

# MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

January 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:**

Richard Davies	x6825
Mark Jago	x1106
Katharine Pearce	x2553
Max Woodford	x3451

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p><b>Black Rock</b></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 &amp; 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 part of the site was completed in 2013 and the Sand Sculptures Attraction opened to the public on 8 April 2013. The lease negotiated with the promoters of the attraction provides for the facility to remain in operation until end of the summer season 2016. It is proposed that the remaining part of the site will be used as a works compound in connection with the Marina development.</p> <p>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"> <li>- The need to establish appropriate transport links sufficient to support new development</li> <li>- The need to ensure access is protected and if possible enhanced for the Marina – particularly for pedestrians and cyclists</li> <li>- A development which does not exceed the cliff height, in line with current planning guidance and the Marina Act.</li> </ul>	<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 before the end of the financial year, .</p>
<p><b>Brighton Centre</b></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>In addition: significant amenity and environmental improvements to the</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 &amp; Resources Committee once these current</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>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>options have been assessed.</p>
<p><b>Circus Street</b></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</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 was submitted in October 2013.</u></p> <p>Consultation continues to take place with the local community, such as through the Turner Area Partnership planning sub-group.</p> <p>Cathedral have opened a temporary cultural and community use in the building, and have appointed a site manager to run the space. They are talking to community groups as well as arts organisations to put on a programme of events that is driven by the local community. The first event</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> <li>• New Library and teaching space for the University of Brighton and Student Accommodation (486 beds) as part of an improved educational quarter</li> <li>• Dance Studio and Creative Space for the city</li> <li>• Office space, focused on addressing existing market failure for creative and digital sector</li> <li>• Ancillary retail, cafés and workshops to animate the public spaces</li> <li>• Residential: 142 units</li> </ul>	<ul style="list-style-type: none"> <li>• December 2012: Started detailed design.</li> <li>• June 2013: P&amp;R Committee gave landowner consent for RIBA Stage D scheme.</li> <li>• October 2013: Planning application submitted.</li> <li>• Feb/March 2014: Planning decision expected.</li> <li>• August 2014: Start on site.</li> </ul>

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by South East Dance.		was the successful Winterland event on 14 <sup>th</sup> December – an alternative Christmas festival which was well attended by over 1,000 residents from the area.	<p>The headline economic benefits include 169 FTE (full-time equivalent) construction jobs and 262 FTE jobs 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>	
<b>Edward Street/American Express</b>	<i>Director:</i> Geoff Raw	Amex have now completed the building works of the new HQ and	Phase 1 delivered: Retention of the city's largest private	Amex have until 2016 at the very latest to vacate and

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<p>Phase 1 saw development of the land to the north of Amex House to build the new headquarters building for American Express. This was the first phase of a masterplan that will in the future take in new development on the site of the old Amex House, as well as potential development sites around.</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>Project Mgr:</i> Max Woodford</p>	<p>data building and have moved staff in.</p> <p>The city council has worked 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>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>demolish the old Amex House.</p> <p>March 2013 Economic Development &amp; Culture Committee: Approval of draft Planning Brief for phase 2 works for Consultation.</p> <p>Spring 2013 saw a 6-week public consultation on Planning Brief.</p> <p>September 2013 Economic Development &amp; Culture Committee approved the final brief.</p>
<p><b>Historic Records Office &amp; Resource Centre ('The Keep')</b></p> <p>The Keep is a major partnership project between East Sussex County Council, Brighton &amp; Hove City Council and the University of Sussex that will deliver a new state-of-the-art historical resource</p>	<p><i>Director:</i> Adam Bates</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>After 6 years of partnership work, the new building, which was delivered to programme and within budget, was formally opened by Her Majesty the Queen and His Royal Highness the Duke of Edinburgh on 31 October 2013.</p> <p>This was followed by the public opening on 19 November 2013 and the new combined services are</p>	<p>This successful £19m capital project has delivered a world-class centre for archives that opens up access to all the collections of the East Sussex Record Office (ESRO), the Royal Pavilion &amp; Museums Local History Collections and the internationally significant University of Sussex Special Collections. It is also the new home for the Sussex Family History Group library and a centre of excellence for</p>	<ul style="list-style-type: none"> <li>• Partners' archives and historical material moved to new building – June to October 2013</li> <li>• Royal opening - 31 October 2013</li> <li>• Opened to public on 19 November 2013.</li> <li>• Capital project is now complete, with the focus turning to operation of the</li> </ul>

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<p>centre.</p> <p>It is a vibrant community resource that opens up access to the partners' collections in a one-stop shop for all aspects of the historic environment, and enables people to research their local and family history.</p>		<p>now fully operational. User feedback to date confirms the new facilities have been well received.</p>	<p>conservation and preservation, and represents the new generation of archive buildings in the UK.</p> <p>The combined collections have synergies and have been brought together to provide, under one roof, an unrivalled, detailed record of the region's history, dating back over 900 years.</p> <p>The Repository Block houses over six miles of archives in three storeys, with space for future expansion: the temperature and humidity are carefully controlled to preserve the archives in the best possible manner. The public search rooms on the ground floor of the People Block include a Reference Room, with library and access to computer terminals and microform readers.</p> <p>The Keep remains on track to achieve a BREEAM Excellent rating. 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 in the air-conditioning system.</p>	<p>new combined services and The Keep Management Team is working to ensure the new centre is successful in the long-term.</p>
<p><b>i360</b></p> <p>A West Pier Trust project in</p>	<p><i>Director:</i> Geoff Raw</p>	<p>The final completion of the i360 project at a central point on the seafront will conclude the</p>	<p>100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction providing regeneration for</p>	<p>A detailed construction timetable will be finally confirmed at Financial Close.</p>

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<p>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>Project Mgr:</i> Katharine Pearce</p>	<p>regeneration of this important part of the seafront.</p> <p>The benefits created by the project were presented to Cabinet and later to Policy &amp; Resources Committee on 12 July 2012 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 a PWLB loan of £14.8m would be provided by the Council plus £3m additional funding 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>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 an estimated 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 achieve NVQ qualifications.</p> <p>Landscaping and Environmental improvements to east and west including rebuilding of original Toll Booths as new ticket kiosks as part of</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>



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			i360 project	
<p><b>King Alfred</b></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 need to replace the King Alfred Leisure Centre has been demonstrated by successive analyses going back to 1999. This 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>In November 2012 a new cross-party Project Board was established to lead the process of considering options for the future of the King Alfred Leisure Centre. Through a series of meetings during 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 &amp; Resources Committee in July 2013.</p> <p>On 8<sup>th</sup> November 2013, the council held a ‘Developers’ Day’ event aimed at early engagement with developers. At the event, the council advised of the development priorities and progress during the past year and was able to gauge interest and hear views from industry specialists. The</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"> <li>• Developers’ Day event held on 8 November 2013.</li> <li>• Review of feedback from Developers’ Day to inform future procurement strategy – December 2013.</li> <li>• Consultant team appointed – early 2014.</li> <li>• Commence formal procurement process before the end of the financial year.</li> </ul>

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		<p>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. Detailed feedback gained from the event will help inform the procurement exercise that will begin in 2014.</p>		
<p><b>New England House</b></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, Digital and IT (CDIR) industries. The early 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><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.</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 &amp; 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,' opened in April. This space is managed by Wired Sussex. The project is a cross-border</p>	<p>The project would see work 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 reconfiguration will increase the employment: floor space density from 1:11 sq.m to 1:8 sq.m, making greater use of shared spaces and including a greater number of larger offices to accommodate growing CDIT businesses. 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>A report is expected to go to Policy &amp; Resources Committee in Feb 2014 outlining the progress with City Deal (of which New England House is a key part) and what the next steps will be for New England House. This is likely to involve seeking agreement to open the procurement process so we can speak to interested private sector partners in more detail and so firm up the business case.</p>

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		<p>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 opportunities of the building will also be explored.</p>		
<p><b>Open Market</b></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</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Richard Davies</p>	<ul style="list-style-type: none"> <li>• P&amp;R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal.</li> <li>• 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 to establish a ‘not for profit’ Community Interest Company (CIC) to raise loan finance and take on ownership and management of the new market.</li> <li>• Landowner consent under delegated authority approved for RIBA Stage D scheme in February 2010, prior to Hyde submitting a planning</li> </ul>	<ul style="list-style-type: none"> <li>• New covered market with 45 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities</li> <li>• CIC to operate the market for local benefit</li> <li>• 12 A1/B1 workshops</li> <li>• 87 affordable housing units</li> <li>• £12.5m external capital investment in local infrastructure</li> <li>• Approximately 80 FTE construction jobs</li> <li>• 120 jobs in the new market, workshops and CIC</li> <li>• New opportunities for small business start ups</li> <li>• Venue to promote produce and local</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor redevelopment to achieve project aims and a successful outcome.</li> <li>• Continue council support for management and administration of CIC.</li> <li>• Satisfy Conditions Precedent for mortgage agreement between CIC and Triodos Bank February 2014.</li> <li>• CIC to agree market management arrangements, January 2013.</li> <li>• New market completed and opened March 2014.</li> </ul>

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to the wider regeneration of the London Road area.		<p>application.</p> <ul style="list-style-type: none"> <li>• Planning permission granted March 2011.</li> <li>• Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company.</li> <li>• March 2011, Development Agreement completed and entered into by the council, Hyde Housing and Open Market CIC.</li> <li>• 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.</li> <li>• Proposed public WC's now to be additional market stall unit with public access to market toilets provided.</li> </ul>	<p>producers</p> <ul style="list-style-type: none"> <li>• Code level 4 for disabled residential units (8 out of a total of 87 units)</li> <li>• Very good thermal performance of building fabric</li> <li>• Photovoltaics, green roofs, green walls and street tree planting included in scheme</li> <li>• Works started on site in October 2011</li> <li>• Temporary market operational from 9 January 2012</li> <li>• Temporary market moved to phase 2 new stalls 29 October 2012.</li> </ul>	
<p><b>Permanent Traveller Site</b></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</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>Jan/Feb 2013: Planning Decision expected</p> <p>Start work on site in Summer 2014.</p>

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		<p>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 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.</u></p>		
<p><b>Preston Barracks</b></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</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The council has been working in partnership with the University of Brighton since 2009, and has made considerable progress towards 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 4 years the partners have completed a number of important preparatory stages, culminating in a report to the Policy &amp; Resources Committee in July 2013, at</p>	<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, new University of Brighton academic buildings 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</p>	<ul style="list-style-type: none"> <li>• P&amp;R Committee agreed way forward – December 2013.</li> <li>• Detailed negotiations with University of Brighton and Cathedral Group continue with a view to conclusion by end of February 2014.</li> <li>• Outcome of negotiations to be reported to Project Board for endorsement prior to completion – end February 2014</li> <li>• Planning application expected by 2015 with a view to development commencing in</li> </ul>

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Universities). The site is therefore of strategic importance to Brighton & Hove.		<p>which it was agreed that the council should enter into negotiations to actively consider disposal of the council owned barracks site to the University of Brighton and/or its development partner.</p> <p>Negotiations have progressed well and, following a report to the cross-party Project Board on 20 November, a report was considered at P&amp;R committee on 5 December 2013. The committee supported the work to date and agreed the detailed arrangements by which the partners would seek to conclude negotiations, the outcome of which will be reported to a future meeting of the Project Board. It is hoped that negotiations can be concluded satisfactorily, with a further report to the Project Board by the end of February 2014.</p>	land.	2015/2016
<p><b>Falmer Released Land</b></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"> <li>• Falmer High School land surplus to BACA requirements is available for alternative uses.</li> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• Brownfield land brought back into efficient use.</li> <li>• Short term support of TCSL to provide temporary stadium parking and temporary accommodation for The Bridge.</li> <li>• Continue support for TCSL to provide match day and event parking with potential capital receipt or revenue stream in the long term.</li> <li>• Potential for new student</li> </ul>	<ul style="list-style-type: none"> <li>• Council and TCSL to complete licence for temporary use of the site for stadium parking and accommodation for the Bridge.</li> <li>• The council and TCSL to agree Heads of Terms for the proposed hotel next to the Community Stadium and redevelopment of FRL, to be brought back to P&amp;R in February 2014.</li> </ul>

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		<p>planning permission.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Planning permission granted April 2012 for the works.</li> <li>• The Bridge moved into its new temporary home in May 2012.</li> <li>• October 2013 P&amp;R Committee authorised the Executive Director Environment Development &amp; Housing, Executive Director Finance &amp; Resources and Head of Legal Services to enter into negotiations with TCSL regarding the proposed hotel next to the Community Stadium and redevelopment of the Falmer Released Land and agreed that draft Heads of Terms be brought back to P&amp;R for final approval.</li> </ul>	<p>accommodation and educational facilities combined with stadium parking.</p> <ul style="list-style-type: none"> <li>• Potential to provide new permanent home for The Bridge.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue officer support for The Bridge to seek a permanent home on or off site and as part of any redevelopment proposal.</li> </ul>
<p><b>Amex Community Stadium</b></p> <p>The construction of a 22,500 capacity stadium for Brighton &amp; Hove Albion Football Club together with supporting infrastructure, 2000m2 of education accommodation and</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</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</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</p>

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<p>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&amp;R Committee Meeting.</p>		<p>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>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>variation and the conditions and informatives as set out in the report. Various documents completed and Planning Permission granted 10.04.13.</p>
<p><b>Ultrafast Broadband</b> 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>It was announced in the Autumn Statement (05/12/12) that Brighton &amp; Hove’s bid was successful. A subsequent submission on a more ‘state aid’ compliant 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>Funding will deliver an estimated 1,000 connection vouchers for SMEs to achieve a step change in connection speeds, wireless hotspots in public buildings and the potential (subject to State Aid compliance) to expand the commercial wireless concession that is being let in the city.</p>	<p>Application Submitted: 17<sup>th</sup> September 2012. Voucher Connection Scheme opening locally: End Jan 2014 Date for spending of grant: By April 2015.</p>



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		<p>The Voucher Connection Scheme was launched nationally at the start of December, with Brighton &amp; Hove likely to be in the tranche of cities that open their scheme in late January 2014. The initial focus will be on the Creative, Digital and IT (CDIT) sector.</p>		