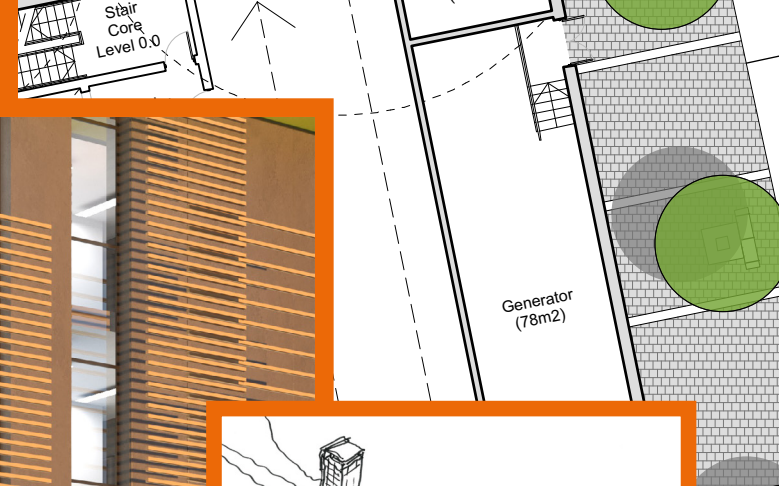
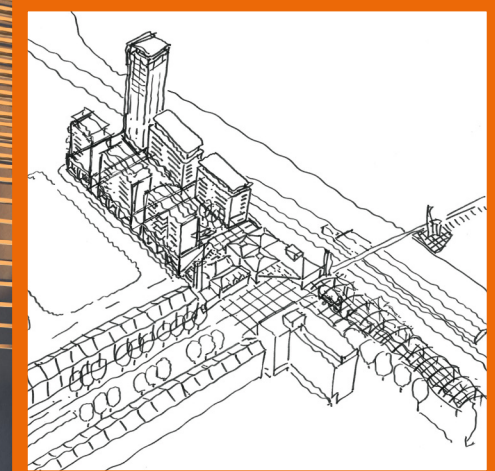




Greater
Brighton



Greater Brighton One Public Estate Programme

Annual Report 2020

December 2020

Our One Public Estate Programme

Formed in November 2016, the Greater Brighton One Public Estate Programme brings together representatives from the partnership's local authorities, health commissioner and provider trusts, emergency services and further and higher education to work collaboratively on estates projects and activities through sharing and collaboration.

The Programme recognises the importance of public sector bodies, as major landowners and as anchor institutions, in making the best use of the area's limited land supply.

The Programme is aimed at getting more from the collective public sector estate – whether that's by 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 to the taxpayer.

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”



To date, the Programme has secured a total of **£1,861,500** in funding from the National One Public Estate Programme:

	No. of Projects	Allocated Funding
OPE Programme Management – Phase 4 (November 2016)	-	£120,000
OPE Programme – Phase 4 (November 2016)	6	£409,500
OPE Programme – Phase 6 (January 2018)	2	£125,000
LRF Programme – Phase 1 (March 2018)	3	£819,000
OPE Programme – Phase 6 Top-Up (March 2018)	1	£180,000
OPE Programme Management – Phase 7 (February 2019)	-	£35,000
OPE Programme – Phase 7 (February 2019)	1	£173,000
TOTAL :	13	£1,861,500

One Public Estate revenue funding has been awarded to support the delivery of 10 projects that are located across the partnership area. It is being used to provide the evidence base needed to make robust asset management decisions on joint-property ventures, including in the form of design feasibility and viability studies, master planning, business case development, planning advice and project management support. It has also part-funded a programme management resource, up to June 2022. Brighton & Hove City Council, as

the Programme's Lead Authority, has provided the necessary match-funding for this post.

The Land Release Fund allocation has enabled the delivery of 3 schemes, together creating 84 new affordable rented homes.

The capital grant is funding activities such as site demolition, decontamination, groundworks and service and infrastructure improvements. It is enabling viability by filling the funding gaps caused by abnormal development costs and scheme specific complexities.

The 10 One Public Estate projects are currently expected to deliver over:



£59m
in capital receipts



the release of
18.65 hectares
of land for
redevelopment



1,792 new homes



5,042 new jobs
(primarily construction)



Approx. **£2.43m**
in reduced running
costs

The projects are at varying stages of development, so it should be noted that the forecast outputs may change as business cases are completed and schemes are developed and approved.

The funding that the Partnership has received is already having a significant impact, in terms of unlocking complex and/or otherwise stalled developments. It is also helping to facilitate close coordination and collaboration between public sector partners and stakeholders, which is key to identifying and progressing new opportunities.

In November 2020, the Partnership applied to the National One Public Estate Programme's joint **Phase 2 Land Release Fund and Phase 8 One Public Estate Funding Call** that opened in September 2020.

The application seeks:

- Land Release Fund funding totalling £1,980,503, to enable the financial viability of 12 schemes that would release of c.1.99hectares of local authority land for the delivery of 158 new homes. 100% of the homes supplied would be affordable.
- £333,000 in One Public Estate funding to support the delivery of 5 projects, of which 3 are new and 2 are existing.
- £90,000 in One Public Estate funding to put in place the necessary capacity, expertise and evidence to enable partners to come together to provide peer support, learning and collaboration in the development of the “post-COVID” operating models for back-off public sector staff and functions and to assess how this can best be supported by the collective public sector estate.

The funding call comprises two national “pots”; £20m Land Release Fund and £10m One Public Estate funding. The call is highly competitive – both funds are significantly over-subscribed. The National One Public Estate Programme is in the process of assessing bids and expects to announce allocations in February 2021, with funding disbursed by the end of the 2020/21 financial year.



The Programme is supported by 2 partnership boards, each operating effectively and with good engagement.

Greater Brighton Public Sector Property Group:

Established in October 2016, the Group includes representatives from the region's participating local authorities, the health sector, emergency services and further and higher education, as well as from both the West and East Sussex County Council One Public Estate programmes. The Group meets on a bi-monthly basis and is responsible for providing oversight of and support to the Partnership's projects, as well as for identifying new One Public Estate opportunities. The Group is chaired by Brighton & Hove City Council's Assistant Director of Property & Design, with Adur & Worthing Councils' Property & Investment Manager acting as deputy.

Greater Brighton Housing & Growth Sites Working Group:

Formed in November 2019, the Group brings together the Greater Brighton local authorities to focus specifically on housing, covering: supply and delivery; funding and investment; policy and standards, and; programmes and initiatives. Homes England joined the Group in November 2020. Meetings are held bi-monthly and are chaired by Brighton & Hove City Council's Assistant Directors of Housing and of City Development & Regeneration. They provide a forum for members to:

- share learning and best practice;
- provide peer support and review;
- identify and progress opportunities for collaboration and joint-work, and;
- complete discrete pieces of work as and when required.

In October 2020, the **Greater Brighton Economic Board** agreed ambitious plans around Energy and Water and agreed 10 pledges around the future environment of the City Region. These plans and pledges set out how the Greater Brighton economy will grow in a responsible way, and ensure that future supplies of energy and water are sustainable, secure and affordable. The Programme will now work with the Greater Brighton Infrastructure Panel, with a view to embedding these aspirations into the delivery of the Programme.

Greater Brighton Economic Board's 5 Year Strategic Priorities



Our One Public Estate Programme

- » Unblocking and developing key development sites
- » Building a pipeline of future development sites
- » Realising community benefits from regeneration projects
- » Delivering regeneration projects with a focus on the region's 2050 Zero Carbon targets
- » Helping the City Region to build back greener

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

Despite the impacts of COVID-19, our projects have continued to make steady progress during 2020.



Worthing Integrated Care Centre, Worthing

Delivery Body: Worthing Borough Council
Funding Award: £90,000 (Phase 4)

The project will redevelop the Civic Centre car park, located to the rear of Worthing Town Hall. It will demolish the existing Central Clinic site to make way for a new state-of-the-art Integrated Care Centre. The Worthing Integrated Care Centre will provide GP, mental health, community and dentistry services, as well as further services for families and children and a pharmacy in a one-stop shop, co-locating facilities that are currently dispersed throughout the town. The project will also include a new multi-storey car park. The project is the culmination of a long-term aspiration to make the most of this underutilised brownfield site in a highly accessible location in the middle of Worthing and to complete the Civic Quarter, as well as to deliver long overdue improvements to health care provision in Worthing.

Project Progress:

- The outline business case was approved by the councils' Joint Strategic Committee in November 2019
- The schedules of accommodation and detailed plans have been developed with future occupiers and wider stakeholders
- The public has been consulted on the detailed plans. Due to COVID-19 restrictions, an on-line consultation was undertaken in Spring 2020
- The planning application was submitted in May 2020 and approved in August 2020
- The detailed designs have been finalised with future occupiers and are now "frozen"

Next Steps:

- Agreements for lease with healthcare partners will be secured by April 2021
- The construction procurement process will be undertaken in winter 2020/21 (subject to any unanticipated COVID-19 impacts)
- Award will be subject to the project passing the governance milestones for each of the participating health bodies, as well as Worthing Borough Council itself – approval of the full business case will be sought during spring/summer 2021
- Construction is currently forecast to start by September 2021, for completion in December 2022



Preston Circus Fire Station Refurbishment, Brighton

Delivery Body:

East Sussex Fire & Rescue Services

Funding Award: £22,500 (Phase 4)

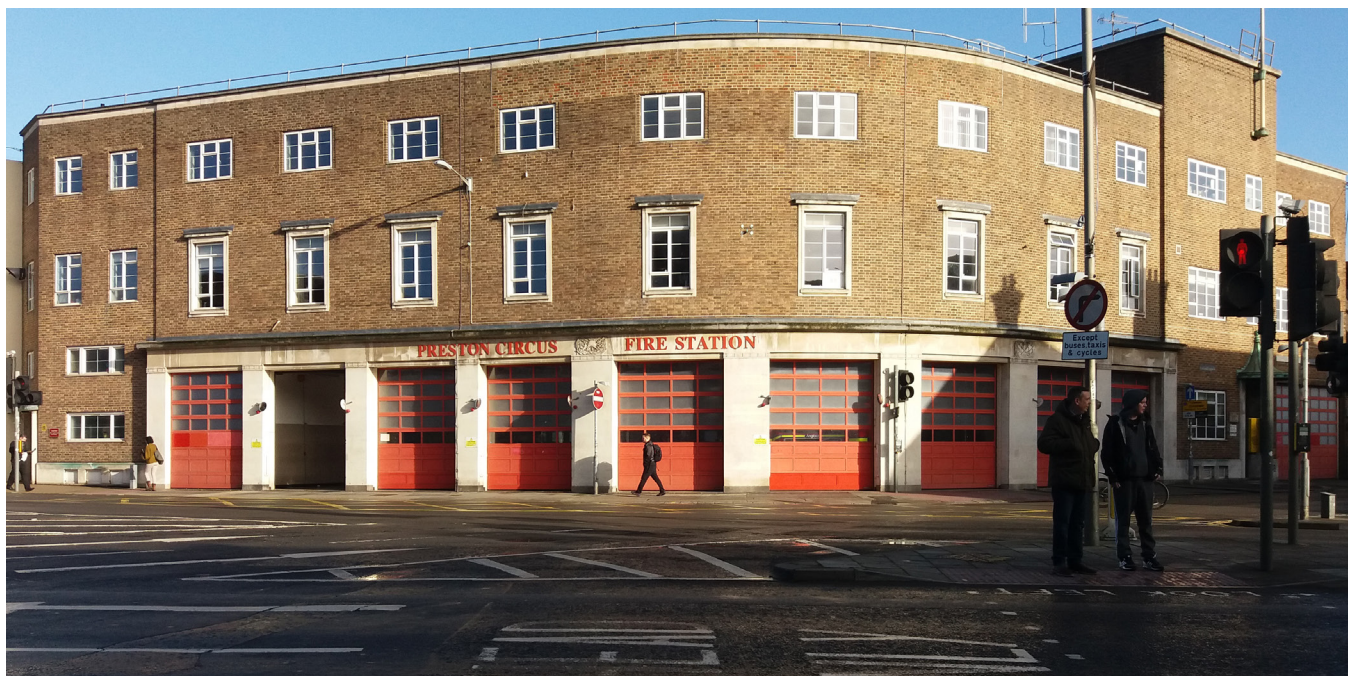
The project will refurbish the under-utilised Fire Station, built in 1938, to create modern fit-for-purpose facilities. It will also create commercial space to let, with the intention to public sector partners, as well as a self-contained community space.

Project Progress:

- The concept designs have been developed in consultation with staff and unions
- An application for Phase 8 One Public Estate top-up funding was submitted in November 2020, to enable the service to revisit the concept designs to take account of the longer-term impacts of COVID-19 in the designs
- An assessment of decant options for the Fire Station for use during the refurbishment works has been undertaken and a preferred site identified
- Work to catalogue the wealth of memorabilia and archive material currently held at the Fire Station has commenced, in collaboration with The Keep

Next Steps:

- The concepts designs will be finalised in January 2021, ensuring that adequate social distancing is allowed for and that the commercial and community spaces are self-contained, with dedicated direct access and welfare facilities to minimise any risk to the crews
- Subject to stakeholder approval, the detailed designs will be completed in summer 2021, to allow for the planning application to be submitted
- A formal search for a partner for commercial space will be undertaken in summer 2021, with the terms agreed in autumn 2021
- Decant and construction is forecast to take place in late 2021, for completion in autumn 2022



Preston Barracks Primary Healthcare Centre, Brighton

Delivery Body: Brighton & Hove Clinical Commissioning Group

Funding Award: £45,000 (Phase 4)

Planning permission for the comprehensive regeneration of Preston Barracks and the University of Brighton's Moulsecoomb campus was granted in December 2017. The 2hectare Preston Barracks site, once owned by the Ministry of Defence, had been derelict for decades. The new development will deliver 369 new homes, 555 student bedrooms and 4,910sqm of office space on the site. The project will secure the delivery of a new Primary Healthcare Centre as part of the wider regeneration scheme, to meet the future healthcare needs of the area – where population growth is anticipated to be the highest of any area of the city. Redevelopment of Preston Barracks and the surrounding areas will create major demand for additional health services from general practice, which are already extremely stretched in meeting local need and that will struggle to be met from current practices in their existing premises. The area earmarked for the proposed primary healthcare centre is at ground floor level of residential Blocks C and D, these forming the central row of development on the Preston Barracks site.



Project Progress:

- In June 2018, the council's Policy, Resources & Growth Committee approved the council signing an agreement for lease for the primary healthcare centre. This approach was taken as clinical commissioning groups are unable to enter lease agreements on behalf of their service providers but the developer, U+I, required certainty in order to incur the additional costs associated with detailed design, planning and construction
- Two practices have been identified by the clinical commissioning group to expand into the Preston Barracks premises, increasing patient capacity from 11,000 to 16,000 (a 45% increase) creating broader and better access to health and care for the local community. Both practices provided their formal commitment to occupying the building in March 2019
- U+I sold the residential land at Preston Barracks to Optivo Housing Association in February 2019, with the option to deliver back a shell and core Primary Healthcare Centre. The planning application to facilitate alterations to the original layout of the site was subsequently submitted in March 2019 and consent granted
- The agreement for lease between the council and U+I was completed in May 2020
- U+I appointed Assura as their healthcare partner in August 2020, to undertake the fit-out and ultimately manage the primary healthcare centre and an introductory meeting with the practices and wider stakeholders was held in September 2020
- Construction on site is well underway and, despite the impacts of COVID-19, the office space (in the form of the Plus X Innovation Hub) completed in May 2020 and the student buildings in October 2020. Construction of the primary healthcare centre, as part of the residential development, commenced in summer 2019

Next Steps:

- A series of design workshops will be held during 2021, to agree the internal design and fit out and specialist healthcare architects have been appointed
- Construction of the Primary Healthcare Centre is due to complete in June 2022, which will be followed by an approximate 6-8 month fit-out to allow for occupation in spring 2023
- At practical completion, the council will assign the lease to the practices in line with National Health Service guidelines



Moulsecoomb Neighbourhood Hub & Housing Development, Brighton

Delivery Body:

Brighton & Hove City Council

Funding Award: £110,000 (Phases 4 & 7)

The project will consolidate the local public sector property portfolio, to deliver a new Neighbourhood Hub that will bring together range of partners and services to meet the needs of the local community – with Moulsecoomb & Bevendean being among the 20% most deprived neighbourhoods in the country.

The Neighbourhood Hub will accommodate new and existing services, including a community library, youth centre, adult learning space, primary and community health care, a pharmacy and community café and meeting space, as well as delivering new sports facilities. Colocation will create opportunities for service improvement. It will also provide more resilient premises for existing services, whose current buildings are dilapidated, expensive to maintain and becoming unfit for purpose. The Neighbourhood Hub will release these sites, which total c.1.85 hectares, for the development of new affordable housing. It is estimated that the sites have a combined capacity to accommodate approximately 226 new homes, which will be delivered by the council's New Homes for Neighbourhoods programme.

Project Progress:

- The full business case for the Neighbourhood Hub and the outline business case for the housing schemes have been developed and were approved by both the council's Housing and Policy, Resources & Growth Committees in April 2020
- The master plan and outline schemes have been developed in consultation with partners and wider stakeholders. The proposals have been tested, both through extensive community consultation that took place in

February and March 2020 and a Design South East planning workshop that was held in September 2020

- The results of this engagement are informing the next design iterations of both the Neighbourhood Hub and housing schemes. This includes a public realm proposal that integrates the Neighbourhood Hub, housing and sports facilities, as well as creating better links to the adjoining Children's Centre



Aerial View looking South

- Detailed design for the Neighbourhood Hub is now underway with potential occupiers and wider stakeholders. Master planning and detailed design for the first housing sites have now also commenced and planning, urban design, landscape and transport specialists have been procured. In addition, initial high-level discussions with Homes England have begun to establish future funding opportunities (including new infrastructure funds, affordable housing grant programmes or specialist bids)
- In order to release one of the land parcels, alternative office space is required for the existing council occupants. Following an options appraisal, the former Portslade Sixth Form site has been identified as the preferred location. Refurbishment of the former Portslade Sixth Form site is dependent on Secretary of State consent and an application was submitted in July 2020. The outcome is awaited



Next Steps:

- Master planning and detailed design will be completed by summer 2021, to allow for the submission of a “hybrid” planning application in September 2021. This will include the overall masterplan concept alongside more detailed proposals for the Neighbourhood Hub and Phase 1 of the housing development (with subsequent phases of housing development being submitted as separate planning applications)
- Subject to planning and agreements for lease being in place with external occupiers, construction of the Neighbourhood Hub, sports facilities and public realm improvements will commence in winter 2022 for completion in summer 2024. This will be procured and delivered through the council’s Strategic Construction Partnership
- The housing sites will be delivered in phases. The first expected to commence in spring 2022 for completion in autumn 2023 and the second in autumn 2022 for completion in summer 2024



Brighton General Hospital Redevelopment, Brighton

Delivery Body:

Sussex Community NHS Foundation Trust

Funding Award: £90,000 (Phase 4)

Despite its name, the Brighton General Hospital no longer provides in-patient care. The last beds were decommissioned in 2009, with hospital bed services relocating to the Royal Sussex County Hospital – less than a mile away and currently undergoing substantial investment in new facilities. Today, the 4.6hectare site houses the Sussex Community NHS Foundation Trust's headquarters and a range of community health and social care services that are based in more than 20 buildings across the steeply sloping site. This makes accessing clinics and services particularly challenging for visitors who are disabled, elderly and those with young children. Some of the buildings date from the 1860s and are unable to provide clinical environments that meet today's standards for patient privacy, dignity and infection control. Only 50% of the current estate is well used and 20% is vacant – the site includes a significant number of hazardous buildings that are no longer sound or safe and create a future drain on NHS resources. The project will redevelop the site, to deliver a new Health Hub that will bring together a range of community health and care services into state-of-the-art facilities able to meet current and future needs.

The project also plans to deliver a new Sussex Rehabilitation Centre and fully-accessible NHS car park. The intention is to locate these healthcare services on the north-west corner of the site, to enable street-level access. The NHS will not require the whole site for the Health Hub, creating the potential for part of the site to be released for much needed new housing. This, in turn, would generate the capital needed to fund the new healthcare investment. The site is allocated in Brighton & Hove City Council's draft City Plan Part 2 for: a 10,000-12,000sqm health and care facility; a minimum of 200 residential units; and community facilities.

Project Progress:

- The project has been reviewed in light of COVID-19 and there is no change to the brief as there is a continuing need for the services that will be housed in the Health Hub in the local community and a pressing case for an improved environment on site for staff and service users
- The project has been delayed whilst the NHS has had to shift its focus to responding to COVID-19, but it is the Trust's intention to move forward with as much pace as is realistically possible
- The outline business case has been updated (with further work on the financial assumptions and model used and cash-flow



and funding requirements) and was approved by the Trust's Board in May 2020

- The next step is for the Trust to seek approval of the outline business case from its regulator, NHS England and Improvement. Once approval is obtained, the development of a full business case can begin and an application for planning permission can be submitted to the Local Planning Authority
- A non-disclosure agreement was entered into with Brighton & Hove City Council in December 2019, allowing for sensitive financial information to be shared in commercial confidence to enable the council to explore ways to deliver more low-cost homes on-site (in the context of overall project constraints) and this work is now underway

- The preferred option will require site assembly and talks have progressed with South East Coast Ambulance Service regarding the purchase of their adjoining land (the Ambulance service is due to relocate to their new Make Ready Centre at Woollards Field in December 2020) – agreement has been reached in principle and the purchase is expected to complete in 2021

Next Steps:

- The outline business case is due to be determined by NHS England and Improvement. The exact timing will have been impacted by the ongoing need to focus on COVID-19 and the need to divert resources to its response

- The full business case will be developed following outline business case approval, and will include the planning application, for determination by NHS England and Improvement approximately 18 months after outline business case approval
- Construction will commence after full business case approval and the Health Hub is currently forecast to be operational by early 2026. It should be noted that this is a target rather than committed timetable, as the programme cannot be determined until there is full approval of an outline business case and confirmation of the basis by which the project will proceed



Springman House Redevelopment, Lewes

Delivery Body: Lewes District Council

Funding Award: £90,000 (Phase 4)

The North Street Quarter site includes the existing Lewes Community Fire Station, which is in phase 2 of the development occupying space that is intended for much needed, affordable family homes. The proposal is to relocate the Fire Station from what is a flood prone site to a location on higher ground, thereby also unlocking the wider NSQ regeneration scheme. A site appraisal undertaken with East Sussex Fire & Rescue Service (ESFRS) reviewed a number of possible sites and found that Springman House was the best option operationally. Springman House is located on North Street, outside of the NSQ regeneration area. It contains a mid to late 20th century office building, which was most recently used by the National Health Service (NHS) as an administration building but that has

been empty for many years. There is an open yard and smaller buildings to the rear, which remain in use by South East Coast Ambulance Service (SECamb) as an Ambulance Depot. It borders Lewes Police Station. The project seeks to redevelop this under-utilised brownfield site situated in the heart of Lewes, to deliver a new Blue Light Hub for the town centre. The intention is that, following completion of the new Blue Light Hub, ESFRS will take ownership of the facility (leasing part of it to SECamb) and, in return, would transfer the freehold of their existing Fire Station to Lewes District Council to allow for delivery of the NSQ development. The £150m NSQ regeneration will deliver a major strategic mixed-use scheme, with new housing, commercial and leisure spaces. It will also include other significant regeneration benefits, such as a new modern health centre, construction jobs and important flood defences.

Project Progress:

- £2m Local Growth Funding was secured from the Coast to Capital Local Enterprise Partnership in 2016 to enable viability
- The purchase of Springman House from NHS Property Services and SECamb was completed March 2017
- The site master plan and designs have been developed
- The preferred scheme was agreed by the key stakeholders in December 2019 (subject to internal designs and planning) and has been costed
- Work on the planning application commenced, but is now on hold pending discussions with the new landowner and developer
- The relocation of the Fire Station is an enabling project for the NSQ regeneration scheme. NSQ Limited, the majority landowner at the NSQ site, has now confirmed that it will sell its land to a third party developer – Human Nature. On 10 December 2020, the council's Cabinet agreed heads of terms for the sale of its land to this developer. Human Nature intends to submit a new planning application for the North Street Quarter site

Next Steps:

- The council will now work with Human Nature to understand their plans and timescales for development of the North Street Quarter site, including the fire station.



Hove Station Area Masterplan, Hove

Delivery Body:

Brighton & Hove City Council

Funding Award: £70,000 (Phase 6)

The Conway Street Industrial Estate is c.3.4 hectares in size and comprises a mixture of buildings and roads close to the east side of Hove Station. The existing commercial properties within the area include offices, warehouses, distribution centres, some research and development companies and a number of disparate industrial buildings that largely date from the 1960s redevelopment programme. The area also houses a main depot for the Brighton & Hove Bus & Coach Company. The overall built environment and public realm is uninspiring and the underutilised spaces and large areas of surface

car parking provide significant transformational opportunities, for a vibrant mixed-use high-density redevelopment in this inner-urban area of Hove. The Conway Street Industrial Area forms a Strategic Allocation for a minimum of 12,000sqm of office and business floorspace and 200 residential units within the wider Hove Station Development Area (DA6), as defined in the adopted City Plan Part 1. The area comprises sites in multiple ownerships, including public sector land owned by Brighton & Hove City Council and Network Rail, all at varying stages of development. The project will deliver a masterplan for the area, in the form of a Supplementary Planning Document (SPD), in order to provide a positive and coherent framework to manage future development and regeneration.

Project Progress:

- On 22 November 2018, the council's former Tourism, Development & Culture Committee authorised the commencement of consultation with local stakeholders in respect of potential Issues and Options, to guide work on the production of the masterplan
- Following consultation with key stakeholders on Issues & Options in spring 2019, a procurement was undertaken for consultants to produce a masterplan document for the wider Hove Station Area, but focussed on the 'core' opportunity area on the south side of the railway (the Conway Street Industrial Area as well as remaining land within the City Plan Part 1 DA6 area). A consultant team led by Tibbalds Planning & Urban Design was appointed to undertake the necessary technical work, which commenced in January 2020



- A draft masterplan has been produced, following engagement with a range of stakeholders including key landowners, developers, residents, ward councillors and core members of Hove Station Neighbourhood Forum. The draft masterplan seeks to integrate and distil existing higher-level planning policies in the Brighton & Hove City Plan and the emerging Hove Station Area Neighbourhood Plan. It provides an urban design-led approach to guide the future development of blocks, routes and spaces in the area – identifying opportunities for development to provide a coherent, connected, integrated and sustainable urban quarter within a high-quality townscape and public realm
- The draft masterplan was presented to the council's Tourism, Equalities, Communities & Culture Committee on 19 November 2020, which approved the draft SPD for public consultation
- The council has secured funding from the Department for Business, Energy & Industrial Strategy for a project manager to oversee the brief and consultants in respect of a Heat Network Feasibility Study for the masterplan area. This study will be informed by information in the emerging masterplan. The project manager was appointed in March 2020 and the consultant's brief/ITT will be released in early 2021

Next Steps:

- An 8-week public consultation opened on 14 December 2020 and will run to 07 February 2021. Due to the COVID-19 restrictions, this will include an online exhibition and online meetings, together with opportunities for anyone to make representations in respect of the draft SPD
- The representations will inform the final recommended version of the masterplan, which will be presented to Tourism, Equalities, Communities & Culture Committee for approval in June 2021, for adoption in July 2021
- Delivery options will be explored and assessed during 2021. Delivery of the overall masterplan will require a concerted effort that will require the council to play a major role in leading the way – possibly though the engagement of a third party by way of a development partner, in order to facilitate the necessary land deals, broker agreements with landowners where necessary and take on board the locational needs of existing businesses where possible



Patcham Court Farm, Brighton

Delivery Body:

Brighton & Hove City Council

Funding Award: £85,000 (Phase 6)

The project will create a credible scheme for the 1.4hectare Patcham Court Farm site, which has been undeveloped for over 30 years. The site is located on the northern rural fringe of Brighton & Hove within a built-up area boundary, just south of the A27 and adjacent to the interchange with the A23. It is bounded to the east by allotments and to the north and west by the A27. It has excellent road transport links due to its location; the A27 is the major east-west route linking Brighton & Hove to Hastings to the east and Southampton to the west and the A23 is the main route north to London, becoming the M23

in the vicinity of Crawley. The South Downs National Park lies to the north of the A27. The site was previously part of the wider landholding of Patcham Court to the north but became physically divided from its associated farmland in the late 1980s/early 1990s, following the development of the A27 bypass. The site has not been developed since that time, despite numerous attempts to bring it forward. It is allocated in the City Plan Part 1 for 6,500 sqm office and/or research and development uses.

Project Progress:

- A preferred occupier was identified in late 2018 and the council is now in advanced discussions regarding the leasehold sale of the Patcham Court Farm site (subject to planning)



- Scheme designs have been developed and initial discussions with the Local Planning Authority held, including through a joint pre-application in summer 2019
- The relocation of the preferred occupier to Patcham Court Farm will consolidate their activities onto 1 site, releasing their existing city centre sites for redevelopment. The 2 released sites total 1.17 hectares and have the capacity to deliver up to 300 new homes and 3,000sqm of high-quality commercial space. The council has commissioned valuations, completed business cases and concluded negotiations regarding the potential purchase of these sites. Subject to further due diligence and Committee approval, the intention is to acquire 1 site to both give surety of delivery and to maximise affordable housing numbers

Next Steps:

- The preferred occupier is due to seek Board approval for the acquisition of Patcham Court Farm and the sale of its released sites in January 2021. This has been postponed from July 2020, due to the need to manage the impacts of COVID-19 on business operations. The council will then request the necessary approvals through its Committee process in April/May 2021
- Subject to the necessary approvals, the planning application for Patcham Court Farm will be submitted in summer 2021 to allow for construction of the new facility to begin in spring 2022
- Following relocation to the new facility in late 2023, the existing city centre sites will be decommissioned in January 2024 to allow for redevelopment to commence



North Street Quarter Health Hub, Lewes

Delivery Body: Lewes District Council

Funding Award: £150,000 (Phase 6)

The project will deliver a new Health Hub that will serve 26,000 patients and house a range of integrated health and social care services, alongside a dental practice and pharmacy, community space, nursery, extra care housing and commercial office accommodation. An integral part of the wider North Street Quarter regeneration scheme, the Health Hub will bring together primary, community and mental healthcare with social and third sector services to form a coherent offering for the local community in new state-of-the-art facilities that are able to respond to rising demands.

The Health Hub is to be constructed in the first phase of the North Street Quarter development and the building, which has been designed by the scheme's architects and has full planning approval, will be a focal point of North Street Quarter. In July 2018, Lewes District Council's Cabinet agreed to acquire the Health Hub from the NSQ regeneration scheme, subject to certain conditions including a satisfactory business case.

Project Progress:

- The internal designs were completed in Summer 2019, in consultation with future occupiers and wider stakeholder
- Draft agreements for lease have been prepared and issued to prospective tenants
- NSQ Limited, the majority landowner at the North Street Quarter site, has now confirmed that it will sell its land to a third party developer – Human Nature. On 10 December 2020, the council's Cabinet agreed heads of terms for the sale of its land to this developer. Human Nature intends to submit a new planning application for the NSQ site



Next Steps:

- The Council will now work with Human Nature to understand their plans and timescales for development of the NSQ site, including the new North Street Quarter health hub.



Burgess Hill Station Quarter Development, Burgess Hill

Delivery Body: Mid Sussex District Council
Funding Award: £90,000 (Phase 7)

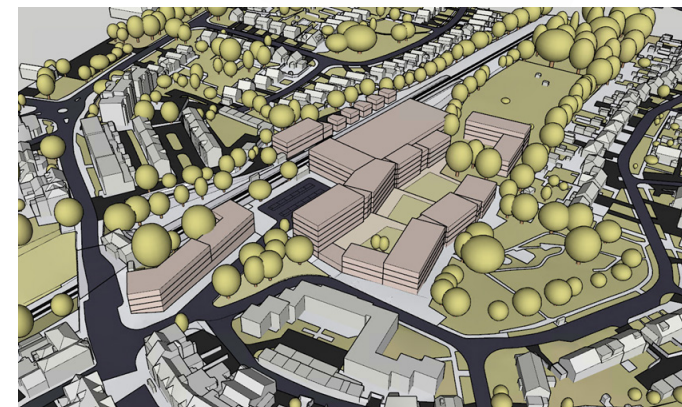
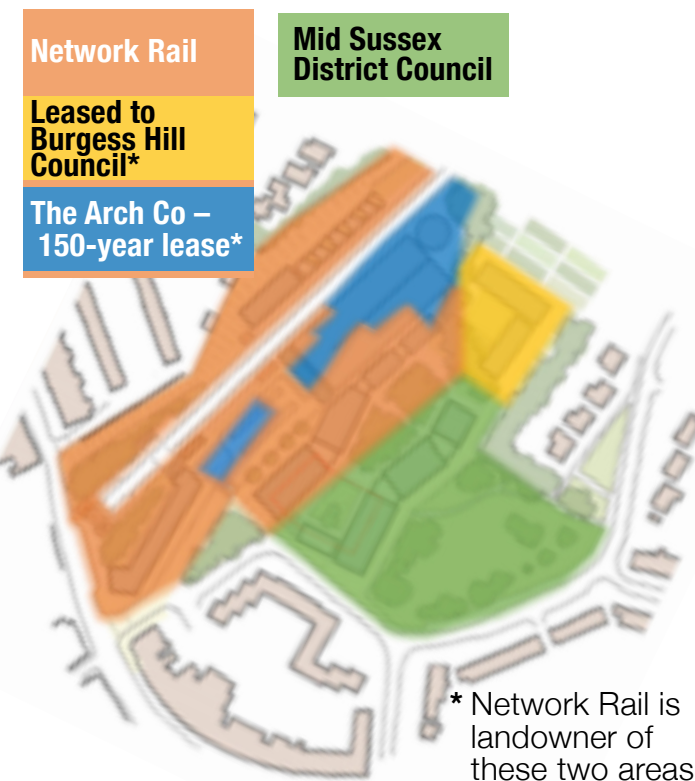
Burgess Hill Station is situated on the eastern edge of the town centre, within walking or cycling distance of key employment areas. It is located on the Brighton Mainline and serves as a public transport hub. However, the area is largely unappealing, makes inefficient use of land and performs poorly as both a gateway to the town and as a public transport interchange. The area comprises 3 parcels of land, totalling 2.3 hectares, all in public ownership. Mid Sussex District Council is landowner of an approximate 0.9 hectare area, comprising a surface car park, serving both the station and the town, and an open play space. Network Rail is landowner of the remaining two areas. The first (the west parcel) of circa 1.3 hectares that houses the current and original station buildings that largely date back to the 1800s and are of variable quality, the main surface carpark associated with the station, two business uses and open space. The second (the east parcel) is of circa 0.4 hectares and accommodates the secondary surface carpark and further station buildings. Part of the Network Rail ownership is let to The Arch Company on a 150-year lease. This area, part of the former sidings, is sub-let to an architectural salvage

company. The project will regenerate the area, to deliver new housing and commercial space as well as improvements to the public realm and station itself. The project will consolidate the inefficiently used public sector land into clearly defined, enclosed, safer, high-quality public spaces in a way that respects the areas historic character and maintains the current levels of parking and play space provision. The Mid Sussex District Plan (adopted on 28 March 2018) allocates the area for comprehensive redevelopment.

Project Progress:

- Specialist property and design advisors have been commissioned to prepare a mixed-use development scheme and programme for the combined property assets
- A preferred residential-led scheme has been identified and detailed development appraisals have been undertaken. The scheme is intended to provide: improved station accessibility and infrastructure; residential apartments; a multi storey car park; ancillary employment space, and; improved open space and public realm areas
- The appraisal has identified that, although the mixed-use scheme is deliverable (providing The Arch Company interest can be acquired), it is only marginal in financial viability terms and may need external funding

Burgess Hill train station area ownership



to plug the viability gap. Additional work needs to be undertaken with Network Rail to determine the extent and cost of their required infrastructure improvements to the station

- Due diligence work on legal title has been completed, as have topographical, tree and environmental surveys
- A memorandum of understanding between the council and Network Rail has been drafted, in relation to the proposed collaborative working required to deliver the project, for signing in December 2020
- An application for Phase 8 One Public Estate top-up funding was submitted in November 2020, to enable the council to revisit the scheme deliverability and viability in light of COVID-19 and the impacts on the residential property market and the long-term user demand for rail services (due to changes in working and travelling behaviour and practices)
- The council has also held informal discussions with London & Continental Railways (LCR) Property, the Government-owned regeneration organisation and specialist in Rail infrastructure-led projects. LCR will review the feasibility/appraisal study to determine whether they consider there is an opportunity for them to support the stakeholders

Next Steps:

- Further viability modelling and appraisal (including soft market testing) will be undertaken in early 2021
- Mid Sussex District Council and Network Rail will continue discussions with LCR Property to examine whether there is an opportunity for the company to become involved with the project
- Dependent on the outcome of this work, the intention is to achieve scheme sign-off by the respective parties by September 2021
- Detailed design and planning is forecast for spring 2022, allowing for construction to start in summer 2022 for completion in autumn 2023



The programme's Land Release Fund allocation is supporting the delivery of 3 affordable rented housing schemes, each led by Brighton & Hove City Council's New Homes for Neighbourhood's Programme.

1 Kensington Street, Brighton

Delivery Body: Brighton & Hove City Council
Funding Award: £144,000 (Phase 1)

The redevelopment of 3 former car parking sites in the central North Laine area of the city to deliver 12 new council homes.

The council, in partnership with The Guinness Trust, successfully delivered 12 new council homes on 3 former car parking sites in the central North Laine area of the city. The site was covered in graffiti and attracted anti-social behaviour. It was very constrained and required 35 party wall agreements. Construction was completed in summer 2019 – with the flats being handed over on 07 August 2019, to allow for the first tenants to move in just one week later. All flats were occupied by tenants from the council's housing register by mid-October 2019. The scheme won the Best Architectural Design category at the South East Construction Awards 2019, which was presented to the scheme architects Baily Garner. As well as the new homes, the scheme has brought significant regeneration benefits to the street and wider area.



2 Selsfield Drive, Brighton

Delivery Body: Brighton & Hove City Council
Funding Award: £335,000 (Phase 1)

The redevelopment of a former Housing Office to deliver 30 new council homes.

Despite the impacts of COVID-19, construction was successfully completed in September 2020 – five weeks ahead of schedule.

The development, called Hawkridge Court, has delivered 30 new council homes (x14 1-bedroom and x16 2-bedroom flats, including 2 wheelchair accessible homes) on the site of a former housing office. The properties are being let to people on the council's housing register and residents have already begun to move into their new homes. The building, which is constructed to high energy and water efficiency standards, includes solar PV at roof level and integrates a sustainable urban drainage system. Facilities include cycle storage and there is also a small garden for residents and visitors, with wildflower planting and raised beds.



3 Victoria Road, Brighton

Delivery Body: Brighton & Hove City Council
Funding Award: £340,000 (Phase 1)

The redevelopment of a former housing office and bordering bowls clubhouse and green to deliver 42 new affordable rented homes, eligible for people on the council's housing register.

Project Progress:

Phase 1 of the project – the relocation of the bowls club, provision of a new green and football pitches and parking at the adjacent Victoria Road Park – was granted planning permission in December 2019. Construction commenced in June 2020, delayed from May 2020 due to COVID-19 restrictions, and is on-target for completion in February 2021

Next Steps:

Phase 2 of the project – the housing scheme – obtained planning permission in April 2020. It is on-target to start on-site in March 2021, for completion in June 2022



Our Key Areas of Focus for 2021

1. **Continue to develop and complete** our existing suite of projects, **to deliver** the core One Public Estate objectives of economic growth, service improvement and efficiency savings
2. **Mobilise our new One Public Estate and Land Release Fund projects**, in line with the funding announcements made in February 2021
3. **Continue to build relationships across the Partnership**, to enable open and collaborative working to identify new One Public Estate and Land Release Fund opportunities and build a pipeline of projects in readiness for future funding rounds
4. **Continue to engage and work with partners and Government departments**, to build knowledge of and support their asset management plans (including COVID response and recovery) and associated opportunities
5. **Continue to build links with and support the delivery of key activities and initiatives**, ranging from the Integrated Care Partnership to the Greater Brighton Energy and Water Plans and 10 environmental pledges and social value and community wealth building. This includes engagement with the Greater Brighton Infrastructure Panel, to support developments to maximise the opportunities around efficient use of energy, water and other resources and deliver development projects that are fit for a greener future.

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)




The Greater Brighton One Public Estate Programme Annual Report 2020

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

December 2020

