



# One Public Estate Programme

# Annual Report 2018-19

# Foreword

It's a pleasure to be introducing the One Public Estate annual report for 2018/19 for the Greater Brighton area.

The One Public Estate (OPE) programme was launched in 2013 to make better use of public-sector sites, free up space for new homes and create jobs. It is a joint initiative between the Cabinet Office, the Ministry of Housing, Communities & Local Government and the Local Government Association - with City Regions and local authorities taking the lead in delivering projects on the ground.

OPE is designed to encourage the emergency services, local councils and government departments to work more closely together by sharing sites and creating public-sector 'hubs' - where services are delivered in one place.

I'm delighted to say that Greater Brighton continued to be ahead of the curve when it comes to this national initiative, drawing in more than £1 million of funding for projects across the City Region area, from Worthing across to Lewes, Brighton north to Mid Sussex.

That continued funding shows that we are being recognised nationally not only for the

ground breaking potential of the projects put forward, but also being trusted to deliver them for the wider benefit of our residents.

In the last 12 months alone we have been awarded funding for the Moulsecoomb Neighbourhood Hub in Brighton, which has the potential to create more than 300 affordable homes and enable closer joint working between health and social care services.

There's also been a grant towards the Burgess Hill Station Quarter scheme, which will support the creation of new homes and commercial space, along with potentially redeveloping the gateway to the town, making it more welcoming and accessible to its growing number of residents.

As leader of Worthing Borough Council I am also pleased to report the progress on the new health hub in the heart of Worthing on the civic car park. This has the potential to create top-class facilities for tens of thousands of residents while freeing up other sites for other more suitable uses.

These are just a number of the projects which will deliver real benefits to residents,



businesses and visitors to our City Region. I'm looking forward to playing a role to make sure that OPE continues to drive forward future development across the Greater Brighton region for a number of years to come.

## **Councillor Dan Humphreys**

**Chairman of the Greater Brighton Economic Board and Leader of Worthing Borough Council**

# Introduction to the national one public estate programme

**One Public Estate** is about getting more from the collective public sector estate – whether that is unlocking land and surplus sites for new housing and jobs, enabling more joined-up public services for local communities or creating further opportunities for local authorities and public sector partners to reduce running costs and generate income to deliver savings for the tax payer.

The National Programme began in 2013 when it involved just 12 partnership areas. It has now expanded to include more than 319 councils (90%) in 76 partnership areas, working on hundreds of projects to transform places and public services right across the country.

Local authorities gaining membership to the Programme receive wide-ranging support to develop cross-sector property projects aimed at delivering one or more of the One Public Estate objectives. As well as funding contributions, partnerships can gain access to:

- Practical support from a pool of experts and
- Access to senior central & local government expertise.

For further information on the national One Public Programme, please visit the [Local Government Association](#) website.

## One Public Estate Objectives:



Creation of **economic growth**  
(new homes & jobs)



Delivery of more **integrated, customer-focused public services**



Generation of **efficiencies** across the public estate  
(capital receipts & reduced running costs)

# Challenges & opportunities for the Greater Brighton region

Our city region's growth and success has brought many benefits but has also created new challenges that both the **Greater Brighton Economic Board** and its **One Public Estate Partnership** seek to help address with confidence & ambition. These include:

- An overheated housing market has led to demand outstripping supply in parts of our region, contributing to spiralling house prices and making owning, and even renting, homes impossible for many people on lower and average incomes including younger people who are just starting out on their careers. There is a collective need to build new homes for workers and residents at different life stages and our **One Public Estate Programme** will support the achievement of the city regions housing target.
- Meeting the space needs of the region's 35,000+ businesses. This includes our flourishing freelance & entrepreneurial sector, epitomised by the Creative Digital & Information Technology cluster, which has exposed the poor quality and inadequacy of many business premises. **One Public Estate Programme** will identify and bring forward sites to help meet the demand. It will enable our businesses to stay and grow as well as attracting new businesses to locate here.
- Being creative in identifying and making best use of the limited land supply given our enviable location sandwiched between the coast and the South Downs National Park. Our **One Public Estate Partnership** brings together our combined land & property public assets, working openly and collaboratively to identify and explore all opportunities to unlock surplus assets and land for redevelopment and make best use of our combined estate.

## Targets

Our local OPE Programme is supporting the Greater Brighton Economic Board to deliver:



A target of  
**47,434**  
new homes by 2030



**Employment space** need of  
**1.2 million m<sup>2</sup>**  
comprising office,  
industrial & warehouse  
floor area



**Public sector reform: supporting major service transformation** with property as an enabler

# Our greater brighton one public estate programme

**Greater Brighton** is one of the OPE partnership areas having joined the Programme in 2016. Our partnership brings together a combined estate of over 3,500 land & property assets, valued at £3.5bn, and is working openly and collaboratively to identify and explore all OPE opportunities.

Our partnership currently manages **10 OPE funded projects** across the city region plus **3 Land Release Fund** schemes delivering 84 new council homes.

A fundamental part of our programme is partnership & stakeholder engagement across the public sector, ensuring buy-in to give the individual projects the greatest chance of success and finding new & innovative ways to make the best use of the region's public estate.

Whilst still in its infancy, the benefits of the OPE Programme in terms of unlocking blocked development sites and facilitating closer partnership working between public sector partners and stakeholders are already being seen.

## Governance Arrangements

These were agreed by the **Greater Brighton Economic Board** (GBEB), acting as a regional leader of place for public land and property assets. The GBEB has oversight of our OPE programme.

The **Greater Brighton Strategic Property Board** (GBSPB) was created to provide direction and accountability for the Programme and meets 4 times a year, chaired by the Chief Executive of Brighton & Hove City Council.

Supporting delivery at operational level is the **Greater Brighton Public Sector Property Group** comprising property representatives from across the regional public sector including our neighbouring East & West Sussex County Council OPE partnerships. This group meets quarterly and reports into the GBSPB.

## Outputs

Over the next 10 years our current OPE projects are expected to deliver:

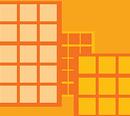
 **1,792** new homes

 **£58m**  
in capital receipts

 **£7.2m**  
in reduced running costs

 **£280m**  
of inward investment

 **5,042** new jobs

 **29,000m<sup>2</sup>**  
of employment space

# Our one public estate funding awards to date

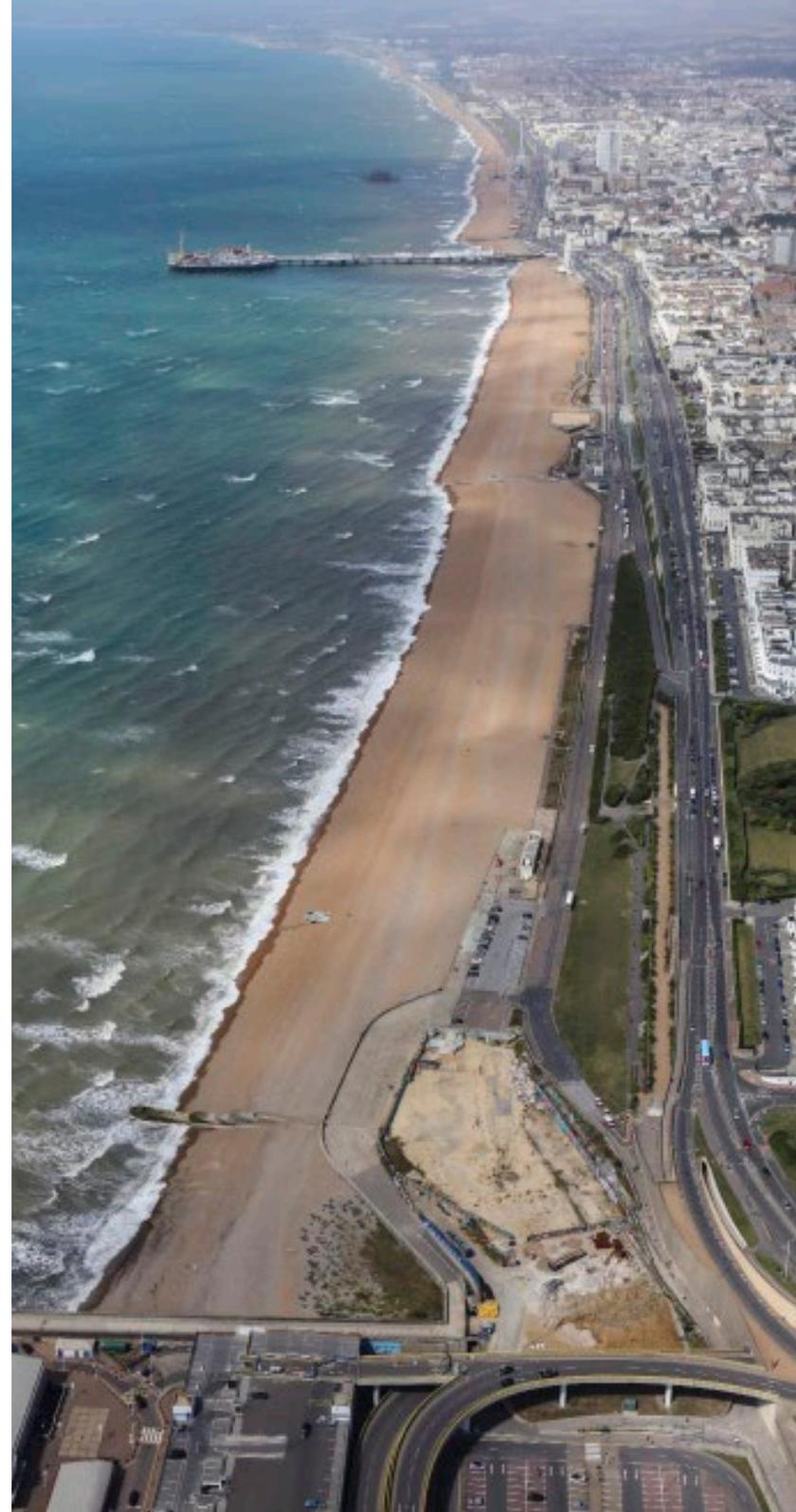
To date the **Greater Brighton Partnership** has secured over £1.86m in funding from the National Programme as shown in the table below.

Funding Round	Award Date	No. of Projects	Funding Award
OPE programme delivery	Nov 2016	-	£120,000
Phase 4 OPE projects **	Nov 2016	6	£409,500
Phase 6 OPE projects	Jan 2018	2	£125,000
Phase 6 OPE projects top-up	Mar 2018	1	£180,000
OPE programme delivery	Feb 2019	-	£35,000
Phase 7 OPE projects	Feb 2019	1	£173,000
LRF (Land Release Fund)	Feb 2018	3	£819,000
<b>Totals:</b>		<b>13</b>	<b>£ 1,861,500</b>

\*\* Note that one of the original Phase 4 projects at Quebec Barracks, Dyke Road, Brighton has been closed following an operational review by the MoD. Unspent funding from this project will now be redistributed within the Greater Brighton OPE programme in agreement with the National Programme team.

**One Public Estate** funding has been allocated as a mixture of revenue grants (98.4% of total) and repayable loans (1.6%) to support the development of projects across the city region. The funding covers a range of activities including feasibility & viability studies, master-planning, business case development and project management support, providing the evidence base needed to make robust asset management decisions. It has also part-funded a dedicated programme management resource responsible for the day-to-day management of the local programme up to September 2021.

Our **Land Release Fund** allocation supports three projects delivering 84 new affordable rented homes with all land released by 2020. This capital grant is funding activities such as site demolition, decontamination, groundworks and infrastructure improvements which were previously adversely impacting on the projects' viability.



# Our one public estate projects

## One Public Estate Programme Projects:

1. Worthing Integrated Care Centre
2. Preston Circus Fire Station, Brighton
3. Preston Barracks Health Centre, Brighton
4. Moulsecoomb Neighbourhood Hub, Brighton
5. Brighton General Hospital
6. Springman House, Lewes
7. Conway Street Industrial Area, Brighton
8. Patcham Court Farm, Brighton
9. North Street Quarter, Lewes
10. Burgess Hill Station Quarter

## Land Release Fund Projects:

- A. Kensington Street, Brighton
- B. Victoria Road, Portslade
- C. Selsfield Drive, Brighton



# 1. Worthing Integrated Care Centre

**Worthing Borough Council** are leading the redevelopment of its existing civic centre car park to provide for a number of medical facilities, currently dispersed throughout the town, to co-locate into a new single, fit-for-purpose health hub. This Integrated Care Centre will transform the delivery of non-acute healthcare in Worthing.

## Progress & Next Steps:

- Design team & consultants appointed
- Discussions ongoing between partners to finalise the Schedule of Accommodation
- Planning application due for submission late 2019
- Construction scheduled to start during 2020 for occupation late 2021 / early 2022.

**Funding Allocation: £90,000** (OPE Phase 4).

**OPE Outputs:** Service improvements, efficiency savings, new homes, new jobs & inward investment.



## 2. Preston Circus Fire Station, Brighton

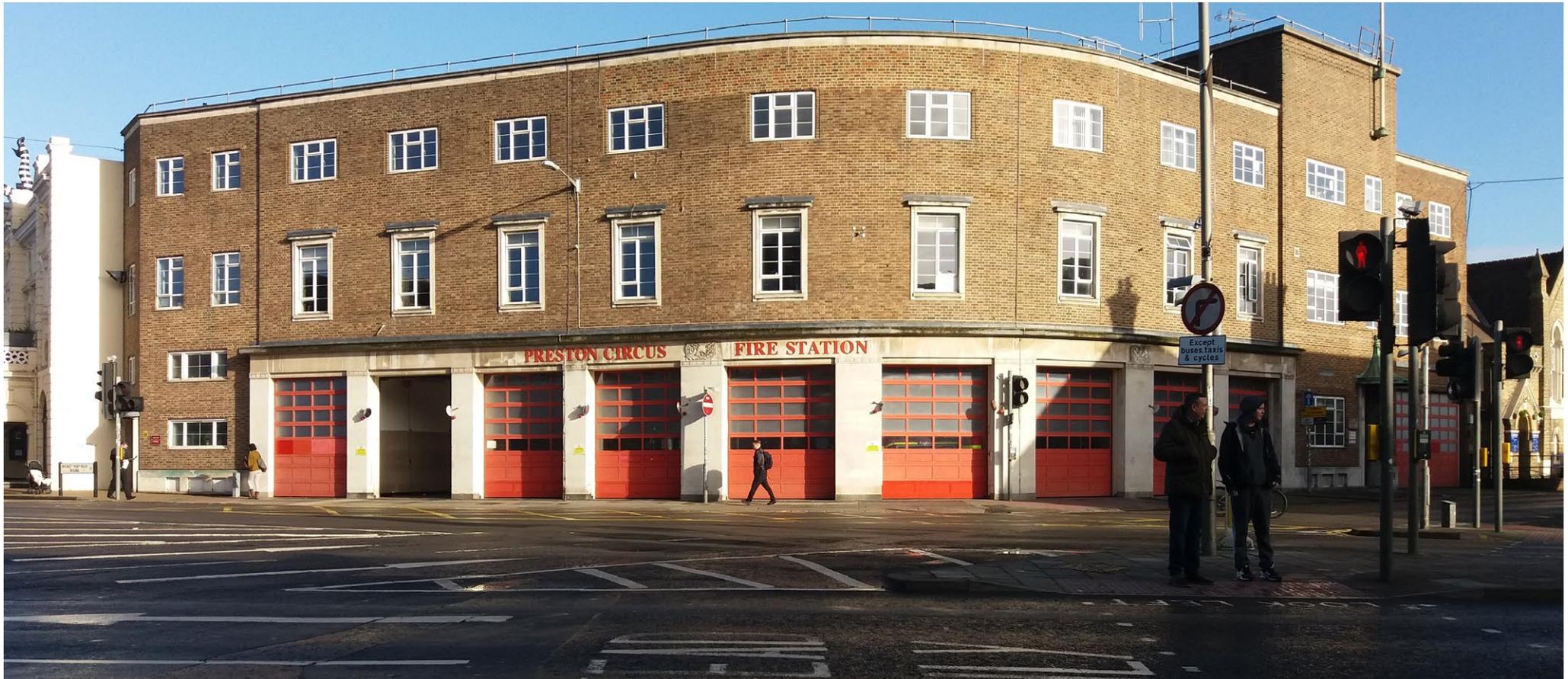
**East Sussex Fire & Rescue** are reviewing the space & layout of this under-utilised fire station to create modern operational service facilities with shared space available for commercial, public or third sector partners.

### Progress & Next Steps:

- Operational design of the fire station completed
- Design team & consultants appointed
- Initial business case approved
- Expressions of interest to share space invited from partner organisations
- Further business case in development to consider construction of an additional storey
- Construction expected to commence early 2021.

**Funding Allocation:** £22,500 (OPE Phase 4).

**OPE Outputs:** Service improvements & new jobs.



### 3. Preston Barracks Primary Care Centre, Brighton

Working in partnership with Brighton & Hove City Council (BHCC), The University of Brighton and the developer (U+I), the **Brighton & Hove NHS Clinical Commissioning Group** are leading the development of a primary care

centre for incorporation into the wider Preston Barracks redevelopment scheme.

#### Progress & Next Steps:

- Planning permission for the full redevelopment scheme awarded in September 2017 including a condition for U+I to strive to include a new medical facility
- Agreement for Lease of the new medical centre agreed & awaiting signature by health partners, U+I & the Council

- Construction commenced in July 2019 with a scheduled completion date of September 2021.

**Funding Allocation: £45,000** (OPE Phase 4).

**OPE Outputs:** Service improvement & efficiency savings. Part of a wider redevelopment delivering new homes, new jobs & inward investment.



## 4. Moulsecoomb Neighbourhood Hub

**Brighton & Hove City Council** is planning a consolidation to release under-used property on the site for new housing & using the capital receipts to develop a neighbourhood hub for the displaced services.

### Progress & Next Steps:

- Outline business case approved by BHCC in 2018
- Site surveys and feasibility studies in progress
- Initial financial viability study completed
- A communications strategy is in place
- Further resident engagement is planned during the winter of 2019-20
- A full business case is in preparation & expected to be completed by autumn 2019.

**Funding Allocation: £27,000 + £83,000**  
(Phases 4 & 7).

**OPE Outputs:** Service improvement, efficiency savings, new homes, new jobs and inward investment.



## 5. Brighton General Hospital

**Sussex Community NHS Foundation Trust** (SCFT) are exploring potential options to develop the currently under-utilised Brighton General Hospital site to include a new Community Health Hub campus and release of surplus land for new homes.

### Progress & Next Steps:

- The Trust is awaiting approval of the outline business case by NHS Improvement
- SCFT are looking at commercial options to enable the release of housing land & funding for the community health hub from related capital receipts
- Full business case to be agreed by late summer 2020
- Health facilities due for completion by 2023-24.

**Funding Allocation: £90,000** (OPE Phase 4).

**OPE Outputs:** Service improvement, efficiency savings, new homes, new jobs & inward investment.



## 6. Springman House, Lewes

**Lewes District Council** (LDC) are the lead delivery body in partnership with East Sussex Fire & Rescue Service, Sussex Police and the South East Coast Ambulance Service. By enabling the development of a new blue light facility on the site of Springman House, this project will unlock the £180m North Street Quarter scheme - a major, strategic mixed-use development in Lewes. Relocating the Community Fire Station from its existing premises on North Street, Lewes will enable the delivery of 416 new homes and 13,000 m<sup>2</sup> of commercial floor-space, through the £180 million North Street Quarter (NSQ) regeneration scheme, and enable Lewes' "blue light" services to be co-located.

### Progress & Next Steps:

- Purchase of Springman House completed by LDC
- Architects have undertaken detailed consultation with the blue light end users and have continued to work to develop a viable scheme that meets their operational requirements
- End Date: Anticipated 2022, subject to Planning.

**Funding Allocation: £90,000** (OPE Phase 4).

**OPE Outputs:** Service improvement, efficiency savings & new homes.



## 7. Conway Street Industrial Area, Hove

Working with the various landowners & community groups, **Brighton & Hove City Council** is developing a masterplan & delivery programme for this area to deliver new office & business space and 200 new homes.

### Progress & New Steps:

- Due to the complexity of the project, agreed that the masterplan will require the status of a Supplementary Planning Document
- A 6 week public consultation has been completed
- Extended scope of the masterplan agreed
- Consultants shortly to be appointed to undertake the master-planning exercise during autumn 2019

- Consultation on the masterplan scheduled for early 2020.

**Funding Allocation: £70,000** (OPE Phase 6).

**OPE Outputs:** Efficiency savings, new homes, new jobs & inward investment.



## 8. Patcham Court Farm, Brighton

As landowner, **Brighton & Hove City Council** is working with other public & private sector partners to develop a viable scheme for this 1.4 ha site which, despite numerous previous attempts, remains undeveloped since it was divided from its associated farmland in the late 1980s when the A27 Brighton Bypass was constructed.

### Progress & Next Steps:

- Potential partners canvassed to assess interest
- Design work commenced in partnership with the preferred occupier & site investigations in progress
- Officer project board instigated to explore design options
- Pre-application planning advice has been received
- Completion of Business Case expected by end of 2019.

**Funding Allocation:** £85,000 (OPE Phase 6).

**OPE Outputs:** New jobs, new homes & inward investment.



## 9. North Street Quarter Health Hub, Lewes

**Lewes District Council** (LDC) is leading on a new integrated health hub serving the local community of 26,000 patients. Premises released by incoming services may become available for new homes or new employment uses.

### Progress & Next Steps:

- Design consultants appointed January 2018
- LDC agreed to acquire the new health hub subject to certain conditions being met & is working on pre-lets
- Prospective tenants and LDC are working on an appropriate management model to ensure that the new facility delivers fully integrated health care
- Full planning permission has been granted
- Marketing for a developer for the wider NSQ scheme commenced on 22 June 2019.

**Funding Allocation: £150,000** (OPE Phase 6)

**OPE Outputs:** New jobs, new homes, reduced running costs & inward investment.



Artist's impressions, subject to change

## 10. Burgess Hill Station Quarter

**Mid Sussex District Council** are working with Network Rail to develop plans for a Station Quarter making best use of public land (approx. 2.6 ha) in the immediate vicinity of the railway station.

This will deliver new housing & commercial space as well as improvements to the public realm and the station itself.

### **Progress & Next Steps:**

- OPE funding awarded in May 2019
- MSDC have now mobilised the project in partnership with Network Rail
- The appointment of consultants is in progress.

**Funding Allocation: £90,000** (OPE Phase 7).

**OPE Outputs:** Capital receipts, new homes, employment floor-space, new jobs & inward investment.



## Land Release Fund (LRF) Projects

### A: Kensington Street, Brighton

This scheme, in partnership between **Brighton & Hove City Council** and the Guinness Trust, constructed **12** new council homes on a former surface car park in the city centre, previously attracting anti-social behaviour. The site was very confined and the LRF grant has supported the costs of securing the 38 Party Wall Agreements required.

**LRF Funding Allocation: £144,000**

**Status:** Complete and handed over in early August 2019.

### B: Victoria Road Former Housing Office, Portslade

In partnership with Morgan Sindall, **Brighton & Hove City Council** are planning for the construction of **42** new council homes on the site of a former housing office and bowls club. The LRF grant has helped fund a new bowling green & sports pavilion in the neighbouring Victoria Park, thereby releasing more land for a larger residential development.

**LRF Funding Allocation: £340,000**

**Status:** Public consultation is in progress followed by a planning application due in late August 2019. Work on site is due to commence in March 2020.

### C: Selsfield Drive Former Housing Office, Brighton

Also in partnership with Morgan Sindall, **Brighton & Hove City Council** are developing another former housing office site to construct **30** new council homes. Due to steep site levels, the LRF funding has contributed towards the construction of retaining structures together with the diversion of a public sewer and an adjacent electricity sub-station upgrade to facilitate the project.

**LRF Funding Allocation: £335,000**

**Status:** Work commenced on site during June 2019 with an expected completion date of August 2020.



## Next steps for our one public estate programme

### During 2019-20 we will:

- Continue to develop and complete our existing suite of OPE projects that will deliver new homes, employment space and jobs for our city region, enable more joined-up public services for our local communities and generate efficiency savings across the public sector.
- Identify and submit further suitable funding bids for Phase 8 of the National Programme – expected to open in the autumn of 2019.
- Continue to engage with partners & stakeholders across and beyond our current Partnership, to identify and bring forward new One Public Estate opportunities.
- Identify a pipeline of additional collaborative projects across the region and develop and secure new funding mechanisms to support their development.
- Continue to work with other national organisations including Network Rail, HM Courts & Tribunals and Homes England to identify further regional opportunities.
- Improve the usability of our data including our [interactive asset map](#) -which lists all public sector property assets in the region - to enable us to more readily identify opportunities.
- Continue to embrace the ‘One Public Estate’ principles as a way of working across the city region.

### Our One Public Estate vision:

**“to demonstrate clear civic leadership by reconfiguring our public services so that they are efficient, cost-effective, customer-focused & integrated; and by ensuring that our combined land & property assets are used effectively to support our wider social & economic productivity priorities of providing more jobs, new homes & employment space”**

# The Greater Brighton public sector partnership



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The Greater Brighton One Public Estate Programme Annual Report 2018-19

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

August 2019

