

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
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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