

Subject:	Update on Greater Brighton Investment Programme		
Date of Meeting:	18 October 2016		
Report of:	Chair, Greater Brighton Officer Programme Board		
Contact Officer:	Name:	Nick Hibberd	Tel: 01273 293756
	Email:	nick.hibberd@brighton-hove.gov.uk	
LA(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT:**

- 1.1 This report provides the Greater Brighton Economic Board ('the Board') with an update on progress on the Greater Brighton Investment Programme ('the Investment Programme').
- 1.2 The period covered by this report is 20 June 2016 to 20 September 2016.

2. RECOMMENDATIONS:

- 2.1 That the Board note the report.

3. GREATER BRIGHTON INVESTMENT PROGRAMME HIGHLIGHTS:New England House Growth Centre

- 3.1 Discussions are still on-going regarding the possibility of a land deal on the adjacent Longley Industrial Estate, to provide the means of securing the City Deal outputs for New England House. Alternative options are being explored should this not be achievable.

Digital Catapult Centre Brighton

- 3.2 Core contracts, including for the allocated Local Growth Fund (LGF) funding, are still unsigned and consequently the capital works are significantly behind schedule. The primary activity is being delivered by Wired Sussex and is focused on supporting businesses in the use of Big Data, VR and IoT. A project focused on technology and care for the elderly is currently engaging 18 care homes from across the City Region.

Superconnected Cities Programme – Broadband Voucher Scheme

- 3.3 Government's Broadband Connection Voucher Scheme is now closed to new applicants. The Greater Brighton Scheme has installed 1,044 vouchers with a value of £1,112,447. The final deadline for installing broadband connections under this scheme is 30 September 2016, there are only 11 vouchers left to be claimed.

- 3.4 West Sussex County Council (WSSCC) has launched the West Sussex Superfast Broadband Connection Voucher Scheme, for businesses based in West Sussex that do not have current access to superfast broadband and that are not included in the planned BDUK superfast roll-out. The scheme has been developed by the Rural West Sussex Partnership, South Downs National Park Authority, Gatwick Diamond Initiative, Coastal West Sussex Partnership and the Delivery Body, WSSCC. Funding for the Scheme comes from the C2C LEP LGF under their 'Growth is Digital' priority project. The deadline to apply is midnight 01 February 2017 or until all the funding is allocated. Further information and the application form can be found on the C2C LEP website:

<http://www.coast2capital.org.uk/helping-business-growth/grant-funding>

Advanced Engineering Centre

- 3.5 The construction programme for the new building is advancing well, with the structural frame for the two floors of the building now complete. As previously reported, there is some minor slippage in the programme and the project is presently working to a completion date of 05 May 2017, though work is continuing to accelerate construction to allow for earlier occupation. The project is slightly over budget and ongoing work is being undertaken to ensure that the costs are constrained within the budget envelop.

Innovation Centre Brighton (Block J)

- 3.6 On 05 September 2016, work on the Block J - Brighton Station site recommenced with a new contractor. The project is due for completion on 05 June 2017.

Circus Street Innovation Growth Centre and Regeneration

- 3.7 To overcome its previously reported difficulties in securing a viable price for construction, the developer U+I has taken the decision to retender the construction contract. This follows an extended period of concerted co-operative working by the development partners, to reduce costs and/or profits in order for the contract to be let. The developer is confident that, over the course of 2016, the construction market has 'softened' to the extent that it will be able to secure more competitive bids on this occasion, thereby ensuring a viable build price and enabling construction work to commence early in the new year.

Preston Barracks Central Research Laboratory

- 3.8 U+I and the UoB are in the advanced stages of finalising their comprehensive redevelopment plans for the former barracks site and adjacent university land. The design and massing has been developed in response to on-going dialogue with BHCC Planning Officers and it is hoped that a massing freeze will be achieved during week commencing 05 September 2016, to allow for the more detailed technical work necessary to support the planning application to be progressed. Subject to continued good progress on planning matters, U+I and the UoB plan to submit the planning application at end-2016, achievement of which, together with planning consent in the first half of 2017, should enable construction to commence in 2017/18.

- 3.9 The CRL pilot project, 'Field', continues to operate successfully with 8 innovative start-ups from Brighton & Hove benefitting from space in the temporary workspaces. A new community café is open, providing both Field tenants and the local community a facility that supports engagement with the local community in the redevelopment proposals.

City College Brighton and Hove – Construction Trades Centre

- 3.10 The new Construction Trades Centre at City College East Campus at Wilson Avenue continues to make good progress. The extensive earthworks and substructure works have now been completed and the building's structure, roof and external walls are all nearing completion. Finalisation of the construction works remains on target for completion in April 2017.

Newhaven Enterprise Zone

- 3.11 Work is progressing on the Enterprise Zone (EZ), with planning applications currently received for 3 key sites; Bevan Funnell, Eastside South and parts of Avis Way.
- 3.12 The South East Local Enterprise Partnership (SELEP) has shortlisted the LGF bid for Eastside South, which will accelerate the delivery of a new business park (comprising 7,733m² of B1/B8 floorspace).
- 3.13 The brief for the Investment Strategy is due to be released to consultants in early-September 2017 and the Memorandum of Understanding between Lewes District Council (LDC), C2C LEP and Government is currently being finalised. An officer-led Delivery Board will meet for the first time in October 2017.

Newhaven Flood Alleviation Scheme

- 3.14 The design and construction of the Scheme is on track for completion by end-2016/17, with the exception of the railway gate.
- 3.15 Planning consent has been granted from LDC for the Scheme on both river banks south of the Energy Recovery Facility (ERF). Planning consent is still pending from the South Downs National Park and East Sussex County Council regarding the small part of the Scheme north of the ERF, but this is expected in the coming weeks.
- 3.16 The design of the defence on the west bank in Newhaven is due to be completed by early-October 2017 and work will commence site in late-November 2016 to February 2017. The team held a public exhibition at end-August 2016, inviting residents who live near the planned defences works on the west bank to speak to the project team regarding the draft final design and how the construction works might affect them.
- 3.17 Design work for the east bank of the Scheme will commence at end-September 2016, with work starting on site from Spring 2017. The team is continuing to engage with local landowners, operators and service providers regarding the Scheme.

Newhaven Port Access Road

- 3.18 The business case for the second phase of the PAR (from Pargut roundabout to Mill Creek) continues to be developed. As a retained scheme, discussions with the Department for Transport (DfT) have been on-going to agree the required scope of the business case. Draft business case documents continue to be submitted to the DfT for comment.
- 3.19 Additional ground investigation works will commence shortly, to inform the detailed design of the embankments and bridge. Ecological surveys are continuing throughout summer 2016. Construction of the scheme will now be procured using Hampshire County Council's framework contract and following that tender process and receipt of a tendered sum, final submission of the business case is planned for early-2017. Subject to the approval of the business case, construction could commence in mid-2017, with completion in late-2018.

Shoreham Flood Defences – Adur Tidal Walls

- 3.20 The project is now mobilising on site and construction of the defences is due to commence at end-September 2016. The project is actively engaging all stakeholders on construction impacts. Over the last quarter, the project has delivered environmental mitigation works and construction planning.

Shoreham Flood Defences – Western Harbour Arm

- 3.21 A detailed business case for the delivery of the preferred flood defence solution for the Sussex Yacht Club site is to be considered by the full C2C LEP Board on 22 September 2016. An initial presentation to the Infrastructure Sub-Committee and representatives of the Accountable Body (WSCC) was held in August 2016 and the Sub-Committee has confirmed it will make a recommendation for a conditional approval to the Board (that will release the £3.5m LGF funding to ensure delivery of the scheme). Following confirmation that full Board approval has been secured, Adur & Worthing Councils (AWCs) will be seek to bring forward funding from the Environment Agency (EA) to ensure the project can proceed. Completion of the scheme is scheduled for summer 2018.
- 3.22 The project at Kingston Beach is not now progressing, as it is likely that a flood defence solution can be provided at the adjoining development site (forming part of the Western Harbour Arm). The business case submitted to the C2C LEP stresses that the priority project in terms of flood defence is the Yacht Club site, as it is the weakest point in the existing flood defences for the Western Harbour Arm and the A259, forming part of the strategic road network, and regularly floods at this point.

Burgess Hill Growth Location

- 3.23 A LGF bid for infrastructure to support the Burgess Hill Growth Location was submitted to C2C LEP in April 2016. The bid seeks to address the infrastructure funding gap for the Growth Location, primarily by helping to secure the provision of a key link road and other highway and public transport improvements. These will be delivered at an early stage in the development, enabling the developers to progress residential, employment and community developments promptly. The bid was included in C2C LEP's presentation to Government and final decisions

are expected in the context of the Autumn Statement. See section 4 of this report for further detail on the C2C Growth Deal 3 submission.

- 3.24 Mid Sussex District Council (MSDC) submitted its District Plan to Government in August 2016. The Plan provides the framework for the Burgess Hill developments and will now be subjected to an independent examination by the Planning Inspectorate with hearing sessions envisaged in Autumn 2016.
- 3.25 The Northern Arc scheme, which will deliver approximately 3,500 new homes alongside a business park, schools and community facilities, remains the key focus for MSDC. Further progress has been made to address outstanding issues, such as mitigating potential odour impact from Goddards Green Waste Water Treatment Works, and regular discussions are being held with developers to progress the scheme.
- 3.26 Good progress has been made on the approved major retail, leisure and housing scheme to redevelop Burgess Hill town centre. MSDC aims to sign the development agreement and lease for the site in September 2016. A related planning application to relocate the existing Lidl store from the town centre has been determined favourably. Relocation of Lidl will facilitate commencement of development on the town centre scheme, which is due to complete by 2021.
- 3.27 Planning applications for the second phases of both the Keymer Tile Works and Kings Way sites in Burgess Hill are currently under consideration. Together, these applications will deliver 257 new homes and a variety of community facilities, including retail units, a medical building, open space, a community hall with café and a multi-use games area. The first occupation of new houses on the Kings Way has also taken place.
- 3.28 MSDC continues to work closely with the Homes & Communities Agency to deliver Starter Homes. Officers from the MSDC have had initial discussions with Network Rail, the HCA and Department for Communities and Local Government (DCLG) to begin discussions on upgrading Burgess Hill railway station in conjunction with residential development, including Starter Homes, on the surrounding publicly owned land.
- 3.29 Work continues on The Brow to convert a number of public sector buildings into a modern, purpose built public services facility to house a GP surgery and accommodation for the police and ambulance services, whilst freeing up land to provide a significant number of Starter Homes that will support the regeneration of the town centre. The HCA has commissioned architects and planning consultants who have produced a high level design and viability assessment. MSDC continues to work with both partners and the HCA to agree how to move forward with the implementation of this project.
- 3.30 Work has commenced to build a Burgess Hill brand and outreach communications strategy. The intention is to work in partnership with the various developers active in the town to promote and support its role as a growth location and to provide high quality information to existing and future residents, employees and visitors.

A2300 Corridor Improvements – Burgess Hill

- 3.31 This scheme will support economic growth through enabling the delivery of strategic housing and employment development at Burgess Hill, and the funding profile has been aligned with the development profile currently being proposed by developers. The Burgess Hill Transport Model to support the business case is currently being developed and is due for completion in October 2016, at which point the model will be available for use in assessing the economic benefits of the A2300 in support of the business case to be submitted to Local Transport Body. As this is a DfT retained scheme, the revised funding profile will also be communicated to DfT. The current programme indicates start of construction Q4 2020/21, with completion in Q1 2022/23.

Brighton Valley Gardens – Phases 1 and 2

- 3.32 The technical review of the project is continuing, in order to ensure that the current scheme design is robust and that proposed changes to the road layout will provide optimal benefits and not have a significant adverse effect on traffic and people movements. The Initial results of the modelling assessments have been used to further inform BHCC officers' understanding of the project. Over the coming months, officers will be working with consultants to respond to the model outcomes and further refine Highway Design work as part of an iterative process. An update of this review work will be reported to BHCC's Environment Transport & Sustainability Committee in November 2016, including a proposed design. The proposed implementation date is expected in late 2017/18.

Brighton & Hove Bike Share

- 3.33 The procurement specification for the operation, management and maintenance of the Scheme has been finalised and the Invitation to Tender (ITT) was advertised on 21 July 2016. ITT responses were due by 08 September 2016, with contract award scheduled for early October 2016 and mobilisation in November 2016 but, due to issues with the e-procurement portal, the ITT will be reissued shortly. It is estimated that this will put the project approximately 1 month behind scheduled and the implications on spend are currently being analysed and discussed with C2C LEP.

Brighton & Hove Intelligent Transport Systems (ITS) Package

- 3.34 The project is moving forward with the traffic signal pedestrian crossing upgrades and junction improvements. CCTV installations are in hand, as are the installations of the required software systems. Procurement is being explored in relation to other equipment, such as bus lane cameras.

Montague Place, Phase 1 Worthing Sustainable Transport Package

- 3.35 The scheme has been completed and opened in August 2016. An opening ceremony is planned for September 2016.

4. UPDATE ON C2C's CALL FOR GROWTH PROJECTS:

- 4.1 Coast to Capital's final Growth Deal 3 submission, totalling £136m, was made to Government on 28 July 2016.
- 4.2 Of the 10 bids that Greater Brighton put forward from its pipeline, 6 have been included in the final submission. These seek a combined LGF of £80.59m:
- Worthing Central Phase 1 (seeking LGF funding of £9.4m)
 - Decoy Farm, Worthing (seeking LGF funding of £8m)
 - New Monks Farm & Airport (seeking LGF funding of £9.43m)
 - Burgess Hill Growth Area Infrastructure Package (£24.64m) (submitted as three individual bids)
 - Sussex Bio-Innovation Centre, Brighton (£9.12m)
 - Black Rock Site Development, Brighton (£20m)
- 4.3 It is estimated that these 6 projects will bring a combined private sector match fund of £745.4m into the City Region and deliver approximately 9,844 direct jobs, 5,965 homes and 299,428sqm of employment floor space.
- 4.4 An announcement from Government on Growth Deal 3 allocations is expected in as part of the Autumn Statement on 23 November 2016.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 There are no direct financial implications associated with this report although each scheme will be subject to separate business cases which will need to ensure financial viability and risk management is addressed. These individual business cases will be reported to their respective committees.
- 6.2 The Growth Deal 3 submissions have been made to Government and 6 schemes in total have a combined funding value of £80.59m. If successful the announcement will be confirmed in November this year and further work will be required to ensure each scheme has full funding. These will be reported upon at later dates subject to further financial testing.

*Finance Officer Consulted: Rob Allen, Principal Accountant, BHCC
Date: 26/09/16*

Legal Implications:

- 6.3 There are no new direct legal implications arising from this update report.

*Lawyer Consulted: Bob Bruce, Deputy Head of Law BHCC
Date: 20/09/16*

Equalities Implications:

- 6.4 None. As the business cases for individual projects are developed, lead partners will be asked to develop an Equality Impact Assessment for their projects as appropriate.

Sustainability Implications:

6.5 None arising from this report. Sustainability issues will be addressed on a project by project basis.

Any Other Significant Implications:

6.6 None

SUPPORTING DOCUMENTATION

Appendices:

None

Background Documents

None