





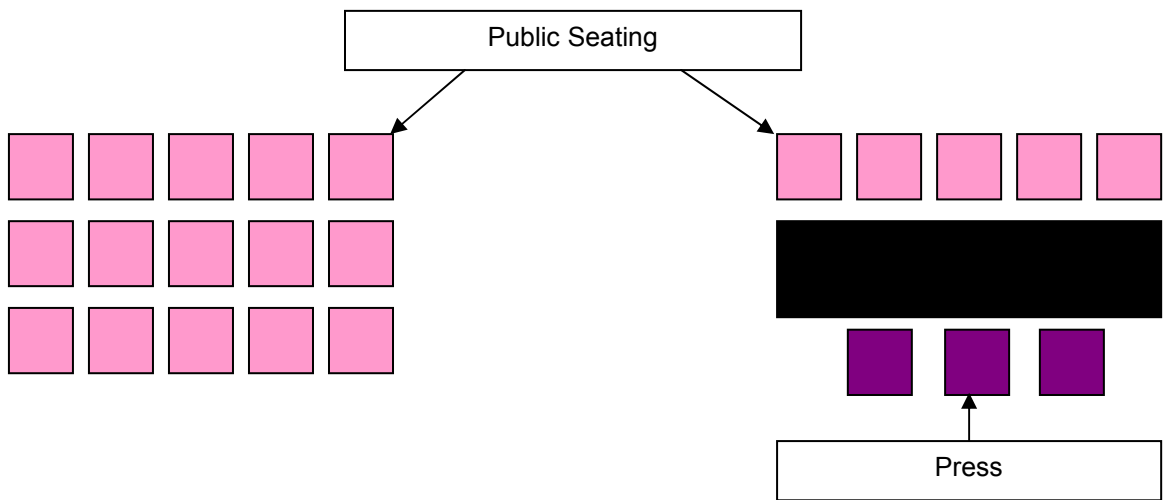
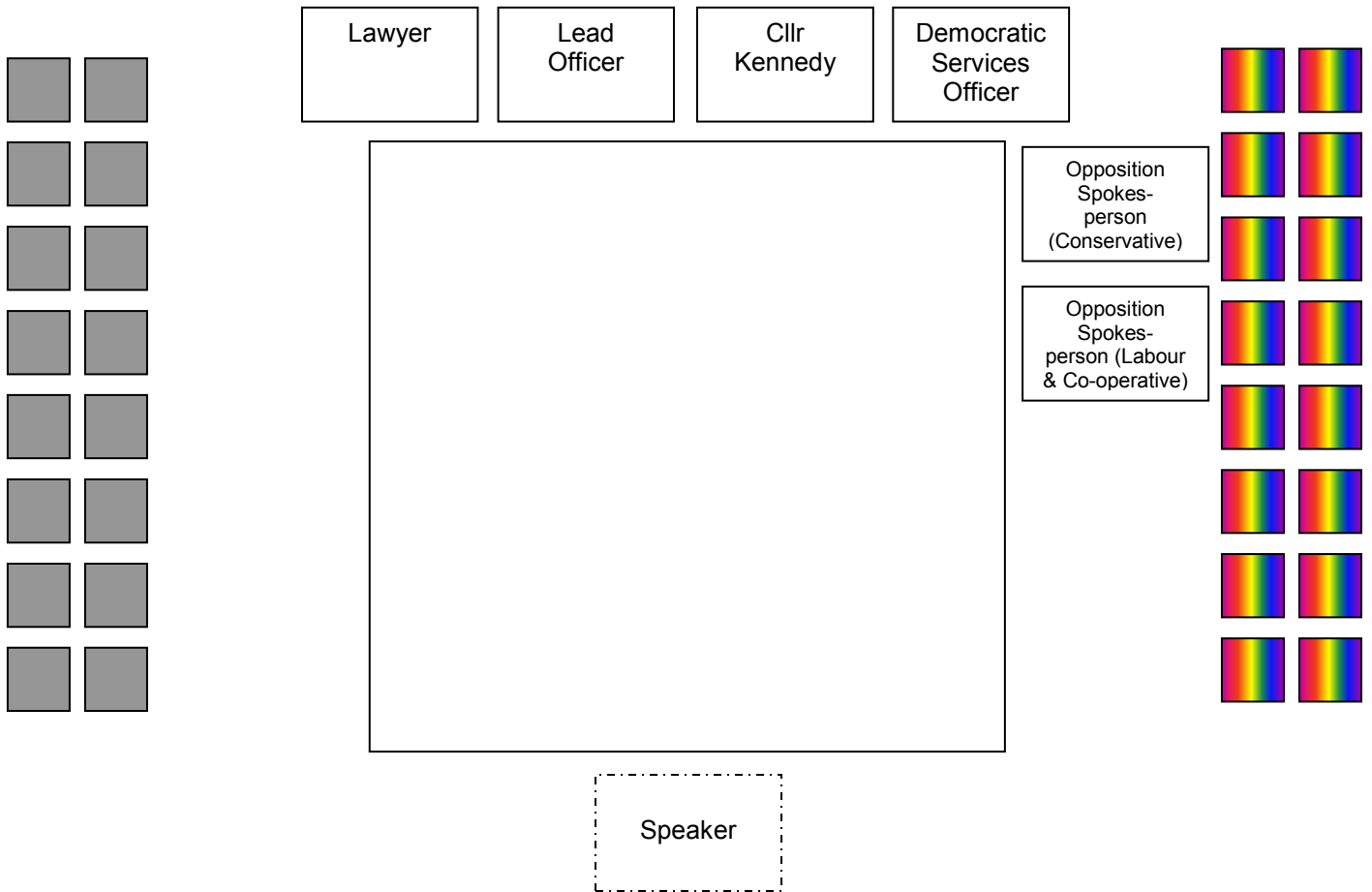
Brighton & Hove
City Council

Cabinet Member Meeting

Title:	Planning, Employment, Economy & Regeneration Cabinet Member Meeting
Date:	29 March 2012
Time:	4.00pm
Venue	Council Chamber, Hove Town Hall
Members:	Councillor: Kennedy (Cabinet Member)
Contact:	Ross Keatley 01273 29-1064 ross.keatley@brighton-hove.gov.uk

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Democratic Services: Meeting Layout



AGENDA

85. PROCEDURAL BUSINESS

- (a) Declarations of Interest by all Members present of any personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- (b) Exclusion of Press and Public - To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading either that it is confidential or the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the categories of exempt information is available for public inspection at Brighton and Hove Town Halls.

86. MINUTES OF THE PREVIOUS MEETING

1 - 10

Minutes of the Meeting held on 2 February 2012 (copy attached).

87. CABINET MEMBER'S COMMUNICATIONS

88. ITEMS RESERVED FOR DISCUSSION

- (a) Items reserved by the Cabinet Member
- (b) Items reserved by the Opposition Spokespersons
- (c) Items reserved by Members, with the agreement of the Cabinet Member.

NOTE: Public Questions, Written Questions from Councillors, Petitions, Deputations, Letters from Councillors and Notices of Motion will be reserved automatically.

89. PETITIONS

No petitions received by date of publication.

90. PUBLIC QUESTIONS

The closing date for receipt of public questions is 12 noon on 22 March 2012 and no public questions have been received by date of publication.

PLANNING, EMPLOYMENT, ECONOMY & REGENERATION CABINET MEMBER MEETING

91. DEPUTATIONS

The closing date for receipt of public questions is 12 noon on 22 March 2012 and no deputations have been received by date of publication.

92. LETTERS FROM COUNCILLORS

No letters from Councillors were received by the due date of the 19th March.

93. WRITTEN QUESTIONS FROM COUNCILLORS

No written questions were received by the due date of the 19th March.

94. NOTICES OF MOTIONS

No Notices of Motion have been referred from Council or received by the due date of the 19th March.

EMPLOYMENT

95. EMPLOYMENT UPDATE

Verbal update from the Economic Development Team.

Contact Officer: Cheryl Finella *Tel:* 29-1095

Ward Affected: All Wards

96. UPDATE ON YOUTH UNEMPLOYMENT

11 - 16

Report of the Strategic Director; Place (copy attached).

Contact Officer: Cheryl Finella *Tel:* 29-1095

Ward Affected: All Wards

97. UPDATE ON THE LEPS

Report of the Strategic Director; Place (to be circulated separately).

Contact Officer: Cheryl Finella *Tel:* 29-1095

Ward Affected: All Wards

PLANNING

98. ADDITION OF LONDON ROAD COOP TO THE LOCAL LIST

17 - 34

Contact Officer: Tim Jefferies *Tel:* 29-3152

Ward Affected: St Peter's & North Laine

ECONOMY AND REGENERATION

99. MAJOR PROJECTS UPDATE

35 - 50

Contact Officer: Joanne Hussey
Ward Affected: All Wards

Tel: 29-2705

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

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Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

For further details and general enquiries about this meeting contact Ross Keatley, (01273 29-1064, email ross.keatley@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

Date of Publication - Wednesday, 21 March 2012

BRIGHTON & HOVE CITY COUNCIL

**PLANNING, EMPLOYMENT, ECONOMY & REGENERATION CABINET MEMBER
MEETING**

4.00pm 2 FEBRUARY 2012

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillor Randall (Cabinet Member)

Also in attendance: Councillors Morgan (Opposition Spokesperson) and C Theobald (Opposition Spokesperson)

Other Members present: Councillor MacCafferty.

PART ONE

61. PROCEDURAL BUSINESS

61(a) Declarations of Interests

61a.1 There were none.

61(b) Exclusion of Press and Public

61b.1 In accordance with section 100A of the Local Government Act 1972 ("the Act"), the Cabinet Member considered whether the press and public should be excluded from the meeting during an item of business on the grounds that it was likely, in view of the business to be transacted or the nature of the proceedings, that if members of the press and public were present during that item, there would be disclosure to them of confidential information (as defined in section 100A(3) of the Act) or exempt information (as defined in section 100I(1) of the Act).

61b.2 **RESOLVED** – That the press and public not be excluded from the meeting.

62. MINUTES OF THE PREVIOUS MEETING

62.1 **RESOLVED** – That the minutes of the meeting held on 3 November 2011 were approved as a correct record.

63. CABINET MEMBER'S COMMUNICATIONS

- 63.1 The Leader explained that he was acting as substitute for Councillor Amy Kennedy who was unfortunately unwell.
- 63.2 Planning permission had been granted for the redevelopment of the Royal Sussex County Hospital – the 3T's scheme – and it was also noted that application numbers for the teaching hospital had increased at a time when there was a national downward trend in the number of applicants for further education.
- 63.3 The Leader has recently attended a lunch held by the Economic Partnership, and praised some of the good work being done across the city.
- 63.4 The Leader noted the increased growth in the digital sector in the city, which was far ahead of the average growth nationally. It was highlighted that the city had not qualified for an ultra fast broadband scheme, but the issue was being pursued by the city's MPs and the case was being made that it was necessary for the growing digital sector. There was also a strong case that funding through the Coast to Capital scheme should be focused on the geographical line between Croydon and Brighton & Hove.

64. ITEMS RESERVED FOR DISCUSSION

- 64.1 **RESOLVED** – That all items be reserved for discussion.

65. PETITIONS

- 65.1 The Leader noted the receipt of two petitions in relation to transport issues at the Royal Sussex County Hospital; he explained that the petitions had been considered as part of the decision made at the Planning Committee on 27 January 2012, which was approved.
- 65.2 **RESOLVED** – That the petitions be noted.

66. PUBLIC QUESTIONS

- 66.1 There were none.

67. DEPUTATIONS

- 67.1 There were none.

68. LETTERS FROM COUNCILLORS

- 68.1 There were none.

69. WRITTEN QUESTIONS FROM COUNCILLORS

- 69.1 There were none.

70. NOTICES OF MOTION

70.1 There were none.

71. EMPLOYMENT UPDATE

71.1 The Leader considered an update from the Economic Research and Project Support Officer, Thomas Perrigo, concerning employment in Brighton & Hove.

71.2 The Economic Research and Project Support Officer gave a presentation concerning youth employment and wage inequality and inflation in Brighton & Hove. He explained that in relation to the number of 18-24 year olds claiming job seekers allowance (JSA) the city was below both the national and regional average; however, the number of 25-49 years olds claiming JSA was above the regional average, but just below the national average. In relation to wage inequality and inflation, it was highlighted that in the period 1997 – 2010 the gender pay gap between men and woman had closed, despite pay for women still being lower, but the growth in female wages was much higher in the upper quartile than the lower quartile. It was also explained that in 2008/9 inflation had outpaced wage growth, suggesting that some families on lower incomes might have to sacrifice spending on luxury goods; recent fuel poverty research indicated that increases in the cost of fuel were shown to hit elderly and single earner households hardest.

71.3 Councillor Morgan asked for further information on the breakdown of not in employment, education or training (NEET) youths by ward, and it was confirmed that this information would be circulated separately to Members after the meeting. The Economic Development Manager, Cheryl Finella, added that the problems in relation to NEET youths were recognised by the Council.

71.4 Councillor Carol Theobald asked if there was any evidence to explain if those 18-24 year olds in employment were in jobs that they wanted to be in. The Economic Research and Project Support Officer explained that there were issues in relation to underemployment of graduates, and it was important that entry level positions were created and freed up for graduates.

71.5 The Leader acknowledged that the information from Officers demonstrated the depth of some of the employment issues the city faced. He went on to state that women were most affected by budget savings from central government. He also highlighted that housing costs were high in the city and rents had increased by approximately 5% in the last year together with increased costs to energy; and he stated that more work should be done to insulate properties across the city.

71.6 Following a query from Councillor Morgan Officers clarified that wage growth for women was being driven by increases in the highest quartile.

71.7 Councillor Carol Theobald noted that much of the changes in the wage inequality could be due to the increased number of women working and the increased number who were now the sole earner in households. She went on to note that increased costs to energy and fuel affected everyone, and expressed concern about the number of residents of the city below the poverty line.

71.8 **RESOLVED** – That the update be noted.

72. ECONOMIC DEVELOPMENT WORK PROGRAMME

72.1 The Leader considered an update from the Economic Development Manager, Cheryl Finella, concerning the work undertaken by the team across the city.

72.2 The Economic Development Manager gave a presentation defining economic development and outlining some of the work remit of the team. She highlighted that economic development was a partnership between the private, public and third sectors, with the involvement of residents and businesses. The main functions of the team were highlighted, its role and some of the ways it was able to support local businesses were outlined. It was noted that the team linked to wider strategies – in particular planning, and some of the partners that it engaged with, how impacts were measured and some achievements of the team were also noted.

72.3 Councillor Morgan asked how the use of local employment and local labour worked in relation to major projects in the city. The Economic Development Manager explained that the team worked with the Development Control section and developers to create employment strategies, and the outcomes were tracked. The Leader highlighted that major projects were conditioned to require a 20% local labour force, and emphasised the cross party agreement on the need for more apprentice schemes.

72.4 Councillor Carol Theobald stated her view that the 20% figure did not go far enough, and there was the need to keep work in the city for residents.

72.5 **RESOLVED** – That the update be noted.

73. LOCALISM ACT - PLANNING IMPLICATIONS

73.1 The Leader considered an update from the Head of Planning Strategy concerning the latest position with regard to the Localism Act and the implications for planning.

73.2 The Head of Planning Strategy, Rob Fraser, explained that the report highlighted that much of the impact of the legislation was not yet fully known as the Act required secondary legislation and further guidance for local authorities. It was suggested that Neighbourhood Planning was likely to have a significant impact.

73.3 Councillor Carol Theobald welcomed the new legislation and acknowledged that further details were still yet to be forthcoming. She went on to discuss the necessity for local authorities to meet housing needs, and stated that guidance from central government had suggested this would not be the case if the local authorities could prove the adverse impact of doing this outweighed the benefits. The Leader stated that it was important the Council meet the housing need as this was such a pressing issue for the city; Officers confirmed that they would be making every effort to do this.

73.4 Councillor Carol Theobald also asked if the Council would be coordinating between bodies in relation to the proposals for neighbourhood planning, and Officers explained that they would need to wait for further guidance before this work could begin.

73.5 Councillor Morgan referenced the proposed duty to co-operate between councils and other key partners in relation to the planning of sustainable developments and asked how this would be enforced with the abolition of regional planning. In response it was explained that the Council was already holding discussions with neighbouring authorities and there was a genuine willingness to co-operate.

73.6 **RESOLVED** - That the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration note the update in relation to the planning aspects of the Localism Act, how aspects of the Act are being implemented and areas of particular interest for future reports.

74. GOVERNMENT CONSULTATION : NEIGHBOURHOOD PLANNING REGULATIONS

74.1 The Leader considered an update from the Head of Planning Strategy concerning the government consultation on neighbourhood planning regulations.

74.2 The Head of Planning Strategy introduced the report and explained that it was due to have been considered at the December Cabinet Member Meeting which had been cancelled. The principles of neighbourhood planning regulations were supported, but the Council would need further clarification on how this was to be carried out.

74.3 Councillor Carol Theobald asked how this work would be funded, and the Leader explained it was necessary to wait for further guidance.

74.4 **RESOLVED** - That the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration endorse the Council Officers' response to the Government's consultation, as set out at Appendix 1, to the Government's consultation relating to the draft Neighbourhood Planning Regulations.

75. COMMUNITY INFRASTRUCTURE LEVY: DETAILED PROPOSALS AND DRAFT REGULATIONS FOR REFORM - CONSULTATION

75.1 The Leader considered an update from the Head of Planning Strategy concerning the detailed proposals and draft regulations reform of the Community Infrastructure Levy (CIL). In relation to funding from CIL being passed on to neighbourhoods it was suggested that most funding should be prioritised to meet infrastructure needs, and similar concerns had been expressed in relation to using CIL for affordable housing.

75.2 Councillor Morgan acknowledged that it was a positive notion to empower neighbourhoods, but felt that there was the potential to pit neighbourhoods against each other; and it was necessary for the local authority to prioritise the allocation of funds.

75.3 Councillor Carol Theobald highlighted that funding could be needed for affordable housing, and in response the Head of Planning and Public Protection, Martin Randall, confirmed that the approach currently used by the Council would not be downgraded, but it was important to ensure funding was allocated properly.

75.4 **RESOLVED** - That the Leader of the Council acting as Cabinet Member for Planning, Environment, Economy & Regeneration endorses the Council Officers' response to the

Government's consultation on the Community Infrastructure Levy - Detailed Proposals and Draft Regulations for Reform (as set out in the report and appendix).

76. DEVELOPER CONTRIBUTIONS - TEMPORARY RECESSION MEASURES AND UPDATED TECHNICAL GUIDANCE

- 76.1 The Leader considered an update from the Head of Planning Strategy concerning temporary recession measures and updated technical guidance for developer contributions.
- 76.2 The Head of Planning Strategy clarified that the Council would still negotiate contributions on planning applications, but the report set out the revised priorities for developers contributions
- 76.3 Councillor Morgan highlighted the need for such measures in the current financial climate, but wanted to ensure that the general presumption was that affordable housing would remain as on site provision and would only be provided off site on the basis that this also met the requirements on an exceptional basis. Officers and the Leader confirmed that this was the case,
- 76.4 The Head of Planning and Public Protection highlighted that the feedback received in consultation with the development sector had been positive. He also went onto say that it was fair to increase the viability testing of sites in the city, and the development industry were well practised in proving the necessary data to the Council. The Head of Planning Strategy also noted a significant aspect of every major application included a discussion in relation to viability.
- 76.5 **RESOLVED** – That, having considered the information and the reasons set out in the report, the following recommendations be accepted:
- (1) That the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration (PEER) approve the revised Developer Contributions Temporary Recession Relief Measures and agrees changes to reflect revised Council priorities in the nature and type of developer contributions that will be sought when considering issues of viability on development sites.
 - (2) That the Leader of the Council acting as Cabinet Member for PEER approves the updated Technical Guidance on Developer Contributions attached at Appendix 1.

77. MAINTENANCE OF HISTORIC BUILDINGS

- 77.1 The Leader considered an update from the Head of Planning Strategy concerning the annual update in relation to maintenance of historic buildings. The Leader highlighted that the city had a number of these buildings, and the maintenance was crucial.
- 77.2 The Head of Planning Strategy highlighted that the Council was listed in the top 20% of local authorities nationally for taking proactive actions, and generally the Council had an excellent record in this area.

- 77.3 The Leader noted that the Council could carry out the work in default and claim the costs through the courts as a measure of last resort, and this had been successfully done in the past.
- 77.4 Councillor Carol Theobald welcomed the update, and noted it was important that this type of work continue.
- 77.5 **RESOLVED** - That the updated register of listed buildings that are considered to be 'at risk' is endorsed (Appendix 1) by the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration.
- 78. UPDATE ON PROPOSED ARTICLE 4 DIRECTIONS FOR PATCHAM, ROTTINGDEAN AND O VingDEAN CONSERVATION AREAS**
- 78.1 The Leader considered an update from the Head of Planning Strategy concerning the update on the proposed Article 4 for Patcham, Rottingdean and Ovingdean conservation areas.
- 78.2 The Head of Planning Strategy highlighted that there were ongoing problems where Conservation Areas and the National Park overlapped, and the report was similar to one considered at the previous Cabinet Member meeting.
- 78.3 **RESOLVED** - That the approved Town and Country Planning (General Permitted Development) Order 1995 Article 4(1) Directions for Patcham Conservation Area and Rottingdean Conservation Area are progressed for those parts of the Areas that lie outside the South Downs National Park, and as shown in Appendix 1.
- 79. O VingDEAN CONSERVATION AREA REVIEW**
- 79.1 The Leader considered an update from the Head of Planning Strategy concerning the review of the Ovingdean Conservation Area.
- 79.2 The Head of Planning Strategy explained that the proposed new boundary had been subject to consultation.
- 79.3 **RESOLVED** – That, having considered the information and the reasons set out in the report, the following recommendations be accepted:
- (1) That the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration approves the revised draft Ovingdean Conservation Area Appraisal character statement and boundary changes for public consultation.
 - (2) That a Town and Country Planning (General Permitted Development) Order 1995 Article 4(1) Direction relating to those categories of development set out in Appendix 1 be made for dwellings in those parts of the Conservation Area that lie outside the South Downs National Park and as shown on Appendix 1.

80. BACKGROUND STUDIES FOR THE CITY PLAN

- 80.1 The Leader considered an update from the Head of Planning Strategy concerning the background studies to the City Plan. The report proposed that HMOs register in areas with a heavy concentration, and the study in relation to takeaways near secondary schools was designed to improve the eating choices of secondary school pupils.
- 80.2 Councillor Carol Theobald asked if there had been any success in relation to takeaways near secondary schools, and the Leader explained there were limitations in relation to planning, and it was difficult to stop mobile units; however, this remained an important public health issue.
- 80.3 The Strategic Director of Place, Geoff Raw, explained he had recently attended a meeting about such issues and noted that the planning regime was not the only way to pursue such issues; work had been undertaken to try and get shops to change their offers to be more encompassing of healthier options such as fruit.
- 80.4 Councillor Morgan suggested this matter could be considered by the new Health and Wellbeing Board.
- 80.5 **RESOLVED** – That the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration approves the following studies as supporting evidence for the City Plan and other Local Development Documents – an update of the Strategic Flood Risk Assessment 2011, the Student Housing and Houses in Multiple Occupation Concentration Assessment 2011, the Strategic Housing Land Availability Assessment Schedules Update 2011; and Takeaways Near Schools Study 2011.

81. PLANNING BRIEF: FORMER FALMER HIGH SCHOOL SURPLUS LAND

- 81.1 The Leader considered an update from the Head of Planning Strategy concerning a planning brief for the former Falmer High School released land. The Leader highlighted the history of the site, and noted there were aspirations to use the site to increase the parking capacity for the Amex Community Stadium.
- 81.2 The Principal Planning Officer (Strategy), Alan Buck, introduced the item and noted that the briefing was designed to compliment a strategic objective by highlighting the key planning policies and acting as a promotional tool. Some of the sensitivities of the site were highlighted in the report, and the briefing promoted it as a mixed use site.
- 81.3 The Lead Commissioner - City Regulation & Infrastructure, Mark Prior, went on to add that it had been agreed there would be an independent transport assessment. This would look at the potential for a shuttle bus service, match day parking and the management of the tunnel if the site was used for parking. Eight responses had so far been received from responsible authorities and interested parties and the comments referenced: traffic on the A27; the local railway capacity; on street parking issues and provision for park and ride facilities.
- 81.4 Councillor Morgan noted that there had already been interest in the site, welcomed the report and stressed the economic benefits associated with the new Amex Community

Stadium. He also went on to add that he welcomed the potential to alleviate the parking problems in the Moulsecoomb and Coldean areas.

- 81.5 The Leader highlighted concerns in relation to the movement of traffic in the area, and the need for adequate provision and control of pedestrians and cyclists.
- 81.6 Councillor Carol Theobald welcomed the proposed use of the site for parking provision and the potential for a park and ride facility. In relation to the timescales it was highlighted that application had been received by the Council was expected to be heard by the Planning Committee next month.
- 81.7 The Principal Solicitor explained that when the Secretary for State had granted the original planning permission for the stadium, which included parking at Falmer High School, it was not considered necessary to widen the tunnel.
- 81.8 **RESOLVED** – That the planning brief be approved by the Leader of the Council acting as Cabinet Member for Planning, Employment, Economy & Regeneration as a means of helping guide future development proposals on the former Falmer High School released land.

82. CREATIVE INDUSTRIES

- 82.1 The Leader considered a presentation from the Managing director of Wired Sussex.
- 82.2 The `Managing Director of Wired Sussex, Mr Phil Jones, gave a presentation outlining an overview of the digital, media and technology cluster in the city. Mr Jones highlighted: some of the companies who comprised this sector; the number of jobs in the industry in the city and importance of further growth and expansion of the industry for Brighton & Hove. Mr Jones went on to discuss the role of Wired Sussex and explained how they worked with businesses in the sector, and the future needs for further expansion. He also highlighted the unique selling points of the industry and some of the competition it faced nationally.
- 82.3 The Leader thanked Mr Jones for the presentation, and explained that the digital sector in the city was a vital aspect of the local economy. He went on to add that it would be positive if provision could be made for New England House to be redeveloped as a centre for the industry in the city.
- 82.4 Councillor Carol Theobald noted she was pleased to see the ongoing success of the sector in the city. She went on to add that there was the possibility of breaking larger offices down into smaller units, and asked a question specifically in relation to the problems with recruiting graduates to the sector. Mr Jones responded that the sector needed a range of staff and many small businesses were less inclined to hire staff without experience, or those with skills not yet fully adapted to the workplace. Some of the work of Wired Sussex was to help graduates' transition between education and the workplace, and it was important companies were given the opportunity to sample graduates.
- 82.5 Councillor Morgan highlighted the value of Brighton & Hove as a location, and stressed that it was a place that companies and staff wanted to be. He went on to say that the

city was often seen as a location where companies could be innovative. The Leader echoed these comments and referenced recent survey work that highlighted Brighton & Hove came high in places people wanted to work outside of London.

82.6 **RESOLVED** – That the presentation be noted.

PART TWO

83. PART TWO MINUTES OF THE PREVIOUS MEETING – EXEMPT CATEGORY 3

83.1 **RESOLVED** – That the minutes of the meeting held on 3 November 2011 were approved as a correct record.

84. PART TWO ITEMS

84.4 **RESOLVED** – That item 83 above remain exempt from disclosure to the press and public..

The meeting concluded at 6.43pm

Signed

Cabinet Member

Dated this

day of

Subject: UPDATE ON YOUTH UNEMPLOYMENT
Date of Meeting: 29 March 2012
Report of: Strategic Director, Place
Contact Officer: Name: Cheryl Finella Tel: 29-1095 / 1757
E-mail: Cheryl.finella@brighton-hove.gov.uk;
Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report provides an update on youth unemployment in Brighton & Hove and describes the activities that the council and its partners are engaged in to provide learning, employment opportunities and career paths for young people.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for PEER notes the contents of the report and the work being undertaken to mitigate the impact of rising levels of unemployment on young people.

3. BACKGROUND INFORMATION

- 3.1 The increase in the number of young people out of work nationally is worrying but Brighton & Hove is doing relatively well – we started below the national level and have seen the lowest proportionate increase ending up 0.3% lower than the regional level (January 2012) at 5.% of 18 – 24 year olds.
- 3.2 Young people aged 18 – 24 represent 17.5% of the working age population, whereas they represent 13.8% in the South East and 14.7% in Great Britain. The large student population (Around 32,000) affects the figures with 55% of our 18-24 yr olds in full-time education compared to just 30% regionally and nationally. As a consequence we have the lowest proportion of 18-24 yr olds in employment, 47.3% compared to 63% regionally and 57.5% nationally.
- 3.3 A recent report by the work foundation highlighted Brighton & Hove as having a relatively high rate of NEETs (those Not in Education Employment or Training); the report looked at young people aged 16 -24 yr olds rather than the 18- 24 yr old recipients of Jobseekers Allowance (JSA).

- 3.4 Levels of NEETs and Youth Unemployment is of particular concern. The Prince's Trust and the Royal Bank of Scotland research suggests that the November 2010 level of NEETs amongst 20-24 yr olds costs £22m per week in JSA, and £22m - £133m per week in lost productivity. This research also estimates that the cost of youth crime (including the imprisonment of young people) is £23m a week - £1.2bn per year, while the cost of educational underachievement is estimated at £22bn per generation.
- 3.5 Youth unemployment is being taken very seriously and has been identified as one of priorities in the new City Employment & Skills Plan (CESP). Priority three of the new CESP action plan aims to ensure that local residents are equipped to compete for jobs in the city's labour market.
- 3.6 In order to achieve this, the City Employment & Skills Steering Group (CESSG) is leading on the development of a one stop shop for Apprenticeships and Graduates Placements in Queens Road which will be launched in April this year. The Apprenticeship Training Association is being established by City College with support from the City Council. The college will employ young people and then place them as apprentices with Small and Medium Enterprise's (SME's) in the city. Evidence suggests that this approach will reduce the burden of red tape associated with employing staff and significantly increase the take up of apprenticeships.
- 3.7 The target for year one of the new programme is to employ 125 young people. A marketing campaign to encourage employers and young people to engage with the programme is underway. Apprentices will be offered in a wide range of employment sectors including retail, hospitality, wider customer services, business, administration and financial services, creative, cultural and digital media, construction, engineering.
- 3.8 The Council's Economic Development team facilitates and drives the agenda of the Major Providers Group. The group brings together the prime contractors of the Work Programme (G4S and Avanta), along with their local sub-contracted delivery organisations. G4S and Avanta will also lead on the delivery of the recently announced Youth Contract. The full programme will start in April 2012 and offers employers cash incentives to encourage them to provide young people with apprenticeships, jobs and work experience placements. The local approach to Youth Contract will be discussed within the Major Providers group.
- 3.9 Following the government announcement of a £250 million employer fund that will give businesses the power to design, develop and purchase vocational training, members of the CESSG have arranged to meet with representatives of the local business community to explore the idea of developing a citywide proposal that could benefit local unemployed residents.

Post 16 Learning & engagement activity

- 3.11 Since April 2011, Brighton and Hove City Council has a Youth Employability Service (YES) specifically for working with 16-18 year old NEETs (Not in Employment, Education or Training) and young people with Special Educational Needs / Learning Difficulties and Disabilities who are NEET up to the age of 24.
- 3.12 The services aims are to: -
- To reduce the number of young people 16-18 who are NEET
 - To increase the number of 16-18 year olds in learning
 - To support young people with a statement of SEN to make a successful transition
- 3.13 The service is relatively new however the following results have been achieved in the first six months of operation.
1. The annual 16-18 NEET target is 9%; The NEET percentage from April to August 2011 averaged 7.9%
 2. 332 young people aged 16-18 left NEET to become EET from 1/4/11 to 30/9/11
 3. The in-learning target is 73.1%. The in-learning percentage from April to August averaged 76.3%
 4. Processes are in place and have been agreed with each school to support young people with statements of SEN for the academic year 2011/12.
- 3.14 There are a range of methods used to make contact with these young people and publicise available opportunities to them, including a very successful Facebook page and a monthly bulletin 'Opportunities for You, which is very popular. There are also drop-in centres across the city, which help with a range of issues including CVs, job search, job applications, interview techniques. The YES team is working closely with providers and young people to look at the range of pre-apprenticeship provision available for those young people who are not quite ready to access a full apprenticeship programme.
- 3.15 YES is also taking part in a Department for Education funded Locally Led Delivery Project to support our Raising the Participation Age developments in the city in order that they can greatly increase the participation rates by 2015. One of the key focuses is the development of learning programmes which have a work based element and offer routes through to employment. They are working with colleges and third sector organisations to develop the programme.
- 3.16 A NEET service user group is being set up. This will meet regularly and feed views into service improvement plan. It has been commissioned to undertake a survey and make a DVD by the Raising of the Participation Age project.

- 3.17 The Youth Employability Service is now closely aligned with the Apprenticeship Strategy, City Employment and Skills Plan and other Employer Engagement strategies across the city.

Conclusion

- 3.18 Members of the City Employment & Skills Steering Group will continue to pursue opportunities to enhance and develop services to tackle youth and adult unemployment and underemployment. City College Brighton & Hove – a member of the City Employment & Skills Steering group has led on a pan-Sussex European funding bid that will help unemployed young people to get the right level of skills and employability support to improve their chances of gaining employment (including starting an Apprenticeship). The result of the bid will be announced later in the year.
- 3.19 The Brighton & Hove Local Employment Scheme (BHLES) is continuing to work with developers to ensure that local people have access to employment and training opportunities of major development sites across the city; developers are now obliged, as part of their Section 106 agreements to produce a plan detailing how many job and training opportunities there will be during the life of the project. To date 892 residents have signed up to the scheme, 126 residents have been supported through the Building Futures construction training project, 98 have gained qualifications, 26 learners have been offered work placements, 6 have started an apprenticeship and 54 people have been placed into employment.
- 3.20 Officers in the Council are pursuing European Funding opportunities to support employment in key sectors such as the Environmental industries (including eco-construction) and the creative industries that will support business and employment growth.

4. CONSULTATION

- 4.1 Contributions to this report were received from the City Employment & Skills Steering Group members including Brighton & Hove City Council's Economic Development team and the Youth Employment Service.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The current work streams can be met from existing resources; future proposals will be subject to further reports as required.

Finance Officer Consulted: Karen Brookshaw

Date: 19 March 2012

Legal Implications:

- 5.2 There are no direct legal implications arising from this report which is for noting.

Lawyer Consulted: Bob Bruce

Date: 19 March 2012

Equalities Implications:

- 5.3 There are no negative equalities implications arising from this report; the work streams referenced aim to mitigate and address rising levels of youth unemployment and levels of NEET's. Implication of these projects and programme will have a positive effect on access to employment and training for those facing disadvantage in the labour market.

Sustainability Implications:

- 5.4 There are no negative sustainability implications arising from this report; the projects and programmes referenced in this report will contribute to more sustainable employment for young people and provide access to new talent for the existing business base.

Crime & Disorder Implications:

- 5.5 Any initiatives or programmes implemented that reduce unemployment, improve local skills, and benefit the city's economy will have a positive impact in reducing the likelihood of crime and disorder.

Risk and Opportunity Management Implications:

- 5.6 There are no risk & opportunity management implications arising from this report.

Corporate / Citywide Implications:

- 5.7 The implementation of the recommendations and the projects being undertaken outlined in this report will have a positive impact on the city's economic performance and contribute positively to the health and social cohesion of its residents.

SUPPORTING DOCUMENTATION

Appendices:

None

Documents in Members' Rooms:

None

Background Documents:

1. City Employment & Skills Plan 2011 – 14
2. Work Foundation report Off the map: The geography of NEETs, November 2011
3. *The Cost of Exclusion: Counting the cost of youth disadvantage in the UK* (2010) The Prince's Trust.

Subject:	Addition of Former London Road Coop to the Local List		
Date of Meeting:	29 March 2012		
Report of:	Strategic Director - Place		
Contact Officer:	Name:	Tim Jefferies	Tel: 29-3152
	Email:	tim.jefferies@brighton-hove.gov.uk	
Key Decision:	No	Forward Plan No:	
Ward(s) affected:	St Peter's and North Laine		

FOR GENERAL RELEASE.

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report seeks approval to add the former London Road Coop building to the council's list of Buildings of Local Interest (the Local List).

2. RECOMMENDATIONS:

- 2.1 That the former London Road Coop building at 84-103 London Road, Brighton be added to the council's list of Buildings of Local Interest and that its local interest be defined in accordance with the Statement of Significance at Appendix 1.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 At the Planning Committee meeting of 14 December 2011 Planning Permission was refused for the demolition of the former Coop building and the erection of a new building ranging from three to six storeys providing 407 units of student accommodation and four retail units at ground floor level. At that meeting the Chair stated that he would be recommending to officers that the building should be placed on the council's list of buildings of local interest.
- 3.2 The council's existing Local List, derived from two separate lists for Brighton and Hove that pre-date the creation of the existing council in 1997, is out of date (see Appendix 2). A comprehensive review of the Local List is included in the council's Conservation Strategy (2003) and is part of the Heritage team's work programme. Prior to that review taking place, the addition of individual buildings to the list will not normally be considered as it is resource-intensive. In this case, however, it is considered appropriate to make an exception due to the scale and prominence of the building, its current vacancy, its importance to the local community and the possible redevelopment of the site.
- 3.3 The inclusion of the building on the council's Local List does not confer any additional statutory protection on the building but it would be subject to Local Plan policy HE10 on Buildings of Local Interest (see Appendix 3). This policy will

be a material consideration in any future proposals for the site and will ensure that the potential for retaining or part retaining the original 1931 building must be fully explored before any decision can be made. Following the Government's publication of Planning Policy Statement 5 in 2010, locally listed buildings are now classed as 'heritage assets' and proposal affecting them would need to be considered against the relevant policies in PPS5.

- 3.4 The programmed review of the Local List will set out clear criteria for the inclusion of buildings on the list and will also be subject to extensive community engagement. English Heritage have produced helpful guidance for local authorities on this subject and some preliminary work has been undertaken on the review.
- 3.5 Based upon this it is considered that the former London Road Coop building warrants inclusion on the Local List as a result of: (i) its townscape interest (as a building or structure that is a visual focal point and forms a landmark); (ii) its historic interest (as a building or structure whose former use illustrates the physical, social and economic development of Brighton and Hove); and (iii) the comparative rarity of large-scale inter-war period buildings in Brighton & Hove that survive generally intact.
- 3.6 The London Road Coop was opened in 1931 and was designed by the architectural practice of Bethell & Swanell, who designed a number of buildings for the Cooperative movement in London and the South East. Bethell was the driving force behind the practice and has two statutorily listed buildings to his credit. The London Road Coop building was extended in c1962, 1975 and 1980 but those extensions are not considered to contribute to the local interest of the building.
- 3.7 The inter-war period saw the construction of a number of large department stores in Brighton & Hove and the London Road Coop was the last to survive as a department store. None of the other former department stores in Brighton & Hove are statutorily listed and none are currently included in the Local List. Notable examples are the former British Home Stores (now Primark) in Western Road, the former Woolworths stores in Western Road and London Road and the former Hills of Hove in Western Road. The review of the Local List will consider all surviving former department stores of the inter-war period for possible inclusion.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 No specific public consultation has been carried out on the proposed addition of this building to the Local List as it is considered that local community support for the re-use of this building has already been demonstrated.
- 4.2 Firstly, community engagement on the London Road Central Masterplan SPD in 2009 showed strong support for the principle of refurbishing and reusing existing buildings in general and the London Road Coop building in particular.
- 4.3 Secondly, public consultation on the proposal to redevelop the site for student housing (refused at planning committee on 14 December 2011) showed much concern about the loss of this landmark building. As part of that consultation the London Road Area Local Action Team commented that the existing building is

well loved; the North Laine Community Association asked for it to be added to the Local List; and the Conservation Advisory Group strongly felt that the façade should be retained.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 There are no direct financial implications for the council in adding the building to the Local List, as the addition does not have to be formally advertised. There was an element of officer time involved in carrying out this piece of work.

Finance Officer Consulted: Karen Brookshaw Date: 16/02/12

Legal Implications:

- 5.2 The inclusion of the building on the council's Local List does not confer any additional statutory protection on the building but the building would be subject to Local Plan policy HE10: Buildings of Local Interest. This policy will be a material consideration in determining any future planning applications for the site.

Lawyer Consulted: Hilary Woodward Date: 16/02/12

Equalities Implications:

- 5.3 An Equalities Impact Assessment (EQIA) of the Heritage team service was undertaken in 2010 and covers work on securing the protection and conservation of the city's historic assets.

Sustainability Implications:

- 5.4 The proposal in this report has no significant impact upon the four priorities of the UK's Sustainable Development Strategy. But in terms of Sustainable Consumption and Production, the retention/reuse of existing buildings reduces construction and demolition waste.

Crime & Disorder Implications:

- 5.5 None have been identified.

Risk and Opportunity Management Implications:

- 5.6 None have been identified.

Public Health Implications:

- 5.7 None have been identified.

Corporate / Citywide Implications:

- 5.8 The Sustainable Community Strategy contains a commitment to implement the Conservation Strategy. The repair and reuse of historic buildings contributes

towards the Corporate Plan 2011-15 priority of creating a more sustainable city and particularly the outcome of a healthier and higher quality built environment.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 If the building is not added to the Local List there would be less opportunity to secure the retention of the original frontage in negotiations on any revised redevelopment scheme. If consideration of the matter were to await the full review of the Local List, revised redevelopment proposals may come forward before the matter is considered.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The report recommendation will ensure that the heritage value of the London Road Coop building (its significance) is properly recognised and understood so that, in any future proposals for the site, the potential for retaining or part retaining the original 1931 building is fully explored before any decision can be made.

SUPPORTING DOCUMENTATION

Appendices:

1. Statement of Significance
2. List of Buildings of Local Interest
3. Local Plan policy HE10

Documents in Members' Rooms

None.

Background Documents

1. The Conservation Strategy (2003)
2. Minutes of the Planning Committee meeting of 14 December 2011.

Former Co-op Building, 84-103 London Road, Brighton

Statement of Significance

The building and its architects

The former Co-operative Society store was designed as a purpose built department store for the Brighton Co-operative Society by the architectural practice of Bethell and Swannell and opened in 1931.

Frank Bethel and Charles Swannell were a London-based architectural practice who designed a number of buildings for the Cooperative movement in London and the South East. Bethell was the driving force behind the practice and has two statutorily listed buildings to his credit, in Eltham and Enfield. None of the known examples are comparable in style to the London Road Coop store.

The London Road Coop store was designed in an inter-war stripped Classical style with a ground floor, two upper stories in the form of a piano nobile and an attic floor above, set between two strongly projecting cornices. The frame structure is faced in stone (or possibly reconstituted stone) to the front elevation and this 180 foot elevation is divided into bays by pilasters. The wider central bay is recessed and is flanked by two giant, Roman Doric columns which bring relief to the elevation. This central bay sits over the main store entrance and is surmounted at roof level by a raised parapet. The metal windows retain the original 1930s pattern, with steel panels between the first and second floors, but are in white whereas the original windows were dark like the steel panels, so emphasising the recession between the pilasters. The fenestration shows the influence of modernism and contrasts with the Classicism of the stone façade. The original shop fronts have been lost.

The building was extended at each end and along Baker Street in 1962. Further extensions followed in 1975 and 1980 to create a floor area of c70,000 square feet. These extensions do not contribute to the significance of the building. Behind the front facade the building is a simple, functional structure, both internally and to the rear. The rear elevation is of basic utilitarian appearance with a plain rendered finish and has little or no architectural merit. The building is an example of the facadist approach to disguising large retail and leisure buildings that was prevalent in the inter-war period. The intention was to create an imposing and impressive commercial frontage in this prime shopping street.

Local context

The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. It was not until the 1920s that the department store made an appearance in Brighton & Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton & Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road, where it coincided with the road widening that occurred between 1926 and 1936. The London Road Coop as extended became the largest department store in the city and was the last of the original store buildings to remain in use as a department store.

The building's significance

The original 1931 core of the London Road Coop building is considered to have townscape interest, historic interest and communal value.

In the local urban context the building provides, through its imposing and unified frontage, a landmark focus and evidence of the street's former prosperity. It addresses London Road in a very positive manner; the horizontal projecting cornice line contains the street in near views and reinforces the sweeping nature of the street. The vertical bays counterbalance this and reflect the narrow plot widths of 19th century development.

The site is centrally located in the curve of London Road and is prominent in long oblique views, particularly from the south. The principal frontage is of a larger scale than the neighbouring buildings and has strong visual presence. This reflects its former prestige status as a department store. This status is also reflected in the use of stone ashlar facings and the imposing neo classical architectural style and composition. The later additions to the building have no townscape interest and are not part of its significance, though they are appropriate in scale. Similarly, the rear elevation has no townscape interest and does not contribute to the building's significance.

The building's historic interest lies in the fact that it illustrates the physical, social and economic development of Brighton & Hove, being one of a number of department stores that transformed the main shopping streets (particularly London Road and Western Road) in the inter-war period. It has communal value as it is perceived as a source of local identity and/or distinctiveness by the community.

Summary for Local List

Former department store, 1931 (with later extensions) by Bethell and Swanell, in stripped Classical style with modernist glazing. Stone façade divided into a series of bays with wider central bay flanked by giant Roman Doric columns. Townscape interest confined to original front elevation above ground floor level only. Historic interest as a major example of retail development in the inter war years.

THE LIST OF BUILDINGS OF LOCAL INTEREST

HOVE

Abinger Road, Nos. 83-93. 2-storey rendered semi-detached cottages and a detached villa. Mid-19th Century, spoiled to some extent by alterations to roofs and windows, but nevertheless, their small scale, hipped roofs, garden walls and piers enhance the character and ambience of the Crown Works.

Abinger Road, Crown Works. Flint and brick, now with corrugated roof. Early 19th Century, formerly a riding stable. Damaged and altered, but salvageable. A potentially handsome rural/industrial building in an increasingly urban setting.

Boundary Road, Nos. 29 & 30. A pair of 3-storey semi-detached villas, mid-19th Century, shop/office on ground floor. Good, intact balconies and canopies on first floor.

Brunswick Street West, No. 20. Brick and cobble fronted coach house, now part of garage for the Dudley Hotel.

Brunswick Street West, No. 35. Brick and cobble fronted mews cottage and coach house. These two buildings are well preserved typical examples of early 19th Century vernacular in Brighton and Hove.

Chapel Mews, Lamppost. Cast iron lamppost adjacent to church wall. Adds character to the street scene.

Church Road, Hove. No. 116. Mid-19th Century, 3-storey terraced building, rendered, cornice intact, with traditional shopfront on ground floor. Possibly original first floor railing and fascia. A well-kept example.

Church Road, Portslade. No. 80, (Old Fire station). 1909. Two and a half storeys, cream brick and terracotta. Quaint, whimsical, historic and largely intact.

Church Road, Portslade. St Richards Flats. Architect Denman and Son, Mid-1930's. Two and a half storeys, rendered with clay tile roof and stained wood balconies. Cottagey and jazzy at the same time, a building of class and character.

Church Road, Portslade. Church of St Andrew, including walls, piers, gate and overthrow. Picturesque Gothic Revival church, strong "country chapel" character. Pebble and flint walls with stone and brick dressings. Flint walls, brick pier, wrought iron gate and overthrow. Silver metal crown lamp.

Court Farm Road, King George VI Mansions. T. Garrett & Sons, Mid 20th Century. 3-storey brick and tile vernacular revival apartments. Arranged around central green. Uncommon, intact, effective and well-liked.

Crestway (Foredown Rd), Flint walls. Altered but in character associated with the approach to the Foredown Tower. Formerly boundary walls to the Isolation Hospital, demolished 1990.

Cross Street, Lampposts. 3 cast iron, traditional, important to the street scape.

Davigdor Road, No. 12, The Windlesham Club. 1907, originally a private house. A handsome 2-3 storey house, brick and pebbledash render, leadlight windows-exhibiting some Arts & Crafts influence. Community history value.

Davigdor Road, Nos. 87 & 89. The Legal & General Building. Formerly Hanningtons furniture depository. A solid, confident, exuberant Edwardian brick pile, 1899. Well converted to office use in 1974. An important landmark.

Drove Road, Nos. 18 & 20. 2-storey rendered cottages about 1900. Gabled porches, hipped tile and slate roofs. Good flint garden walls. They retain their rural ambience.

Dyke Road, Park Building. 1930's picturesque building housing cafe and toilets. Its dominant hipped roof is now without its thatch, but the largely timber building still retains considerable character.

Easthill Park, Easthill House. A two storey house, 1848, now used as a nursery school. Rendered and painted, some good mouldings. Free standing in parkland, with much good flint walling surrounding. Much altered, especially around the ground floor, its scale and position as a large house set high in its grounds, recall a prosperous stage in the community's development.

Eaton Gardens, No. 7. A handsome late 19th Century, 3-storey cream brick Willett mansion, with incised and moulded brickwork. A particularly fine arched doorway. Contributes to the scale and grandeur of the area. (Note Nos. 3, 8, and 14, Eaton Gardens are Listed.)

Eaton Road, No. 14, including walls and railings. Willett building, 3-4 storey cream brick mansion, 1880's. Lavishly decorated with incised and moulded brick and render. Gives the impression of being lace-edged. A splendid contribution to the neighbourhood. Part of an important group with 16 & 18, both of which are listed.

Farman Street, Lampposts. 3 traditional cast iron lampposts. Important contribution to the streetscape.

Foredown Road, Old Forge building and adjoining cottage. Rural industrial building now converted to dwelling. Retains much of its form and character.

Foredown Road, Foredown Tower. A valuable industrial relic. Formerly the water tower to the Foredown Isolation Hospital. Disused in the 1960's. Now converted to a visitor centre. (See also Crestway.)

Furze Hill, Wick Hall. 1936. Substantial, good quality, 7-storey apartment block, set in mature grounds. A well-respected local landmark.

Furze Hill, Furze Croft. 1937 Architect Toms & Partners. Large, monolithic apartment block in the moderne style. Crittal type metal windows, flat roof, curves and horizontal emphasis. Cool, elegant and a good, typical example of its type.

Furze Hill, K6 Telephone Kiosk. Important contribution to the streetscape.

George Street, No. 85. The relief coat of arms and inscription "Floreat Hova. " on the fascia are of interest. Former 1860's fire station, now a flat over a shop.

Grand Avenue, No. 2. A very large cream brick mansion, with intrusive roof extension. No. 2 is otherwise identical to 6 Grand Avenue, which is listed Grade 2.

Grand Avenue, No. 7. A very large cream brick mansion, with intrusive roof extension. No. 7 is otherwise identical to 6 Grand Avenue, which is listed Grade 2.

Grand Avenue Mansions. Late 19th Century, 5-storeys. Grand, exuberant, confident apartment building with a palatial facade. Maintains the local tradition for such large domestic buildings

Grand Avenue, K6 Telephone kiosk. An important contribution to the streetscene.

Goldstone Villas, 100. Public House. 1885. Originally The Cliftonville Hotel, historically connected with the railway. A substantial, handsomely detailed hotel in good condition.

Highdown Road, Nos. 48, 48a. Early 20th Century shop with living accommodation over. Mainly of interest for its iron window frames and curved glass shop windows.

High Street, Portslade. Le Carbone. 1880. 5-storey yellow brick classical revival industrial building, important for its history as well as its contribution to the rural-industrial character of Portslade Village. Originally part of the brewery, the 5-storey tower serves as an important landmark.

High Street/Drove Road, Portslade. St Marys Cottages. Single storey hipped roof cottages, contribute to general rustic feel of the area.

High Street and Mile Oak Road, Portslade. Flint walls lining the western approach to the village. Contribute to the setting of the Portslade Village Conservation Area.

High Street, Portslade. Boundary walls. Between Mile Oak Road and Valley Road/Windlesham Close, the walls contribute to rural character of the area.

Holland Road, Synagogue. A large 2-storey stuccoed building, by Edward Lewis, 1938. With an unusual arched facade, interesting mouldings and Hebrew inscriptions. An idiosyncratic building of considerable character, and community interest.

Holland Road, Lampposts. 9 traditional cast iron lampposts.

Hove Place, No. 9, Leicester Lodge. A mid-19th Century house of considerable quality. Large scale, with imposing garden walls, strong pyramid-capped piers and unusual cast iron lamp and overthrow.

Hove Street, Flint wall. Remaining part of Hove Manor boundary wall. Included for local character and historical connections.

Kings Esplanade, Seafront railings. Heavy cast iron railings and handrail. St Andrews cross motif with shield in each panel. These railings make a dignified contribution to the seafront environment.

Kings Esplanade, Lampposts. Traditional lampposts, handsome, decorative and elegantly characteristic.

Kings Esplanade, Courtney Gate. 1934. 7-storey mansion block of flats. Grand scale, palatial proportions, high quality detail. A 20th Century interpretation of the palace facade.

Kings Esplanade, Medina House. 1870-80. Former baths, then diamond factory, now vacant. Strange and whimsical building, render over original brick facade, with a heavily decorated "dutch" gable, whose appearance would be improved by the reinstatement of appropriate windows. Possesses some charm and character as well as historical significance.

Kings Esplanade, St Aubyns Mansions. 1899. Splendid and exuberant Victorian mansion block. A wild display of decorative elements which is irreplaceable.

Kings Esplanade, South boundary wall of Courtney Terrace. Still dignified boundary wall and iron fence, now altered and dilapidated. Rusticated piers with ball caps, some balls missing. Has considerable streetscape value.

Kings Esplanade, Kings lawn railings. Handsome late Victorian cast iron railings with decorated brick piers.

Kings Esplanade, Shelter West of The King Alfred. (And four similar shelters, west.) Cast iron and wood shelter, decorated with sailing ships from the Hove crest, and balls. They contribute charm and character to the seafront.

Kingsway, Nos. 173-187. Intact late Victorian terrace of 5-storey houses with good balconies and canopies at 1st floor, Flemish style gables at roof level.

Kingsway, No. 1, St Catherines Terrace. Late 19th Century, 5-storeys plus basement. Canopied balcony on 1st floor, unusual semi-circular oriel window on 2nd floor. Red brick with black brick banding and paintwork, clay tile hanging. Very different in scale and character and out of line with its neighbours, but high quality and interesting.

Kings Gardens, No. 5. Edwardian red brick, terracotta and stone 5-storey mansion. Unusual in this area in style, detail and use of materials, but of high quality, and marks a stylistic transition.

Kings Gardens, Nos. 15, 16. 6-storey cream brick mansions, forming part of a strong sea front group, the rest of which is listed.

Lansdowne Square, Lampposts. 6 traditional cast iron lampposts.

Lansdowne Road, Mercia House. Red brick and terracotta decorated Queen Anne style house, early 20th Century with metal canopied balcony and verandah. Forms a strong landmark in this corner position.

Lansdowne Road, Courthouse. A distinguished modern building of quality and character, by Fitzroy Robinson, 1969.

Locks Hill, Loxdale. 1890's, very large mansion, a children's home from 1925, and Swedish Folk High School since 1979. Splendid tower with lead roofed turret. Red brick with pale stone decoration. Handsome red brick frontage wall and pillars.

Locks Hill, ESCC Treatment Centre. Former school building, 1903, demonstrating an interesting use of materials. Red and blue brick and unusual red and blue banded roof.

Locks Hill, Sellaby House. Late 19th century, showing an unusual use of local materials. Irregular flint face with yellow brick quoins and some red brick decoration. Slate roof.

Medina Place, Nos. 9 & 10. 2-storey pebble fronted mews, brick quoins around window openings. Now used as repair garage, offices or storage over. Local vernacular buildings, demonstrating good use of local "beach" material.

Mile Oak Road, Nos. 227-283. Short terrace of 2-storey late 19th Century cottages, retaining rural ambience.

Mile Oak Road, Boundary walls. Boundary walls to No. 33, and to the Portslade Community College. The walls contribute to the setting of the Portslade Village Conservation Area.

Namrick Mews, Nos. 1-3. Originally stables and coach houses, now garages and workshops. Balcony/verandah at first floor.

Namrick Mews, The Coach House. Originally a coach house, now a home of some charm, but much altered. The mews is a relic of an earlier way of life, retaining some character which is an important part of the local fabric.

New Church Road, Hove Art Gallery and Museum. Impressive yellow brick mansion, originally Brooker Hall, built in 1873 for the Vallance family, (Lords of the Manor of Hove). Designed by T. Lainson, it is a fine Victorian villa with Italianate features. Set in garden which emphasizes the formal layout of the area, with handsome rendered piers and cast iron railing, reinstated in 1994.

New Church Road, Lady Chichester Hospital. About 1880. Impressive, dignified mansion, now a hospital. In mature grounds with a carriage drive.

New Church Road, No. 33, St Christopher's School. One of the most intact of a series of large 1880's villas. Retains its roof shape, ironwork, stained glass. These mansions represent a period of enormous confidence and prosperity and growth, in both the town and the Empire.

Old Shoreham Road, Hove Recreation Ground buildings. 1. Central pavilion, now boarded up. 2. At the Drive junction, a rather romantic, rural style cottage. 3. Gateposts, a pair, standing alone following removal of railings. All the above give scale and a sense of place and Victorian identity to the park.

Old Shoreham Road, Hove Park, Plaque; commemorating the opening of the park in 1906. Set in a red brick free standing wall, with two dome-capped piers.

Old Shoreham Road, Cemetery buildings. 1. Chapels, gothic twins with central gatehouse. Suitably gloomy and ominous. Flint and stone with slate roofs. 2. Office building with central gothic doorway, pebbledash and render. 3. House/office, romantic flint and brick and pebbledash gothic style cottage. All contribute to the character and timeless atmosphere of the cemetery which was opened in 1882.

Old Shoreham Road, BHASVIC. Former Grammar School, 1912, now Sixth Form College. Splendid redbrick Queen Anne style college building, beautifully sited. Impressive iron gates with enamelled shields of Brighton, Hove, East Sussex and West Sussex.

Palmeira Avenue, Nos. 1-11, 2-12. 4-storey stuccoed Edwardian mansions, handsomely detailed and very grand. Ground and first floor railings are particularly fine.

Palmeira Square, Lampposts. 8 swan-necked lampposts, south of the floral clock.

Palmeira Square, (Church Road). Telephone kiosks. A pair of K6 telephone kiosks in front of St. Johns church. Of increasing townscape and historic interest, and increasingly scarce.

Sackville Road, Nos. 25 & 27. Large 3-storey semi detached villas, artistic and romantic. An eclectic mix of Gothic, Arts & Crafts, Vienna Secession styles. Interesting and unusual.

Sackville Road, Nos. 29-43 (odds). A fine, decorated row of cream brick houses. Late 19th Century. Some terraced, some detached, some semi-detached. All in excellent condition, and fine examples of their genre.

Sackville Road, Hove General Hospital. 1887-88. A typical Victorian hospital, having suffered less external alteration than many. Solid, red brick and terracotta with some attractive details.

St. Andrews Road, Portslade, Old Police Station. 1905. Queen Anne style, good quality, dignified. 2-storey, brick with steep hipped clay tile roof, asymmetric gable. At present it is in partly residential use. The building has historic interest and adds to the character of the locality.

St Aubyns, Lampposts. 11 traditional cast iron lampposts.

St Peters Road, St Peters School. 1905 Primary school, showing signs of Arts and Crafts influence. Its unusual roofscape lends a sense of place to the locality.

Somerhill Road, St Annes Wells Gardens. 1. Entrance piers and walls, 1913. Red brick and terracotta piers and low walls. Handsome Edwardian demarcation. 2. Dovecote.

Quaint brick and stone pillar dovecote. Shingle roof with copper ball finial. A whimsy which contributes to the park's memorable character.

Somerhill Road, Park Gate. 4-storey flats, by Eric Lyons, 1958. Of good quality, and an early example of the genre.

Southdown Road, Nos. 1-8. Early 20th Century, red and brown brick semi-detached villas with a Sussex village feel, brought about by tile-hung gables, and low-sweeping roofs with exposed rafter ends.

South Street, No. 15. White stuccoed villa with slate roof. A well proportioned country house, a reminder of the once rural atmosphere of the area.

South Street, Whyhcote. Extravagant Mock Tudor 1880's house, built for the owner of the brewery. Handsomely detailed, and very unusual for its period; with good flint/brick walls adjoining.

Station Rd, Portslade. Railway Tavern. 1885. Romantic "mock Tudor" 2-storey pub, with intact, good quality details. Adds character to its setting.

Stoneham Road, No. 80. Was Maynard's warehouse, 1901. End of terrace factory/warehouse, now converted to a studio/gallery. An historically valid, attractive way of encouraging a continued mixed use.

The Drive, Nos. 8, 10, 12, 14. 3-4 storey patterned cream brick late Victorian villas. Good quality and fine streetscape. Included because of their close association with No. 16, which is included on the statutory list.

The Drive, No. 20. A 4-5 storey apartment block in red brick and cream stone. Top storey a later addition, but streetscape contribution remains strong. Once the home of Ivy Compton Burnett.

The Drive, No. 22. A handsome, 4-5 storey purpose-built apartment building, designed to resemble a castle. Great character and street presence.

The Drive, No. 95. 1904 Red brick and terracotta house. Epitomises the solidity of the early Edwardian period.

The Drive, Eaton Manor flats. 8 storey flats, on the corner of Cromwell Road. Designed by Hubbard Ford Associates, 1968-1972. A handsome, well made and well articulated building, an excellent example of the type.

The Droveaway, Preston Farm. (Unigate Dairy). Single storey, early 19th Century farm buildings, now used as a commercial dairy depot. Retains considerable rural/industrial charm.

The Droveaway, No. 65. "Casa Blanca". 1930's house in the moderne manner. Flat roof, white render, metal frame windows, central stair tower. A well-kept example of the style.

The Droveaway, Fountain. A 19th Century drinking fountain. A charming relic, worthy of retention. Bears the instruction "Commit no Nuisance".

Trafalgar Road, Portslade. Cemetery building. Picturesque late 19th Century flint, brick and stone chapels. Sentimental and poignant, they give dignity and meaning to their setting.

Upper Drive, Cottesmore St. Mary. Catholic Primary School. 2-3 storeys, late 19th Century. A handsome, heavily detailed, brick and stone building of some charm and dignity, and community importance.

Upper Drive, Newman School. 1890. High School. Dignified, brick and stone collegiate building with a strong sense of place. Impressive chapel and a calm setting.

Upper Market Street lampposts. 4 cast iron swan-neck lampposts, an important contribution to the character of the streetscape.

Victoria Road, Portslade Town Hall. Built 1927 in the Queen Anne style as Portslade Welfare Institute, now Council Offices. A charming municipal building of appropriate scale and dignity.

Victoria Road, Portslade. Cattle arch. Brick horse shoe arch entrance to tunnel under railway. Mid 19th Century. Quaint, curious and full of character.

Victoria Terrace, Neptune pub. A Victorian public house with a charming “figure-head” type sign depicting Neptune. Of interest for the sign, and for its contribution to the “fishing village” atmosphere of the locality.

Victoria Terrace, No. 22, Kingsway Sunset. Edwardian Pub with copper domed corner tower. An important element in the townscape.

Wellington Road, Nos. 4-18. Row of 19th Century terraced cottages with gabled dormers. They retain some “fishing village” character.

Wellington Road, Warehouses adjoining No. 18. Two hipped roofed warehouses, extend down to lower, harbour level. Now used as antique store and timber warehouse. They retain some of the character of the old harbour.

Western Road, Nos. 14-19, 25, 27-30. Early 19th Century terrace with shops on ground floors, flats, storage and offices above. Some good apparently original Regency windows and mouldings.

Western Road, No. 21. The Western Hotel. Splendid, exuberant, largely original Edwardian pub, now known as O’Reillys.

Western Road, No. 78. Apartments over shop. Late Victorian, notable for its period shopfront with curved glass.

Western Esplanade, Nos. 1-11. Seaside villas, about 1915. Architect E. J. Holland. Idiosyncratic, uniquely sited, highly prized, mainly white rendered villas, whose character is dictated by their position, with direct access to the beach.

Western Esplanade, Deep Sea Anglers Club. Single storey pebbledash and brick building with “steam funnel” and “Martello Tower” recently added. Architect Christopher Dodd. Contributes to the marine atmosphere of The Esplanade.

Western Esplanade, Round House. Brick and timber kiosk with swooping lead roof. Not really marine in character, but a pleasing addition to the seafront. Now boarded up.

Western Esplanade, Brick retaining walls. Mid 20th Century. Separates the Esplanade from the lawns. Decorated red brick with stone and tile, Art Deco in style.

Western Esplanade, Kingsway Old Bowling Clubhouse. An elegant single storey symmetrical Art Deco building, with central short colonnade and hexagonal clock over. Leaded hipped roof.

Western Esplanade, Hove and Kingsway Bowling Club. A flat roofed, single storey club house, very much in character with its surroundings. The walls, gardens and club house form an important, fairly intact group, retaining a strong feeling of inter-war elegance.

Wilbury Road, Nos. 48 & 50. 1876-77. A pair of large detached villas, probably originally matching. Yellow brick decorated with red brick and render. These large houses exemplify the confidence of Victorian Hove.

Wilbury Road, Harewood Court. 7-storey Art Deco style apartment building, early 1950's. Architect John Denman. Fine quality and detail. Reflects the confidence and ambience of mid-20th Century Hove.

BRIGHTON

Bedford Place, 3, 7, 25 and 26

Borough Street, 25 & 26

Boyces Street, 2

Bristol Road, 19-26, consec.

Broad Street, 4, 7, 9, 21, 23, 25 and 26

Chesham Road, 39 (former NTC hall)

Church Hill, Patcham, The Village Barn and Church Barn

Church Street, 115-116, (former Music Library – originally built as gas showrooms)

Clifton Hill, 3

Crown Street, 22

Dorset Gardens, 2

East Street, 18, 19

Eastern Road, Royal Sussex County Hospital, Central Block

Eastern Terrace Mews (all)

Falmer Road, Challoners Mews (former farm buildings of Court House)

George Street, 9 & 10 and 17-35 (consecutive)

Gloucester Place, Baptist Church

Greenways, Ovingdean, 6-10 consec. Beacon Court

High Street, Rottingdean, 21-31 (odd), 78 and 80

Lower Rock Gardens, 12

Madeira Place, 11, 13 and 14

Manor Road, St Augustine's Court

Manchester Street, 9a, 17

Marine Parade, 12

Marine Terrace Mews (all)

Marlborough Place, 9

Meeting House Lane, 42

Middle Street, 69

Montpelier Road, 17, Wall to Park Royal Flats
Ovingdean Road, 1, 2 and 3, Upper Cottages
Park Street, 17, 22, 23, 24, 28 and 29
Pavilion Buildings, 2-3
Portland Street, 3 and 4
Preston Street, 16, 17, 18 and 40-44 (consecutive)
Roundhill Crescent, 15 & 17
St George's Road, 110, St Anne's Institute
St James's Street North, 47, 48, 49, 50 and 58
St James's Street South, 119, 129
Seymour Street, 15
Ship Street Gardens, 11 & 12
Sillwood Street, 3
Sussex Mews (all)
Temple Street, 7
Terminus Place, 1-6 (consecutive)
The Green, Rottingdean, Beard Family Tomb in Quaker Burial Ground
The Green, Rottingdean, Former Stables to The Dene and attached walls
The Green, Rottingdean, Building adjoining Dale Cottage in grounds of St Margaret's Convent
The Green, Rottingdean, Squash Cottage (former stable to Down House)
The Green, Rottingdean, Former stable & attached wall east of Roman Catholic Primary School
The Square, Patcham, 1-7 (consecutive)
Tidy Street, 1-27 and 31-52 (consecutive)
Trafalgar Street, 26, 31
Upper Rock Gardens 3, 16
Viaduct Road, 10-32 (consecutive)
Western Road, 117-122 (consecutive), Imperial Arcade
West Street, 57, Carpenters Arms PH
Wyndham Street, 5
York Place, 4 and 5, 8-10 (consecutive)

Extract from Brighton and Hove Local Plan (2005)

HE10 Buildings of local interest

The planning authority will seek to ensure the retention, good maintenance and continued use of buildings of local interest. Whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building.

- 8.39 Government guidance set out in PPG15 'Planning and the Historic Environment' (1994) advises that many buildings, which are valued for their contribution to the local scene, or for local historical associations, will not merit statutory listing, but can have local architectural or historic value. The council has drawn up lists of locally important buildings for Brighton & Hove, which have been approved and will be published and regularly updated in consultation with local people. The review of the Brighton statutory list added many buildings from the Brighton local list, which in consequence now requires updating. The Hove list was last reviewed in 1997.
- 8.40 Local criteria for selecting buildings of local interest are as follows: those with historic interest will include buildings whose former use effectively reflects the development of the community; which display physical evidence of periods of local economic or social significance; or which have connections with well known local historic events, people or designers. Buildings with architectural significance will be buildings of quality of a particular architectural style or period, a good example of a particular local building or buildings displaying good innovation or craftsmanship. Such buildings remain substantially unaltered and retain the majority of their original features. Included on this list will be buildings that may merit statutory listing and which may be listed buildings in the future. In essence, buildings of local interest will equate in quality to buildings in conservation areas, but are on the local list either because they are of an unusual style within a conservation area or if outside a conservation area because they do not form part of a group that justifies the formal designation.
- 8.41 The implementation of Policy HE10 will be assisted by applicants entering into discussions with the council's Design and Conservation Team at an early stage in the preparation of proposals.
- 8.42 Policy HE10 has particular links with the following in this Plan: the policies relating to design; external lighting; densities; demolition; and landscaping and trees.

**MAJOR PROJECTS &
REGENERATION TEAM
PROJECT UPDATE – March 2012**



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
Joanne Hussey	x2705

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<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.</p>	<p>Director: Geoff Raw</p> <p>Project Mgr: Chris Mortimer (who retired in 2011)</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>If the proposed increase in capacity of the stadium is given planning permission amendments to the stadium lease will be required.</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>The building contractor has maximised the use of local labour and contractors so far as possible consistent with the nature of the work.</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>The application for 8,250 additional seats at the stadium is due to be considered at the Planning Committee on 25 April 2012.</p>
<p>Black Rock (Brighton International Arena)</p> <p>10,000 capacity Multi-Purpose Indoor Arena for larger sporting and entertainment events (double capacity of current Brighton Centre)</p>	<p>Director: Geoff Raw</p> <p>Project Mgr: Katharine Pearce</p>	<p>In 2008, BAL (Brighton Arena Ltd) lost their funder Erinaceous. A partnership with Miller Developments, a new seed corn funder (and potential long term funder) was established in September 2010.</p> <p>Discussions with a commercial operator are now underway. A lock out agreement with the</p>	<p>Final outputs are dependent upon the final agreed scheme. The following reflect the range currently under discussion:</p> <p>Jobs created: 400 to 450</p> <p>Housing: 111 to 149 flats</p> <p>Local Economic Impact: £8m for</p>	<p>Set up cross party Project Board: April 2012</p> <p>Decision by council as landlord regarding material changes: End July 2012.</p> <p>If approved – planning submission by July 2013.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Public Ice Rink – open year round.</p> <p>25,000sqft of lettable A3 (restaurant/bar) and retail or other accommodation to work with Arena and Rink.</p> <p>111-149 flats in range of unit sizes (Studio to 3 bed). Code for Sustainable Homes Level 4.</p> <p>New Public Realm and space for future Rapid Transport Link</p>		<p>current Developer will continue until end of May 2012 when revisions to the scheme will be submitted to the council. The council is required to review and take a decision on whether it will accept the amendments by the end of July 2012.</p> <p>It is proposed to set up a Project Board to review the material changes and recommend to a future Policy & Resources Committee whether to agree or refuse the changes.</p> <p>If the amendments are agreed the Developer then has a 12 month window in which to submit a planning application.</p>	<p>Stage D approved scheme. [A further comprehensive Economic Impact Report will be undertaken which will incorporate amendments to the scheme].</p>	<p>Start on Site: Spring 2014</p>
<p>Brighton Centre</p> <p>Options are being considered to review the future of the Convention Centre which include: Retaining plans to progress a new-build centre if a fully funded scheme can be achieved within the next few months. This would provide a new 24,500sqm Conference Centre to be delivered as part of an integrated re-development of the area to the south of Churchill</p>	<p>Directors: David Murray / Geoff Raw</p> <p>Project Mgr: Katharine Pearce</p>	<p>A mixed use development including a new Conference and Exhibition Centre has the capacity to utilise some land holdings from Standard Life Investments and allow extension to the current Churchill Square Shopping Centre. The council has undertaken extensive feasibility on the specification, design, financial viability and cost of a new facility but a large funding gap remains and discussions are ongoing with Standard Life to explore a possible way forward.</p> <p>Recent improvement works to the</p>	<p>Capital Value: £350–400m</p> <p>Lifetime Value of whole new build development to Local Economy: £3.5 billion</p> <p>Total Net Additional Jobs with new build centre and expanded retail: 1,462 [estimate for concept scheme agreed in 2008].</p> <p>Impacts and Outputs of a full refurbishment option versus a new build option will be reported to Council once the current feasibility work, costings and wider impacts have been assessed and worked through. This is due to be fully</p>	<p>A credible development opportunity still remains which could deliver very significant outputs for the city in terms of jobs and economic impact. Government proposals for Business Rate Retention will influence the ability of the council to secure sufficient funds to resolve the funding gap. This project may be one of the very few in the city which can offer considerable benefit from Business Rate Retention via the expanded new retail and other facilities. Further information on this</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Square incorporating an expanded shopping centre.</p> <p>Agreed Scheme 2008 - Convention Centre: 24,780sqm Retail: 25,000sqm Cinema: 4,500sqm Parking: 300 spaces+ Hotel (revisions to the above remain under ongoing discussion): OR A full scale 25 year refurbishment of the current centre.</p>		<p>current centre have also taken place to maintain the economic impact of the current centre with very beneficial results. The council is now involved in a more comprehensive review of the present building <u>as a whole</u> to explore the full costs and implications of a wider long term full refurbishment.</p>	<p>completed by Autumn 2012.</p>	<p>can be provided once Government announce their more detailed proposals. This is expected shortly but no date has been offered by Government at the time of writing (15.3.12)</p> <p>It is intended to report to Council in the Autumn on findings regarding both the refurbishment proposals and costings and viability for a wider new-build redevelopment.</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 the art dance studio for South East Dance. The buildings will be based around a</p>	<p>Director: Geoff Raw</p> <p>Project Mgr: Max Woodford</p>	<p>The Developers, the Cathedral Group, have had to reassess financial viability given the existing market conditions. Having formally submitted a revised proposal, this was considered and approved by Cabinet in February 2012. The revised proposal saw amendments to both the financial offer and the mix of uses, to reflect changes in both the land value and the funding market for development projects. The change in the mix of uses saw a reduction in speculative office space, which carries a high degree of risk and is harder to fund, and the addition of purpose built student accommodation, which is easier to fund as well as addressing a shortfall in such accommodation in the city and the knock-on</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. 400 bed residences) as part of an improved educational quarter. • Dance Studio and Creative Space for the city • Corporate Offices • Strata Offices • Retail • Residential: c.160 -200 units (depending upon final mix) • Creative Industries Market <p>The headline economic benefits include 140 FTE (full time equivalent) constructions jobs and 170 FTE jobs generated by the completed development, and an</p>	<ul style="list-style-type: none"> • March 2012 – Negotiate Detail of Changes to the Development Agreement • April 2012 – Commence Scheme Design • October 2012 – Submit Planning Application • January 2013 – Determination of Planning • June 2013 – Start on site • November 2014 – Library Completion • May 2015 – Practical Completion of wider scheme

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>single legible open space incorporating a public events square.</p>		<p>impact it has on family housing.</p> <p>The February Cabinet meeting approved the Heads of Terms of a revised development agreement to reflect the amended scheme. Negotiations are now ongoing on the detailed wording of the revised agreement.</p> <p>A license was agreed for the Festival to use the existing space for an art installation each May until vacant possession is needed. Other short term and one-off cultural and community uses may also be considered, though any such plans would need to be subject to health and safety assessments and indemnity.</p>	<p>economic impact in the city economy of £153m over ten years. 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>	
<p>Edward Street/American Express</p> <p>A development of the land to the north of Amex House to build the new</p>	<p>Director: Geoff Raw</p> <p>Project Mgr: Max</p>	<p>Planning Permission (ref: BH2009/01477) was granted on 21/12/09 for a new office building on the site. The development description is: Demolition of existing ancillary</p>	<p>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</p>	<p>Planning application approved in principle on 04/11/09.</p> <p>Final permission granted 21/12/09.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>headquarters building for American Express.</p> <p>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>	Woodford	<p>office accommodation and erection of 5-9 storey office building plus two basement floors. Erection of 2-4 storey service facilities building fronting Mighell Street. New vehicular access off John Street. 106 car parking spaces and 132 cycle parking spaces and associated landscaping.</p> <p>Build Update: In Building A (main building) works are progressing to complete interiors with joinery, raised floors, carpets, ceilings and toilets ongoing. Delivery of office furniture continues. In the reception area the stone floor is being laid. The external green walls and green roof are complete. Commissioning of plant and equipment has commenced. They will be dismantling roof crane during April.</p> <p>In Building B (data building) the delivery of main plant items is complete and testing and commissioning is ongoing.</p> <p>Street Works: Footpath paving in Carlton Hill is nearing completion and in Mighell Street granite pavers are being laid.</p> <p>First phase of the playground works at Carlton Hill Primary School have been completed.</p>	<p>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 replacement boiler for improved environmental performance (now installed).</p> <p>Jan 2011 Amex announced the closure of its Madrid facility, with the jobs moving to Brighton - enabled by this development.</p> <p>Potential future phase 2 unlocked by planned demolition of existing Amex House to provide further office, residential and commercial uses.</p>	<p>Building works commenced late March 2010.</p> <p>Expected completion (including street works) April/May 2012.</p> <p>Amex have until 2016 at the very latest to vacate and demolish the old Amex House.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<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 that will deliver a new state-of-the-art historical resource centre based near Falmer.</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 or archive buildings in the UK in line with the Government's Archives Policy.</p>	<p>Director: David Murray</p> <p>Project Mgr: Mark Jago</p>	<p>BHCC has been part of the project since 2007; becoming a full partner in April 2008 when the Policy & Resources Committee approved partnership and funding arrangements. Planning permission was granted in January 2011.</p> <p>In April 2011 Cabinet gave final approval for the council's total capital contribution and the method for sharing running costs. It also agreed delegation arrangements for entering into the Partnership Agreement. The lease of the land from ESCC to BHCC (required to enable appropriation of the land for planning purposes) was agreed and exchanged in June 2011 and, following advertisement, the land was appropriated in July 2011.</p> <p>Work on site started on 8 August 2011, with the Turf Cutting Ceremony held on 7 October; attended by Cllrs. Randall, Bowden, Meadows and Smith.</p> <p>Building works continue to go very well and have progressed broadly in line with programme and the project remains within budget. The 'Repository Block' (3 storey storage area) is complete to roof slab level</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> <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>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,</p>	<ul style="list-style-type: none"> • Formal partnership arrangements to be confirmed by Project Board and Partners – June 2012 • Topping out ceremony – September 2012 • Long-term management and governance arrangements agreed – end 2012 • Construction work completed – January 2013 • Acclimatisation and Proving Period – Feb to May 2013 • Practical Completion - May 2013 • Partners move in – June to October 2013 • Open to public – November 2013.

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
		<p>with formwork for the roof in progress. The 'People Block' (2 storey public and staff area) ground floor slab is complete as well as the columns to the 2 storey section. Construction of the self contained 'Energy Centre is underway and is ahead of the contract programme.</p> <p>The large external frieze panels that depict a range of local scenes have been installed.</p> <p>Good progress has been made towards discharge of planning conditions and there is currently no indication of any problems in this area.</p> <p>The Keep is on track to achieve BREEAM Excellent with a projected overall score of 78.74% and an 86.96% score in Energy and 100% in Water.</p>	<p>rainwater harvesting, solar water heating, and heat recovery 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>Construction of a 175m high observation tower will offer visitors views for 25 miles along the south coast. A Visitor centre, restaurant and exhibition space on the site of the root end of the West Pier will also form part of the attraction. Refurbishment</p>	<p>Director: David Murray</p> <p>Project Mgr: Katharine Pearce</p>	<p>Since receiving planning permission all pre-commencement planning conditions have been discharged. The Local Planning Authority has also confirmed that development has commenced.</p> <p>Work is continuing to secure the remaining funds required for the project.</p> <p>Once funding is confirmed, work</p>	<p>600-800,000 visitors a year.</p> <p>109 jobs on site.</p> <p>Once the i360 starts on site the West Pier Trust will also proceed with their plans for a new Heritage and Visitor Centre (to be part funded by the Heritage Lottery Fund) to be located to the east of the i360 site.</p>	<p>A construction timetable will be confirmed once the final balance of funding has been secured. A relatively short lead in time is required (two to three months).</p> <p>Marks Barfield Architects remain in discussion with a number of parties regarding their various options for raising the balance of the funding.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>of the existing Toll Booths will be included and these will be refurbished and reinstated as part of the i360.</p>		<p>will proceed to bring forward: i) proposals for adjacent landscaping, ii) proposals for adjacent arches and iii) the West Pier Trust proposal for a Heritage Centre.</p>		
<p>New England House</p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the 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>DCA Consultants were appointed to prepare the business case to test if it was a viable proposition for a creative/digital media 'enterprise hub' to operate out of the existing building. The resulting report is both thorough and realistic, and is encouraging about the potential future of the building and its place in this key employment sector in the city. The key findings are that New England House is ripe for the development of this vision, and that doing nothing is a not a viable long term option.</p> <p>Work has begun 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 next step is to look at risk and governance implications of various options for achieving that refurbishment option, including potentially soft market testing the best methods for leveraging in capital</p>	<p>A total refurbishment would see an investment in excess of £10m.</p> <p>It would ensure the city council is leading on the implementation of regeneration plans for the London Road area.</p>	<p>The proposed refreshed survey work is expected to deliver a final report in April 2012.</p> <p>A position paper is being prepared on the overall project.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<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. 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>Director: Geoff Raw</p> <p>Project Mgr: Richard Davies</p>	<p>investment.</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 confirmed conditional offer of a £1m mortgage to CIC for contribution 	<ul style="list-style-type: none"> • New covered market with 44 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 officer support for management and administration of CIC. • Complete mortgage agreement between CIC and Triodos Bank June 2012. • Complete move to phase 2 temporary market summer 2012. • New market completed and opened August 2013.

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<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 16 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>towards the construction costs of the new market. Solicitors are now agreeing terms.</p> <p>Research has established that the city has a need to find space for 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, in March 2012 Cabinet approved the selection of Horsdean as the council's preferred location and agreed to issue landlord's consent and for officers to submit a planning application on the site.</p>	<p>Provision of 16 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>Late Summer 2012 – Submit planning application</p> <p>Spring 2013 – Commence work on site.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Preston Barracks</p> <p>Redevelopment of the council owned 2.2 hectare brownfield site to create a first class, sustainable, employment-led, 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>Since March 2009, the council has been working in partnership with the University of Brighton to explore development opportunities for the redevelopment of the former barracks site and adjacent university land spanning the Lewes Road; effectively doubling the development area.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>A 'Shared Vision' that established the partners joint aspirations for a high quality comprehensive redevelopment was agreed in September 2009.</p> <p>In January 2010 the partners commissioned a Site Capacity Assessment (SCA) to examine development potential and options in respect of scale, height and massing across the wider site. The SCA, completed in October 2010, demonstrated development potential and confirmed that the partners' aspirations could be met across the wider site area.</p> <p>Between November 2010 and March 2011, the partners prepared a draft planning brief that was supported by the Project Board and approved at the Environment Cabinet Member Meeting on 10 March 2011. Following a six week public consultation programme that ended in May 2011, a final planning brief was prepared and formally approved at the Planning, Employment, Economy & Regeneration CMM on 15 September 2011.</p> <p>Following approval of the planning brief, the partners agreed to jointly commission a masterplan for the extended area. The invitation To Tender was issued to 6 firms of</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, 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"> • Consultant team appointed to prepare masterplan – February 2012 • Inception meeting with partners gets masterplan underway – March 2012 • Stakeholder workshop held May/June 2012 • Development of scheme options – May/June 2012 • Draft masterplan prepared – June 2012 • Target date for completion of masterplan – July 2012 • During masterplan preparation, the partners will continue to explore longer-term partnership, delivery and procurement arrangements. • Report recommended route to Project Board and CMM and/or Committee late 2012.

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Released Land at Falmer Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).</p>	<p><i>Director:</i> Gil Sweetenh am <i>Project Mgr:</i> Richard Davies</p>	<p>consultants in November 2011, with the successful team appointed in February 2012.</p> <ul style="list-style-type: none"> Falmer High School land surplus to BACA requirements is available for alternative uses. Development proposal received from The Community Stadium Ltd (TCSL) January 2011, further financial information received November 2011. Cabinet February 2012 gave delegated authority to proceed with a licence for TCSL to use the site for temporary stadium parking and provide a temporary home for the Bridge Community Education Centre. This delegated authority (to the Strategic Director, Resources in consultation with the Leader of the Council and Cabinet Members for PEER, Transport & Public Realm, and Finance & Central Services) was given 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. A decision on the planning application for use of the site for 	<ul style="list-style-type: none"> Brownfield land brought back into efficient use. Short term support of TCSL to provide temporary stadium parking. Potential capital receipt in the long term. Potential for new student accommodation and educational facilities combined with stadium parking. Potential to provide new home for the Bridge Education Centre. 	<ul style="list-style-type: none"> Planning decision April 2012 on temporary use of site for stadium parking and temporary accommodation for the Bridge. Subject to planning and business case, council to grant licence to TCSL for use of land for temporary stadium parking and temporary accommodation for the Bridge. Prepare development brief and seek development partner to test the market and to achieve the long term regeneration of the site, Autumn 2012. Continue officer support for Bridge move to temporary accommodation and seeking permanent home.

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		stadium parking, associated works and a temporary home for the Bridge is anticipated at the end of April 2012. <ul style="list-style-type: none"> • The Bridge is supportive of the temporary accommodation proposal. • The council and TCSL will support the Bridge to move to temporary accommodation should planning permission for this be granted. 		