

Subject:	Greater Brighton Investment Programme – Progress Update		
Date of Meeting:	19 October 2021		
Report of:	Chair, Greater Brighton Officer Programme Board		
Contact Officer:	Name:	Nick Hibberd	Tel: 01273 293756
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LA(s) affected:	All		

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

- 1.1 The purpose of the Investment Plan Update is to provide the Greater Brighton Economic Board (“the Board”) with an update on progress on the Greater Brighton Investment Programme (“the Investment Programme”) since the Board’s last meeting on 20 July 2021.
- 1.2 Updates are included on the Local Growth Fund (LGF) allocations made as part of the Growth Deal Rounds 1, 2 and 3. The period covered by this report is 1 July 2021 to 30 September 2021.
- 1.3 This cover report provides some context on the LGF Funding Rounds and narrative updates on the Investment Programme projects. Further details on the individual projects can be found in the Investment Programme Update report at Appendix 1.

2. RECOMMENDATIONS:

- 2.1 That the Board note the report and the Investment Programme Update at Appendix 1.

3. CONTEXT/BACKGROUND INFORMATION**LGF Growth Deal Rounds 1 & 2**

- 3.1 A total of approximately £90m was allocated to projects across the City Region from LGF Growth Deal rounds 1 & 2. These projects will deliver a total investment of approximately £376m into the City Region, unlocking an estimated 14,000 jobs, 8,200 homes and 450,000m² of employment floor-space. Current active projects are listed below with a summary of progress since the last update.

3.1.1 New England House Growth Centre (Brighton) - £4.9m

Design team still on hold to allow for completion of all necessary survey work. Commissioning of fire compartmentation is being sought via existing partnership, following lack of interest at tendering stage. Design process will recommence once this has been realised.

3.1.2 Digital Catapult & 5G Testbed (Brighton) - £1.8m

The continuing focus of Digital Catapult Brighton is the 5G Festival - a DCMS-supported programme to develop emerging technologies to support the production, distribution and consumption of music in new ways. An additional strand of the project called "Alternative Stages" was launched in the previous period. Its goal is to help smaller labels, studios and venues in the music industry commercially benefit from virtual production and distribution technologies and from aligned regional developments including the Research & Innovation Fibre Ring. Work continues on the technical development of various aspects of this project including distributed live and as-live music concerts, virtual versions of venues (including Brighton Dome), and enhanced fan experiences. A series of workshops for the regional music industry has been designed and will commence in October.

In last period we also began a strategic review of DCB in order to reflect on and respond to the recent Parliamentary Report on Catapults. This report requires us to ensure that we align the national innovation priorities with regional strengths, needs and opportunities.

3.1.3 Circus Street Innovation Centre & Regeneration (Brighton) - £2.7m

Further substantial progress has been made on both the office the office block and The Dance Space (the final 2 buildings to be completed) as well as offsite and onsite public realm works.

3.1.4 Plus X (Brighton) - £7.7m

Plus X remained operational and continued to grow membership. Plus X signed an agreement with a cafe provider to operate the ground floor café. The café, which opened in August, provides locally sourced and nutritious food to members and visitors. The Brighton Research Innovation Technology Exchange programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region continued. Other elements of the comprehensive redevelopment reached an advanced stage, with several buildings at or nearing completion. The first two residential blocks are due for completion by the end of 2021, and external works to other residential blocks continues. The University of Brighton's adjacent development also progressed well. The new student halls on the Mithras House site are due for completion in September 2021. The University's new academic building, Elm House, was completed and was handed over to the University. Construction of the pedestrian bridge spanning the Lewes Road has begun and is due for completion in the early part of 2022.

3.1.5 Valley Gardens – Phase 3 (Brighton) - £8.0m

There has been no further update since last meeting and the last position is as follows:

The third public consultation exercise for Valley Gardens Phase 3 has completed in late 2020, which will inform the detailed design stage.

Following a tendering process that completed in late 2020 through the council's new Transport Professional Services Framework the next stage of the scheme design commenced in January 2021.

It is now planned for the detailed design of the scheme and the construction contract procurement will be completed by end of this calendar year.

3.1.6 Adur Tidal Walls & Western Harbour Arm Flood Defences (Shoreham-By-Sea) – £10.5m

Flood wall construction has been delayed due to further flood water modelling. Work is expected to start in Winter 2021 on the new flood defence wall.

3.1.7 A2300 Corridor Improvements (Burgess Hill) - £17.0m

See 4.13 below

LGF Growth Deal Round 3

- 3.2 In February 2017 Coast to Capital announced that it has secured £66m through Round 3 of the Growth Deal. All six projects put forward by the Board were allocated funding - totalling £48.77m. The project updates are as follows:

Worthing Central Phase 1 (Worthing) - £5.6m

3.2.1 Teville Gate:

Following the grant of planning permission in March 2020 Mosaic Capital choose to market the scheme for sale. A number of challenges have been identified with the consented scheme which rendered it undeliverable and unviable. To prevent recurring and sustained market failure on the site Worthing Borough Council stepped in and completed the purchase of the 1.47ha site on 23rd August 2021 and will bring forward a new development strategy for the site.

3.2.2 Union Place:

Following the grant of planning permission Worthing Borough Council along with partner LCR have commenced the marketing of the site in June 2021. The review and shortlisting of developers will take place in October and a preferred developer contracted by Christmas 2021

3.2.3 Decoy Farm (Worthing) - £4.8m

There has been no further update since the last meeting and the last position is as follows:

Remediation of the landfill completed as at 26 March 2021.

The Phase 1 output to remediate Decoy Farm and bring 7 hectares of land back into use has been achieved. Full use of Local Growth Funding has enabled the site to be unlocked, ready for commercial development.

Full use of Coast to Capital Local Growth Funding achieved by the 31st March 2021 deadline.

3.2.4 New Monks Farm & Airport (Shoreham-By-Sea) - £5.7m

Housing and infrastructure development has continued at pace with a number of units completed and occupied on the site.

Work is due to commence on the A27 roundabout in Autumn 2021 for completion in late 2022.

Ikea announced that they will not continue with their proposed new store and that they will market the site for a suitable development in September 2021

3.2.5 Growth Location (Burgess Hill) - £14.9m

Town Centre Regeneration: Completion of the S106 agreement and planning permission for the redevelopment of the Martlets Shopping Centre was issued on the 2nd July.

Northern Arc: Work is continuing on site with housebuilder Countryside Properties. Work on both the Eastern Bridge and Link Road and the Western Link Road is set to continue, with the whole on these links scheduled for completion by the end of 2021. Homes England progressing the feasibility for the first primary school on the site. Pre-application discussions have commenced for secondary school on site. Planning application has now been received for the pedestrian and cycle bridge that will link Freeks Farm with the eastern neighbourhood centre.

A feasibility study is being progressed for the Centre for Community Sports which is to be delivered on the site.

Place and Connectivity: Work continues delivery of the first of the phase 1 schemes including public art and other public realm improvements to the underpass at Wivelsfield Railway station. Detailed design work continues for highway improvements at Burgess Hill and Wivelsfield Stations, public realm improvements for Church Walk / Church Road, and access & connectivity improvements for Victoria Business Park. Delivery continues on Green Link (70% complete, 5km/7km) and Green Circle routes (90% complete, 4km/4.35km).

A2300 corridor improvements: Construction began in spring 2020 and is progressing to programme (Northern carriageway completion date anticipated for Summer 2021; both carriageways anticipated to be completed by Winter 2021).

Employment space, The Hub: The second phase of development (a 5,000m² warehouse for Roche Diagnostics) was completed in early February. Outline planning permission for the remaining 40,000m² has been approved, and issued.

Digital Infrastructure: Works to implement the Digital Infrastructure across and around Burgess Hill, including a southern link to Brighton and a northern link via Horsham to Crawley, are well progressed. The Local Full Fibre Network (LFFN) project has now been delivered totalling 15km of dark fibre and the Burgess Hill Fibre Exchange. Customer Enquiries are now being received and first customer connections expected soon.

One public estate (OPE) 7: The Brow - redevelopment of an extended Brow site in Burgess Hill will provide enhanced accommodation for the emergency and primary care services and to create space for 440 new homes (led by WSCC). Consultants Faithful and Gould have completed a draft viability study which is currently being reviewed to agree next steps.

Land adjacent to Burgess Hill station - Officers are working with key stakeholders including Network Rail and The Arch Company (the principal land-owner at the site). Review of feasibility and appraisal work commenced April 2021 for completion by October 2021.

Goddards Green Waste-Water Treatment Works: Phase 1 of the project has been completed delivering most of the odour reduction benefits. All the £4m LGF-funding has been spent, alongside the £6.54m HIF grant. The remainder of the project will be funded by private Southern Water investment (£13.6m)

3.2.6 Black Rock /Waterfront (Brighton) - £12.1m Dukes Mound works are nearing completion.

Sea wall works package awarded and starts 11 October.

A short film about the project has been produced [Black Rock rejuvenation \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/black-rock-rejuvenation)

Engagement with stakeholders continues and direct communications via Blackrockcommunity.com website is ongoing.

The local wildlife site has now been relocated and vegetated shingle is growing well in the new location. 2nd and 3rd phases in the Autumn will use seed plugs from Millennium Seed Bank and original sea kale growth from LWS. A short film to describe this part of the project has been launched on the website [The relocation and expansion of Black Rock's Local Wildlife Site - YouTube](https://www.brighton-hove.gov.uk/black-rock-rejuvenation).

As part of the conservation and required maintenance to the green wall, the council's parks team is going to be carrying out trimming of the lower branches of the fig tree and tying it in to newly installed training wires. This is part of the agreed plan which will look after and maintain the plants on the wall going forward.

This work will support the tree and encourage it to grow up the retaining wall rather than out into the road. There have been some issues with availability of materials (composite decking) and longer lead in times for steel and concrete. Current programme is working well with no major issues reported.

LGF Growth Deal Unallocated Funds Rounds 1 & 2 – December 2016 Call

- 3.3 In December 2016 Coast to Capital announced that it had approximately £46.65m of unallocated funds available to support capital growth projects. The Greater Brighton Economic Board put forward eight bids, five of which received funding totalling approximately £9.9m. The project updates are as follows:

3.3.1 Adur Civic Centre (Shoreham-By-Sea) - £1.8m

Planning application for phase 2 was submitted by Hyde Housing Group in August 2021 following a delay caused by Covid 19. It is expected to be considered by a planning committee in Autumn 2021 with a view to commencing on site in Spring 2022.

Completion of the 172 homes and business space is expected by April 2024.

3.3.2 Springman House (Lewes) – £2.0m

There has been no further update since the last meeting and the last position is as follows:

Following the purchase of the site by Lewes District Council, plans were drawn up with the East Sussex Fire and Rescue Service Sussex Police and the South East Coast Ambulance Service. NSQL, the majority landowner at the NSQ site, has now sold its land to the developer – Human Nature. In December 2020, the Council's Cabinet agreed heads of terms for the sale of its own land to this same developer in order that it can comprehensively redevelop the site. Human Nature has confirmed that it will submit a new planning application for the NSQ and the Council is now liaising with the developer to understand its plans and timescales for the site, including the fire station.

3.3.3 Railway Quay (Newhaven) - £1.5m

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. LDC has secured £1.3m from the Getting Building Fund to convert the former UTC building into a maritime and sustainable technology hub, offering education / training space and commercial facilities for SME's. This has been augmented by a commitment of £500k from LDC towards the estimated £1.8m project costs. Lease negotiations with DfE are being finalised and hopeful of taking possession before end of 2021. A final layout plan is being prepared and it is planned to undertake an Expression of Interest process to elicit appropriate commercial partners for the project.

Phase 1 of Railway Quay is now complete, funded through the Towns Fund and CiL to deliver The Sidings - offering new visitor, community and sustainability facilities, including a café and a base for the local gig rowing club. Lease negotiations are being finalised to add an active travel hub and funding has been secured from DfT towards a trial of e-cargo bikes to be based at the site.

3.3.4 Heritage Centre Stage – Corn Exchange & Studio Theatre (Brighton) - £3.0m

The Council's appointed Management Contractor, Westridge Construction Limited, has completed remedial works to achieve weatherproof buildings. All structural remedial works to the 200-year-old Corn Exchange timber frame and roofing works have been completed to secure the building envelope. The Studio theatre fibrous plaster ceiling and copper roof require replacement as they have reached the end of their useful lives and have been brought into scope. Finishing and completion works are progressing with the installation of the Corn Exchange oak wall boarding substantially completed. Covid-19 and possibly Brexit appear to be impacting availability of materials with longer delivery times and further delays remain a risk. On site measures including physical distancing, track and trace venue check-in, increased cleaning regime and visitors asked to wear facemasks are continuing. Practical Completion is now anticipated in May 2022.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 None required.

5. COMMUNITY ENGAGEMENT & CONSULTATION

5.1 None required.

6. CONCLUSION

6.1 The Board is asked to note the contents of this report.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

7.1 There are no direct financial implications associated with this report regarding the progress made in the fourth quarter of this financial year on approved schemes within the Greater Brighton Investment Programme. Schemes already included within the Greater Brighton Investment Programme have approved business cases in place with funding options identified and these have been reported to their respective bodies. The progress of each scheme is detailed within the Investment plan Update Report in appendix 1. Unallocated LGF Growth Deal Funds of £9.1m were available from June 2019 with 6 bids (totalling £6.248m) being awarded to schemes within the Greater Brighton region, these are shown at paragraph 3.6 above. Future or revised business plans will be reported accordingly within the timescales of the project timetables.

Finance Officer Consulted: Rob Allen, Principal Accountant
Date: 04/10/21

Legal Implications:

7.2 None.

Lawyer Consulted: Joanne Dunnyaglo, Senior Property Lawyer
Date: 04/10/21

Equalities Implications:

- 7.2 None arising from this report. Equalities issues will be addressed on a project-by-project basis.

Sustainability Implications:

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

Any Other Significant Implications:

- 7.4 None.

SUPPORTING DOCUMENTATION

Appendices:

Greater Brighton Investment Update Report October 2021

Background Documents:

None