

2024/2025
ANNUAL REPORT

GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME

JULY 2025
GREATER
BRIGHTON

THE NATIONAL ONE PUBLIC ESTATE PROGRAMME – OVERVIEW

THE GOVERNMENT LAUNCHED ONE PUBLIC ESTATE IN 2013.

The One Public Estate (OPE) Programme is an established national programme working with more than 300 councils and is delivered in partnership by the Local Government Association and Office of Government Property within the Cabinet Office.

It provides funding and support to enable councils to deliver public property and land initiatives in collaboration with central government and other local agencies.

One Public Estate aims to get more from the collective public sector estate – whether that's unlocking 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 taxpayer.

In 2017, the national programme expanded its partnership to include the Ministry of Housing, Communities & Local Government new Land Release Fund. The Land Release Fund aims to accelerate the release of local authority-owned land for housing to help increase the public sector contribution to land supply and innovation in housebuilding.

THREE CORE OBJECTIVES:

- 1 Economic growth – through the creation of new homes and jobs**
- 2 Delivering more integrated, customer focused services – with property as an enabler**
- 3 Generating efficiencies – through capital receipts and reduced running costs**

BROWNFIELD LAND RELEASE FUND (BLRF)

The delivery of new homes across England is a national priority for central government. Local authorities have established more than 150 housing development companies, demonstrating that local government is taking an increasingly hands-on role in developing their local area.

Since 2017, OPE has partnered with MHCLG to deliver the Land Release Fund (LRF). The LRF has accelerated the release of local authority-owned land for housing to help increase the public sector contribution to land supply and innovation in housebuilding.

The LRF is a unique programme. It targets small sites where viability issues have prevented the release of local authority-owned land for housing delivery. Previous rounds have shown LRF-funded projects can deliver at pace by bridging viability gaps to accelerate the release of land for housing.

The BLRF will support the release of local authority-owned brownfield land for housing, and in addition, the fund will also seek to support self and custom-build projects on both brownfield and greenfield sites.



THE GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME – Overview

The local programme was established in November 2016, under the leadership of the Greater Brighton Economic Board.



It brings together representatives from the participating local authorities, health commissioner and provider trusts, emergency services and education to work on property-focused initiatives through sharing and collaboration including with central government.

The local programme recognises the importance of public sector bodies, as major landowners and as anchor institutions, in making the best use of the city region's limited land supply to help build the economic, social, and environmental resilience of the region.

In 2020 the Greater Brighton Economic Board agreed 10 ambitious Environmental Pledges to tackle climate change and move the City Region towards net zero. Where appropriate, the local programme will look to support the realisation of these pledges by considering the sustainability and resilience implications associated with maximising the potential of the One Public Estate.

Aerial photo of Shoreham looking to Brighton

THE GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME – Partnership

The local programme aims to facilitate closer cooperation and coordination between member organisations and key stakeholders. This is supported by two partnership boards, which have been put on pause while the wider devolution and local government reorganisation process is being undertaken.

GREATER BRIGHTON PUBLIC SECTOR PROPERTY GROUP: established in October 2016, the Group comprises representatives from the region's participating local authorities, the health sector, emergency services and education, as well as from the national and West and East Sussex County Council One Public Estate programmes. The Group meets quarterly and is responsible for providing oversight of and support to the programme's projects, as well as for identifying new One Public Estate opportunities. It also provides a forum to engage public sector landowners in the delivery of key initiatives and themes relating to asset management and use and the built.

GREATER BRIGHTON HOUSING & GROWTH SITES WORKING GROUP: formed in November 2019, the Group brings together all Greater Brighton local authorities and Homes England to focus specifically on housing and regeneration, covering supply and delivery, funding and investment, policy and standards, and programmes and initiatives. The Group meets quarterly to share learning and best practice, provide peer support and review, and identify and progress opportunities for collaboration and joint work.

THE GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME – Project Portfolio

Locally led partnerships of public sector bodies can bid for funding from the national programme to repurpose underutilised or surplus public estate for housing, regeneration, and other locally determined uses.

In , 2024-25 the local programme was awarded £178,891 in additional funding to support Land Release Fund projects in Adur & Worthing: 5-7 High St, Worthing and Marine Place, Worthing. The award for High St, Worthing was subsequently declined due to viability concerns.

The total funding awarded to the local programme now stands at £7.3M, supporting a portfolio of 39 funded projects. This comprises:

£1,347,500 in **ONE PUBLIC ESTATE** revenue funding to support the development of 12 projects that are being led by various public sector bodies. The funding is being used for a range of activities, including feasibility, viability, master planning, business case development and project management support, to provide the evidence base needed to make robust asset management decisions. It is currently expected that

these projects will facilitate the delivery of circa 1,000 new homes, £46m in capital receipts, £7.5m in reduced running costs, 5,035 new jobs (including construction), and 29,000sqm employment floorspace (excluding uses previously defined as D1).

One Public Estate projects are by nature embryonic and the local programme's projects are at varying stages of development. These forecast outputs will likely change as business cases are completed and as schemes are developed and approved.

£5.76M in **LAND RELEASE FUND** capital funding to enable delivery of 24 projects (one of which has also received One Public Estate funding) creating circa 520 new homes on local authority-owned land. The funding is being used for small-scale land remediation and infrastructure works. It is enabling the viability of these projects by filling the funding gaps caused by abnormal development costs and scheme specific complexities.

The Greater Brighton One Public Estate Programme – Project Portfolio

The Land Release Fund projects form part of:

- Adur & Worthing Council's **DEVELOPING PATHWAYS TO AFFORDABLE HOMES**, a four-year programme that will deliver at least 250 affordable homes by 2025. To date, Adur District Council has secured £1,151,000 in Land Release Fund funding to support 7 projects to provide 76 new homes on council-owned land – 100 % of which will be affordable. The projects are being delivered as part of the councils' Affordable Homes Delivery programme.
- Brighton & Hove City Council's **NEW HOMES FOR NEIGHBOURHOODS** programme that is building much-needed new rented council homes on council-owned land. New Homes for Neighbourhoods forms part of the council's package of actions to provide more housing in the city. Since 2015 New Homes for Neighbourhoods has delivered 269 homes across 14 projects, and it has a further pipeline of sites set to provide c.500 homes. Brighton & Hove City Council has secured £4,114,387 in Land Release Fund funding to date, to support the delivery of 11 projects providing 417 new homes – two of which have already been successfully completed.
- A pipeline of small sites owned by Brighton & Hove City Council being redeveloped by **BUNKER HOUSING COOPERATIVE**, a self-build housing co-operative for low-income families and individuals in the city, for affordable housing in perpetuity. The council will dispose of the sites by long lease to Bunker Housing Cooperative, subject to their securing funding and obtaining planning consent for each scheme.



The homes will be available to households meeting the council's allocations criteria and/or on Homemove, the council's housing register, via membership of the cooperative and the rents will be well below the city's market rate. Due to cost inflation and viability the programme is now focused on bringing forward the Dunster Garage site which received funding of £22,137.

The Greater Brighton One Public Estate Programme – Project Portfolio

As reported last year, we have conducted a thorough review of the GBEB programme and as a consequence have taken the decision to close out a number of projects. These are anticipated to continue in the future and the OPE funding has been crucial in providing the seed money to start the projects.

Closed projects include Brighton General Hospital, Burgess Hill Train Station, Hove Station Quarter, Preston Barracks co-location, Lewes NSQ + Springman House. The Future of Public Sector office project was also closed although work is ongoing through Workstyles and the East Sussex SPACES programme.

LRF projects closed include Dunster Close Hammerhead site, Natal Road and Hinton Close.

The portfolio successfully bid for two new projects, Marine Drive Worthing, and High St Worthing; however, the latter was not progressed as further surveys showed that the scope of work had changed.

A number of LRF projects have now been concluded including St Giles Close, Gardner Road, Sylvan Road, Wilmot Road, and Gravelly Crescent.

As we progress through the year and the programme matures, with completed and closed projects, we anticipate the portfolio will be eight live projects across Brighton & Hove and a further six projects in the wider Greater Brighton area.

The local programme is required to submit triannual reports to the national programme, showing the progress of each of the funded projects against their project plans and highlighting any issues and risks. As the programme matures, we have successfully completed 4 of the housing projects and our comprehensive review of all of the funded projects to assess their ongoing viability and efficiency is ongoing.

ONE PUBLIC ESTATE PROJECTS:

1. Worthing Integrated Care Centre, Worthing;
2. Preston Circus Fire Station, Brighton;
3. Preston Barracks Primary Care Centre, Brighton;
4. Moulsecomb Housing & Community Hub, Brighton;
5. Brighton General Hospital, Brighton;
6. Springman House, Lewes;
7. Hove Station Quarter, Hove;
8. Patcham Court Farm, Brighton;
9. North Street Quarter, Lewes;
10. Burgess Hill Station Quarter, Burgess Hill;
11. Morley Street/Ivory Place, Brighton;
12. Future of Public Sector Office (strategic).

The Greater Brighton One Public Estate Programme – Project Portfolio

LAND RELEASE FUND PROJECTS:

1. Kensington Street, Brighton;
2. Selsfield Drive, Brighton;
3. Victoria Road, Brighton;
4. Windlesham House, Brighton;
5. Former Hollingbury Library, Brighton;
6. Rotherfield Crescent, Brighton;
7. Moulsecoomb Housing & Community Hub, Brighton;
8. Eastergate Road, Brighton;
9. Oakley House, Brighton;
10. Portslade Village Centre, Brighton;
11. Dunster Close – Garage, Brighton;
12. Dunster Close – Hammerhead, Brighton;
13. Hinton Close, Brighton;
14. Natal Road, Adur;
15. Daniel Close, Adur;
16. St Giles Close, Adur;
17. Gardner Road, Adur;
18. Sylvan Road, Adur;
19. Wilmot Road, Adur;
20. Gravelly Crescent, Adur;
21. Ashcroft Sheltered Housing Scheme, Adur;
22. Victoria Road, Worthing;
23. Knoll House, Brighton;
24. South Street, Lancing;
25. Marine Place, Worthing;

THE GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME – Land Release Fund Case Studies

PROJECT TITLE: Knoll House, Brighton
DELIVERY BODY: Brighton & Hove City Council
FUNDING AWARD: £ 526,400– BLRF2-2

The development of Knoll House will demolish a vacant decommissioned care facility which is no longer fit for purpose and deliver a new facility of 28 high quality supported living apartments. A refurbishment of the existing building was considered, but it would not deliver the council's requirements for numbers of apartments, wheelchair accessibility, or energy efficiency. For this project to be viable, an allocation of £526,000 BLRF2 was needed to unlock the site. The funding is being used to demolish the existing building, remove asbestos, and upgrade a substation to provide sufficient capacity for the new apartments. Some of the new homes will be specifically for people aged between 18-25, and two of the new apartments will be designed for bariatric clients. Residents of the new apartments require support to maximise their independence ranging between 10 and 63 hours per week. The funding was awarded in August 2023 allowing for an immediate start on preparatory works and demolition is underway. Construction is now well underway and in April 2025 council leader Cllr Bella Sankey laid a 'bee brick' into the wall highlighting the biodiversity considerations of the project. Construction is expected to finish in early 2026.



The Greater Brighton One Public Estate Programme – Land Release Fund Case Studies



Project Title: Victoria Road, Worthing
Delivery Body: Adur & Worthing Councils
Funding Award: £104,349.00 – BLRF2-1

This scheme is being delivered on a Council-owned site which was formerly leased by Worthing's Air Cadet HQ but has been vacant for a number of years. The award of £104,349 in October 2022 allowed the project to be brought forward and funded the demolition works, asbestos removal and enhanced groundworks.

The development has been designed by ECE Architects and will be Worthing Borough Council's first Passivhaus housing scheme delivered under its Emergency and Temporary Housing Programme. Passivhaus is a highly sustainable form of design and construction that delivers "net zero" homes which will help the Council achieve its Climate Change objectives and targets.

The development comprises 11 one and two bedroom flats which have been deliberately designed to maximise solar gain through appropriate orientation of the building and consequently won't need central heating. When completed, the flats will be well insulated, resulting in lower energy bills for tenants and promoting good health and wellbeing.

The project is progressing, and all of the substructure work was completed by March 2025. Construction is due to be completed by early 2026.

THE GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME – Wider Project Highlights

ADUR DISTRICT COUNCIL SMALL SITES PROGRAMME. This programme is redeveloping small sites in council ownership, most of which are blocks of garages, to deliver much-needed affordable housing.

1. ST GILES CLOSE
2. GARDNER ROAD
3. SYLVAN ROAD
4. WILMOT ROAD
5. DANIEL CLOSE
6. GRAVELLY CRESCENT

Land Release Fund funding is supporting the council to deliver 6 of these sites. The sites comprise out-of-date garages, some in a serious state of dilapidation and many used for storage as they are too small for modern cars. The sites are underutilised and uninviting and are subject to antisocial behaviour, including fly-tipping. The programme will regenerate these sites, creating 33 new council homes for rent and improved landscaping for wider public use.

Bespoke plans for each of the sites have been produced and, following online public consultation on the initial proposals in summer 2020, refined by architects to also consider site surveys and feedback from planning officers.

The proposals vary from site to site and are for a range of 2 and 3-bedroom homes and 1 and 2-bedroom flats and bungalows, with some suitable for people with mobility problems to meet a range of housing needs.

In autumn 2021 planning permission was secured for 4 sites – St Giles Close, Gardner Road, Sylvan Road, and Wilmot Road and these sites are now all completed and occupied. Planning permission has been granted for Daniel Close and Gravelly Crescent and work is underway on these sites.

The new homes will achieve high standards of sustainability. A 'fabric first' approach will ensure that the homes will be very well insulated, and they will also be heated by energy efficient air source heat pumps. Solar panels will be fitted where possible to generate power and help to offset energy bills for future residents.

The Greater Brighton One Public Estate Programme – Wider Project Highlights

THE ASHCROFT SHELTERED HOUSING SCHEME

is located on Kingston Lane in Shoreham by Sea. The site consists of a main block of 21 flats (including bedsits and 2-bed flats) and 8 bungalows and has offered sheltered housing to Council tenants since 1982.

In January 2020 all residents were decanted from the main building due to fire safety concerns, and the block has remained entirely unoccupied since. The outdated state and layout of the building and the costs required to update and maintain it suggest that the building is at the end of its useful life and is now considered moribund by Adur District Council. The Council modelled options for refurbishment and redevelopment and consulted with residents.

In March 2021, a preferred option was agreed which consists of knocking the block down and constructing a new block of 43 units with modern assistive technology and flexible care packages, providing for residents with a wide range of needs in accessible, modern accommodation with attractive communal areas. The scheme has got the backing of local members and the Executive Member for Housing, and the Council's Affordable Housing Delivery Group and Sheltered Housing Team. The need to demolish the main block currently rendered the scheme unviable, so alternative support was sought to enable the scheme to be brought forward. Provision of BLRF funding addressed this challenge to enable the project to move forward,



delivering much needed purpose-built accommodation provided at social rent levels for elderly people. As a result of the scheme, 44 (up from the original 43) social housing units will come forward, releasing other desperately needed homes for general needs accommodation, and in combination, house a significant proportion of the 756 households currently on the Council's housing register (158 of which are older households and would qualify for accommodation at Ashcroft). The scheme was awarded £407,000 for demolition and other costs, under Phase 3 BLRF. Demolition has now completed in readiness for start of construction which is now expected to start in 2025.

The Greater Brighton One Public Estate Programme – Wider Project Highlights

MOULSECOOMB HOUSING AND COMMUNITY HUB

This project is regenerating an underutilised four-and-a-half-acre site in Moulsecoomb to deliver a £70 million scheme comprising 212 council homes, a new community hub and a range of open spaces and outdoor facilities. The new hub will improve the services and facilities available for residents of Moulsecoomb and Bevendean, among the 20% most deprived neighbourhoods in the country. It will bring together GP and community health services, a pharmacy, Moulsecoomb Library, and adult learning classrooms under one roof, alongside hireable community rooms and a community café. Proposals also include a new centre for youth services within the hub, with a separate entrance. Basing these organisations in the same building will enable them to work better together and provide residents with a single purpose-built facility from which to access a range of key services. It also releases a number of sites to build much-needed new affordable homes, which are being delivered by the council's New Homes for Neighbourhood's Programme and forms part of the council's package of actions to provide more housing in the city. The proposals are for a mix of 1, 2, 3 and 4-bed homes, as well as several fully accessible homes to meet a range of housing needs. The homes will be let through the council's Homemove register, which currently has a waiting list of approximately 7,000 households. The redevelopment will also create new open spaces



and outdoor facilities, including a plaza comprising seating and play equipment, pocket parks and small-sided 3G pitches and a skate park, as well as wider public realm improvements. Following resident consultation in 2020/21, the council has been working with project partners to refine the proposals that now place the hub in the heart of the wider development to improve visibility and accessibility. In November and December 2021 councillors authorised a budget of £2.1 million to finalise and submit a planning application for the project, which was made in early March 2022. Planning permission was granted in early 2023. In order to deal with the challenge of financial viability due to increased inflation, a change in procurement route was approved at committee in March 2024. This allows the Council to reach a more competitive market enhancing value for money and shifts much of the risk to the contractor. The tender was issued during summer 2024, And construction has now begun with extensive groundworks and sub-structure work underway.

The Greater Brighton One Public Estate Programme – Wider Project Highlights

PATCHAM COURT FARM, BRIGHTON

This project sees Brighton & Hove City Council, the asset owner, facilitating the redevelopment of a vacant three-and-a-half-acre site formerly part of the wider landholding of Patcham Court but becoming 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.



The relocation and consolidation of the existing Royal Mail sorting office services unlocks two significant development sites in Brighton and Hove with the potential to deliver an indicative 177 residential units and 3,000sqm of office space.

The council is currently working with Hyde Housing Association as part of its Homes for Brighton and Hove Joint Venture (JV) partnership who have progressed initial design and planning pre-app advice on the sites. Planning permission was granted for the site in November 2024 and Royal Mail and their construction advisors are completing the pre-construction works in readiness to begin on site, sometime in late 2025.



THE GREATER BRIGHTON ONE PUBLIC ESTATE PROGRAMME – Next Steps

Public sector partners working together to take a more strategic approach to asset management has demonstrable benefits, in terms of supporting the region's economic, social, and environmental productivity priorities.

THE LOCAL PROGRAMME WILL CONTINUE TO FACILITATE SUCH COLLABORATION BY:

- Supporting the progression of the existing project portfolio, through to successful completion.
- Building knowledge of partners' and government departments' new and emerging asset management strategies, wherever possible supporting plans and identifying opportunities.
- Maintaining existing and building new relationships within and beyond the partnership, to identify new collaboration possibilities – including exploring the potential for more strategic projects and/or activities.
- Identifying a pipeline of future projects and bidding for new funding, as and when calls open.
- Keeping abreast of wider initiatives and activities impacting asset management, use and the built environment – ranging from Circular Economy to Social Value and the Integrated Care Partnership – and fostering learning and links across the partnership to support implementation.
- Review the overall programme to ensure that benefits and delivery are on track and in line with current objectives.
- Co-ordinate and refine BLRF bids to optimise opportunities to win funding in competitive calls for submission.