

MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

November 2013



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 will remain in place until Summer 2016.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce (Long term proposals)</p> <p>Toni Manuel/ Adam Bates (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 procurement exercise to find a temporary use for the site was completed in 2013 and the Sand Sculptures Attraction opened to the public on 8 April. The lease negotiated with the promoters of the attraction provides for the facility to remain in operation until end of the summer season 2016]. A 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 sufficient to support new development - The need to ensure access is protected and if possible enhanced for the Marina – particularly for pedestrians and cyclists - A development which does not exceed the cliff height, in line with current planning guidance and the Marina Act. 	<p>Cross party Project Board set up to review temporary uses: April 2012 and a successful report taken to EDCC in October 2012.</p> <p>Officers have begun the process of establishing new project objectives for the Black Rock site with a view to reconvening the cross party Project Board in the coming months.</p>
<p>Brighton Centre</p> <p>Options under discussion:</p> <p>A newly built Conference and Exhibition Centre to form part of an extended</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</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>Summer/Autumn 2013 - Discussions with Standard Life regarding current options remain ongoing.</p> <p>A report will come to EDCC and/or Policy & Resources</p>

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<p>Churchill Square retail/leisure development</p> <p>Or</p> <p>A limited refurbishment of the present building to improve longevity and upgrade critical building components such as lifts, roof, exterior glazing.</p>		<p>years. Pre-recession, extensive feasibility in terms of specification, design, financial viability and cost of a 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>In addition: significant amenity and environmental improvements to the Seafront, West Street and Russell Road/Cannon Place.</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>Committee once these current options have been assessed.</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, from corporate office down to move on space and managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a state of</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p><u>The planning application for the £100m regeneration proposal has now been submitted.</u></p> <p>Consultation continues to take place with the local community, such as through the Turner Area Partnership planning sub-group, and in addition another exhibition for local residents in late October.</p> <p>All partners are also now exploring the options around the interim use of the site in more detail, with planning permission granted to refresh the previous short-term consents for interim uses. The interim use is</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 (c.480 bed residences) as part of an improved educational quarter • Dance Studio and Creative Space for the city • Corporate Offices • Strata Offices • Retail • Residential: c.146 units (depending upon final mix) • Creative Industries Market <p>The headline economic benefits</p>	<ul style="list-style-type: none"> • December 2012: Started detailed design. • June 2013: Report went to P&R Committee seeking landowner consent for RIBA Stage D scheme. • October 2013: Planning application submitted. • January 2014: Planning decision expected. • Summer 2014: Start on site.

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the art dance studio for South East Dance.		expected to open imminently and will be part of the planned public engagement.	<p>include 140 FTE (full time equivalent) construction jobs and 170 FTE jobs generated by the completed development, and an economic impact in the city economy of £153m 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 and will bring enterprise to creativity through, for example, the creative industries market. 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 into the other sites with cultural facilities in the city, close to the cultural quarter.</p>	

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<p>Edward Street/American Express</p> <p>A development of the land to the north of Amex House to build the new headquarters building for American Express. The current development forms the first phase of a masterplan that will in the future take in new development on the site of the old Amex House.</p> <p>American Express has identified the skills and education of the labour pool in Brighton as being well suited to their needs. In particular, the language skills offered by the workforce here make it a site suitable for a global operation.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Amex have now completed the building works of the new HQ and data building and are beginning the process of moving staff in.</p> <p>The city council is working with Amex and their architects on the preparation of a design brief for the phase 2 site that will be left when the old Amex House is demolished (by 2016).</p> <p>The consultation on the first draft has been completed and the final draft of the brief is expected to come to this committee for approval.</p>	<p>Phase 1 delivered: Retention of the city's largest private sector employer, and making Brighton the focus for future Amex European job growth.</p> <p>£140m investment in the new building.</p> <p>36,000sqm of new office floorspace.</p> <p>Retention of 3,000 jobs in the city.</p> <p>The s106 includes payment to the nearby Carlton Hill school of £300k for playground improvements (planning approved for a new playground scheme) and a £100k replacement boiler for improved environmental performance (now installed).</p> <p>Potential future phase 2 unlocked by planned demolition of existing Amex House to provide further office, residential and commercial uses.</p>	<p>Amex have until 2016 at the very latest to vacate and demolish the old Amex House.</p> <p>March 2013 Economic Development & Culture Committee: Approval of draft Planning Brief for phase 2 works for Consultation.</p> <p>Spring 2013: 6 week public consultation on Planning Brief.</p> <p>September 2013 Economic Development & Culture Committee: Approved final brief.</p>
<p>Historic Records Office & Resource Centre ('The Keep')</p> <p>The Keep is a major partnership project between East Sussex County Council, Brighton & Hove City Council and the University of Sussex</p>	<p><i>Director:</i> Adam Bates</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The city council joined this exciting partnership project as a full partner in April 2008. Planning permission was granted in January 2011, and work on site began in August 2011.</p> <p>In June 2013 the project achieved the key milestone of Practical Completion and the completed building was</p>	<p>This £19m project will provide a new purpose-built facility that will bring together the combined collections of all three partners; the archives and historical resources of East Sussex and Brighton & Hove, and the special collections of the University of Sussex, including the Mass Observation Archive.</p>	<ul style="list-style-type: none"> • Partnership and legal arrangements completed - August 2013 • Partners move in – June to October 2013 • Staff Training and Soft Landing Exercises – September to November 2013 • Open to public –

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<p>that will deliver a new state-of-the-art historical resource centre.</p> <p>It will be a vibrant community resource opening up access to the partners' collections in a one-stop shop for all aspects of the historic environment, and will enable people to research their local and family history.</p> <p>The new Centre will represent the next generation of archive buildings in the UK in line with the Government's Archives Policy.</p>		<p>handed over to ESCC. The project has been delivered to programme and within budget.</p> <p>The process of moving the partners' archives and historic material into the new building began in June and is now nearing completion. During this period the management team at the Keep has been preparing for opening, which is scheduled for 19 November 2013.</p> <p>The Keep remains on track to achieve a BREEAM Excellent rating.</p> <p>Following the report to the Policy & Resources Committee in July 2013, at which agreement was secured for revised arrangements leading to the completion of the partnership and legal arrangements, these were completed in August 2013.</p>	<p>It will house over six miles of material dating back over 900 years and will have capacity for growth over the next 20 years.</p> <p>The new facility will meet the required standards for the storage and preservation of historical archives and will be the most sustainable archive building of its type in the country; a considerable achievement since the nature of the building requires tight environmental controls and its location has posed challenges. Sustainability measures have been at the heart of the project from the outset and have been a priority in the design of the building.</p> <p>With partner agreement, and following variation of the S106 Agreement, a new Community Orchard has been planted at the southern end of the site; an initiative lead by Moulsecoomb Forest Garden, Brighton Permaculture Trust and Brighton & Hove Food Partnership.</p> <p>It incorporates a biomass boiler using sustainable and locally sourced wood chips, photo-voltaics on the plant room roof, a 'green roof' on the People Block, rainwater harvesting, solar water heating, and heat recovery</p>	<p>19 November 2013.</p>

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			<p>in the air conditioning system.</p> <p>It will provide much improved public access and services, with new education and learning spaces, and provide opportunities for outreach and community work.</p>	
<p>i360</p> <p>A West Pier Trust project in partnership with the Council to build a 175m observation tower providing 360 degree views for 25 miles. A visitor centre, restaurant 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 seafront arches (started in November 2012) 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>The final completion of the i360 project at a central point on the seafront 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 12 July 2013 and agreement was reached that, in conjunction with the Business Case, a compelling argument could be made for the council to act as senior lender for the project. That committee meeting agreed that equity funds of £28m would be provided by the Council and noted that a minimum of £3m additional funding was proposed by the C2C Local Enterprise Partnership.</p> <p>The council is continuing to work with the various partners to achieve Financial Close.</p>	<p>100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction providing much needed regeneration for this part of the seafront.</p> <p>154 operational and construction jobs and an estimated 444 jobs overall.</p>	<p>A detailed construction timetable will be finally confirmed at Financial Close.</p> <p>Archway Strengthening works to the west have largely been completed. The East contract has now started and will complete in autumn 2014.</p> <p>The council remains in active discussion with Marks Barfield Architects the developer for the site, regarding a final funding solution in order to ensure a start on site in the coming months.</p>
<p>King Alfred</p> <p>To secure the long-term</p>	<p><i>Director:</i> Geoff Raw</p>	<p>The need to replace the King Alfred Leisure Centre has been demonstrated by successive analyses</p>	<p>Provision of modern fit for purpose sports facilities in the west of the city, and redevelopment of this</p>	<ul style="list-style-type: none"> • Report to Policy & Resources Committee – 11 July 2013. • Officer Steering Group

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<p>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>Project Mgr:</i> Mark Jago</p>	<p>going back to 1999. This recognition was borne out in the findings of the citywide Sports Facilities Plan (2012 – 22) - the subject of a report to Cabinet in April 2012.</p> <p>Based on the findings of the report, a new cross-party Project Board was set up to lead the process of considering options for the future of the King Alfred Leisure Centre.</p> <p>The Project Board has met on 4 occasions during the past year and considerable progress has been made. At its meetings in April and May 2013, the Board considered the financial implications associated with the desired Sports Centre, the enabling development needed to support this, and the development options.</p> <p>A detailed report was considered by the Policy & Resources Committee in July 2013. Since that time the Officer Team has focussed on the next stages of work, with a ‘Developers’ Day event, aimed at initial engagement with developers and to soft market test this major development opportunity scheduled for 8 November. Feedback from this event will inform the formal procurement process which will begin in 2014.</p>	<p>strategically significant site to enhance the seafront and surrounding area.</p>	<p>meetings - 5 August and 25 September 2013.</p> <ul style="list-style-type: none"> • Developers’ Day event – 8 November 2013. • Review of feedback from Developers’ Day to inform future procurement strategy – December 2013. • Commence formal procurement process – early/mid 2014.

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<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 digital media and creative industries. The early vision concept is for a consortium of partners including the University of Sussex, Wired Sussex and the city council to agree a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Work is complete on refreshing, updating and drawing together 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.</p> <p>The growth hub at New England House will form a key part of the City Deal negotiations with government. Feasibility options and a detailed business case are being explored as part of that work.</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,' opened in April. This space is managed by Wired Sussex. The project is a cross-border partnership of cities and urban areas from northern France and the south and east coast of England. There will be a strong "virtual" connection between the new workspaces across the project partner areas due to the high-speed broadband links and an internet based multimedia platform. This will enable the development of a new cross-border community of creative entrepreneurs. Further funding options to maximise the</p>	<p>A total refurbishment would see an investment of c. £24m.</p> <p>It would ensure the city council is leading on the implementation of regeneration plans for the London Road area.</p>	<p>A position paper to be prepared on the overall project, setting it in the context of City Deal and sector requirements. This is expected to go to P&R in December 2013.</p>

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		opportunities of the building will also be explored.		
<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 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><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 development partner Hyde Housing Association along with the draft Heads of Terms and agreed establishing a 'not for profit' Community Interest Company (CIC) to raise loan finance and take on ownership and management of the new market. • 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 	<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 • 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, green walls and street tree planting included in scheme • Works started on site in October 2011 • Temporary market operational from 9 January 2012 	<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. • Satisfy Conditions precedent for mortgage agreement between CIC and Triodos Bank November 2013. • CIC to agree market management arrangements, October 2013. • New market completed and opened December 2013 or January 2014.

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		<p>Facility Agreement in January 2013 for conditional £1m mortgage to fund CIC's contribution towards the construction costs of the new market.</p> <ul style="list-style-type: none"> Proposed public WC's now to be additional market stall unit with public access to market toilets provided. 	<ul style="list-style-type: none"> Temporary market moved to phase 2 new stalls 29 October 2012. 	
<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 has been selected</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>December 2013: Planning Decision expected</p> <p>Start work on site in spring/summer 2014.</p>

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		<p>as the council's preferred location with agreement to issue landlord's consent and for officers to submit a planning application on the site.</p> <p><u>The planning application has now been submitted for the site, and the consultation period is open.</u></p>		
<p>Preston Barracks</p> <p>Redevelopment of the council owned 2.2 hectare brownfield site to create a mixed-use development that will act as a regenerative catalyst for this part of the city.</p> <p>The site, on the main Lewes Road, is an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities). The site is therefore of strategic importance to Brighton & Hove.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>Since March 2009, the council has been working in partnership with the University of Brighton to explore opportunities for the redevelopment of the former barracks site and adjacent university land spanning the Lewes Road; effectively doubling the development area.</p> <p>The partners have completed a number of important preparatory stages since that time, key among which:</p> <ul style="list-style-type: none"> - A 'Shared Vision' (Sept 2009) that established the partners' joint aspirations. - A Site Capacity Assessment (Oct 2010) that demonstrated development potential and confirmed that the partners' aspirations could be met across the wider site area. - Planning brief approved at the Planning, Employment, Economy & Regeneration CMM on 15 September 2011. - A masterplan (Dec 2012), which 	<p>High quality, sustainable, employment-led, mixed-use development that will act as a regenerative catalyst for this part of the city. The scheme is expected to include a significant amount of employment space, new homes, retail units, a new University Business School and student housing.</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"> • P&R Committee agreed way forward – July 2013. • Detailed discussions with University of Brighton and its preferred development partner began in July 2013 and continue • BHCC appointed DTZ to undertake valuation – August 2013 • Project Board met to consider proposals and progress – 26 September and 9 October 2013 • Valuation report to be completed – mid-October. • BHCC considers report and prepares report for Board – October 2013 • Project Board to consider recommendations for referral to P&R – Oct/Nov 2013. • Report to Policy & Resources Committee – by end of 2013

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		<p>served to confirm the continuing challenges to achieving financial viability and the council therefore appointed specialist consultants to undertake further financial analysis and valuation work.</p> <ul style="list-style-type: none"> - At its meeting on 26 June 2013, the Project Board concluded that the partnership with the University of Brighton continued to offer the best prospect of successful delivery and referred a report to the Policy & Resources Committee in July 2013. - Policy & Resources Committee agreed and authorised senior officers to enter into further negotiations to actively consider disposal of the Preston Barracks site to the University and/or its development partner to enable delivery of the mixed-use scheme, subject to a further report to the Project Board and P&R. <p>Since July, the council has been in detailed discussions with the University and its preferred development partner and it is hoped that this process will be concluded within the next month or so. The Project Board has met on two occasions during this period to consider progress. At its recent meeting (9 October), the Board received a presentation from the University and its preferred partner.</p>		

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		<p>The final stages of negotiation is now underway and the outcome will be reported to the Board at its next meeting, following which it will be referred to the Policy & Resources Committee.</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, 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. • 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 	<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 Education Centre. 	<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 development of FRL, to be brought back to P&R. • Continue officer support for Bridge to seek a permanent home on or off site and as part of any development. Proposal.

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		<p>& Resources and Head of Legal Services to enter into negotiations with The Community Stadium Limited (“TCSL”) regarding the proposed redevelopment of the Falmer Released Land and agreed that proposed Heads of Terms be brought back to P&R for final approval.</p>		
<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 stadium which was reported at 17 October P&R Committee Meeting.</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. Various documents completed and Planning Permission granted 10.04.13.</p>

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<p>Ultrafast Broadband The city council has submitted a bid to DCMS under the second phase of the Super-Connected Cities Programme to roll out delivery of ultrafast broadband and wireless internet across a contiguous area at the heart of 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>It was announced in the Autumn Statement (05/12/12) that Brighton & Hove's bid was successful. A subsequent submission on a more 'state aid' basis has led to confirmation that we are still receiving the initial total amount awarded. State aid issues limit the opportunity for the roll out of fixed ultrafast broadband infrastructure, meaning we cannot now fund new fixed infrastructure. Instead the emphasis has shifted towards wireless and vouchers, but also looking to keep the option open for innovative new infrastructure options.</p> <p>City council and Wired Sussex have been represented on the working group designing how the voucher scheme might work. Details of the scheme are expected to be firmed up later this year.</p>	<p>Funding will deliver widening of the wireless concession, wireless hotspots in public buildings and increase the number of vouchers for SMEs to achieve high speed connections to up to 1,000.</p>	<p>Application Submitted: 17th September 2012.</p> <p>Date for spending of grant: By April 2015.</p>

