

MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE September 2014



CITY REGENERATION UNIT

Team Objectives:

The Major Projects & Regeneration Team manages, together with public and private sector partners, the implementation of key regeneration and infrastructure projects that support the city's economic growth and contribute to the transformation of the city for all, including the development of key employment sites. Successful delivery of these major projects provides new business space and employment opportunities, new homes, and community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

Each of our projects contributes towards a vision of shaping the city by developing and sustaining the economy, preserving and promoting our heritage, growing our cultural offer and improving the quality of life for our residents, visitors and businesses. All projects consider the importance of good urban design and public realm, and also ensure that new development has the minimum possible environmental impact. Generally the projects do not receive direct capital investment from the city council and are dependent upon development partners providing external investment.

The Team:

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Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Black Rock</p> <p>Vacant seafront site adjacent to Brighton Marina.</p> <p>Temporary use opened to the public on 8 April 2013.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce (Long term proposals)</p> <p>Toni Manuel/ Ian Shurrock (Sand Sculptures)</p>	<p>On 12 July 2012 Policy & Resources Committee agreed with the recommendation of the Black Rock Project Board to end the legal agreement with the previous developer of the Black Rock Site, Brighton International Arena Ltd who had been unable to secure finance for their project.</p> <p>A Cross Party Project Board will have a role in shaping a new project and evaluating proposals longer term.</p>	<p>The Black Rock site offers significant potential for creating jobs, providing new leisure facilities and contributing to the future vitality and sustainability of the seafront. It also offers great potential for contributing to the longer term sustainability of the Marina and drawing visitors along the seafront.</p> <p>Constraints/opportunities of the site include:</p> <ul style="list-style-type: none"> - The need to establish appropriate transport links, as part of a wider seafront strategy, sufficient to support new development - The need to ensure access is protected and if possible enhanced for the Marina – particularly for pedestrians and cyclists - The opportunity to create a new destination and to regenerate this important section of seafront. 	<p>Project Board set up to review temporary uses: April 2012 and a successful report taken to EDCC in October 2012.</p> <p>A new Project Board has now been reconvened to explore long term redevelopment options available to the city council and will be reviewing these along with the opportunities to make linkages with the other sites in the city to deliver the city's longer term strategic objectives.</p>
<p>Brighton Centre</p> <p>Options under discussion:</p> <p>A newly built Conference and Exhibition Centre to form part of an extended Churchill Square retail/leisure development</p>	<p><i>Directors:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>A mixed-use development with capacity to utilise land holdings from Standard Life Investments [SLI] (owners of Churchill Square Shopping Centre) to create over 1,000 jobs in the City has been the subject of ongoing dialogue for a number of years. Pre-recession, extensive feasibility in terms of specification, design, financial viability and cost of a</p>	<p>Mixed-use development: £350–400m Lifetime Value: £3.5 billion. Total Net Additional Jobs: 1,462* *estimate for concept scheme agreed in 2008.</p> <p>In addition: significant amenity and environmental improvements to the Seafront, West Street and Russell Road/Cannon Place.</p>	<p>Feasibility discussions are ongoing with Standard Life but no formal project timetable has yet been agreed for taking this forward.</p>

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<p>Or</p> <p>A limited refurbishment of the present building.</p>		<p>new Conference facility were undertaken. Since 2008 an ongoing funding gap has prevented the project progressing but recent discussion with SLI has shown their willingness to explore options for resolving the funding gap and working with the Council to provide a new centre and also deliver extended facilities at Churchill Square.</p> <p>In recent months, improvement works to the existing Brighton Centre have assisted in maintaining and improving the diary.</p>	<p>The Impacts and Outputs of a full refurbishment option versus a New Build option will be reported to Committee once the current feasibility work, costings and wider impacts have been assessed and worked through to conclusion. Of paramount importance is achieving a sustainable financial solution for one of the two main options.</p>	
<p>Circus Street</p> <p>The proposal for the site, dubbed 'Grow Brighton' is to build a high-quality sustainable mixed-use development providing a new university library and teaching space for the University of Brighton; employment space, including managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a community and professional dance space run by South East Dance.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Cathedral have formed a joint venture with McLaren Property to deliver the site. Cathedral have also recently been bought by Development Securities. This should bring good financial backing, while at the same time Development Securities have stated that the Cathedral team and brand will remain together.</p> <p>The planning application for the £100m regeneration proposal was submitted in October 2013. Good progress has been made, but some minor design changes are expected to maximise daylight and sunlight for nearby residents.</p> <p>Cathedral and McLaren Property have opened a temporary cultural and</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> • New Library and teaching space for the University of Brighton and Student Accommodation (486 beds) as part of an improved educational quarter • Dance Studio and Creative Space for the city • Office space, focused on addressing existing market failure for creative and digital sector • Ancillary retail, cafés and workshops to animate the public spaces • Residential: 142 units <p>The headline economic benefits include 169 FTE (full-time equivalent) construction jobs and 262 FTE jobs</p>	<ul style="list-style-type: none"> • December 2012: Started detailed design. • June 2013: P&R Committee gave landowner consent for RIBA Stage D scheme. • October 2013: Planning application submitted. • September 2014: Planning decision expected. • Spring 2015: Start on site.

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		<p>community use in the building, and have appointed a site manager to run the space. They have sponsored William Forsythe's Brighton Festival installation 'Nowhere and Everywhere at the Same Time, no.2'</p>	<p>generated by the completed development, and an economic impact in the city economy of £103.8m over ten years.</p> <p>The qualitative benefits include the fact that student housing will relieve pressure on the private rented sector; there will be more, affordable homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city bringing enterprise to creativity. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long-term success in terms of the vibrancy of the area. It will diversify the usage of the site in terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it to the other cultural facilities in the city, close to the cultural quarter.</p>	

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<p>i360</p> <p>A West Pier Trust project in partnership with the Council and Brighton i360 to build a 175m observation tower providing 360 degree views for 25 miles. Restaurant, retail and exhibition space will also be included and the existing West Pier Toll Booths (removed from site) will be re-instated. A wider landscaping scheme and work to the eastern and western seafront arches (started in November 2012) will also form part of the final wider regeneration scheme.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>A start on site was achieved for the project in June and an official launch undertaken jointly with the opening of the new western arches, opened by the Mayor, on 29th July. The final completion of the i360 project will be in June 2016 and will conclude the regeneration of this important part of the seafront.</p> <p>The benefits created by the project were presented to Cabinet and later to Policy & Resources Committee on 06 March 2014 and agreement was reached that, in conjunction with the Business Case, a compelling argument could be made for the council to act, on commercial terms, as senior lender for the project.</p> <p>The council therefore worked with the various partners, including the Coast to Capital LEP (Local Enterprise Partnership), to achieve Financial Close which was achieved in June 2014.</p>	<p>100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction providing regeneration for the wider seafront and areas of Preston Street and Regency Square.</p> <p>Section 106 funding of £77k pre-opening and 1% of ticket revenue to be provided in perpetuity to the Council for environmental and other improvements and community benefits.</p> <p>154-169 operational and construction jobs and an estimated 444 jobs overall.</p> <p>Annual additional spend of between £13.09 to £25.4m.</p> <p>An increase of between 2%-3.2% in tourism earnings overall for the City.</p> <p>27,000-49,000 estimated new overnight visitors creating a minimum of 49 FTE jobs.</p> <p>2/3 professional placements each year linked to a management training programme.</p> <p>Management trainees and managers will undertake training linked to achieving NVQ qualifications.</p>	<p>Start on site: June 2014</p> <p>Bid by West Pier Trust: September 2014, to the Heritage Lottery Fund to re-instate original West Pier Kiosk on landscaping to the east of the i360 site.</p> <p>Completion: June 2016.</p>

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			Landscaping and Environmental improvements to east and west including rebuilding of original Toll Booths as new ticket kiosks as part of i360 project.	
<p>King Alfred</p> <p>To secure the long-term replacement of the outdated sports facilities currently on offer at the King Alfred Leisure Centre. This to include consideration of options for the wider regeneration of the King Alfred site.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The current King Alfred project was established in late 2012, with a new cross-party Project Board set up to lead the process of considering options for the future of the King Alfred Leisure Centre. In the early part of 2013, the Project Board prepared the specification for the new sports centre, together with the type of enabling development needed to support it. This was formally agreed by the council's Policy & Resources Committee in July 2013.</p> <p>In November 2013, the council held a 'Developers' Day' event aimed at early engagement with developers. The event, which was attended by 65 individuals representing some 40 organisations as part of 29 teams, proved very successful and allowed the council to outline the proposed procurement route and timetable.</p> <p>In April 2014 the council issued its brief for specialist consultant support to assist the council with the procurement exercise, including</p>	<p>Provision of modern fit for purpose sports facilities in the west of the city, and redevelopment of this strategically significant site to enhance the seafront and surrounding area. The enabling development will include a significant number of new homes.</p>	<ul style="list-style-type: none"> • Deloitte Real Estate (Consultants) appointed – May 2014 • Deloitte's complete preparatory work to inform procurement process – September 2014 • Project Board considers findings and approves next steps – 11 September 2014 • Market the site and commence procurement process – end of Summer 2014.

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		<p>preparation of the tender documents and analysis of developer submissions during the 'Competitive Dialogue' process. Deloitte Real Estate, a highly experienced firm in this sector, were appointed at the end of May. Since their appointment the Deloitte's team has worked with the council to refine and strengthen earlier work with a view to providing the greatest possible clarity on the development requirements; something that was a very clear message from the successful 'Developers' Day' event, feedback from which is helping inform how we move forward. Deloitte's initial phase of work is to be completed by September, with the findings to be reported to the Project Board on 11 September. The outcome of this work will provide a firm basis on which to embark upon the tendering process during the following months.</p>		
<p>New England House</p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the Creative industries and Digital businesses. The early</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>The growth hub at New England House forms a key part of the City Deal with the government. Feasibility options and a business case have been explored as part of that work. Government have pledged £4.9m towards the project through the City Deal.</p> <p>The next step is to consider</p>	<p>The project will explore options to reconfigure and extend New England House at an estimated cost of £24.53m, with joint venture approach between the City Council and a private sector partner. The expansion of the building would involve increasing the net lettable floor space by 7,089 sq.m to 18,459 sq.m.</p>	<p>An updated business case has been issued to DCLG with a view to accessing the City Deal funding at the earliest opportunity to help unlock the proposal.</p> <p>A future report will go to Policy & Resources Committee once we know what the</p>

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<p>proposal is for the city council to seek development partners with whom to develop a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>		<p>procurement options for taking the project forwards with partners. We are also engaging with tenants already in the building and want to build on early engagement with them.</p> <p>Work has been done to refresh and update previous survey work to get a better understanding of the condition of the building and the potential costs involved in renewal. This information will help to inform subsequent stages. Initial high level feasibility work has also been undertaken by Property & Design to inform the city council's ask around New England House in the City Deal.</p> <p>The RECREATE project, which includes a 3,500sq.ft refit of space at New England House to transform it into a creative hub 'Fusebox.' This space is managed by Wired Sussex.</p> <p>The Brighton Digital Exchange is outlined in more detail elsewhere on this agenda.</p>		<p>government's preferred option is for procuring the private sector partner and accessing the funding.</p>
<p>Open Market</p> <p>To redevelop the Open Market to create an exciting mixed-use development combining a new modern market offering a diverse</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Richard Davies</p>	<ul style="list-style-type: none"> • P&R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal. • December 2008 Cabinet granted landowner consent for the outline proposal submitted by OMTA and 	<ul style="list-style-type: none"> • New covered market with 45 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities • CIC to operate the market for local benefit 	<ul style="list-style-type: none"> • Monitor redevelopment to achieve project aims and a successful outcome. • Continue council support for management and administration of CIC. • Conditions Precedent for

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<p>retail offer and promoting fresh, healthy food and local producers with affordable housing, arts based workshops and a venue for street art and entertainment.</p> <p>The new market will be operated on a not for profit basis for the benefit of the community and contribute to the wider regeneration of the London Road area.</p>		<p>development partner Hyde Housing Association along with the draft Heads of Terms and agreed to establish a 'not for profit' Community Interest Company (CIC) to raise loan finance and take on ownership and management of the new market.</p> <ul style="list-style-type: none"> • Landowner consent under delegated authority approved for RIBA Stage D scheme in February 2010, prior to Hyde submitting a planning application. • Planning permission granted March 2011. • Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company. • March 2011, Development Agreement completed and entered into by the council, Hyde Housing and Open Market CIC. • Triodos Bank and CIC entered into Facility Agreement in January 2013 for conditional £1m mortgage to fund CIC's contribution towards the construction costs of the new market. • Proposed public WC's now to be additional market stall unit with public access to market toilets provided. 	<ul style="list-style-type: none"> • 12 A1/B1 workshops • 87 affordable housing units • £12.5m external capital investment in local infrastructure. • Approximately 80 FTE construction jobs. • 120 jobs in the new market, workshops and CIC. • New opportunities for small business start-ups. • Venue to promote produce and local producers. • Code level 4 for disabled residential units (8 out of a total of 87 units) • Very good thermal performance of building fabric. • Photovoltaics, green roofs and green walls included in scheme • Works started on site in October 2011. • Temporary market operational from 9 January 2012. • Temporary market moved to phase 2 new stalls 29 October 2012. 	<p>mortgage agreement between CIC and Triodos Bank satisfied and draw down of mortgage completed in June 2014.</p> <ul style="list-style-type: none"> • CIC has appointed Ethical Property Company as managing agents for the new market • 87 affordable housing units completed and fully occupied June 2014. • 12 workshops completed and leased by Hyde to Ethical Property Company, June 2014 • New market completed and Hyde hand over to the CIC June 2014. • New market officially opened on 19 July 2014.

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<p>Permanent Traveller Site</p> <p>Project undertaken to manage site selection, delivery of consents and build out of a new permanent traveller site providing 12 permanent pitches for traveller families with local links.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Research has established that the city has a need to find space for up to 16 permanent traveller pitches to meet the accommodation needs of traveller families who have well established local links. A permanent site will offer those travellers resident in the area greater stability, as well as freeing up space at the transit site.</p> <p>It is proposed that the new site will be built wholly using grant funding administered by the Homes and Communities Agency (HCA). Whilst it will meet the specific housing needs of a certain group, in all other respects, the proposed permanent traveller site is no different than other forms of affordable housing. Residents will have to pay rent and council tax for their pitch, as well as cover their own utility bills.</p> <p>Following an exhaustive site selection process, Horsdean was selected as the preferred location. A planning application was submitted in September 2013. The SDNPA Planning Committee met in Feb 2014 and agreed to grant consent. The Secretary of State then spent a period of time considering whether to call the application in, but in late June confirmed that it would not be called in.</p>	<p>Provision of 12 new permanent pitches providing homes for families.</p> <p>Freeing up of transit provision in the city and so reducing unauthorised encampments.</p> <p>Visual screening to reduce the impact of the existing transit site on the National Park.</p>	<p>September 2013 – Planning application submitted</p> <p>Feb 2013: SDNPA Planning Committee met and agreed they were minded to grant planning consent.</p> <p>June 2014: The Sec of State agreed to the issuing of the planning consent.</p> <p>Start on site is expected in March 2015.</p>

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		<p>The current work is around complying with planning conditions and undertaking the detailed design.</p>		
<p>Preston Barracks</p> <p>Redevelopment of the council owned 2.2 hectare brownfield site and adjacent University land to create a mixed-use development that will act as a regenerative catalyst for this part of the city.</p> <p>The sites, on the main Lewes Road, are an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities) and are therefore of strategic importance to Brighton & Hove.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The council's partnership with the University of Brighton was formed in 2009, following which the partners agreed a shared vision for the comprehensive redevelopment of the former barracks site and adjacent university land spanning the Lewes Road; effectively doubling the development area.</p> <p>During the past 12 months, the council has worked with the University of Brighton and Cathedral Group Ltd, the University's preferred partner for the project, to unlock the redevelopment of the council-owned Preston Barracks site. Progress updates were reported to the Policy & Resources Committee in July and December 2013.</p> <p>Negotiations were concluded in June 2014, and following the Project Board's endorsement on 9 June the partners exchanged contracts on 15 July 2014. This was a significant milestone that enables the partners to take the project forward to the more detailed scheme development and delivery stages.</p>	<p>High quality, sustainable, employment-led, mixed-use development that will act as a regenerative catalyst for this part of the city. The planned scheme will, across the Preston Barracks site and University land, deliver 55,000 sq ft of new employment space in the form of the 'Central Research Laboratory', a business incubation centre that will support new hi-tech and design-led manufacturing start-up companies and entrepreneurs.</p> <p>350 new homes, new University of Brighton academic buildings, student accommodation with 1,300 bedrooms, a health centre and a modest amount of retail space.</p> <p>The scheme will greatly improve the built environment in this part of the city, a key approach to the city centre, and will better integrate with neighbouring residential and business land.</p>	<ul style="list-style-type: none"> • Detailed negotiations with University of Brighton and Cathedral Group concluded - June 2014. • Outcome of negotiations reported to Project Board for endorsement prior to completion – 9 June 2014 • Exchange of Contracts – 15 July 2014. • Detailed design process commences – end 2014. • Planning application anticipated in late 2015 with a view to development commencing 2016.

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		<p>Exchange of Contracts came shortly after the Government's announcement on 7 July that it intends injecting £7.7m (towards the Central Research Laboratory, a Cathedral concept) into the Barracks development as part of a £17.4m investment in University of Brighton research and buildings.</p>		
<p>Falmer Released Land</p> <p>Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Richard Davies</p>	<ul style="list-style-type: none"> • Falmer High School land surplus to BACA requirements is available for alternative uses. • Cabinet February 2012 gave delegated authority to proceed with a licence for The Community Stadium Ltd (TCSL) to use the site for temporary stadium parking and provide a temporary home for the Bridge Community Education Centre (The Bridge), subject to a viable business case and the granting of planning permission. • An urgency decision was taken in accordance with the scheme of delegation to grant a licence to TCSL to commence works not requiring planning permission, effective 6/03/12. Reported to Cabinet on 15 March 2012. • Planning permission granted April 2012 for the works. 	<ul style="list-style-type: none"> • Brownfield land brought back into efficient use. • Short-term support of TCSL to provide temporary stadium parking and temporary accommodation for The Bridge. • Continue support for TCSL to provide match day and event parking with potential capital receipt or revenue stream in the long term. • Potential for new student accommodation and educational facilities combined with stadium parking. • Potential to provide new permanent home for The Bridge. 	<ul style="list-style-type: none"> • Council and TCSL to complete licence for temporary use of the site for stadium parking and accommodation for the Bridge. • The council and TCSL to agree Heads of Terms for the proposed hotel next to the Community Stadium and redevelopment of FRL, and to be brought back to P&R before proceeding. • Continue officer support for The Bridge to seek a permanent home on or off site and as part of any redevelopment proposal.

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		<ul style="list-style-type: none"> • The Bridge moved into its new temporary home in May 2012. • October 2013 P&R Committee authorised the Executive Director Environment Development & Housing, Executive Director Finance & Resources and Head of Legal Services to enter into negotiations with TCSL regarding the proposed hotel next to the Community Stadium, redevelopment of the Falmer Released Land and agreed that draft Heads of Terms be brought back to P&R for final approval. 		
<p>Amex Community Stadium</p> <p>The construction of a 22,500 capacity stadium for Brighton & Hove Albion Football Club together with supporting infrastructure, 2000m2 of education accommodation and facilities for conferences, meetings and events. The stadium is built on land which is mostly owned by the city council, the remainder being owned by the University of Brighton. TCSL have also submitted a proposal for a 4-star 150 bedroom hotel on the land adjacent to the community</p>	<p><i>Director:</i> Geoff Raw</p>	<p>The main stadium contract completed on 31 May 2011.</p> <p>The first game was played at the new stadium on Sat 16 July 2011.</p> <p>Temporary planning permission granted 22 June 2011 by Lewes DC for parking on adjacent land, part of which is owned by the Council, for 3 years.</p> <p>Terms agreed for parking at Park Wall Farm.</p> <p>Planning permission granted on 25 April 2012 for an additional 8,250 seats.</p>	<p>The new stadium is having a significant impact on the city. It is a landmark building at a key entrance point to the city and provides not only a high quality sporting venue but also a range of facilities for conferences, events etc and supports a programme of educational and community provision through Albion in the Community and other education providers.</p> <p>In its hiring policies for operation of the stadium both the Club and their contractors have actively sought local employees. Around 90% of those hired have been from BN postcodes.</p>	<p>An application for 8,250 additional seats at the stadium was considered at the Planning Committee on 25 April 2012. The Committee was minded to grant planning permission subject to completion of the s106 Planning Obligation and deeds of variation and the conditions and informatives as set out in the report.</p> <p>Various documents completed and Planning Permission granted 10.04.13.</p>

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stadium which was reported at 17 October P&R Committee Meeting.				
<p>Ultrafast Broadband The city council has submitted a bid to DCMS under the second phase of the Super-Connected Cities Programme to improve digital connectivity in the city.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>‘Second tier’ cities were invited to bid following a process of lobbying by the city’s MPs and Members. There is a £50m pot to be bid for by 27 cities.</p> <p>The voucher connection scheme opened in February 2014 and has started issuing vouchers to businesses.</p> <p>We are also planning to use funding to install wireless hotspots in public buildings and reception areas to facilitate public access to our digital services. This element of the project has now passed the government’s B1 Assurance checkpoint, meaning we are ready to procure.</p>	<p>Funding will deliver an estimated 1,000 connection vouchers for SMEs to achieve a step change in connection speeds and wireless hotspots in public buildings.</p>	<p>Application Submitted: 17th September 2012.</p> <p>Voucher Connection Scheme opened Feb 2014</p> <p>Date for spending of grant: By April 2015.</p>