

<b>Subject:</b>	<b>Greater Brighton Investment Programme – Progress Update</b>		
<b>Date of Meeting:</b>	<b>7 November 2017</b>		
<b>Report of:</b>	<b>Chair, Greater Brighton Officer Programme Board</b>		
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<b>LA(s) affected:</b>	<b>All</b>		

## **FOR GENERAL RELEASE**

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

- 1.1 This report provides the Greater Brighton Economic Board (“the Board”) with an update on progress on the Greater Brighton Investment Programme (“the Investment Programme”) since the Board’s last meeting on 18 July 2017.
- 1.2 Updates are included on the Local Growth Fund (LGF) allocations made as part of the Growth Deal Round 3, and the progress of projects awarded unallocated monies from Growth Deal Rounds 1 & 2. The period covered by this report is 22 June 2017 to 20 October 2017.
- 1.3 At the 18 July 2017 meeting of the Greater Brighton Economic Board, Board members requested that future investment programme update reports provide more details on delivery timescales and schedules, including the consideration of ‘traffic light’ ratings for projects to improve oversight. Due to the summer break and recent focus upon delivering the City Region Workshop, the proposed changes to the update reports will be brought to the next meeting of the Economic Board.

### **2. RECOMMENDATIONS:**

- 2.1 That the Board note the report.

### **3. GREATER / BRIGHTON INVESTMENT PROGRAMME HIGHLIGHTS**

#### *Flood Alleviation Scheme (Newhaven)*

- 3.1 The west bank of the scheme, comprising two earth embankments, a flood gate and several hundred metres of concrete flood wall was completed in early October 2017. This is a major milestone for the project and provides protection from tidal flooding for 244 residential homes and 88 businesses.
- 3.2 Work is also well underway on the large flanking embankments north of Newhaven. These will protect the town from ‘back door’ flooding when the Ouse

overtops its banks in large tidal events, and will tie into a rail flood gate across the main line from Lewes to Seaford. Details of this flood gate are still being negotiated with Network Rail.

- 3.3 On the east bank of the Ouse from the Energy Recovery Facility down to Newhaven beach, 2km of flood defences will be built. A substantial part of the flood wall north of the swing bridge has already been built, and designs for the remaining sections are close to completion. There have been delays finalising these designs due to complex interactions with stakeholder interests including Newhaven Ports and Properties, Network Rail and local waste and recycling operations.
- 3.4 The original programmed completion date for the Newhaven Flood Alleviation Scheme was autumn 2019 and the Environment Agency is confident they will finish the project in advance of this date.

#### Port Access Road (Newhaven)

- 3.5 The scheme has reached a major milestone as construction of the second phase of the Port Access Road (from Pargut roundabout to Mill Creek) recently went out to tender. Construction of the scheme is being procured using Hampshire County Council's framework contract with 3 tenderers bidding for the work. The tender period ends on 28 Nov 2017.
- 3.6 Alongside that East Sussex County Council (ESCC) is still working with the Department for Transport (DfT) on the business case and is now having more regular helpful dialogue with them. The business case will focus on the economic and regeneration benefits delivered by the scheme. ESCC are not able to apply for final funding approval until they have the tender cost, but are continuing to submit draft information to DfT for comment, in anticipation of a final submission for funding to DfT in mid-December.

DfT have advised that 8-10 weeks will be needed for their approval process which will involve a ministerial decision (Hopefully in Spring 2018).

- 3.7 Assuming a favourable funding decision, main construction is anticipated to start in late April/early May 2018. Construction is then expected to take 19 months to complete. In preparation for main construction, advance site clearance works, the construction of a new badger sett, and the translocation of newts will be undertaken from the start of the New Year onwards.

#### Enterprise Zone (Newhaven)

- 3.8 Work on the Enterprise Zone is progressing well. The Rampion O&M Base at East Quay is due for completion in spring 2018. Phase 1 of the new business park at Eastside South is due for occupation in January 2018 and the first two units have been pre-let in advance. Based on strength of demand, the landowner is accelerating development of the remainder of the site for business units. Lewes District Council (LDC) is currently finalising plans for its land at Railway Quay and the Town Centre and expects to take reports to Cabinet for the former in January and the latter in November.

- 3.9 The bid to the Government's Commercial Support Fund for Avis Way was successful. LDC is now working closely with the Environment Agency to agree a timetable for preparatory work and site investigations.

*New England House Growth Centre (Brighton)*

- 3.10 Brighton & Hove City Council is involved in discussions regarding a potential land deal with the leaseholder of the adjacent Longley Industrial Estate, along with the leaseholder's preferred developer. It is hoped that an appropriate deal can be agreed that would provide for the refurbishment and extension of New England House, together with a wider mixed use development of the Longley site and existing New England House car park. The wider package would need to meet City Deal outputs together with planning policy targets as set out in the City Plan.

*Digital Catapult Centre and 5G Testbed (Brighton)*

- 3.11 The refurbishment phase of the Digital Catapult is now coming to an end with final snagging taking place during October. The newly created space now includes the 5G testbed, a new large meeting room and event space; and double doors have been built into the adjoining wall to open up the new space to the space that was the Fusebox. New two-person pods have been built to provide private meeting space; the area has been partially carpeted and acoustic panels added to improve the sound, and a new airflow system and upgraded lighting has been added along with a new fuse-box to accommodate the increase in power and digital infrastructure to the units.
- 3.12 The Digital Catapult is now offering a new and enhanced residency programme; this programme is intended to support digital entrepreneurs, tech visionaries and creative technologists who are looking to turn their ideas and initiative into successful innovations. Residents are individuals or small teams working on ideas, concepts and products that align with immersive (e.g. Virtual/Augmented Reality), connected (e.g. 5G/LoRaWAN), intelligent (AI/CI) and data driven technologies. Following shortlisting and interview 15 companies have now been registered onto the programme.

*Advanced Engineering Centre (Brighton)*

- 3.13 The construction of the Advanced Engineering Building and surrounding landscaping is now complete. The fit-out of the engineering workshops is now complete, and these are being used for the delivery of courses in the 2017/18 autumn term.
- 3.14 The work is continuing with the installation of specialist equipment in the research areas; two laboratories are now operational, supporting an Engineering and Physical Sciences Research Council (EPSRC) funded European Space Agency (ESA) project and a Knowledge Transfer Partnership (KTP) project with a local company.
- 3.15 The fit-out of the first engine test cell will be completed in the near future to support a major EU funded programme in partnership with Ricardo. The venue has been used for a number of events including the recent governmental officer visit to the region and was media profiled as part of the British Science Festival.

The formal opening, which the university had hoped to hold in the first week of September to coincide with the British Science Festival, has been delayed until spring 2018.

*Circus Street Innovation Growth Centre and Regeneration (Brighton)*

- 3.16 All land transactions and legal agreements between the development partners were completed in early August and full construction is now underway, with piling largely completed and construction underway on the housing and student residential blocks. Construction of the Dance Space and the office block will commence in spring 2018. Most elements of the scheme are scheduled for completion in late 2019, with overall completion (bar the university building) by spring 2020.

*Preston Barracks Central Research Laboratory (Brighton)*

- 3.17 In September 2017 the project achieved a significant milestone when the planning application for the comprehensive redevelopment of the Preston Barracks site and adjacent University of Brighton land was considered at a special meeting of the Planning Committee. The committee granted planning permission subject to completion of a Section 106 agreement, and it is hoped this will be completed by the end of October. This, and the completion of related legal matters shortly thereafter, will allow the parties to complete the land transactions following which demolition and site enablement works will commence.
- 3.18 The current programme will see demolition works commence from mid-November 2017, with construction of the Central Research Laboratory (CRL) expected in the spring of 2018. In readiness for this, U+I's professional team has continued to progress the detailed design of the CRL building and has reached RIBA Stage 3 design sign off. They also progressed a first stage tender for the building contract. The final stage tender return is due to be received in November at which point the team will select their preferred contractor and appoint them ready for a start on site in spring 2018.

*Construction Trades Centre, City College (Brighton)*

- 3.19 Work on the Greater Brighton Metropolitan (GBMet) Colleges' £9m Construction Trades Centre was completed in early spring and the building handed over to the College at the end of March. Through the summer the College undertook the internal fit-out and decanting of the current provision from the Pelham site to allow the new facilities to be fully operational for the 2017/18 academic year.
- 3.20 The Construction Trades Centre, situated on the East Brighton Campus of the College, will train the next generation of electricians, plumbers, carpenters, painters, bricklayers and plasterers. Employers in construction and catering already face significant problems in recruiting skilled workers, and earlier this year GBMet published a report entitled "Have you Met your future", which suggested that jobs in construction will be amongst the top 10 growth occupations in Sussex and the UK over the next 5 years. With the government in the process of negotiating Great Britain out of the EU, it remains unclear what the impact might be for the supply of labour to key industries including construction,

health and tourism, so the new educational facility is going to be vital for the post-Brexit economy.

### Valley Gardens – Phases 1 and 2 (Brighton)

- 3.21 The Technical Highway Design is nearing completion. Consultants are working closely with internal officers to complete detailed design queries and respond to interim Safety Audit comments. The Signage Strategy is largely approved and work is nearing completion on the drainage design and horizontal alignment. The recently completed site investigation works draft documentation has been completed providing vital information on the underground environment including the location of statutory undertaker equipment, basement surveys, carriageway condition surveys and existing ducting and targeted tree pit conflicts. The completed Traffic Management reports have been issued which detail proposed construction phasing after a series of consultations with transport operators and emergency services. The proposed traffic management plans are very complex but give a good indication of a proposed method for construction which has been approved by key stakeholders, strategic and local diversion requirements and indications of traffic management costs and requirements throughout the construction phase. The key principles of the traffic management plans were to minimise disruption, maintain safety, and maintain vehicle access throughout the schemes, and to reduce impact on public transport
- 3.22 Following the approval of the preliminary greenspace design at Environment, Sustainability and Transport Committee on 27th June, consultants have been working with internal officers on the detailed design, which is progressing well. The Green space Planning Application is currently being consulted on, with the aim to have a Planning decision in November 2017.
- 3.23 At Environment, Sustainability Committee in November officers will propose the final detailed designs for Valley Gardens along with the proposed procurement route, outline traffic management plans and recommendations for the next stage of the project including proposed construction start date which is likely to be June 2018.

### Bike Share Scheme (Brighton & Hove)

- 3.24 Launched on 1 September, BTN BikeShare has announced encouraging user figures for its first month of operation, suggesting it is set to be a top-performing bike share scheme for the UK. The first 30 days have seen over 9,000 registrations, and an average of 800 journeys on the Life Bikes per day. Users have cycled 50,000 miles so far.
- 3.25 Residents and visitors can hire and locate the Life Bikes via the SoBi app. A casual rental plan, priced at 3p per minute (£1 minimum spend), is ideal for occasional riding. More frequent users may prefer an annual membership, which provides an hour of daily cycling for £72.
- 3.26 On 17 October 2017, American Express was unveiled as a co-sponsor of BTN BikeShare.

### Intelligent Transport Systems Package (Brighton & Hove)

- 3.27 The upgrades to the traffic signal pedestrian crossings at the eleven junctions are all complete. The CCTV installations are complete at three sites and another two are due to be connected soon. The new contract for the bus lane enforcement cameras has been awarded. Journey time monitors are now gathering data and enabling the City Council to adjust traffic flow where needed. Variable Messaging Signs have been purchased and will be installed shortly at several locations across the city. Traffic signal improvements at four major junctions have been completed and work to improve the final site should start in January.

### Adur Tidal Walls (Shoreham-By-Sea)

- 3.28 The Shoreham Adur Tidal Walls scheme is being carried out by Mackley, working as part of Team Van Oord and on behalf of the Environment Agency, Coast to Capital Local Enterprise Partnership, Adur District Council and West Sussex County Council.
- 3.29 The scheme is separated into 10 reaches, or lengths of the estuarine bank. The design of the flood defences varies between the reaches as they have different characteristics and are subject to different pressures and potential flood impacts. The defences include steel sheet piling, concrete walls, flood glass and earth embankments. Once completed, the project will significantly reduce flood risk to more than 2,300 properties in Shoreham and East Lancing, as well as protecting important local infrastructure such as the road network, railway line and Shoreham Airport.
- 3.30 Work is currently taking place at seven of the 10 reaches of the scheme, a number of which are nearing completion. At W2, concrete work on the slipway is well advanced, as is work to prepare the riverside surface for installation of the flood defences. The first panes of flood glass have also been installed.

### Western Harbour Arm Flood Defence (Shoreham-By-Sea)

- 3.31 Negotiations continue on the purchase of a strip of land along the northern frontage of the Sussex Yacht Club's site which will necessitate the relocation of the main clubhouse building.
- 3.32 Adur District Council has commissioned a study to carry out a detailed flood risk analysis to provide the justification needed for further investment from the Environment Agency's capital programme. The Council has also received a detailed design and costing for the proposed flood wall, and is discussing the design of the new clubhouse with the yacht club through pre-application negotiations.
- 3.33 Two separate planning applications for the replacement clubhouse and flood defence scheme will be submitted in the next few months, and construction of the clubhouse element is likely to commence in early 2018, with completion in early 2020. The flood defence wall will follow immediately thereafter.

### Growth Location (Burgess Hill)

- 3.34 Mid Sussex District Council (MSDC) submitted its District Plan to Government in August 2016. The Plan provides the framework for the Burgess Hill developments and has now completed its Examination in Public. MSDC is currently consulting on its Main Modifications with the aim of having an adopted plan early in 2018.
- 3.35 The Northern Arc scheme, which will deliver up to 3,500 new homes alongside a business park, schools and community facilities, remains a key focus for MSDC. Further progress has been made to address outstanding issues and regular discussions are being held with developers to progress the scheme. A planning application for the first 130 homes on the development has been received and pre-application discussions regarding two further residential elements of the site along with the employment area have been held, with formal applications expected by the end of the year.
- 3.36 Good progress has been made on the approved major retail, leisure and housing scheme to redevelop Burgess Hill town centre with the developers, New River Retail, starting initial works already, and scheme due to complete by 2020/21. The construction on the Kings Way and Keymer Tileworks sites also continues apace with both developments now starting to be occupied.
- 3.37 Work continues on The Brow to convert a number of public sector buildings into a modern, purpose-built public service facility to house a GP surgery and accommodation for the police and ambulance services, whilst freeing up land to provide a significant number of homes to aid regeneration of the town centre. The HCA has commissioned architects and planning consultants who have produced a high level design and viability assessment. MSDC continues to work with partners and the HCA to agree an implementation plan for this project.
- 3.38 An external design agency has been appointed to support work on a Burgess Hill brand and outreach communications strategy. Initial workshops have been held with key political stakeholders and the intention is to work in partnership with the various developers active in the town, along with other stakeholders, to promote and support its role as a growth location and to provide high quality information to existing and future residents, employees and visitors. A public vote is being held to choose the brand that will pull together all communications.

### A2300 Corridor Improvements (Burgess Hill)

- 3.39 Preliminary design and the preparation of an outline Transport Business Case for this Department for Transport retained major scheme are progressing and expect to be completed by spring/summer 2018. This will be submitted to the Coast-to-Capital LEP for formal approval before commencement of detailed design and full Transport Business Case preparation. The current programme indicates a start of construction in winter 2020, with completion in spring 2022.

## **4. UPDATE ON LOCAL GROWTH FUND PROJECTS (ROUND 3)**

- 4.1 On 02 February 2017, the C2C LEP announced that it has secured £66m through Round 3 of the Growth Deal. Subject to the required funding

agreements, all six projects put forward by the Board were allocated funding - totalling £48.77m – updates as follows.

Worthing Central Phase 1 (Worthing) - £5.6m

**4.2 Teville Gate:**

The award of Growth Deal funding has helped to facilitate further negotiations between the main site owner (of Teville Gate) and the owner of Teville Gate House to secure a phased development ensuring a comprehensive redevelopment of both sites. More recently negotiations on the surrender of the Council's long lease of the multi-storey car park on the site has included discussions on the demolition of all buildings on the site (excluding Teville Gate House) to help facilitate the redevelopment of the site. A revised business case is to be submitted shortly and will be considered by the Coast-to-Capital Investment Committee on the 6th December 2017 to fund the demolition works.

A public consultation exercise on the 9th and 10th November will showcase the emerging plans for the site with a planning application expected shortly afterwards. Negotiations continue with the owner of Teville Gate House in relation to a parallel redevelopment or refurbishment scheme for the existing offices.

**4.3 Union Place:**

Negotiations continue with the land owner at Union Place in order to bring forward a mixed use scheme, including a multiplex cinema. A revised business case has been submitted and will be considered by the Coast-to-Capital Investment Committee on the 6th December 2017 to draw down funding to help deliver the scheme.

Decoy Farm (Worthing) - £4.8m

- 4.4 Engagement with potential occupiers/developers is helping to inform the most appropriate remediation strategy for the site. Under the National Built Environment Consultancy Services (BECS) Framework, Agreement Consultants have been commissioned to assess remediation options to bring forward a phased redevelopment of the site and determine what off-site highway improvements will be required. This will help inform further studies and support a planning application for the redevelopment of the site.

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

- 4.5 The developers for New Monks Farm and Shoreham Airport have submitted detailed planning applications for both the sites. The application at New Monks Farm proposes 600 dwellings, a primary school, a country park of 28 hectares and a flagship Ikea store of 35,000 sqm. The applications are likely to be considered early in the New Year. This will follow a decision by Adur Council on the 14th December 2017 on the adoption of the Local Plan after receipt of the Inspectors report which found the Plan to be 'sound' subject to incorporation of various main modifications.



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

- 4.6 In order to assist with the delivery of the infrastructure required to realise the full benefits of the substantial growth anticipated in Burgess Hill, MSDC submitted a bid to Coast to Capital for Local Growth Fund 3 funds. The bid was primarily to support a sustainable transport package that would link together new and existing developments and improve the experience of travelling to and around Burgess Hill and has been awarded £14.9m. West Sussex County Council (WSCC) has now appointed consultants to undertake the work required to develop a detailed package of sustainable transport measures and they have completed the first phase of this work.

See also 3.34 to 3.38.

#### Sussex Bio-Innovation Centre (Brighton) - £5.5m

- 4.7 Detailed building designs have been completed for the entire new Life Sciences Teaching & Research Building including the Bio-Innovation Centre. Planning consent has recently been received and the project is at procurement stage to select the main contractor, with work expected to begin onsite in early 2018.

#### Black Rock Development (Brighton) - £12.1m

- 4.8 Negotiations to finalise the Conditional Land Acquisition Agreement have been progressing well since the New Year and are anticipated to be complete by the end of November. An outline business case has been submitted to Coast-to-Capital. A timeline for the project assumes enabling works at Black Rock begin in 2019/20 with the design & build process beginning 2021.

### **5. UPDATE ON LGF PROJECTS (UNALLOCATED FUNDS ROUNDS 1 & 2)**

- 5.1 In December 2016, the C2C LEP 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, subject to the relevant funding agreements. Updates are as follows:

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

- 5.2 Demolition of the main building is complete and the contractors have handed the site back to the Council. Architects have been commissioned to prepare development options for the main site and the Council is currently reviewing different mixed use options for the site.
- 5.3 Following the Council entering into a pre-contract services agreement through a SCAPE Framework Agreement, a planning application for the proposed offices on the north (car park) site has been submitted and detailed site investigations have been undertaken. The planning application will be considered by Adur's Planning Committee on the 13th November 2017. On the basis that planning permission is granted work is expected to start on site in early 2018.

Springman House (Lewes) - £2m

- 5.4 Local Growth Funding enabled Lewes District Council (LDC) to purchase the Springman House site, located in the North Street Quarter development, in March 2017. This project, which provides for the relocation of the fire station, will unlock the £150 million North Street Quarter regeneration scheme. This is a major mixed-use development in Lewes that will deliver significant benefits, including 416 new homes, 13,000 sqm of commercial floor-space, new flood defences and a new health centre.
- 5.5 Following the purchase of the site, the Council's Cabinet approved the budget for the design and construction of the new facility, which also provides an opportunity to work with Sussex Police to co-locate blue light services in the town. A user group has been established to identify the operational requirements of East Sussex Fire and Rescue. The Council is in the process of securing architects to commence work on design options. It is expected that the new fire station will be open by March 2020.

Railway Quay (Newhaven) - £1.5m

See 3.8-3.9.

Eastside South (Newhaven) - £1.6m

See 3.8-3.9.

Royal Pavilion Exchange – Corn Exchange & Studio Theatre (Brighton) - £3m

- 5.6 Following the start of works on 13 February 2017, the main contractor R. Durnell & Sons Ltd, is progressing works to the Corn Exchange, Studio Theatre and new public galleries. Coast-to-Capital LEP funding of £3m is being drawn down on a quarterly basis and supports the agreed funding model to ensure that the full scope of works can be delivered. Ongoing coordination and discussions with Brighton Dome & Brighton Festival and the main contractor are focused on mitigating local disruption and facilitating the continued use of the Concert Hall during the works, which are programmed to be completed in autumn 2018. The project has experienced some delays relating to negotiations of the Party Wall Awards, all completed in July 2017, and finds in the ground, including a former Quaker burial ground requiring the exhumation of 18 skeletons.

**6. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 6.1 None required.

**7. COMMUNITY ENGAGEMENT & CONSULTATION**

- 7.1 None required.

**8. CONCLUSION**

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

## 9. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

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

9.2 Subject to funding agreements, the C2C LEP have also announced funding of £48.77m toward all six of the projects put forward by the Board as shown in paragraphs 4.1 to 4.8. Further work will be required to identify the match funding requirements for these projects and will be reported back to this board in due course.

9.3 The C2C LEP has awarded a total of £9.9m of unallocated Rounds 1 and 2 Local Growth Funding toward the five projects detailed in paragraphs 5.1 to 5.5, subject to funding agreements. It should be noted that all projects will require a degree of match funding; this will be reported back to this board in due course.

*Finance Officer Consulted: Rob Allen, Principal Accountant Date: 24/10/2017*

### Legal Implications:

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

*Lawyer Consulted: Alice Rowland, Head of Commercial Law Date: 19/10/17*

### Equalities Implications:

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

### Sustainability Implications:

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

### Any Other Significant Implications:

9.7 None.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

None

**Documents in Members' Rooms:**

None

**Background Documents:**

None