scheduled to complete in December 2019.

Central Research Laboratory - Brighton



Proposed scheme

Aims & Objectives

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

Key Facts

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

Funding (all years)

| | |
|-----------------------|---------|
| Total LGF Funding | £7.7m |
| Total Public Funding | £0.00m |
| Total Private Funding | £7.2m |
| Total Other Funding | £0.00m |
| Total Funding | £14.90m |

Outputs

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

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

What happened in the last period?

There has been continued good progress with a range of site enablement works and these are due to be completed shortly. The Central Research Laboratory construction contract was placed with Graham Contractors in May 2018, and the S278 highway agreement was completed in July. The CRL building works commenced w/c 16th July, with piling being the first construction activity. Highways works to Lewes Road to provide the necessary road infrastructure also commenced. The development programme shows commencement of the student blocks later this year, with the first residential blocks starting mid-2019, completion of the CRL at the end of 2019, with completion of the full development at the end of 2022.

Target Milestones

End Date: 13/12/2022.

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 will encourage student and new resident population spending in and around the site and should boost the local economy by more than £10m each year due to a multiplier effect.

The main office building will provide modern high quality floor-space, of which there is a known shortage in the city.

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)

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

Outputs

142 new homes; 387 additional jobs and 232 net additional jobs after displacement and substitution; 30,000 sqft office building; 450 student accommodation bed spaces; Cultural building (The Dance Space) for South East Dance (SED); office floor-space providing opportunities for start-ups; retail units and restaurant; public realm to include a public square and landscaped courtyards.

What happened in the last period?

Construction work has progressed well and continued to be ahead of schedule. The student accommodation and residential blocks are at advanced stages, The Dance Space is now under construction and foundation works have been completed for the office block.

Target Milestones

End Date: 23/03/2020

Decoy Farm - Worthing



Aims & Objectives

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

Key Facts

Delivery Partners: Worthing Borough Council

Funding (all years)

| | |
|-----------------------|--------|
| Total LGF Funding | £4.84m |
| Total Public Funding | £4.84m |
| Total Private Funding | £7m |
| Total Other Funding | TBC |
| Total Funding | TBC |

Outputs

a) Unlocking up to 40,000sqm of employment space for development of mainly B1 and B2/B8 uses; b) Facilitating the redevelopment of a number of key sites within Worthing town centre, as envisioned in the Greater Brighton City Deal; and c) Supporting the development of Shoreham Harbour by providing suitable alternative accommodation to relocate existing harbour businesses.

What happened in the last period?

Council has led a mixed team of consultants to understand viability, contamination, access and market demand for B class units with a view to submitting a planning application.

Target Milestones

November 2018 – submission of business case to Coast 2 Capital

End Date: April 2021

Digital Catapult - Brighton



Aims & Objectives

To enable businesses to develop and exploit new products and services utilising emerging technologies (AA/VR, 5G, AI, etc), in order to improve productivity, develop better employment prospects and increase GVA in the region. The 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 in 5 above.

Key Facts

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

Funding (all years)

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

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?

DCCB has primarily focussed on the installation and engagement around the 5G testbed during the last period. We have worked with a number of businesses, including Ricardo, Mnemoscene, VRCraftworks and Cyanapse, to develop their detailed understanding of 5G and examine ways that the testbed can support them. The phase-one testbed at the FuseBox is being configured to support these usecases, with a view to being launched in September. There have been detailed discussions with phase-two users, which has resulted in a shortlist of three organisations under consideration. Wednesday 26th September was the official launch event for the 5G testbed at the Digital Catapult Centre Brighton. 5G will allow Brighton's digital businesses to test out the latest ultra-fast internet technology.

We have supported a number of immersive tech businesses, and amongst others have seen Root Interactive develop a VR experience for an Austrian museum, a project on creating an immersive version of Alice-in-Wonderland get shortlisted for funding by Google, and Bluetag deliver an AR nature trail.

Target Milestones

End Date: March 2020

Investment Programme Update October 2018

Eastside South - Newhaven



Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m² 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: Westcott Leach (landowner) in partnership with Lewes District Council & Coast to Capital LEP.

Funding (all years)

| | |
|-----------------------|---------------|
| Total LGF Funding | £1.60m |
| Total Public Funding | £0.00m |
| Total Private Funding | £6.21m |
| Total Other Funding | £0.00m |
| Total Funding | £7.81m |

Outputs

7,986m² of new commercial floor-space, together with associated job creation.

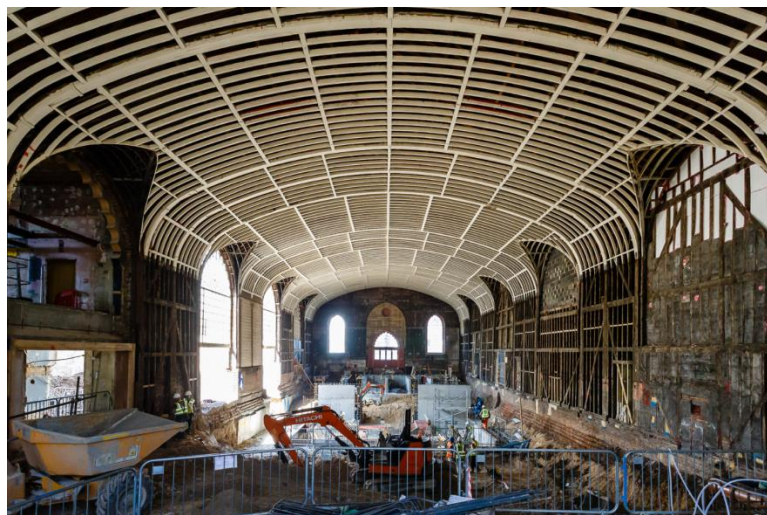
What happened in the last period?

Work on Phase 1 has been completed, with one new occupier (ValetPro) now operational. Work on Phase 2 commenced in April and is expected to be finished on time.

Target Milestones

End Date: Early 2020

Heritage Centre Stage - Brighton



Funding (all years)

| | |
|-----------------------|----------------|
| Total LGF Funding | £3.00m |
| Total Public Funding | £11.75m |
| Total Private Funding | £6.20m |
| Total Other Funding | £0.00m |
| Total Funding | £20.95m |

Outputs

Employment: created and/or safeguarded - 337

Businesses assisted: financial and non-financial - 624

New floor space constructed/refurbished: learning - 157 m² new floor space constructed/refurbished, Commercial - 2,652 m²

Carbon reduction of 39.961 tonnes of CO₂.

What happened in the last period?

Since the last update work on site has included installation of the roof and glazing of the new public Gallery area, construction of the new boundary wall, partition walls in the basement and M&E first fix. The Corn Exchange wooden frame requires significant structural repairs beyond what was anticipated and these are on-going.

The Contract Administrator is considering additional claims for Extension of Time from the main contractor, which suggests that the expected completion date of works will be May 2019.

Target Milestones

End Date: May 2019.

Aims & Objectives

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

Key Facts

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

New England House - Brighton



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

Funding (all years)

| | |
|-----------------------|------------------|
| Total LGF Funding | n/a |
| Total Public Funding | Under review |
| Total Private Funding | n/a |
| Total Other Funding | To be determined |
| Total Funding | To be determined |

Outputs

Upgrade building, including providing a net additional 7,090sqm of new employment floor-space.

What happened in the last period?

Council as freeholder is working towards a land deal on the adjacent Longley Industrial Estate, with aim of securing a private sector mixed use redevelopment on Longley. This would include a significant element of new employment floor-space (that would count towards City Deal output) and a premium towards securing the remainder of the City floor-space output on the New England House site, along with the building's refurbishment. The deal is dependent on Legal & General receiving planning permission for its Longley proposal. L&G's planning application was submitted in August 2018 and is currently under consideration by the local planning authority.

Target Milestones

End Date: 31/03/2022.

New Monks Farm - Shoreham-By-Sea



Funding (all Years)

| | |
|-----------------------|--------|
| Total LGF Funding | £5.70m |
| Total Public Funding | £5.7m |
| Total Private Funding | £144m |
| Total Funding | £150m |

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?

Planning application submitted for development (600 hundred dwellings, Ikea and new roundabout onto the A27). Negotiations continue to address objections to the scheme.

Negotiations have continued to explore a number of planning issues and consideration for the scheme and to mitigate impacts identified by the consultation responses.

Target Milestones

Planning Committee Consideration: October 2018

Commence On Site: Spring 2019

Delivery of New Junction to the A27: December 2021

Completion of Development: December 2025

End Date: December 2025.

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 10,000m2 employment floor-space at New Monks Farm.

Key Facts

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

Newhaven Flood Alleviation Scheme



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 development under the auspices of the new Newhaven Enterprise Zone

Key Facts

Delivery Partners: Environment Agency, Lewes DC, Coast to Capita LEP, SE LEP.

Funding (all years)

| | |
|-----------------------|---------|
| Total LGF Funding | £3.00m |
| Total Public Funding | £14.50m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £17.50m |

Outputs

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

What happened in the last period?

September 2018 will see the completion of the flood defence in North Quay, which is a significant achievement following the difficulties experienced working through several waste and recycling sites. In the Port area of Newhaven the project has revisited the flood defence alignment and agreed on a flood defence that will cause far less disruption to Port, rail and industrial operations and which can also be built at lower cost. This will be complete by early 2019. Following this, the only remaining section of the flood defence will be the rail gate north of Newhaven. This will be the only rail flood gate in the country on a busy commuter line and challenges continue in planning the design and construction of the gate, together with Network Rail. Progress is being made and the expectation is that this final element of the Newhaven FAS will be in place by summer 2019.

Target Milestones

End Date: November 2019.

Port Access Road - Newhaven



Aims & Objectives

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

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

Key Facts

Delivery Partners: East Sussex County Council.

Funding (all years)

| | |
|-----------------------|---------|
| Total LGF Funding | £10.00m |
| Total Public Funding | £13.27m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £23.27m |

Outputs

Construction of the Newhaven Port Access Road from the Pargut roundabout to the Port roundabout.

What happened in the last period?

DfT sign-off for the business case was received on 20 August 2018. ESCC are finalising contractual arrangements with contractor – BAM Nuttall - and main construction is anticipated to start in late October 2018. Construction is expected to take 19 months to complete. In preparation for main construction, advance vegetation clearance works have been completed and the translocation of great crested newts is continuing.

Target Milestones

End Date: Spring 2020.

Railway Quay - Newhaven



Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m² of new commercial floor-space will be created and 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.

Funding (all years)

| | |
|-----------------------|--------|
| Total LGF Funding | £1.5m |
| Total Public Funding | £0.01m |
| Total Private Funding | TBC |
| Total Other Funding | TBC |
| Total Funding | £1.51m |

Outputs

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

What happened in the last period?

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. Initial masterplan has been prepared and discussions undertaken with potential tenants. However delays have been created by potential closure of adjacent UTC@harbourside in August 2019. No further decisions will be made until the future of the UTC has been finalised.

Target Milestones

End Date: TBC.

Springman House - Lewes



Aims & Objectives

The project involves the formation of new fire and ambulance station facilities with close adjacencies and shared facilities with the existing police station.

The proposed site is tight in terms of space and will contain a fully operational police station throughout the construction duration. The site will likely also house a commercial development to aid viability.

Key Facts

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

Funding (all years)

| | |
|-----------------------|--------|
| Total LGF Funding | £2.00m |
| Total Public Funding | £4.34m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £6.34m |

Outputs

By enabling the development of a new multi 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 13,000m² 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?

The Council completed the purchase of Springman House from the vendors in March 2017. In June 2017 the Council's Cabinet authorised the design and construction of the new blue light facility. In January 2018, architects were appointed to commence work on master-planning and design options. The architects have undertaken detailed consultation with the blue light end users in order to establish their operational requirements. Work on the site masterplan and building layout options is currently underway.

Target Milestones

End Date: 01/03/2020.

Sussex Bio Innovation Centre - Falmer



Proposed scheme

Aims & Objectives

The Sussex Bio-Innovation Centre will provide a much-needed new facility for entrepreneurs and businesses in the Coast to Capital region's developing Life Sciences sector providing an enabling infrastructure to test new ideas, share expertise and develop new commercial products within a first class university setting. The Centre will be a key element of Life Sciences development at the university, providing a research and development interface between academia and business to foster the next generation of pharma and biotech companies.

Key Facts

Delivery Partners: University of Sussex.

Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £5.52m |
| Total Public Funding | £0.00m |
| Total Private Funding | £81.99m |
| Total Other Funding | £0.00m |
| Total Funding | £87.51m |

Output

Local Growth Funding will deliver; 2,202sqm of dedicated specialist accommodation Support for 20 new life sciences business teams at a time, Over 60 specialist bio-science graduate-level jobs plus additional senior business staff, A further 20 specialist bio-science technician, business support and management positions.

What happened in the last period?

The University took a decision to stop the current New Life Sciences build project, and not pursue the design which provided accommodation and facilities for all practical teaching and research activities undertaken by the School of Life Sciences along with a Bio Innovation Centre. The revised project will look to design and build a research only facility for the School of Life Sciences but also incorporating a Bio innovation Centre. The University is currently engaging with the design team and preferred contractor to determine how we could take forward the revised project. We have also engaged with external procurement legal advisors in order to ensure we do not transgress any procurement rules/regulations linked to the OJEU process, and avoid potential challenges should we proceed with the preferred contractor.

Target Milestones

End Date: 2020/21.

Teville Gate - Worthing



Aims & Objectives

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

Key Facts

Delivery Partners: Worthing Borough Council and Mosaic Global Investments.

Funding (all years)

| | |
|-----------------------|---------|
| Total LGF Funding | £2.09m |
| Total Public Funding | £0.01m |
| Total Private Funding | £78.90m |
| Total Other Funding | £0.00m |
| Total Funding | £81.00m |

Outputs

Following the demolition of all buildings this 1.4 ha site has the potential to deliver (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).

What happened in the last period?

Worthing Borough Council commissioned works to carry out early demolition of all buildings on the site was completed during Summer 2018.

Planning Permission has been granted for a temporary surface car park which will be delivered in Autumn 2018.

Mosaic Capital are expected to submit a planning application for their redevelopment in Autumn 2019

Target Milestones

Planning Application: Autumn 2019

End Date: Mar 2021.

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 used the LGF investment to acquire the site. Thereafter the Council will go through a procurement exercise to find a development partner to lever in an estimated £24.7m of private sector match funding to deliver a significant leisure redevelopment scheme. 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 freeholder, Mosaic Global Investments (Mosaic) to submit a viable planning application in order to deliver the scheme.

Key Facts

Delivery Partners: Worthing Borough Council

Funding

| | |
|------------------------------|----------------|
| Total LGF Funding | £3.60m |
| Total Public Funding | £0.91m |
| Total Private Funding | £12.35m |
| Total Other Funding | £12.35m |
| Total Funding | £45m |

Outputs

This site assembly has the potential to deliver: (a) 100 new homes (b) 2,390 sqm of commercial floorspace (restaurants) (c) 3,088 sqm of leisure floor-space (cinema) (d) 164 gross jobs (net jobs 89) (e) Modern parking infrastructure (up to 40 residential spaces) (f) New public realm (approx. 900 sqm).

What happened in the last period?

The site has been acquired by Worthing Borough Council using the Worthing Central LGF grant allocation. Plans for redevelopment are being worked up.

Land pooling partner selected and appointment of masterplanning architect, commercial advisers and cost consultancy advice is under way.

Land Pooling Agreement being prepared for conclusion by end of September 2018

Sale and leaseback of site C is proceeding

Target Milestones

End Date: Mar 2021.

Development Strategy: October 2018 JSC Committee

Further timescales will depend on the Development Strategy

End Date: Mar 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: Brighton and Hove City Council, C2C Local Enterprise Partnership

Funding (all years)

| | |
|-----------------------|----------------|
| Total LGF Funding | £8.00m |
| Total Public Funding | £1.71m |
| Total Private Funding | £0.41m |
| Total Other Funding | £0.00m |
| Total Funding | £10.13m |

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 - 63,866 sqm.

What happened in the last period?

Since our last update the Construction Contract has been signed and initiated and Mobilisation activities have taken place, including the formal issue of the Construction Management Plan and Construction Environmental Management Plan. A Stakeholder Engagement Officer has been appointed along with sub -contractors for signals, traffic management and tree care.

Newsletters have been circulated to over 3000 contacts and stakeholders providing details of an indicative timeline for highway construction works. The works Contract started on the 3rd September. Contractors have set up a temporary site compound on the gardens and have started laying the new car park at the back of St Peters Church. Works on the Highway commenced on the 17th September.

Target Milestones

End Date: 2020/2021.

End Date: 2020/2021.

Waterfront - Brighton



Aims & Objectives

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

Key Facts

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

Funding (all years)

| | |
|-----------------------|----------|
| Total LGF Funding | £12.11m |
| Total Public Funding | £120.60m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £132.71m |

Outputs

Jobs directly connected to intervention - 1,832, Commercial floor space constructed - 27,800, Safeguarded jobs - 518, Commercial floor space refurbished - 53,383sqm. 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?

Negotiations to finalise the Conditional Land Acquisition Agreement (CLAA) are expected to conclude with a report to the Policy Resources & Growth Committee in October. An enabling package of works is currently being put together to start in the next 12 months.

Target Milestones

End Date: 18/12/23.

Western Harbour Arm – Shoreham-By-Sea



Proposed scheme

Aims & Objectives

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

Key Facts

Delivery Partners: Adur District Council, Environment Agency and Sussex Yacht Club.

Funding (all years)

| | |
|-----------------------------|-----------------------|
| Total LGF Funding: | £3.50m |
| Environment Agency Funding: | £1.14m (up to) |
| Total Funding: | £4.64m (up to) |

Outputs

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

What happened in the last period?

Negotiations continue with the Yacht Club to complete the land deal following agreement on Heads of Terms. A planning application has been submitted for the replacement Yacht Club facility which is being considered by Adur District Planning, and a separate planning application for the proposed flood defences along the A259 are expected in July 2019.

Adur District Council have commissioned Mott MacDonald to prepare detailed business case to justify the additional funding from the Environment Agency to enable the flood defence wall to be delivered. This is expected to report in September 2018.

Target Milestones

September 2018 Exchange of contracts

October 2018 Obtain all of necessary consents

Spring 2019 Commencement of the SYC construction Scheme

November/December 2020 ADC take possession of the Purchased Land by ADC following completion of the SYC Scheme

September 2020 Completion of ADC's flood prevention works