





**Brighton & Hove  
City Council**

# Economic Development & Culture Committee

Title:	<b>Economic Development &amp; Culture Committee</b>
Date:	<b>17 November 2016</b>
Time:	<b>4.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ</b>
Members:	<b>Councillors:</b> Robins (Chair), Cattell (Deputy Chair), Nemeth (Opposition Spokesperson), Druitt (Group Spokesperson), Allen, Greenbaum, Morris, O'Quinn, Peltzer Dunn and C Theobald
Contact:	<b>Ross Keatley</b> Democratic Services Manager 01273 29-1064 ross.keatley@brighton-hove.gov.uk

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# Democratic Services: Economic Development & Culture Committee

<b>Legal Advisor</b>	<b>Councillor Robins</b> Chair	<b>ED Economy, Environment &amp; Culture</b>	<b>Democratic Services Officer</b>
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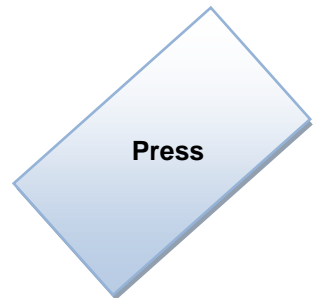


<b>Councillor Cattell</b> Deputy Chair
<b>Councillor Morris</b>
<b>Councillor O'Quinn</b>
<b>Councillor Allen</b>

<b>Councillor Peltzer Dunn</b>
<b>Councillor Nemeth</b> Opposition Spokesperson
<b>Councillor C. Theobald</b>
<b>Councillor Druitt</b> Group Spokesperson
<b>Councillor Greenbaum</b>



<b>Public/Councillor Speaker</b>	<b>Presenting Officer</b>
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**Public Seating**



**Public Seating**



## AGENDA

### 25 PROCEDURAL BUSINESS

**(a) Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

**(b) Declarations of Interest:**

- (a) Disclosable pecuniary interests
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

**(c) 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 Two of the Agenda states in its heading 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 exempt categories is available for public inspection at Brighton and Hove Town Halls.*

### 26 MINUTES

1 - 16

To consider the minutes of the meeting held on 22 September 2016 (copy attached).

Contact Officer: Ross Keatley

Tel: 01273 291064

## ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

### 27 CHAIR'S COMMUNICATIONS

### 28 CALL OVER

- (a) Items 31 – 36 will be read out at the meeting and Members invited to reserve the items for consideration.
- (b) Those items not reserved will be taken as having been received and the reports' recommendations agreed.

### 29 PUBLIC INVOLVEMENT

17 - 26

To consider the following matters raised by members of the public:

- (a) **Petitions:** to receive any petitions presented to the full council or at the meeting itself;
  - i) **HMOs in Elm Grove Area** – Petition from Peter Coppard (copy attached).
  - ii) **Family Homes Not HMOs** – Petition from Bill Ganley referred from the Council meeting held on 20 October 2016 (1,285 signatures)
- (b) **Written Questions:** to receive any questions submitted by the due date of 12 noon on the 10 November 2016
- (c) **Deputations:** to receive any deputations submitted by the due date of 12 noon on the 10 November 2016.

### 30 MEMBER INVOLVEMENT

27 - 28

To consider the following matters raised by councillors:

- (a) **Petitions:** to receive any petitions submitted to the full Council or at the meeting itself;
- (b) **Written Questions:** to consider any written questions;
  - a) **Planning Application Deadlines** – Councillor Nemeth
  - b) **Plastic Windows** – Councillor Nemeth
  - c) **i360** – Councillor C. Theobald
  - d) **Small Business Saturday** – Councillor Peltzer Dunn
  - e) **Protection of Pubs** – Councillor Peltzer Dunn
  - f) **Planning Involvement** – Councillor Nemeth
  - g) **Parking** – Councillor C. Theobald
  - h) **Estate Agent's Boards** – Councillor Nemeth
- (c) **Letters:** to consider any letters;
- (d) **Notices of Motion:** to consider any Notices of Motion referred from Council or submitted directly to the Committee.

## ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

- 31 ROYAL PAVILION & MUSEUMS - FEES & CHARGES** **29 - 42**
- Report of the Executive Director Economy, Environment & Culture (copy attached).
- Contact Officer: Janita Bagshawe Tel: 29-2840*  
*Ward Affected: All Wards*
- 32 REVISED DRAFT SHOREHAM HARBOUR JOINT AREA ACTION PLAN** **43 - 50**
- Report of the Executive Director Economy, Environment & Culture (copy attached).
- Contact Officer: Rebecca Fry Tel: 01273 293773*  
*Ward Affected: Hangleton & Knoll; North Portslade; South Portslade; Wish*
- 33 RESIDENTIAL LETTING BOARDS** **51 - 76**
- Report of the Executive Director Economy, Environment & Culture (copy attached).
- Contact Officer: Clare Flowers Tel: 01273 290443*  
*Ward Affected: All Wards*
- 34 BRIGHTON DIGITAL CATAPULT CENTRE PROJECT** **77 - 86**
- Report of the Executive Director Economy, Environment & Culture (copy attached).
- Contact Officer: Cheryl Finella Tel: 01273 291095*  
*Ward Affected: All Wards*
- 35 OUTDOOR EVENTS – MADEIRA DRIVE ROAD CLOSURES 2017** **87 - 94**
- Report of the Executive Director Economy, Environment & Culture (copy attached).
- Contact Officer: Ian Shurrock Tel: 01273 292084*  
*Ward Affected: All Wards*
- 36 OUTDOOR EVENTS IN PARKS AND OPEN SPACES 2017** **95 - 106**
- Report of the Executive Director Economy, Environment & Culture (copy attached).
- Contact Officer: Ian Shurrock Tel: 01273 292084*  
*Ward Affected: All Wards*
- 37 MAJOR PROJECTS UPDATE** **107 - 122**
- (copy attached for information).

**38 ITEMS REFERRED FOR COUNCIL**

To consider items to be submitted to the 15 December 2016 Council meeting for information.

*In accordance with Procedure Rule 24.3a, the Committee may determine that any item is to be included in its report to Council. In addition, any Group may specify one further item to be included by notifying the Chief Executive no later than 10am on the eighth working day before the Council meeting at which the report is to be made, or if the Committee meeting take place after this deadline, immediately at the conclusion of the Committee meeting*

**PART TWO**

**39 OUTDOOR EVENTS IN PARKS AND OPEN SPACES 2017 - EXEMPT CATEGORY 3 123 - 140**

Part Two appendix to Item 36 listed on the main agenda (circulated to Committee Members only).

Contact Officer: Ian Shurrock, Ian Taylor

Tel: 01273 292084

Tel: 01273 292711

Ward Affected: All Wards

**40 PART TWO PROCEEDINGS**

To consider whether the items listed in Part Two of the agenda and decisions thereon should remain exempt from disclosure to the press and public.

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 and deputations to committees and details of how questions and deputations 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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## ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

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

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Date of Publication - Wednesday, 9 November 2016





**BRIGHTON & HOVE CITY COUNCIL**

**ECONOMIC DEVELOPMENT & CULTURE COMMITTEE**

**4.00pm 22 SEPTEMBER 2016**

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 4AH**

**MINUTES**

**Present:** Councillor Robins (Chair) Cattell (Deputy Chair), Nemeth (Opposition Spokesperson), Druitt (Group Spokesperson), Allen, Mac Cafferty, Morris, O'Quinn, Peltzer Dunn and C Theobald

**PART ONE**

**12 PROCEDURAL BUSINESS**

**(a) Declarations of Substitutes**

12.1 Councillor Mac Cafferty was present in substitution for Councillor Greenbaum.

**(b) Declarations of Interest**

12.2 There were no declarations of interests in matters listed on the agenda.

**(c) Exclusion of Press and Public**

12.3 The Committee considered whether the press and public should be excluded from the meeting during the consideration of any of the items listed on the agenda.

12.4 **RESOLVED:** That the press and public be excluded from the meeting during consideration of the items contained in part two of the agenda.

**13 MINUTES**

13.1 **RESOLVED –** That the Chair be authorised to sign the minutes of the meeting held on 16 June 2016 as a correct record.

**14 CHAIR'S COMMUNICATIONS**

14.1 The Chair gave the following communications:

**"Tourism & Venues**

**VisitBrighton**

The VisitBrighton partnership stands at 518 local businesses.

Re-launched visitbrighton.com with a new design and layout, totally optimising it for use on phones and tablets.

In the past 3 months the VisitBrighton Convention Bureau has created 28 proposals for conferences which, if confirmed, would bring £7m of economic benefit to the City.

Confirmed 6 events including:

PCS Annual Conference, May 2017 - Brighton Centre - 1000 delegates - economic benefit - £2.3m

Kirona Annual Conference, May 2017 - Hilton Brighton Metropole - 400 delegates - economic benefit - £350,000

Booked in excess of 2500 room nights, with a value of £230,000 to accommodation providers for delegates at hotels and B&Bs across the City.

VisitBrighton has exhibited at the Meeting Show UK with partner venues, promoting Brighton to domestic and international conference buyers and will be exhibiting at the Labour Party Conference in Liverpool over the weekend to promote the Labour Party Conference in Brighton in 2017.

Appointed SwitchedOn Communications as our PR agency for the UK leisure market and China Travel Outbound to promote Brighton as a conference destination to the Chinese market, a market segment with huge growth potential. Both suppliers are UK based.

Hosted 14 journalists including Cathay Pacific's in-flight magazine, the New York times and Coast Magazine.

VisitBrighton Press & Media Coverage: Total UK AVE for May –July £3,175,248,76,  
Total AVE for Overseas May-July 2,334,988 €

**Brighton Centre**

September 2016 events hosted;

TUC Congress

Liberal Democrats Party Political Conference

British Orthodontic Society

**Royal Pavilion & Museums**

The 'Snowdogs by the Sea' public art trail is from 24 September – 27 November (this event is organised by the Martlets Hospice and Wild in Art. 'Snowdogs' will be on display in the Royal Pavilion Garden and the garden at Hove Museum. Also as part of the accompanying schools programme, 'Snowpups' are now on show at Brighton Museum, Hove Museum and the Booth Museum. The Mayor and over 100 guests from participating schools attended the 'Snowpups' launch at Brighton Museum on 18 September.

## **Sport & Leisure**

The main Outdoor Events Programme for the year has been completed with all of the major events taking place successfully and enjoyed by large numbers of residents and visitors alike. The programme has developed to include a wider range of activity events such as the new Triathlon that took place on Hove Lawns in September which attracted 1000 participants. Another recent event was the Boundary Music Festival (formerly Shakedown) in Stanmer Park which this year attracted 8000 people.

The events team will now start to co-ordinate events requests for next year with a view to bringing the programme for members approval to the next committee.

## **Rugby World Cup**

This time last year the city staged perhaps the greatest upset in the competitions' history with Japan defeating South Africa. An economic impact study of the city hosting the 2 matches and the fanzone to create a Rugby World Cup weekend has estimated the economic impact generated to the city of £23 million gross added value and total output of £47 million. Of the 58,000 match tickets sold there were 26% international visitors, 52% domestic visitors, and 22% local fans. This is a further example together with our regular programme of the value that major events bring to the city.

## **Volk's Railway Improvements**

Work starts in a fortnight to build a new Aquarium Station and visitor centre along with a new conservation workshop and train store at the Volk's Railway. Three of the original train carriages have already been transported to a specialist firm in Herefordshire where they are being fully restored. The project which is funded by the Heritage Lottery Fund will transform the railway providing an enhanced visitor experience and increasing the capacity of the railway. Work is expected to be completed in late Spring ready for opening in Summer 2017.

## **City Development & Regeneration**

### **Planning**

#### **City Plan Part Two**

The consultation period on Part Two of the City Plan is reaching a close this afternoon. Over the 12 week consultation period the Planning Policy Team has:

- Let over 1500 consultees know about the document directly; and
- Attended and organised a wide range of consultation events attended by over 250 community groups, businesses and residents;

The feedback from this consultation stage will help to shape the detailed Plan for the city and we wait to hear about this later this year

#### **Community Infrastructure Levy**

On the agenda today is a proposal to start work on putting a Community Infrastructure Levy in place for the city. CIL is a planning charge on new development that will go towards funding city wide infrastructure and the majority of authorities adjacent to Brighton & Hove already have a CIL in place.

Good progress towards having both an up to date Development Plan and CIL are important steps in modernising the city's planning service.

### **Progress with the Planning Service**

Over the past four months there has been huge progress in improving the performance of the Planning Application Service. This will be reported in more detail in the Planning Advisory Service Peer Review Report on the agenda."

## **15 CALL OVER**

15.1 All items on the agenda were reserved for discussion.

## **16 PUBLIC INVOLVEMENT**

16.1 The Chair noted there was one petition referred from Council on 21 July 2016 in relation to the designation of St. Aubyns Playing Field as a local green space. There was also an amendment on behalf of the Green Group; the Chair called on Councillor Druitt to propose the amendment and Councillor Mac Cafferty to second it.

16.2 Councillor Druitt moved the amendment and asked for a legal view to be given on it; as the Green Group sought to use it to ensure that the will of Council, in relation to the designation of the land, was implemented in accordance with the resolution at the meeting held on 19 March 2015. Councillor Druitt noted his view that the powers of the Committee were limited in respect of its ability to formally designate the land as local green space.

16.3 Councillor Mac Cafferty formally seconded the amendment.

16.4 In response the Legal Advisor to the Committee explained that the land could only be designated through a local plan or neighbourhood plan; the creation and adoption of which was the subject of consultation and a specific statutory process. The process would include consultation examination and would need to be in accordance with the NPPF; however, the role of the Committee to consider a plan would come at a later stage following this consultation, as such the Committee was not in possession of the full facts to make a decision in relation to recommendations 2.1 and 2.2 in the amendment. In respect of recommendation 2.3, in relation to viability, it was explained that all major schemes where viability might be an issue would have to come before the Planning Committee for consideration, as set out in the Council's Scheme of Delegation. Where viability might relate to a minor scheme; there would need to be an express change to Officers Delegations in the Council's Constitution to enable this, and such a recommendation was not within the gift of the Committee.

16.5 Councillor Druitt withdrew his amendment on the basis that it was not legally sound.

16.6 **RESOLVED** – That the Committee note the petition.

**17 MEMBER INVOLVEMENT****b) Written Questions**

17.1 The Chair noted there were seven written questions listed on the agenda.

**Madeira Terraces (Lockwood Project)**

17.2 Councillor Nemeth asked: "At the last meeting of the Economic Development & Culture Committee, the Committee resolved to 'request a full public statement from the Leader of the Council on the Administration's plans for the Madeira Terraces, with specific reference to the recent Victorian Society report that gave much lower repair figures than official estimates....' Will the Chair please provide evidence that the Committee's request was made?"

17.3 The Chair provided the following written response: "A bid to the Coastal Communities Fund for the Madeira Terraces was made in June 2016, and a report detailing this was presented to Policy Resources & Growth Committee on 14 July 2016.

The issue raised about referencing the Victorian Society report was covered in the Committee report, and represents the Council's current position.

If this could/should have been separately provided to members of the Committee in a letter, please find it reproduced here:

*'Working with Historic England and other stakeholders*

*3.13 In order to adequately address the points made by heritage stakeholders and complete the Coastal Communities Fund application, the Project Team have been working on the following tasks:*

- Developing a full and current Statement of Significance for Madeira Terraces. This document will serve to capture the various elements of the Terraces (engineering, social significance and value, architectural significance etc) and create the platform against which any future restoration or refurbishment proposals can be judged.*
- Developing a "base case" restoration strategy based on a review of existing surveys and an up to date conservation structural assessment provided by Mott MacDonald's structural engineers. This will address the comments recently made by the Victorian Society who have expressed reservations about some of the cost estimates previously produced."*

17.4 By way of supplementary Councillor Nemeth stated his view that his question had not been answered and he asked for evidence that the request was made to the Leader.

17.5 The Chair replied that he had no specific evidence, but provided assurance that the request was made.

### Summer Tourism

- 17.6 Councillor Peltzer Dunn asked: "With the summer now over, will the Chair confirm what criteria he is now using to evaluate the success or otherwise of the summer tourist season?"
- 17.7 The Chair provided the following written response: "The key criteria we use to evaluate tourist seasons are the tourism figures for Brighton & Hove which are prepared for VisitBrighton by Tourism South East. The figures are 1 year in arrears as it takes a period of time to collect and review the data, therefore we currently have the figures for 2015.

The highlight figures for 2015 are shown below;

Total number of tourism day trips: 9,100,000 (9% decrease on 2014)

Day Trip Expenditure 2014 = £322 million (6.4% decrease on 2014)

This echoes a 5% decline in volume of trips in South East with a 12% decline in expenditure. England as a whole saw a 1% decline in volume with a 1% increase in expenditure.

Staying trips: 1,456,000 (1.5% increase on 2014)

Staying trips made by Domestic Overnight Visitors = 1,069,000 (2.1% increase on 2014)

Nights spent by Domestic Overnight Visitors = 2,726,000 (1.1% increase on 2014)

Staying trips made by Overseas Overnight Visitors = 387,000 (static on 2014)

Nights spent by Overseas Overnight Visitors = 2,268,000 (1.7% increase on 2014)

Staying Visitors Expenditure 2014 = £526 million (1.5% increase on 2014)

Total Number of Visitors = 10,556,000 (7.7% decrease on 2014)

Total (Direct) Value of Tourism in Brighton & Hove = £815 million (1.8% decrease on 2014)

Tourism Supported: 15,683 FTE jobs and 21,374 Actual jobs which equates to around 17% of all employee jobs in Brighton & Hove

However, we can also take note of information available from other sources For 2016 that a recent survey conducted by Epos Now of 320 hospitality businesses across the UK showed that credit card transactions were up between 17 July and 17 August compared to the same period last year and Brighton & Hove came top of 10 seaside resorts with an overall increase of 12.8%."

- 17.8 By way of a supplementary Councillor Peltzer Dunn highlighted that his question related to the criteria the Chair would to assess the success of this summer, and if this information could be broken down.

- 17.9 The Chair deferred to the Executive Director who agreed to take the matter away to see if the information could be interrogated by month and season.

### **Green Space at Hove Museum**

- 17.10 Councillor Nemeth asked: “Given the success of the campaign to save Hove Library, will the Chair confirm that the park behind Hove Museum is now safe from development proposals from Brighton & Hove City Council?”
- 17.11 The Chair provided the following written response: “The land behind Hove Museum is designated as Public Open Space under CP16, and at present the Council has no other plans to redevelop this land.”
- 17.12 By way of supplementary Councillor Nemeth asked if the Chair would support the Conservative Group is requesting that the land become a public green space.
- 17.13 The Chair highlighted that the Council currently had no plans to develop the land, and highlighted the statutory processes, that had previously been discussed, which enabled local green spaces to be designated.

### **Meeting with Senior Tourism Figures**

- 17.14 Councillor C. Theobald asked: “What meetings did the Chair hold in August with senior tourism figures in the city?”
- 17.15 The Chair provided the following written response: “The Chair has regular usually monthly meetings with the Executive Director for Economy, Environment & Culture, the Head of Royal Pavilion and Museums and the Head of Sport and Leisure. The Chair is also in regular contact with Head of Outdoor Events and the Seafront Manager. The Chair is therefore kept fully aware of the views of senior tourism figures through these meetings and via the many city networks. For example the Head of Tourism & Venues attended the Brighton & Hove Hotels Association meeting on the 9th August and also The Tourism Alliance meeting on the 7th September. The question of business sentiment is always discussed at these meetings and in general the vast majority of businesses were very positive about this year’s summer season.”
- 17.16 By way of supplementary Councillor C. Theobald asked if the Chair had attended any specific meeting in August.
- 17.17 The Chair referred to his earlier response, and noted that August was a very busy month for senior tourism figures.

### **Issues that Deter Tourism**

- 17.18 Councillor Peltzer Dunn asked: “What representations has the Chair made to Administration colleagues about overflowing bins, overgrown pavements, aggressive street drinkers and other issues that deter tourists?”

- 17.19 The Chair provided the following written response: “On information already given, this has been a very good summer season, so there is no reason to suggest that tourists are being deterred from coming to the city. However, the Chair works as a team with all administration colleagues to ensure that the city works well for residents and for tourists, and we are focussing on street cleaning and refuse collection. In the last City Tracker survey there was a 33% increase in residents’ satisfaction with refuse collection, and Cityclean has just won a national APSE award for the Best Service Team for Street Cleansing and Streetscene services. The administration has also just rolled out Big Belly Bins across the city so that bins can take more rubbish and can be emptied as soon as they are full. Within available funds pavements are kept clear of vegetation. As part of the implementation of the Rough Sleeping Strategy 2016, the administration is engaging as fully as possible with the street community, including tackling issues where they arise when people are suffering from alcohol or addiction problems.”
- 17.20 By way of supplementary Councillor Peltzer Dunn noted he was of the view his question had not been answered.
- 17.21 The Chair replied that he had made no direct representations as he and colleagues in the administration worked closely as a team, where such matters were raised.

### **Improvements in the Planning Service**

- 17.22 Councillor Nemeth asked: “Given the dreadful image of the Planning Department in the eyes of public and industry, and given that the Department’s problems have been amply described by Conservative Councillors since at least May 2015, how long does the Chairman think that it will be before industry and public alike recognise any improvements?”
- 17.23 The Chair provided the following written response: “There is an item on the agenda of today’s committee meeting on the steps that are being taken to modernise the planning service following the Planning Advisory Service review. Officers will provide a presentation which will outline current and future service improvements. The Chair would also like to note that Planning Service is being turned around due to the priority it is being given under the Labour administration in contrast to the lack of priority under previous administrations. Its image is being restored and the Chair would like to put on record that this will be down to the hard work of the Officers.”
- 17.24 By way of supplementary Councillor Nemeth highlighted the length of time the administration had been in office, and his view that this was taking too long.
- 17.25 The Chair deferred to the Deputy Chair who highlighted that this work had begun as soon as the Administration had taken office.

### **Hove Seafront Railings (Major Projects)**

- 17.26 Councillor Nemeth asked: “Given the status of the Madeira Terraces as a major project following years of neglect, will the Chair write to the Chair of the ET&S Committee to express concerns about the condition of the seafront railings in Hove, before fixing them requires a scheme of major project proportions?”



17.27 The Chair provided the following written response: "It is not necessary for the Chair to write to the Chair of ET&S Committee, as the need for considerable investment in Seafront Infrastructure was considered by the cross party Seafront Infrastructure Scrutiny Panel. A key recommendation of that panel was the development of a Seafront Investment Plan to identify potential options to achieve a sustainable Seafront. This is to be considered by the Policy, Resources & Growth Committee in October. Maintenance of the railings takes place when possible within available resources and the prioritisation of other maintenance requirements. Within the last 7 years works have been undertaken at different points totally over £100,000."

17.28 By way of supplementary Councillor Nemeth asked if the Chair recognised the concerns of residents of Hove and Portslade that the west of the city did not feature so heavily in the work of the Seafront Scrutiny Panel.

17.29 The Chair replied that there had been in excess of £100K investment in the last few years, and the railings were regularly painted.

#### **d) Notices of Motion**

17.30 The Chair noted that one Notice of Motion had been referred from Council on 22 July 2016 in relation to Estate Agent's Boards.

17.31 The Chair deferred to the Deputy Chair who read the following response:

"In response to the Notice of Motion it is proposed that Officers bring a report to ED&C Committee in November that will review the options available to deal with the problem of Estate Agents Boards within central areas of the city. This will consider extending the boundary of the Regulation 7 Direction as well as alternative options for controlling the display of boards.

In addition the report will look at options for managing the proliferation of Estate Agents boards in other areas of the city, for example areas with large concentrations of Houses in Multiple Occupation near to the Lewes Road. This has been identified as a priority in the Student Housing Strategy.

There has been good progress on this work and officers have recently had a meeting with Brighton & Hove Estate Agents Association to discuss some of the options. They are supportive better management of boards and will continue to work with officers.

The report will consider options and make recommendations for the best way forward."

17.32 **RESOLVED** – That the Committee agree to bring a report to the November meeting.

#### **18 PLANNING ADVISORY SERVICE PEER REVIEW**

18.1 The Committee considered a report of the Executive Director for Economy, Environment & Culture in relation to Planning Advisory Service Peer Review Report. The report asked the Committee to note the actions that had taken place and agree the approach set out in the report. The Committee also received a further update by way of a presentation.

- 18.2 The Chair noted there was an amendment from the Conservative Group and asked Councillor Nemeth to formally propose the amendment and Councillor Peltzer Dunn to second.
- 18.3 Councillor Nemeth moved the amendment on behalf of the Conservative Group, and highlighted that he was highly supportive of the role and work of the Planning Committee, he noted he wished to encourage more people to be involved in the planning process.
- 18.4 Councillor Peltzer Dunn formally seconded the amendment.
- 18.5 In response to a series of questions from Councillor C. Theobald the following responses were provided. Where an extension of time was allowed, in relation to the determination of a planning application, this had to be with the agreement of the agent or applicant. The service had significantly improved the speed of registering new applications which was now happening in 5-8 working days; the ambition was to improve on this figure further, but it was highlighted the service was now performing within the industry standard. It was noted that there was still a relatively high invalidity rate and the Registration Team would seek to rectify these through phone calls and emails; there was also work being undertaken to clarify guidelines with regular agents; the team were also now working much more proactively to resolve problems.
- 18.6 Councillor O'Quinn commended the work of the Planning Department to improve its performance. In response to a query it was explained that the Council was not proposing to take forward the PAS recommendation that the authority cease determining all major applications by the Planning Committee.
- 18.7 In response to a series of questions from Councillor Mac Cafferty the following responses were provided. The Council had asked the PAS to undertake the review as there was recognition that the performance of the service was not where it needed to be, and an independent review was viewed as a vital means to strengthen the modernisation programme, and best practice across the industry. In relation to the role of the Planning Committee in enabling growth, it was clarified that the report had highlighted the ambitious growth agenda in the city, and noted there could be a disconnect between that agenda and the work of the Planning Committee – the report highlighted the importance of the Planning Committee understanding the aims and objectives of growth in the city.
- 18.8 In response to further questions it was explained that the review had highlighted the priority that needed to be given to planning policy; with that in mind it was considered that the Economic Development & Culture Committee remain the delegated body for these considerations and this was strengthened by the Chair of Planning Committee sitting as the Deputy Chair. It was not the intention of the authority to take forward the recommendation to cease servicing bodies such as the Conservation Advisory Group; instead the Council acknowledged the constitutional role and importance of that body. There was now a much more refined sign-off system in place to reduce the level of the bureaucracy in the service; weekly meetings still take place, but these were between the Principal Planning Officers and often in situations where it was necessary to take collective judgements to ensure consistency of decision making. It was highlighted that

the 8 week determination period started at receipt of an application; the period ended when the decision letter was sent out; it was envisaged that the service would be more skilled at agreeing extensions, where necessary, earlier in the process.

- 18.9 In response to queries from Councillor Druitt the following was highlighted. The benefits of the new ICT system in the Planning Department were explained; the Deputy Chair also added that she had used the system in her previous profession as a Planning Officer; it was widely used across the industry and created significant efficiencies. Phone calls to the Planning Department were not monitored for quality, but it was acknowledged that the service needed to improve how it engaged with the wider industry; more self-service and greater web based services had also been highlighted. In relation to staff morale and the culture of the service it was highlighted this was very part of, and a priority for, the improvements being made across the service.
- 18.10 In response to queries from Councillor Peltzer Dunn the following responses were provided. The Council would not be undertaking the recommendation to set up a standalone planning policy committee; instead planning policy would continue to fall under the remit of the Economic Development & Culture Committee; however, performance data would now regularly be considered. The Deputy Chair of the Committee was also now the Chair of the Planning Committee, which was also seen as a means to address this recommendation.
- 18.11 Councillor Peltzer Dunn referenced the amendment from the Conservative Group, and highlighted his concern that the recommendations from the PAS would dilute the role of elected Members; he stated that without the additional recommendation in the proposed amendment he could not support the report.
- 18.12 Councillor Mac Cafferty noted he disagreed with the tone of the report; he highlighted there was no mention of community, and felt some of the comments did not accurately reflect how, in his experience, the Planning Committee operated. He referenced some inaccuracies in the report and felt the local role of amenity societies had not been properly captured. He highlighted that planning policy in the city should also be about preserving the built environment, which was particularly important in Brighton & Hove, as well providing jobs and growth. He stated that the failings of the report weakened its proposals.
- 18.13 Councillor C. Theobald noted that complexity of the political makeup in the city and highlighted that most of the peers that undertook the review were from authorities where one political group had overall control. She stated her view that the report was unfair towards the work of Members.
- 18.14 Councillor Cattell highlighted her disappointment that very few Members of the Committee had actually congratulated the work done by Officers in making improvements to the service. Staff had been instrumental in ensuring they played a role in shaping the future of the service; despite a large cohort of staff leaving the organisation morale had remained high. In the last 12 months the service had been able to take significant steps forward.

- 18.15 Councillor Druitt noted he agreed with the comments made by Councillor Cattell and also wished to congratulate Officers and the service; however, he noted that his own comments had sought to be positive and he commended the piece of work.
- 18.16 The Chair also congratulated the service and Officers.
- 18.17 The Chair then put the Conservative Group amendment to the vote. This was **not carried** on a vote of 5 for and 5 against on the Chair's casting vote.
- 18.18 The Chair put the substantive recommendations to the vote, these were **carried** with 7 in support and 3 against.
- 18.29 **RESOLVED:**
- 1) That Committee is asked to note the actions that have taken place so far in responding to the findings of the PAS report (Actions 1/2/5/6/7/10)
  - 2) The Committee is asked to agree the outstanding schedule of work and the approach set out to tackle medium and longer term issues (Actions 3/4/8/9/11/12/13).

## 19 COMMUNITY INFRASTRUCTURE LEVY

- 19.1 The Committee considered a report of the Executive Director for Economy, Environment & Culture in relation to Community Infrastructure Levy. The report provided a briefing on Community Infrastructure Levy (CIL). It set out the reasons for and sought agreement to a CIL charging schedule to be put in place in Brighton & Hove and that work would start immediately.
- 19.2 In response to questions from Councillor Mac Cafferty the following was explained. The Council was much more confident in the viability levels in the city; as part of the process of introducing CIL it would be necessary to undertake a further viability assessment; a robust study would help to ensure investment remained viable. It was not mandatory for local authorities to introduced CIL charging, but when introduced it was mandatory for CIL payments to be made against the type of development. There was no indication from Central Government that CIL had changed or was going to change.
- 19.3 In response to Councillor C. Theobald it was explained that the local authority had a duty to be open and honest about how funds raised through CIL were used; these tended to be citywide. CIL should not on the whole cost developers more, but the threshold for payments was lower. It was usual for there to be some Member oversight of how the funds were used.
- 19.4 Councillor Peltzer Dunn highlighted that he had concerns in relation to the viability of schemes if CIL was introduced. In response to a further query some figures were providers of comparator authorities; however, it was noted that once it was introduced there was discretion in relation to charging; it was likely that land values would be impacted, but the trend elsewhere was for them to become more viable. It was confirmed that the viability study would home back to the Committee for consideration.

19.5 Councillor Nemeth noted that he was not in favour of an addition 'tax' on developments, and he opposed the recommendations in the report.

19.6 The Chair put the recommendations to the vote, which was **carried** by 7 votes to 3.

19.7 **RESOLVED:**

- 1) That the committee agrees work should commence on putting a Community Infrastructure Levy charging schedule in place for Brighton & Hove.
- 2) That the committee notes the key stages, outline timetable and resources required to prepare and adopt a CIL charging schedule.

**20 OLD TOWN CONSERVATION AREA APPRAISAL**

20.1 The Committee considered a report of Executive Director for Economy, Environment & Culture in relation to Old Town Conservation Area Appraisal. The report sought approval to consult on a draft Character Statement for the Old Town Conservation Area.

20.2 Councillor C. Theobald welcomed the report, and highlighted the disappointment that the Hippodrome remained closed.

20.3 Councillor Nemeth noted he was very supportive of the hippodrome returning to use and welcomed any measures by the Council to help safeguard its future.

20.4 Councillor Mac Cafferty welcomed this work, in particular as the scope of the Conservation Area had not been reviewed in some time. He went on to highlight his concerns in relation to the outlook to Pool Valley, maintenance, and potential section 215 notice, issues and poor public realm in areas such as Black Lion Street. Officers noted that there would be a management plan for the conservation area that would pick up on issues such as maintenance.

20.5 Councillor Morris welcomed the report.

20.6 Councillor Druitt commended the work that had been undertaken to bring this report forward and thanked all the Officers that had been involved. He noticed that there needed to be a focus on tackling traffic and refuse problems in the area.

20.7 The Chair then put the recommendations to the vote.

20.8 **RESOLVED** – That the draft Old Town Conservation Area Character Statement be approved for public consultation by the Committee.

**21 PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT (SPD) FOR NEW DEVELOPMENT**

21.1 The Committee considered a report of the Executive Director for Economy, Environment & Culture in relation to Parking Standards Supplementary Planning Document (SPD) for New Development. The report set out the results of consultation undertaken on the draft Parking Standards (Supplementary Planning Document (SPD) 14) and sought approval

of the changes made and recommended the adoption of the SPD. Once adopted, the SPD would support the City Plan Part One by providing detailed guidance on the appropriate level of all types of parking in new developments, throughout the city. The new SPD would supersede the current Parking Standards SPGBH04 'Parking Standards'; which was last approved in 2000.

- 21.2 In response to Councillor C. Theobald it was confirmed that garages had been included in the scope of the policy, but it was acknowledged that most dwellings in the city did not have them.
- 21.3 In response to Councillor Nemeth it was confirmed that the level of parking provision would depend on the standards, for example a new property could be exempt from on-street parking if it had a garage and a driveway.
- 21.4 Councillor Cattell welcomed the report, and noted that it would give developers a much clearer idea on the level of parking they needed to provide.
- 21.5 Councillor Druitt welcomed the report, and noted the level of considered that had gone into the work. The Green Group supported the report, but he felt it could go further in the city centre.
- 21.6 In response to Councillor Peltzer Dunn it was clarified that the boundary followed the line of the CPZ in the city; the policy would be subject of regular review to ensure it was still representative of the city.
- 21.7 Councillor C. Theobald noted that it was important car free developers still retain some disabled parking; she highlighted her view that she felt maximum standards were too restrictive, but noted it was important to achieve balance.
- 21.8 The Chair then put the recommendations to the vote. These were **carried** with 6 in support and 3 against.
- 21.9 **RESOLVED** - That the Committee:
- 1) Notes the results of the public consultation exercise (Appendix 1) on the draft Parking Standards SPD and endorses the changes made to the document.
  - 2) Adopts SPD14 'Parking Standards' (attached as Appendix 2) as a SPD subject to any minor grammatical and non-material text and illustrative alterations agreed by the Executive Director Economy, Environment & Culture prior to adoption.
  - 3) Authorises the revocation of SPGBH04 'Parking Standards' following adoption of SPD14 'Parking Standards'
  - 4) Authorises that the SPD shall take effect from Monday 3<sup>rd</sup> October 2016.

## 22 CITY EMPLOYMENT & SKILLS PLAN 2016 - 2020

- 22.1 The Committee considered a joint report of the Executive Director for Economy, Environment & Housing and the Executive Director for Families, Children & Learning.

The report sought approval from the Committee for the final City Employment & Skills Plan (2016-2020) to be recommended to Council for formal adoption. The Committee also noted that the report would be considered by the Children, Young People & Skills Committee on 3 October 2016, before being considered by Council on 20 October 2016.

- 22.2 In response to questions from Councillor Allen it was explained that the apprenticeship levy was due to be introduced in April 2016, and there had already been significant publicity around this. Employers with a wage bill in excess of the £3M would be subject to the levy and work was currently being undertaken with the LEP to identify which employers this would likely be. The Employer Action Group had been focusing its work on the creation of a brokerage to allow employers to access the levy funds through vouchers and training. It was envisaged that the brokerage would target smaller employers to ensure they were able to take advantage of the opportunities.
- 22.3 Councillor Druitt noted that he has personally attended both of the consultation events and commended the work that had been undertaken there. He noted the event had been focused and welcoming, and felt there was scope to use this as a model for future consultation events. In response to a query it was explained that management of skill shortages was difficult; however, education had tended to be supply driven. There was in-depth work being undertaken to analysis courses that were offered against growth areas in the city; it was hoped that the introduction of the levy would allow this to be more employer lead, with a more open dialogue.
- 22.4 In response to Councillor Peltzer Dunn it was explained that work had been undertaken to encourage employers to speak to schools, and the additional apprenticeships that City College were expecting to secure were highlighted. It was noted that there was a proper structure in place to make this work accountable, and a progress report could be brought back to a future meeting.
- 22.5 The Chair then put the recommendations to the vote.
- 22.6 **RESOLVED** – That the Committee:
- 1) Notes the final City Employment & Skills Plan and the steps that will be taken to deliver the Strategic Map.
  - 2) Recommends the Plan to Council for adoption.

## 23 MAJOR PROJECTS UPDATE

- 23.1 In response to queries Officers confirmed the following:
- The long-stop date for work to commence on Circus Street would be communicated to the Committee
  - In relation Preston Barracks the University of Brighton and the developer were working towards a planning application and working with the Planning Service. It was confirmed that the Strategic Delivery Board had received an update on the project at its last meeting.

**24 ITEMS REFERRED FOR COUNCIL**

24.1 There were no items referred to Council.

The meeting concluded at 7.33pm

Signed

Chair

Dated this

day of



**Subject:** Petitions  
**Date of Meeting:** 17 November 2016  
**Report of:** Executive Lead for Strategy Governance & Law  
**Contact Officer: Name:** Ross Keatley **Tel:** 29-1064  
**E-mail:** [ross.keatley@brighton-hove.gov.uk](mailto:ross.keatley@brighton-hove.gov.uk)  
**Wards Affected:** All

**FOR GENERAL RELEASE**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 To receive those petitions presented to the Full Council and referred to the committee for consideration.
- 1.2 To receive any petitions to be presented or which have been submitted via the council's website or for which notice has been given directly to Democratic Services.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee responds to the petitions either by noting it or writing to the petition organiser setting out the Council's views, or where it is considered more appropriate, calls for an officer report on the matter which may give consideration to a range of options, including the following:
  - taking the action requested in the petition
  - considering the petition at a council meeting
  - holding an inquiry into the matter
  - undertaking research into the matter
  - holding a public meeting
  - holding a consultation
  - holding a meeting with petitioners
  - calling a referendum
- 2.2 That the Committee give specific consideration to the recommendations from Council in relation to petition ii) 'Family Homes Not HMOs' set out below:

**Recommendations from Council:**

- 1) That the Committee give consideration to the petition's request and the recommendations from the full Council:

- 2) That the Committee be requested to consider that the City Plan Part One be reviewed to increase the area of restriction from 50 metres to 150 metres where applications for conversion to HMOs will be rejected if more than 5% of current dwellings are already HMOs;
- 3) That the Committee be requested as a priority to consider the extension of the current Article 4 Direction area and options to further extend the licensing of private rented housing; and
- 4) That the Committee consider whether to better align the Planning and Licensing functions in relation to HMOs and learn from other university towns as to more effective management of student HMOs and to request a report on this matter to its next meeting.

### 3. PETITIONS

#### 3.1 Petitions for presentation:

##### i) **HMOs in Elm Grove Area**

Petition from Peter Coppard.

To receive the following Petition:

“We the undersigned petition Brighton & Hove Council to undertake a thorough review of number of properties in the Hanover & Elm Grove ward designated House of Multiple Occupation (HMO) with a view to controlling the number of students residing in the area and thereby the anti social behaviour and noise problem that they cause.

##### Justification:

The housing in the area between Elm Grove and Hartington Road was designed for family use and much of this is now being lost to HMOs. This is supported by the fact that there exists a large primary school in Elm Grove. We believe that the resulting increase in student use, with the social problems they cause are having a detrimental effect on what was once, and should still be, a family area.”

#### 3.2 Referred petitions:

##### ii) **Family Homes Not HMOs**

Petition from Bill Gandey referred from the Council meeting held on 20 October 2016 (1,285 signatures).

To receive the following Petition:

“We the undersigned petition Brighton & Hove Council to prohibit the issuing of any future HMO certificates in the Bevendean/Moulsecoomb ward.

Over 800 'Houses In Multiple Occupation' (HMO) certificates have been currently issued in the Bevendean/Moulsecoomb ward, the ward includes Coombe road.

Families that have lived in this area all their lives are being out-priced of the housing market by HMO developers. That's the loss of over 800 affordable family homes that have been converted into HMOs. With the vast majority being exclusively let to University Students.

We believe it is the biggest threat to our community and to the affordable family homes housing market in the City of Brighton. There are, at present over 800 family homes that have been lost to HMOs in the Bevendean & Moulsecoomb ward alone. With another 4 HMO proposals as I write. Sign this Petition and join us in calling for a halt to this practice”

(Extract from the meeting of Council on 20 October 2016 attached as an appendix)



<b>Subject:</b>	<b>Family Homes Not HMOs – Extract from the proceedings of the Council Meeting held on the 20 October 2016</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Lead for Strategy, Governance &amp; Law</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Mark Wall</b>	<b>Tel:</b> 29-1006
	<b>E-mail:</b>	<a href="mailto:mark.wall@brighton-hove.gov.uk">mark.wall@brighton-hove.gov.uk</a>	
<b>Wards Affected:</b>	All		

**FOR GENERAL RELEASE**

***Action Required of the Economic Development & Culture Committee***

To receive the item referred from the Council for consideration.

**Recommendation:**

1. That the Committee give consideration to the petition's request and the recommendations from the full Council:
2. That the Committee be requested to consider that the City Plan Part One be reviewed to increase the area of restriction from 50 metres to 150 metres where applications for conversion to HMOs will be rejected if more than 5% of current dwellings are already HMOs;
3. That the Committee be requested as a priority to consider the extension of the current Article 4 Direction area and options to further extend the licensing of private rented housing; and
4. That the Committee consider whether to better align the Planning and Licensing functions in relation to HMOs and learn from other university towns as to more effective management of student HMOs and to request a report on this matter to its next meeting.

**BRIGHTON & HOVE CITY COUNCIL****COUNCIL****4.30pm 20 OCTOBER 2016****COUNCIL CHAMBER, BRIGHTON TOWN HALL****MINUTES**

**Present:** Councillors West (Chair), Marsh (Deputy Chair), Allen, Atkinson, Barford, Barnett, Bell, Bennett, Brown, Cattell, Chapman, Cobb, Daniel, Deane, Druitt, Gibson, Gilbey, Greenbaum, Hamilton, Hyde, Hill, Horan, Inkipin-Leissner, Janio, Lewry, Littman, Mac Cafferty, Meadows, Mears, Miller, Mitchell, Moonan, Morgan, Morris, Nemeth, A Norman, K Norman, O'Quinn, Page, Peltzer Dunn, Penn, Phillips, Robins, Russell-Moyle, Simson, Sykes, Taylor, C Theobald, G Theobald, Wares, Wealls and Yates.

**31 PETITIONS FOR COUNCIL DEBATE****(a) FAMILY HOMES NOT HMOS**

- 31.1 The Mayor stated that where a petition secured 1,250 or more signatures it could be debated at the council meeting. He had been made aware of two such petitions and would therefore take each in turn. He also noted that there was a Notice of Motion listed at Item 39(b) on the agenda which related to HMOs and he was therefore inclined to take it along with the petition in one debate. In addition there were two amendments to the recommendation contained in the covering report to the petition and an amendment to the notice of motion which would also be included before the matter was opened up for general debate.
- 31.2 The Mayor then invited Mr. Gandey as the lead petitioner to present the petition calling on the Council to prohibit the issuing of any future HMO certificates in the Bevendean/Moulsecoomb Ward.
- 31.3 Mr. Gandey thanked the Mayor and stated that the petition had reached 1,285 signatures which demonstrated the strength of feeling in the area and the need for something to be done to support families who felt their communities were being broken up.
- 31.4 The Mayor thanked Mr. Gandey and called on Councillor Carol Theobald to move the amendment on behalf of the Conservative Group.
- 31.5 Councillor C. Theobald stated that the matter should be considered by the Economic Development & Culture Committee rather than the Housing & New Homes Committee as it related to planning policy. She also stated that it was felt that the extension of the

area of restriction from 50 metres to 150 metres would be helpful for when future applications to convert homes into HMOs were to be made, and hoped the committee would agree to review the City Plan Part One.

- 31.6 Councillor Miller formally seconded the amendment and stated that there was a need to do something to address the proliferation of HMOs in certain areas of the city.
- 31.7 Councillor Meadows moved an amendment on behalf of the Labour & Co-operative Group, calling on the committee to consider extending the current Article 4 Direction area and to better align the planning and licensing functions in relation to HMOs. She also stated that she wished to amend the wording of the amendment to replace the word 'rented' with that of 'HMO' in the final line of 2.2.
- 31.8 Councillor Moonan formally seconded the amendment and stated that it was important to enable planning and licensing functions to work efficiently in relation to their enforcement roles.
- 31.9 Councillor Hill moved the Notice of Motion on behalf of the Labour & Co-operative Group, concerning HMO landlord licensing and business rates.
- 31.10 Councillor Cattell formally seconded the motion.
- 31.11 Councillor Gibson moved an amendment to the motion on behalf of the Green Group.
- 31.12 Councillor Druitt formally seconded the amendment.
- 31.13 Councillor Robins responded to the petition and stated that challenges around the availability of family homes in the city was one of the key themes that emerged in consultation on the Housing Strategy along with the wider impact of student housing resulting from the growth of the universities. He also offered to send Mr. Gandey a full response on the matter and stated that officers would be working with the universities to address ongoing concerns about the number of HMOs and ways to manage existing and future student accommodation.
- 31.14 The Mayor then opened the matter up for debate and the following Members expressed their views, Councillors Page, Inkipin-Leissner, Wares, Wealls, Marsh, Yates, Hamilton and Druitt.
- 31.15 In response to the debate Councillor Robins stated that he felt the proposed amendments could be taken forward for consideration at the Economic Development & Culture Committee.
- 31.16 In response to the debate Councillor Hill stated that she was happy to accept the Green Group's amendment to the notice of motion and hoped that it would be fully supported.
- 31.17 The Mayor noted that both amendments to the petition report's recommendation were supported by Members and therefore put the amended recommendations to the vote which were carried.

31.18 The Mayor noted that the amendment to the notice of motion had been accepted and put the motion as amended to the vote, which was carried by 31 votes to 20 as detailed below:

		For	Against	Abstain		For	Against	Abstain
1	<b>Allen</b>	✓			<b>Marsh</b>	✓		
2	<b>Atkinson</b>	✓			<b>Meadows</b>	✓		
3	<b>Barford</b>	✓			<b>Mears</b>		X	
4	<b>Barnett</b>	Not Present			<b>Miller</b>		X	
5	<b>Bell</b>		X		<b>Mitchell</b>	✓		
6	<b>Bennett</b>		X		<b>Moonan</b>	✓		
7	<b>Bewick</b>	Not Present			<b>Morgan</b>	✓		
8	<b>Brown</b>		X		<b>Morris</b>			Ab
9	<b>Cattell</b>	✓			<b>Nemeth</b>		X	
10	<b>Chapman</b>	✓			<b>Norman A</b>		X	
11	<b>Cobb</b>		X		<b>Norman K</b>		X	
12	<b>Daniel</b>	✓			<b>O'Quinn</b>	✓		
13	<b>Deane</b>	✓			<b>Page</b>	✓		
14	<b>Druitt</b>	✓			<b>Peltzer Dunn</b>		X	
15	<b>Gibson</b>	✓			<b>Penn</b>	✓		
16	<b>Gilbey</b>	✓			<b>Phillips</b>	✓		
17	<b>Greenbaum</b>	✓			<b>Robins</b>	✓		
18	<b>Hamilton</b>	✓			<b>Russell-Moyle</b>	✓		
19	<b>Hill</b>	✓			<b>Simson</b>		X	
20	<b>Horan</b>	✓			<b>Sykes</b>	✓		
21	<b>Hyde</b>		X		<b>Taylor</b>		X	
22	<b>Inkpin-Leissner</b>	✓			<b>Theobald C</b>		X	
23	<b>Janio</b>		X		<b>Theobald G</b>		X	
24	<b>Knight</b>	Not Present			<b>Wares</b>		X	
25	<b>Lewry</b>		X		<b>Wealls</b>		X	
26	<b>Littman</b>	✓			<b>West</b>	✓		
27	<b>Mac Cafferty</b>	✓			<b>Yates</b>	✓		



						<b>Total</b>	<b>31</b>	<b>19</b>	<b>1</b>

**31.19 RESOLVED:**

- 1) That the petition be noted and referred to the Economic Development & Culture Committee for consideration at its meeting on 17<sup>th</sup> November 2016;
- 2) That the Committee be requested to consider that the City Plan Part One be reviewed to increase the area of restriction from 50 metres to 150 metres where applications for conversion to HMOs will be rejected if more than 5% of current dwellings are already HMOs;
- 3) That the Committee be requested as a priority to consider the extension of the current Article 4 Direction area and options to further extend the licensing of private rented housing; and
- 4) That the Committee consider whether to better align the Planning and Licensing functions in relation to HMOs and learn from other university towns as to more effective management of student HMOs and to request a report on this matter to its next meeting.



**WRITTEN QUESTIONS FROM COUNCILLORS**

The following questions have been received from Councillors and will be taken as read along with the written answer which will be included in an addendum that will be circulated at the meeting. A Member who asked a question may ask one relevant supplementary question which shall be put and answered without discussion.

**(a) Councillor Nemeth**

“Will the Chair provide comparative figures for the past two years (broken down by month) on (a) the length of time that it has taken to validate planning applications following arrival of application form (whether form is considered ‘valid’ or otherwise); (b) the number of applications where an applicant has been asked to grant a time extension; and (c) how (a) and (b) compare with national averages?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(b) Councillor Nemeth**

“Will the Chair will make a statement on the proliferation of plastic windows on the sides and rears of historic buildings in our Conservation Areas?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(c) Councillor C. Theobald**

“Will the Chair detail what public realm improvements are planned for the Regency Square area from allocated funds from the i360?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(d) Councillor Peltzer Dunn**

“Will the Chair detail what discussions he has held prior to the submission of this question regarding Small Business Saturday that is due to take place on 3rd December?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(e) Councillor Peltzer Dunn**

“Given the strong negative feelings of both the public and Councillors over the recent closure of the Dyke Road Tavern, what changes in planning policy and procedure does the Chair feel will mitigate the chance of a similar incident taking place, and what is his own position on what should happen next with regard to this specific incident?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(f) Councillor Nemeth**

“Will the Chair detail what changes he wishes to see that will increase the role of both Councillors and members of the public in the planning process?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(g) Councillor C. Theobald**

“What representations did the Chair make to Administration colleagues on the subject of Christmas parking in Brighton & Hove in support of our local businesses?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

**(h) Councillor Nemeth**

“Will the Chair detail how many minutes that it takes to send out an enforcement letter following receipt of a report of an illegal estate agent’s board; how many complaints were received in the past year; and how much the fine is for a single board?”

**Reply from Councillor Robins, Chair of the Economic Development & Culture Committee.**

<b>Subject:</b>	<b>Royal Pavilion &amp; Museums Fees and Charges</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Director for Environment, Economy &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Janita Bagshawe</b>	<b>Tel: 29-2840</b>
	<b>Email:</b>	<b>Janita.bagshawe@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

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

- 1.1 The purpose of this report is to set out the proposed fees and charges for the Royal Pavilion & Museums services for 2017/18 and where appropriate for 2018/19.
- 1.2 The Council's Corporate Fees and Charges Policy require that all fees and charges are reviewed at least annually and should normally be increased by either: the standard rate of inflation, statutory increases, or actual increases in the costs of providing the service. The corporate inflation rate for income for 2017/18 has been set at 2%. The council's Standard Financial Procedures states that service committees shall receive a report from Executive Directors on fees and charges variations above or below the corporately applied rate of inflation.
- 1.3 In the context of the report on the future governance of the Royal Pavilion and Museums future fees and charges, if it is recommended that the Royal Pavilion and Museums moves into a new entity, the setting of these will become the responsibility of the new entity. As it is necessary to be able to provide an indication to some markets of what charges will be at least eighteen months in advance of bookings, charges for 2018-19 have been included.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee approve the fees and charges for Admissions for 2017/18 & 2018/19 in Appendix A.
- 2.2 That the Committee approve the fees and charges for Room Hire for 2017/18 in Appendix B.
- 2.3 That the Committee approve the fees and charges for Photography & Reproduction 2017/18 Appendix C.

- 2.4 That the Committee note previously agreed fees and charges for Schools and Bookings for 2017/18 in Appendix D.

### **3. CONTEXT / BACKGROUND INFORMATION**

- 3.1 The fees and charges proposed in the attached appendices have been calculated to reflect the requirement to achieve an overall 2% increase in the income budgets balanced against offering a competitive price to ensure visitor numbers are maximised.

- 3.2 In some cases, the fees and charges proposed have been rounded for ease of administration and payments, therefore where the corporate inflation rate of 2% is appropriate, the actual percentage increase is often not exactly 2%. Where a percentage increase above inflation is proposed an explanation is given in this main report. The proposals for each of the service areas are now considered and charges will increase from 1 April.

#### **3.2 ADMISSIONS CHARGES**

- 3.2.1 Admission charges are applied at three of the Royal Pavilion & Museum venues; the Royal Pavilion, Preston Manor and Brighton Museum and were last taken for Committee approval in November 2015.
- 3.2.2 The overall admission income targets for the Royal Pavilion & Museums are £2.922m in 2016/17 rising to £2.981m in 2017/18 and £3.040m in 2018/19 i.e. £0.118m inflationary uplift over two years. As a result there is very limited scope to generate additional income from Royal Pavilion admissions to offset reductions in core budgets.
- 3.2.3 Travel Trade and group bookings in 2016/17 made up 44% of business to the Royal Pavilion, and 27% of visits to the Royal Pavilion & Museums overall. Due to booking timescales, marketing and pricing strategies for travel trade must be planned a year to 18 months in advance to fit in with industry press offers. We are already contracting with third party resellers including local hotels and the i360 as well as national travel trade companies and on-line sellers such as Visit Britain to sell slots for 17/18. Proposed admission prices are included for both 2017/18 and 2018/19 to allow sufficient planning for this key business area.
- 3.2.4 Visitor trends are consistently monitored and gathered through inbound tourism figures, Visit England attraction monitor reports and discussions with other museums and attractions in the sector both regionally and nationally. Visitor figures for the Royal Pavilion & Museums, in line with trends for other major tourist attractions, are cyclical and influenced by a wide range of factors. The weather is perhaps the single biggest factor in Brighton with holiday makers and day trippers preferring to spend the day on the beach if the weather is fine. With 44% of all visitors coming from overseas the influences are far reaching with the strength of the £, world events and Channel crossing disruption all impacting on visitor numbers in recent years.
- 3.2.5 During the period 2012-14 Brighton benefitted from the Olympic effect with the UK representing a popular destination, but in 2014/15 -2016/17 we have seen visitor

numbers decline again. For 2016/17 nationally, indoor seaside attractions have seen a drop in visitor numbers; the trend at the Royal Pavilion (where the bulk of admission income is generated - £2.618m target in 2016/17) is downward with a year-end prediction of around 3-4% fewer visits. Visits to England's National Museums and Galleries are down 5.7% in the period April – August 2016 as compared to the same period 2015.

3.2.3 The charging practices of comparable paid for visitor attractions are also kept under review and comparable pricing is shown in the table below. Royal Pavilion comparators are other Historic houses/castles from Visit England's top attractions monitor plus leading attractions in 45 minute drive time. Preston Manor comparators are historic houses/castles of similar scale within 45 minute drive time. Brighton Museum comparators are other charging local authority or former local authority museums and museums within a 45 min drive time: -.

<b>Prices 2016/17</b>			
	<b>CHILD</b>	<b>ADULT</b>	<b>CONCESSION</b>
<b>Royal Pavilion 16/17</b>	£6.90	£12.30	£10.50
<i>Royal Pavilion Proposed 17/18</i>	<i>£7.50</i>	<i>£13.00</i>	<i>£11.00</i>
Arundel Castle	£9.00	£18.00	£15.50
Buckingham Palace	£12.30	£21.50	£19.60
Hampton Court Palace & Gardens	£10.50	£21.00	£17.10
Leeds Castle	£16.50	£24.50	£21.50
Petworth House & Park	£6.75	£13.50	NA
Sea Life Centre	£16.50	£16.50	£16.50
The Roman Baths, Bath	£9.50	£15.00	£13.25
Waddesdon Manor & Gardens	£9.00	£18.00	N/A
Warwick Castle	£21.60	£21.60	£21.60
Windsor Castle	£11.70	£20.00	£18.20
<b>Preston Manor 16/17</b>	£3.50	£6.60	£5.50
Preston Manor previously agreed 17/18	£3.80	£6.80	£5.70
Anne of Cleves House	£3.10	£5.60	£5.30
Charleston	£7.00	£12.00	£11.00
Michelham Priory	£4.50	£8.90	£7.90
Parham Park	£5.50	£10.50	£9.50
<b>Brighton Museum 16/17</b>	£3.00	£5.20	£4.20
<i>Brighton Museum proposed 17/18</i>	<i>£3.00</i>	<i>£5.20</i>	<i>£4.20</i>
Brighton Toy and model Museum	£4.00	£6.50	£5.50
Ditchling Museum	Free	£6.50	£5.50
Lewes Castle Museum	£4.00	£7.40	£6.80

Hastings Jerwood	£3.50	£9.00	£6.00
Seaford Museum	£1.50	£2.50	£2.00
Newhaven Fort	£4.60	£7.00	£5.75
Norwich Castle	£7.00	£8.80	£7.90
Bath Museum & Assembly Rooms	£6.75	£8.75	£7.75
York Museum	Free	£7.50	N/A

3.2.7 Proposed admission prices across the Royal Pavilion & Museums 2017/18 and 2018/19 have been calculated based on current audience numbers and trends at each site, comparable attraction pricing, and known programmed activity for these years. The prices proposed will ensure that the Royal Pavilion & Museums achieves admission income targets. In summary the following proposals are included in Appendix A

- Royal Pavilion and Preston Manor prices will increase by above inflation, but will continue to remain competitive. This will provide additional income to cover the small service pressure in Brighton Museum's admissions income.
- Brighton Museum's visitor numbers have fallen since charging so it is now proposed to hold prices at 2016/17 rates to encourage further admissions.

### **3.3 CORPORATE HIRES & WEDDINGS**

3.3.1 Corporate and private hires have been an area of growth for the Royal Pavilion since 2015 as a result of Arts Council Major Partner Museum funding for Business Development. Hire fees are detailed in Appendix B and include inflationary increases of between 1.69% -9% with prices being rounded to reflect the strength of this market. In areas where demand is strong prices have been increased significantly above 2% to capitalise on market demand. .

### **3.4 IMAGE REPRODUCTION**

3.4.1 The income target for image reproduction services is just £2,500. The Royal Pavilion & Museums has removed many of its charges for non-commercial use of its images by adopting open licensing. We are using a BY-SA licence as a regular standard form of licence, along with many European museums.

3.4.2 All image reproduction fees will remain at 2016/17 prices as shown in Appendix C, however a new fee of £25 for image supply will be introduced for copyright protected images to cover staff admin costs. This charge will be applied per image in cases where an image is requested from a work in the Royal Pavilion & Museums' collections. Images will only be supplied when permission has been obtained from the copyright holder, or, in the case of orphan works, a licence has been acquired from the government's orphan works licensing scheme.



### **3.5 SERVICES TO SCHOOLS GUIDING & BOOKING FEES**

- 3.5.1 No changes are proposed beyond pricing previously agreed for 2017/18 as reported to Economic, Development & Culture Committee in November 2015. See Appendix D for information only.

## **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 The rationale for the proposed increases in the fees and charges are indicated in the body of the report.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 *Admission charges:* i360, Sealife Centre, Leeds Castle, Historic Royal Palaces; Petworth House, Arundel Castle, Roman Baths, Waddesdon manor & Gardens, Warwick Castle; Charleston; Firlie Place; Michelham Priory, Sussex Museums Group, Sussex Past, York Museums Trust; Norfolk Museums, Bath & North East Somerset Council
- 5.2 *Admission charges:* on-going user surveys of customers. 3% all visitors surveyed across all sites April – September 2016 (8,700 surveys).
- 5.3 *Corporate Hire:* Extensive benchmarking exercise carried out in 2014/15 and updated annually.
- 5.4 *Image Reproduction:* Europeana, V&A, National Gallery, Science Museum, Ashmolean Museum and Museum of London.
- 5.5 *Schools, Guiding & Booking Fees:* Brighton Dome & Festival, Sussex Past, Hampshire Museums Trust, Wealden Downland.

## **6. CONCLUSION**

- 6.1 The proposed fees and charges across the four service areas are considered proportionate and reasonable. Where charges are proposed for increases above inflation there are sound business reasons.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 The fees and charges have been reviewed in line with the corporate fees and charges policy and with budget assumptions approved by Policy and Resources Committee in July 2016. The proposed fees and charges are expected to achieve the required corporate inflation rate of 2% as well as providing additional income to fund the current service pressure on Brighton Museum and proposed savings targets for 2017/18. Income budgets in relation to the areas included in this report are estimated to total £3.430m for 2017/18.

*Finance Officer Consulted: Sue Chapman*

*Date: 3/11/2016*

Legal Implications:

- 7.2 The Fees and Charges Policy has been properly applied and the proposals in the report are considered to be reasonable, proportionate and appropriate.

*Lawyer Consulted:*

*Alison Gatherer*

*Date: 1/11/2016*

Equalities Implications:

- 7.3 When fees and charges are proposed, a balance needs to be found to ensure services remain financially sustainable whilst still providing value for money. The proposed fees and charges provide a range of flexible pricing to minimise price being a barrier to participation.

Concessionary admission charges are available to senior citizens, students, unemployed people, and people with a disability. A charity group rate is offered. Resident adults are offered half price admission and resident children don't pay admission. Brighton and Hove schools don't pay admission. Brighton & Hove young people and children in care also gain free admission whether resident in Brighton & Hove or not through the Children & Young People's Trust Listen Up scheme. The Royal Pavilion has an Annual free day and Brighton Museum hosts regular free community days.

Sustainability Implications:

- 7.4 In order to assist with the long-term sustainability of services and to continue providing a quality service, it is necessary that the charges be set at an appropriate level.

Any Other Significant Implications:

- 7.5 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Appendix A –Proposed 2017/19 Admission Charges
2. Appendix B – Proposed 2017/18 Corporate Hire & Wedding Rates
3. Appendix C – Proposed reproduction & Licensing Rates 2017/18
4. Appendix D – Agreed School Guided Session & Booking Charges 2017/18



## Fees & Charges 2017/18

### Appendix A - Royal Pavilion & Museums

#### Proposed 2017/19 Admission Charges

Dates	2016/17 Current	2017/18 Previously agreed	2017/18 Proposed	% Increase 16/17 - 17/18	2018/19 Proposed	% Increase 17/18 - 18/19
<b>Royal Pavilion</b>						
Adult	£12.30	£12.80	£13.00	5.69%	£13.50	3.85%
Adult groups/web/promotions	£11.30	£11.80	£11.70	3.54%	£12.20	4.27%
B & H Schools	Free	Free	Free		Free	
Child	£6.90	£7.30	£7.50	8.70%	£8.00	6.67%
Child Group	£6.50	£6.90	£6.75	3.85%	£7.20	6.67%
Concession Senior/Student	£10.50	£11.00	£11.50	9.52%	£12.00	4.35%
Concession Group	£9.70	£10.50	£10.90	12.37%	£11.10	1.83%
Family 1 Adult & 2 Children	£19.20	£20.00	£20.50	6.77%	£21.50	4.88%
Family 2 Adult & 2 Children	£31.50	£32.50	£33.50	6.35%	£35.00	4.48%
Resident Adult	£6.15	£6.40	£6.50	5.69%	£6.75	3.85%
Resident Child	Free	Free	Free		Free	
<b>Preston Manor</b>						
Adult	£6.60	£6.80		3.03%	£7.00	2.94%
Adult groups/web/promotions	£5.90	£6.00		1.69%	£6.30	5.00%
B & H Schools	Free	Free			Free	
Child	£3.50	£3.80		8.57%	£4.00	5.26%
Child Group	£3.40	£3.60		5.88%	£3.80	5.56%
Concession Senior/Student	£5.50	£5.70		3.64%	£6.00	5.26%
Concession Group	£5.20	£5.30		1.92%	£5.50	3.77%
Family 1 Adult & 2 Children	£10.10	£10.60		4.95%	£11.00	3.77%
Family 2 Adult & 2 Children	£16.70	£17.40		4.19%	£18.00	3.45%
Resident Adult	£3.30	£3.40		3.03%	£3.50	2.94%
Resident Child	Free	Free				
<b>Brighton Museum</b>						
Adult	£5.20	£5.50	£5.20	0.00%	£5.20	0.00%
Adult groups/web/promotions	£4.20	£4.50	£4.20	0.00%	£4.20	0.00%
B & H Schools	Free	Free	Free		Free	
Child	£3.00	£3.10	£3.00	0.00%	£3.00	0.00%
Child Group	Free	Free	Free		Free	
Concession Senior/Student	£4.20	£4.50	£4.20	0.00%	£4.20	0.00%
Concession Group	£3.70	£4.00	£3.70	0.00%	£3.70	0.00%
Family 1 Adult & 2 Children	£8.20	£8.60	£8.20	0.00%	£8.20	0.00%
Family 2 Adult & 2 Children	£13.40	£14.10	£13.40	0.00%	£13.40	0.00%
Resident Adult	Free	Free	Free		Free	
Resident Child	Free	Free	Free		Free	
Resident Adult Exhibition Charge	£3.50	£4.00	£3.50	0.00%	£3.50	0.00%

## Fees & Charges 2017/18

### Appendix B - Royal Pavilion & Museums

#### Proposed 2017/18 Corporate Hire & Wedding Rates

**NB. Concessionary rate and BHCC internal hiring 20% discount applies (Room hire is VAT exempt)**

Venue / Room	Actual	Proposed	Increase	Increase
	2016/17	2017/18	£	%
	Rate	Rate		Actual
<b>Royal Pavilion</b>				
Great Kitchen (weekday)	£2,420	£2,500	£80	3.31%
Great Kitchen (weekends and bank holidays rate)	£2,575	£2,650	£75	2.91%
Great Kitchen and Banqueting Room (weekday)	£3,700	£3,800	£100	2.70%
Great Kitchen and Banqueting Room (weekends and bank holidays rate)	£3,895	£3,995	£100	2.57%
Music Room (weekday)	£2,420	£2,500	£80	3.31%
Music Room (weekends and bank holidays rate)	£2,575	£2,650	£75	2.91%
Music Room, Banqueting Room and Great Kitchen (weekday)	£5,350	£5,700	£350	6.54%
Music Room, Banqueting Room and Great Kitchen (weekends and bank holidays rate)	£5,640	£6,000	£360	6.38%
State Room wedding ceremony (weekday)	£3,075	£3,150	£75	2.44%
State Room wedding ceremony (weekends and bank holidays rate)	£3,175	£3,300	£125	3.94%
<b>William IV Room</b>				
4 hour booking - corporate (weekday)	£1,075	£1,150	£75	6.98%
4 hour booking - corporate (weekends and bank holidays)	£1,175	£1,250	£75	6.38%
4 hour booking – wedding reception (weekday)	£1,130	£1,170	£40	3.54%
4 hour booking – wedding reception (weekends and bank holidayss)	£1,230	£1,260	£30	2.44%
all day rate (8am-6pm weekday)	£1,450	£1,500	£50	3.45%
all day rate (8am-6pm weekends and bank holidayss)	£1,640	£1,700	£60	3.66%
<b>Red Drawing Room</b>				
evening hire (weekdays)	£1,075	£1,150	£75	6.98%
evening hire (weekendss and bank holidayss)	£1,175	£1,250	£75	6.38%
all day rate (8am-6pm weekdays)	£1,450	£1,500	£50	3.45%
all day rate (8am-6pm weekends and bank holidays)	£1,640	£1,700	£60	3.66%
civil wedding ceremony (weekends and bank holidays rate)	£770	£800	£30	3.90%
civil wedding ceremony (weekday)	£695	£710	£15	2.16%
<b>Red Drawing Room &amp; William IV Room</b>				
William IV and Red Drawing Room - wedding ceremony and reception package (weekdays)	£1,640	£1,750	£110	6.71%
William IV and Red Drawing Room - wedding ceremony and reception package (weekends and bank holidays rate)	£1,745	£1,850	£105	6.02%
William IV and Red Drawing Room - wedding ceremony and reception package (weekday)	£1,640	£1,700	£60	3.66%
William 1V and Red Drawing Room Day Conference package	£1,695	£1,750	£55	3.24%

Evening guided tour - charge per person - min charge for 25	£6.75	£7.00	£0.25	3.70%
<b>Adelaide Rooms</b>				#DIV/0!
The Adelaide Rooms Evening Hire Only (weekdays)	£1,230	£1,260	£30	2.4%
The Adelaide Rooms Evening Hire Only (weekend and bank holidays)	£1,450	£1,500	£50	3.45%
Small Adelaide per 2 hour booking exclusive use (weekday)	£565	£580	£15	2.65%
Small Adelaide per 2 hour booking exclusive use (weekend and bank holidays)	£695	£710	£15	2.16%
<b>Gardens</b>				
Gardens (half day – Western Lawns)	PoA	PoA	n/a	n/a
Gardens (eastern lawns) Grounds Fee	PoA	PoA	n/a	n/a
Gardens (eastern lawns) event management fee day rate	PoA	PoA	n/a	n/a
<b>Preston Manor</b>				
House Dinner	£925	£950	£25	2.70%
Wedding/ Civil Ceremony (2 hour hire weekday)	£585	£600	£15	2.56%
Wedding/ Civil Ceremony (2 hour hire weekend and bank holidays)	£655	£675	£20	3.05%
House Drinks Reception (weekday)	£565	£580	£15	2.65%
House Drinks Reception (weekend and bank holidays)	£615	£650	£35	5.69%
<b>Lawns</b>	PoA	PoA	n/a	n/a
<b>Meeting Room</b>				
4 hour booking	£65	£65	£0	0.00%
all day rate (9am-5pm)	£115	£115	£0	0.00%
NB. Stewarding for meeting room charged separately				
<b>Brighton Museum &amp; Art Gallery</b>				
Entire Museum	£2,350	£2,500	£150	6.38%
Ground floor	£1,500	£1,600	£100	6.67%
<b>Education Pavilion</b>				
4 hour booking	£78	£80	£2	2.56%
all day rate (9am - 5pm)	£145	£150	£5	3.45%
NB. Stewarding for Education Pavilion charged separately				
<b>Seminar Room</b>				
4 hour booking	£55	£60	5	9.09%
all day rate (9am - 5pm)	£100	£105	£5	5.00%
NB. Stewarding for Seminar Room charged separately				
<b>Courthouse Lecture Theatre</b>				
half day rate / evening lecture	£590	£600	£10	1.69%
all day rate (8am-6pm)	£1,125	£1,170	£45	4.00%

weekends Rate for all of the above Plus 15% (with exception of wedding prices where prices include weekends supplement)

NB Any internal 'free'/ in-kind/ subvention 'at cost charges' will be recovered from client i.e staffing, security, admin

## Fees & Charges 2017/18

### Appendix C - Royal Pavilion & Museums

#### Proposed Image Reproduction & Licensing rates 2017/18

	Current 16/17	Proposed 17/18	% change
	Rate	Rate	

<b>Image supply Fee</b>	<b>N/A</b>	<b>£25</b>	<b>NEW</b>
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#### Digital Images

Digital Image (for non-commercial use only) from existing digital images			
	Free	Free	
	Free	Free	

#### Creation of new images

(Discounts may be granted for multiple images)

	Current 16/17	Proposed 17/18	% change
<b>Scanning</b>	£15	£15	0%
In-house photography	£50	£50	0%
External photography	Negotiable	Negotiable	

#### Commercial Licensing

Television (cable, digital, satellite, terrestrial and web streaming / on-demand)

	Current 16/17	Proposed 17/18	% change
Provincial broadcast:	£50	£50	0%
Single country broadcast:	£90	£90	0%
World broadcast rights:	£180	£180	0%
10 year buyout	£350	£350	0%
All retail DVD, Blu-Ray and direct pay per view will require 10 year buyout rights.			

Commercial Web, Product and Site use (eg. display panels, greeting cards, stationery etc.)

	Current 16/17	Proposed 17/18	% change
One time use	£120	£120	0%
10 year buyout	£350	£350	0%

	Current 2016/17 inner page	Current 2016/17 cover	Proposed 2017/18 inner page	Proposed 2017/18 cover	inner	cover
<b>Books (including audio books, podcasts and e-books)</b>						
Print run up to 4000 units: For print-based academic publications: this means the one-time use of Content (ie for one edition only) for a printed publication by an academic publisher with a print-run of up to and including 4,000 copies	Free	Free	Free	Free		
Print run over 4000 units						
Single country	£70	£220	£70	£220	0%	0%
World	£110	£300	£110	£300	0%	0%
<b>Newspapers (includes web use for same feature)</b>						
Provincial paper	£25	£60.00	£25	£60.00	0%	0%
National paper	£70	£170.00	£70	£170.00	0%	0%
<b>Magazines (includes web use for same feature)</b>						
Local	£25	£60.00	£25	£60.00	0%	0%
National	£70	£170.00	£70	£170.00	0%	0%



## Fees & Charges 2017/8

### Appendix D - Royal Pavilion & Museums

#### Agreed School Guided Session & Booking Charges 17/18

NB - Previously agreed in November 2015

Session	Agreed		Increase
	2016/17	2017/18	%
	Rate	Rate	
1 hour museum workshop	£3.75	£4.00	7%
1.5 hour museum workshop	£4.25	£4.50	6%
1.5 hour role play	£4.75	£5.00	5%
2 hour role play	£4.75	£5.00	5%
Booth Loan	£15.00	£15.50	3%
Lunch room Hire	£15.00	£15.50	3%
Guided Tours	£4.50	£4.90	9%
Corporate/Specialist Guided tours	£6.50	£7.00	8%
Booking Fees	2016/17	2017/18	%
	Rate	Rate	
Group Booking (15+ tickets)	£3.80	£4.00	5%
Individual Booking	£1.50	£1.50	0%



<b>Subject:</b>	<b>Revised Draft Shoreham Harbour Joint Area Action Plan</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Director for Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Rebecca Fry</b>	<b>Tel: 29-3773</b>
	<b>Email:</b>	<b>Rebecca.fry@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>South Portslade, North Portslade, Wish, Hangleton &amp; Knoll</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report seeks approval of the revised draft Shoreham Harbour Joint Area Action Plan (JAAP), and the statutory Sustainability Appraisal, for an eight week period of stakeholder and public consultation between December 2016 and February 2017. A copy of the revised draft Shoreham Harbour Joint Area Action Plan, a summary of how the policies in the previous draft JAAP have been amended, the Sustainability Appraisal and its non-executive summary have been appended to this report as Appendices 1, 2, 3 and 4 respectively.
- 1.2 The JAAP is a local plan that sits alongside and must comply with the Brighton & Hove City Plan Part One and the Adur Local Plan. It provides further detail on implementation of development and infrastructure in Shoreham Harbour Regeneration Area and covers a 15 year period. Following consultation, representations will be taken into account in preparing the proposed submission version of the JAAP that will be brought back to committee for approval.
- 1.3 Three additional/update studies have been completed since 2014 which provide further background and supporting information for the JAAP on transport matters. These are provided as Appendices 5, 6, 7, 8, 9 and 10.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee approves the revised draft Shoreham Harbour Joint Area Action Plan and its supporting documents; the Sustainability Appraisal (SA) and the SA non- technical summary; for an eight week period of stakeholder and public consultation between December 2016 and February 2017.
- 2.2 That the Committee approves the following studies: Shoreham Harbour Transport Strategy (October 2016); Adur Local Plan and Shoreham Harbour Transport Study Report Addendum (June 2014); Adur Local Plan Second Addendum: Revised Reissue Transport Study (September 2016) and its

appendices A-I; as supporting evidence for the JAAP and further Local Development Documents.

### **3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 The regeneration of Shoreham Harbour has long been an aspiration of Brighton & Hove City, West Sussex County and Adur District Councils and Shoreham Port Authority. The JAAP is a long-term (15 year) strategic vision for the comprehensive regeneration of Shoreham Harbour that focusses on four development areas of Aldrington Basin, South Portslade (in Brighton & Hove) and Southwick Waterfront and Western Harbour Arm. This will deliver 1,400 new homes, 23,500m<sup>2</sup> of new employment space, a consolidated port, with improved flood defences, transport infrastructure, public spaces and community and leisure facilities.
- 3.2 The councils consulted on the first draft of the JAAP in 2014. A total of 185 representations on the draft plan were received and these have been taken into account in preparing the current draft of the document. The majority of the representations, 100 of the 185, supported a planning application for a food retail store in Shoreham which is now operational. The representations relating to the character areas in Brighton and Hove are provided in Appendix 11. The main issues raised in relation to the character areas in Brighton & Hove included:
- Impact of taller buildings on Kingsway - the revised Policy SH11 address building heights and is consistent with the adopted development brief for Aldrington Basin;
  - Portzed proposal in South Portslade - policy SH11 set out the proposed policy for new development in this area;
  - Traffic, air quality and parking impacts of new development - transport assessment and mitigation proposals are set out in full in the Transport Strategy;
  - Concern over residential development close to CEMEX and Teco site - the revised Policy SH12 no longer allocates these sites for residential development;
  - Support for green infrastructure enhancement and habitat creations - Policies SH7, SH11.3, SH12.3 and SH13 address the provision and improvement of green infrastructure and open space.
- 3.3 Since 2014 there have been a number of changes to the national and local policy context. Brighton & Hove City Plan Part One has been adopted, and the Adur Local Plan will be submitted to the Planning Inspectorate for examination in autumn 2016. These plans both include a policy for Shoreham Harbour Regeneration Area. City Plan Part One includes policy DA8, which identifies the Shoreham Harbour area as a broad location for future strategic development. The Adur Local Plan and the City Plan policies make clear that the detailed area wide policies and proposals for each of the seven character areas within the Shoreham Harbour area will be set out in the JAAP.
- 3.4 Since the 2014 draft plan the evidence base has also been updated. This includes further work on the Transport Study, and an update to the Transport Strategy. These address the wider impacts as well as the main area within

Brighton and Hove around Wharf Road, Basin Road North and Trafalgar Road and junction capacity issues. A key recommendation is that mitigation of transport impacts should be undertaken and that the effects of development should be mitigated at Hangleton Link Road trunk road junction. It is therefore considered redevelopment at the Harbour should contribute towards the conversion of the A293/Hangleton Link road roundabout, at the junction with the A27 (south side), to a traffic signal controlled junction in order to address any potential impacts. There are also a number of sustainable transport improvement priorities proposed as part of the JAAP, e.g. cycle route improvements.

- 3.5 In addition to this a number of additional priorities for Shoreham Harbour have emerged, including the potential for a district heat network and green infrastructure improvements, which have been included in the revised draft JAAP.
- 3.6 The JAAP was circulated to officers of all the project partners earlier this year and feedback has now been incorporated into the plan. A summary of the changes to the plan is included as Appendix 2.
- 3.7 Given the length of time since the last public consultation, and the number of amendments to the plan, it is considered a further period of public consultation as a revised draft plan should be conducted. Representations will be taken into account as the JAAP is further refined, and a proposed submission version of the plan is prepared in 2017.
- 3.8 In terms of the status of the document, once the Shoreham Harbour JAAP is adopted (due September 2018), all planning applications within the regeneration area will be assessed against the policies in the JAAP, as well as the National Planning Policy Framework and either the Adur Local Plan or Brighton & Hove City Plan.

#### **4. PROPOSALS**

- 4.1 The area covered by the Shoreham Harbour JAAP stretches from the Adur Ferry Bridge in the west to Hove Lagoon in the east. In addition to the operational areas of Shoreham Port, the regeneration area includes the Western Harbour Arm, Adur Homes estates south of the railway line at Southwick and Fishersgate, and industrial estates at Fishersgate and South Portslade.
- 4.2 The vision for the Shoreham Harbour Regeneration Area is:

*By 2031, Shoreham Harbour Regeneration Area will be transformed into a vibrant, thriving, waterfront destination comprising a series of sustainable, mixed-use developments alongside a consolidated and enhanced Shoreham Port which will continue to play a vital role in the local economy.*

*The redevelopment of key areas of the harbour will provide benefits for the local community and economy through increased investment, improved leisure opportunities, enhanced public realm and the delivery of critical infrastructure that will help respond positively to climate change*

- 4.3 The regeneration project and the JAAP has nine objectives including objectives around delivering a vibrant port, growing jobs, delivery of homes to meet needs, promoting sustainable travel and managing the natural environment and flood risk.
- 4.4 The key proposals in the Shoreham Harbour JAAP within Brighton and Hove fall within two of the seven identified character areas and are as follow.

**CA2 – Aldrington Basin** (within Brighton & Hove)

- 4.5 Aldrington Basin forms the eastern gateway to the harbour. It currently includes a mixture of port operations, employment space and some residential areas. Port facilities will be safeguarded and improved. The JAAP seeks to safeguard and improve the port facilities and also designates the area a strategic allocation for employment (uses classes B1, B2 and B8) and mixed use (use classes A2, B1 and C3).
- 4.6 Aldrington Basin includes proposed development at allocation SS1 – Aldrington Basin. In combination with allocation SS2 at South Portslade it forms a key employment area within Brighton and Hove and will help deliver the additional industrial floorspace required in the city in accordance with policy CP3 of the City Plan Part One.
- 4.7 Together allocations SS2 and SS1 will deliver a minimum of 7,500sqm employment generating floorspace and 300 new homes. Aldrington Basin will provide much of the proposed employment floorspace whilst South Portslade will provide much of the proposed housing.

**CA3 – North Quayside and South Portslade** (within Brighton & Hove)

- 4.8 South Portslade is currently predominantly an employment area. It includes proposed development at allocation SS2 – South Portslade which includes the provision of employment (uses classes B1, B2 and B8) and mixed use (use classes A1, A2, A3, B1 and C3). As raised previously, together allocations SS2 and SS1 will deliver a minimum of 7,500m2 employment generating floorspace and 300 new homes. South Portslade will provide much of the proposed housing key in delivering the housing target set out in policy CP1 of City Plan Part One.
- 4.9 North Quayside is mostly a port-operational area. Port facilities will be safeguarded and improved.
- 4.10 The other character areas within Shoreham Harbour JAAP and key proposals are as follows:

**CA1 – South Quayside** (within Adur and Brighton & Hove)

- 4.11 South Quayside is mostly a port-operational area. Port facilities will be safeguarded and improved.
- 4.12 The area also includes a waste water treatment works, power stations and renewable energy generation. These uses will be safeguarded.

#### **CA4 – Portslade and Southwick Beaches** (within Adur and Brighton & Hove)

- 4.13 Access to Portslade and Southwick Beaches for pedestrians and cyclist will be improved. Habitats and biodiversity will be created and protected.

#### **CA5 – Fishersgate and Southwick** (within Adur)

- 4.14 Fishersgate and Southwick include a mixture of port operations, employment space, residential areas and green space. Port facilities will be safeguarded and improved and improvements to existing housing estates will be supported. This includes the retrofit of energy efficiency measures
- 4.15 The area includes proposed development at allocation SS3 – Southwick Waterfront. This will deliver a minimum of 4,000m<sup>2</sup> employment generating floorspace.
- 4.16 Lady Bee Marina will be expanded and improved. Green space will be improved and connected to create wildlife corridors and linear open spaces.

#### **CA6 – Harbour Mouth** (within Adur)

- 4.17 Harbour Mouth includes port-operational areas, existing housing and employment space, and Kingston Beach. Port operational areas will be safeguarded and improved.
- 4.18 The area includes the historic buildings of Kingston Buci lighthouse and Shoreham Fort. These will be protected.

#### **CA7 – Western Harbour Arm** (within Adur)

- 4.19 Western Harbour Arm is mostly an employment area. It includes proposed development at allocation SS4 – Western Harbour Arm Waterfront. This will deliver a minimum of 1,100 new homes and 12,000m<sup>2</sup> employment generating floorspace.
- 4.20 New flood defences will be built. A new waterfront route will improve connections for pedestrians and cyclists between Shoreham-by-Sea town centre and Kingston Beach. Habitats and biodiversity will be created and protected.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 Public consultation was carried out in 2014 on the draft JAAP, and in 2012-3 on the development briefs which have informed the plan. Consultation has been carried out in accordance with statutory requirements and the Statement of Community Involvement for each of the partner authorities. Representations received at each stage have been taken into account when developing the next iteration of the plan. Detailed comments made at this stage, relating to areas within Brighton and Hove, are set out in appendix 11.

- 5.2 In respect of the proposed consultation on the revised draft JAAP consultation - letters will be sent out to residents and stakeholders, documents will be placed in local deposit points (Portslade and Hove libraries and Hove Town Hall) and a stakeholder event will be held in Brighton and Hove.

## 6. CONCLUSION

- 6.1 The report seeks approval of the revised draft Shoreham Harbour Joint Area Action Plan (JAAP) and its Sustainability Appraisal for them to be subject to a period of stakeholder and public consultation. Approval is also sought for the Transport Strategy and the Transport Study Addendums as supporting evidence to the JAAP.

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 7.1 It is anticipated that the costs associated to the production of the Shoreham Harbour Joint Area Action Plan, such as officer time, studies, consultations and public examination will be funded from grants awarded to the three partner authorities, for which Adur District Council is the accountable body.

*Finance Officer Consulted: Steven Bedford*

*Date: 24/10/16*

### Legal Implications:

- 7.2 As noted in the body of the report the JAAP will be a local plan. The procedures to be followed in drafting such plans are contained in The Town and Country Planning (Local Planning) (England) Regulations 2012 and include consultation on proposed content.

- 7.3 It is not considered that any adverse human rights implications arise from the report's recommendations.

*Lawyer Consulted: Name Hilary Woodward*

*Date: 21/10/16*

### Equalities Implications:

- 7.4 Equality issues have been considered as part of the Sustainability Appraisal (SA) for the Shoreham Harbour JAAP. The JAAP aims to ensure that all groups have equal access to the spatial opportunities offered by the plan.

### Sustainability Implications:

- 7.5 It is a legal requirement that all local plans are subject to a sustainability appraisal (SA). A Sustainability Appraisal has been produced to inform the preparation of the Revised Draft JAAP.



#### Crime & Disorder Implications:

- 7.6 The JAAP will form part of the development plan for Brighton and Hove and, Adur respectively. When considered alongside the City Plan and the Brighton & Hove Local Plan crime and disorder is addressed through a number of policies.

#### Risk and Opportunity Management Implications:

- 7.7 Risks to the project are regularly reviewed at project meetings. Although the Shoreham Harbour JAAP is not a statutory requirement, the council and its partner authorities have committed to producing the JAAP through the Brighton & Hove City Plan Part One and the Adur Local Plan. Failure to do so could impact on a number of the Council's priorities including economic and social regeneration as well as the delivery of new employment floorspace and homes (including affordable housing). Consulting on the revised draft JAAP will help ensure a sound development plan can be justified and should ensure that there are fewer objections to the plan, or issues arising at the publication stage.

#### Public Health Implications:

- 7.8 The revised draft JAAP takes forward strategic policies in the City Plan Part One and the Adur Local Plan. The City Plan Part One was subject to an Equality and Health Impact Assessment and the findings informed the plan.

#### Corporate / Citywide Implications:

- 7.9 The preparation of this joint document helps the council meet its Duty to Cooperate and steer development within the Shoreham Harbour area for the next 10-15 years. The JAAP will contribute to delivering the Corporate Plan and plans and strategies across the JAAP regeneration area including new housing and employment space.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Revised Draft Shoreham Harbour Joint Area Action Plan 2016
2. Summary of Changes to the JAAP document
3. Sustainability Appraisal of the Shoreham Harbour Joint Area Action Plan (2016)
4. Sustainability Appraisal of the Shoreham Harbour Joint Area Action Plan - Non Technical Summary (2016)
5. Shoreham Harbour Transport Strategy (2016)
6. Adur Local Plan and Shoreham Harbour Transport Study – Report Addendum (2014)
7. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016)
8. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016) – Appendices A-G
9. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016) – Appendix H
10. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016) – Appendix I
11. Draft JAAP 2014 – Consultation Responses Relating to the Character Areas in Brighton and Hove

### **Documents in Members' Rooms**

None.

### **Background Documents**

1. City Plan Part One
2. Draft Shoreham Harbour Joint Area Action Plan (2014)
3. Adur Local Plan and Shoreham Harbour Transport Study (2013)

<b>Subject:</b>	<b>Residential Letting Boards</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Director for Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Clare Flowers</b>	<b>Tel: 01273 290443</b>
	<b>Email:</b>	<b>clare.flowers@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report reviews options and recommends the way forward for restricting the poor quality environment caused by a proliferation of residential letting boards in the context of available resources.

**2. RECOMMENDATIONS:**

- 2.1 That the committee notes the Secretary of State's previous conclusion that the criteria for a Regulation 7 Direction is not met by Hove Station, Old Hove or Old Town Conservation Areas or sections of Regency Square and Valley Gardens Conservation Areas and specifically excluded these areas from the Regulation 7 Direction granted in 2010 (Appendix 2).
- 2.2 That the committee agrees a pilot scheme in the Lewes Road Area for the voluntary management of residential letting boards which would include the preparation of guidance outlined in para. 3.8 and existing Housing Partnership work . The outcomes of the scheme will be brought back to this committee for review after an operating period of one year and considered for extension to a wider area.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 A Notice of Motion was referred to this committee from Council on 22 July 2016 to extend the regulatory ban on Estate Agent's boards to other central parts of the city (the Regulation 7 Direction). It was agreed at this committee on 22 September 2016 to bring a report to this meeting to consider options and make recommendations for the best way forward for managing the proliferation of residential letting boards.
- 3.2 A Regulation 7 Direction restricts national 'deemed' consent for certain types of adverts. National Planning Practice Guidance (PPG) states that to impose a

direction 'it must be clear that one or more of the deemed consent provisions has had such adverse effects on the amenity or public safety of the area that there is no prospect of an improvement in the quality of advertising in the locality, unless the local planning authority are given the power to control that particular type of advertisement.'

- 3.3 In 2004 a permanent Regulation 7 Direction was requested by the council for the fronts of Squares, Crescents and Terraces of mainly Grade I or II\* historic buildings in the Adelaide/Palmeira, Brunswick, and Kemp Town Estates and in Montpelier Crescent/ Vernon Terrace. Instead, a temporary 5 year period was granted by the SoS 'to enable the council to assess the full effects of the Direction and to review the situation at the end of the period'.
- 3.4 17 central conservation areas with high proportions of flats and HMOs (Houses in Multiple Occupation) were forwarded in 2009 to the Secretary of State (SoS) to be considered for a Regulation 7 Direction. Of these 12 were allowed; 2 partially allowed and 3 turned down. His reasons are contained within the 2010 decision notice attached as Appendix 2. This Direction included making permanent the streets covered by the 2004 Direction.
- 3.5 The central conservation areas rejected by the SoS include Old Hove (which includes St Aubyns), Hove Station (immediately adjoining Livingstone Road) which were areas specified for review in the Notice of Motion. In addition to these were Old Town and sections of Regency Square and Valley Gardens. These areas were considered in 2010 to not meet the criteria required for a Regulation 7 Direction. As a consequence of the NoM, a further evaluation has been undertaken of these areas into whether there is now a substantive case for a Regulation 7 Direction that would overturn this earlier assessment. This indicates that there have not been significant changes either in terms of the quality of these areas or legislation relating to the historic environment. It is therefore considered that efforts to extend this Direction to these and other areas are unlikely to be successful and that this approach is not therefore recommended.
- 3.6 Options have been considered to address the problem of the proliferation of residential letting boards (see Appendix 4) including considering areas around the Lewes Road with a high level of HMOs (a recommendation in the earlier Student Housing Strategy). The recommended option is to introduce a voluntary management of residential letting boards. This would need to be undertaken in consultation with stakeholders including the Strategic Housing Partnership; linked to other ongoing work streams around the city's HMOs and private rented sector housing; the Housing Strategy 2015 and the forthcoming update of the Student Housing Strategy. This option offers opportunities to have an impact on a wider area than that which might be allowed under a Regulation 7 Direction and could include the central areas which were not found to meet criteria for the Direction in 2010.
- 3.7 It is recommended that the voluntary residential letting boards scheme should be trialled through a pilot scheme and that this should be based within a ward covered by the existing Article 4 Direction (to control change of use from small houses to small HMOs), with the selection of an area in the Lewes Road corridor (boundary to be confirmed after a suitable area is identified). This is considered to be a suitable location due to the proliferation of stand-alone boards relating to

high levels of HMOs. In this way the pilot study would also support action point 24 of the Housing Strategy 2015; to 'reduce the impact of student lets on neighbourhoods through managing the concentration of student lets (City Plan policy) and other measures such as requiring safe bicycle storage, communal bins and working with letting agents to reduce signage.'

- 3.8 It is also recommended that the pilot scheme is accompanied by guidance on suitable locations, type and number of residential letting boards. Examples from other authorities' guidance are attached in Appendix 5 to this report.
- 3.9 If the pilot scheme and associated guidance are agreed the following steps are proposed – identification of pilot area, consultation and preparation of guidance by April 2017. Introduction of pilot scheme to run for one year from 1 May 2017. Review pilot and report back to committee June/July 2018.
- 3.10 There would be no direct costs for pursuing either a voluntary agreement or submitting an application to the Secretary of State for a Regulation 7 Direction, however both approaches would require officer resources. Feedback from other councils indicates that preparing a Regulation 7 Direction would require more officer resources to prepare, submit and implement a Direction. In the case of Leeds City Council a dedicated post was introduced to carry out Regulation 7 Direction work.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 Conservation areas are recognised designated heritage assets and the council made the case in 2009-10 to protect 17 central conservation areas through written submissions and a public hearing citing the harm lettings boards cause to the character, appearance and architecture of these 17 areas which are subject to higher densities of flats and HMOs. An assessment of the areas rejected by the Secretary of State in 2010 indicates there would be a significant risk that re-applying to cover the 3 rejected conservation areas with a Direction would not be successful.
- 4.2 Outside conservation areas, there are greater challenges demonstrating how residential letting boards cause materially adverse effects to amenity. As a consequence the Secretary of State is less likely to withdraw a nationally applied deemed consent.
- 4.3 The recommended option is to pilot a voluntary management scheme. The success of this will be reviewed after a year. If unsuccessful then the regulatory option should be reviewed, and the submission of an application for a Regulation 7 Direction could be re-considered.

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 At this initial stage no community engagement or consultation has been carried out as this committee is being asked to approve the concept of a pilot scheme to include collaboration between residents, community and voluntary groups, business groups and public organisations. This would be in accordance with Aim

3 of the Community Engagement Framework and Standards 'Improve engagement activity that drives up the quality of services and makes better use of resources'.

- 5.2 The Brighton & Hove Estate Agents Association have met with council officers and are supportive of better management of residential lettings boards and will continue to work with officers to this end. They are also support stronger enforcement of the current Regulation 7 Direction scheme.

## **6. CONCLUSION**

- 6.1 The criteria for securing a Regulation 7 Direction to restrict a nationally applied deemed consent was not met in a number of existing central areas (some of the areas referred to in the NoM). Following an evaluation of changes since 2010 it is considered that the situation has not materially altered and that pursuing an extension to the Regulation 7 Direction area is unlikely to be successful.
- 6.2 It is recommended that committee agrees to a pilot of a voluntary management scheme of residential letting boards for a one year period in a selected area of the Lewes Road corridor which would link into ongoing work around the private rented sector and would include a collaborative approach between community groups, residents, Partnerships, letting agents and other relevant organisations. After a year of operation the outcome of this pilot scheme would be brought back to this committee to review further options and ways forward.
- 6.3 Guidance will be produced to set out acceptable practices for the display of lettings boards. As a consequence it is estimated that a preliminary 6 month period would be required to initiate the pilot scheme.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 The cost of officer time associated to the report recommendations will be funded from existing revenue budgets within the City Development and Regeneration service. Any associated costs will be reviewed as part of the budget monitoring process.

*Finance Officer Consulted: Steven Bedford*

*Date: 19/10/16*

### Legal Implications:

- 7.2 Regulation 6. of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 grants deemed consent for the display of certain classes of advertisement, including advertisements relating to residential sales and lettings. Regulation 7. of those Regulations allows the Secretary of State to issue a Direction restricting deemed consent in any particular area or in any particular case which would mean that an application for advertisement consent would need to be made to the LPA.

As noted in the Report, guidance as to whether deemed consent should be restricted is contained in the Planning Practice Guidance.

It is not considered that any adverse human rights implications arise from the recommendations in the Report.

*Lawyer Consulted:*                      *Name Hilary Woodward*                      *Date: 19/10/16*

Equalities Implications:

- 7.3 If the removal of all on-site advertisements displaying available properties were being proposed there may be fairness and inclusion implications for groups who do not have internet access but who need to access this information. However the proposal is forwarding a managed approach that would allow limited levels of wall mounted signs advertising available properties and this would overcome possible detrimental impacts upon groups protected in law. Thus an Equalities Impact Assessment has not been carried out at this stage.

Sustainability Implications:

- 7.4 The proposal has positive implications for the One Planet principle of 'reducing waste' as this approach will encourage a modal shift for residential letting agents to display their main offer of available properties via the internet or upon inquiry, and dissuade stand-alone boards outside each property.

Any Other Significant Implications:

- 7.5 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Relevant Implications
2. Decision letter from the Secretary of State to Brighton & Hove City Council August 2010
3. Map of 2010 Regulation 7 Direction
4. Evaluation of Options
5. Excerpts of advice from Nottingham City Council and Leeds City Council

### **Documents in Members' Rooms**

None

### **Background Documents**

1. Brighton & Hove City Plan Part One 2016
2. Brighton & Hove Local Plan 2005
3. National Planning Practice Guidance 2014
4. The Town and Country Planning (Control of Advertisements) (England) Regulations 2007
5. Brighton & Hove Housing Strategy 2015
6. Student Housing Strategy 2009 – 2014
7. Article 4 Direction 15 March 2012



## Relevant Implications

### Crime & Disorder Implications:

- 1.1 Prolonged display of residential lettings signs can often indicate the presence of an HMO and in student areas it is more likely that each individual resident will own electronic devices for study which will make those properties more vulnerable to opportunistic crime

### Risk and Opportunity Management Implications:

- 1.2 None

### Public Health Implications:

- 1.3 None

### Corporate / Citywide Implications:

- 1.4 The proposal is in accordance with and supported by policies CP13 'Public Streets and Spaces' and Policy CP21 'Student Accommodation and Houses in Multiple Occupation' of the City Plan Part One 2016; and policies QD12 'Advertisements and signs', QD13 'Advertisement hoardings' and QD27 'Protection of amenity' of the Brighton & Hove Local Plan 2005, as well as SPD07 on Advertisements.
- 1.5 The proposals will support action point 24 of the council's Housing Strategy 2015 (Priority 1: improving housing supply; Student Housing) to 'Reduce the impact of student lets on neighbourhoods through managing the concentration of student lets (City Plan policy) and other measures such as requiring safe bicycle storage, communal bins and working with letting agents to reduce signage.'



10 August 2010

Roger Dowty Esq  
Design and Conservation Manager  
Brighton and Hove City Council  
Town Hall  
Norton Road  
Hove  
BN3 3BQ

Our Ref: APP/Q1445/REG7/09/05  
Your Ref: C&R/RD/

Dear Mr Dowty,

**TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)  
(ENGLAND) REGULATIONS 2007: (“the Regulations”)  
REGULATION 7: DIRECTION RESTRICTING DEEMED CONSENT**

1. I am directed by the Secretary of State to refer to the requests made by Brighton and Hove City Council (“the Council”) on 8 July 2009 and 16 July for two Directions that deemed consent for the display of estate agents’ residential sales and letting boards which are advertisements within Schedule 3, Part 1, Class 3A of the Regulations should not apply within certain areas of Brighton and Hove.

2. The first proposed Direction would cover, for an indefinite period, four historic areas within Brighton and Hove. These areas had been covered by an earlier Direction which took effect on 22 October 2004 and expired on 22 October 2009. The area comprises Adelaide Crescent, Palmeira Square, 7 to 33 (odd) Church Road (otherwise known as 7 Rochester Mansions, 9-15 & 25-33 Palmeira Mansions and 17-23 Palmeira Avenue Mansions), Brunswick Place, Brunswick Square, Brunswick Terrace, Arundel Terrace, Chichester Terrace, Lewes Crescent, Sussex Square, Montpelier Crescent and Vernon Terrace.

3. The second proposed Direction would cover, for an indefinite period, the central conservation areas in Brighton and Hove: The Avenues, Brunswick Town, Cliftonville, College, Denmark Villas, The Drive, East Cliff, Hove Station, Kemp Town, Montpelier & Clifton Hill, Old Hove, Old Town, Regency Square, Valley Gardens, North Laine, West Hill, and the Willett Estate; areas which collectively contain land bounded by Hove Street and Sackville Road, Hove to the west, by Arundel Place, Brighton to the east, by Hove Station, Cromwell Road and Lansdowne Road, Hove and by Seven Dials, Chatham Place, Brighton Station, Trafalgar Street, St Peter’s Place, Park Crescent, Edward Street, Canning Street,

Eastern Road and Bristol Gardens, Brighton to the north, and by the coastline to the south.

4. The Council's request for the new Directions were publicly advertised in the local press and in the London Gazette on 3 and 4 September 2009 respectively. The Secretary of State received 71 responses. A hearing into the second proposed Direction was held on 9 March 2010. The Brighton and Hove Estate Agents' Association (BHEAA) was represented at the hearing. It considered the large area to be covered by the proposed Direction would have harmful effects on estate agents in Brighton and proposed a limited Direction that would cover approximately 10-15% of the area to be covered by the council's proposals along with a voluntary code in the areas outside their proposal. The British Sign and Graphics Association (BSGA) wrote to oppose the proposed Direction for the same reason as the BHEAA. They also pointed out that in other cities Regulation 7 Directions were not so harsh as the Council's proposal and they considered that robust enforcement and a number of well publicised prosecutions would deter others from breaking the law. Five people spoke at the hearing in support of the Direction: all acknowledged that the voluntary code was not working and that the high quality of many of the streets was being eroded as a result of the numbers of estate agents' boards on display at any one time. Consideration has also been given to the report of the Secretary of State's Inspector Simon Hand and to the responses received to the CLG letter of 18 May 2010 which notified the Council and those who had made representations concerning the proposed Directions about the Secretary of State's proposal to modify the area set out by the Council in their proposal and to provide for one Direction covering the area set out in the first proposed Direction and most of the area set out in the second proposed Direction.

#### **The Council's reasons for making the application**

5. According to the Council, the Conservation Areas to be covered by the proposed Directions are all those where houses in multiple occupation and flats predominate. They also contain the best Regency and Victorian architecture in Brighton. Many of the Conservation Areas are set out in a grid pattern, with long straight streets that terminate at the sea and the terraced houses and closely-built villas that line those streets are particularly vulnerable to aesthetic harm from a rash of estate agents' boards.

6. The original houses are typically of 3 or 4 storeys, and where the houses have been converted and the voluntary agreement to control the display of boards is not effective, several boards which relate to different flats can be displayed outside a single property. In some cases, vendors will instruct several estate agents for the same flat, all of whom will place a board outside. These boards can also be displayed for a considerable length of time, and then the 'for sale' or 'let' signs are replaced by 'sold by' or 'let by' signs. These can be retained long after the purchase or let is completed, solely for marketing purposes. The effect of this, on a long straight street, is for a forest of boards to clutter the front gardens, or in many cases the railings that separate the houses from the pavement. In the Council's view this severely detracts from the quality of the architecture and harms the character and appearance of the Conservation Area.

7. Although the previous Direction covered specific streets, the Council considered that any extension should be to whole Conservation Areas. Their view is that an extension along the lines of that suggested by the BHEAA, would present considerable difficulties for advertisement and enforcement. Effectively it would amount to a long list of streets, some only partially covered, which would generate constant enquiries by estate agents as to whether a particular property was included or not and numerous breaches, quite possibly entirely by accident. This would in turn create a problem for enforcement, given the Council's limited resources.

### **Reasons for the Decision concerning the new Direction covering the central conservation areas in Brighton and Hove**

8. For ease of reference, these reasons are set out in the same order as dealt with in the inspector's report.

9. The inspector accepted that the proposed Direction may well have a limited impact on those responsible for producing and installing sign boards. However, only anecdotal evidence was presented for this, and the impact has to be balanced against the harm caused by the sign boards. The Inspector took the view that there was no evidence that there are fewer sales or lettings in areas covered by a regulation 7 Direction. Potential purchasers or renters would have to use other methods to find out what properties were for sale or rent.

10. The inspector reported that from his own observations and from evidence presented to him that the voluntary agreements to control the display of boards in the various conservation areas was not working. The inspector saw numerous examples where there were several boards advertising different flats in the same building and several examples where different boards appeared to relate to the same property. Even where boards were limited to one per building there were sections of several streets which were lined with boards. The Inspector agreed with the Council that in areas where boards were prevalent, the enforcement of the time limits in the Regulations would be difficult if not impossible.

11. The Inspector considered that because the agreement is voluntary, the Council cannot enforce it themselves or prosecute offenders. Only those who break the detailed restrictions in the Regulations themselves can be dealt with and then prosecutions would be a last resort against persistent offenders. It is not clear how many boards are likely to be in breach of the Regulations, as opposed to the voluntary agreement, but the overall view was not many. The Inspector took the view that a few well publicised prosecutions would not have any effect on the overall numbers of boards in the city, even if such prosecutions could be brought.

12. In responding to other points made by the Brighton and Hove Estate Agents' Association, the Inspector concluded that estate agents were not being unfairly singled out in comparison with commercial property estate agents, as it is agents' boards that were causing a particular problem in residential areas. Signs displayed on scaffolding do stand out, but in the context of a large mass of scaffolding surrounding a building there impact of the sign itself on the street scene is negligible. The Inspector also took the view that there seemed to be no

particular problem with street furniture or a clutter of 'A' boards in the city. Moreover, the Council had separate powers to deal with these.

13. The British Signs and Graphics Association (BSGA) who submitted written objections to the proposed Direction argued that in other cities, Regulation 7 Directions were not so harsh. The Council had indicated that in areas covered by the Direction, even if an application was made to display a board, this would be granted only in exceptional circumstances. By contrast it was argued, in Westminster for example, detailed criteria were published to enable a reasonable display of boards. Furthermore, many cities had large areas of HMOs and flats and if the principles behind the direction were used nationally, large swathes of many cities would be covered.

14. The Inspector took the view that the BSGA were mistaken in their interpretation of the Westminster Direction as Westminster City Council had made it clear that applications for residential boards will only be granted in exceptional circumstances and the detailed criteria published by the Council relate to commercial boards which will not be covered by the proposed Brighton and Hove Direction. The Inspector also took the view that the proposed Direction would not set a precedent. Each Council would have to make a case based on the character of the area in question and the impact of boards. The Inspector concluded that the voluntary agreement was not working and if estate agents' boards were to be controlled in the wider city area the only effective way would be through a Regulation 7 Direction.

### **The Proposed Areas**

15. The **Old Hove** Conservation Area forms the western extremity of the proposed Direction. It comprises streets of mostly attractive terraces of the late 19<sup>th</sup> and early 20<sup>th</sup> century which are interspersed with unattractive modern development. Church Road, which runs through the middle, is a busy commercial thoroughfare. The Inspector reported that he did not see any great concentration of boards in the area. Moreover, the overall quality of the area was mixed and he was not convinced that this area is of such high quality that the street scene risks being compromised by estate agents' boards. The Secretary of State agrees with the Inspector's conclusion that this conservation area should not be covered by the proposed Direction.

16. **Cliftonville** Conservation Area lies next to Old Hove. To the north of Church Road, Ventnor and Hove Villas are attractive, but not outstanding, but the streets to the south, which run to the sea and especially those on the sea side of the promenade, contain some fine buildings indeed. Even where the architectural heritage is mixed, there is a consistency of roof and façade that creates a harmony to the street scene. The Inspector reported that a number of streets were seriously affected by large numbers of boards and he took the view that the Conservation Area as a whole is worthy of protection. The Secretary of State agrees with the Inspector's conclusion that this conservation area should be covered by the proposed Direction.

17. **Hove Station** and **Denmark Villas** Conservation Areas are two small areas to the north of Cliftonville. The former is relatively uninspiring, and would appear

to have a more historic function rather than aesthetic. Denmark Villas is a short street of attractive villas with Italianate classical features, and which have a distinctive consistency quite different to the neighbouring Hove Station Conservation Area, and more in common with The Willett Estate Conservation Area to the east. The Inspector reported that although there were only a few signs in the Denmark Villas conservation area they stood out against the regular pattern of villas, many of which appeared to be HMOs. The Inspector judged that as the potential for more signs in this area was strong and the impact of those already in place is marked this area should be covered by the proposed Direction. The Secretary of State agrees with the Inspector's conclusion that the Denmark Villas conservation area should be covered by the proposed Direction and that the Direction should not cover the Hove Station Conservation Area.

18. **The Drive** Conservation Area is small and fully contained within the much larger **Willett Estate** Conservation Area. Both areas are dominated by wide tree-lined streets, with handsome yellow brick detached houses, many with elaborate brick detailing. The northern end of The Drive Conservation Area contains some fine red brick Victorian houses, while elsewhere there are several mews developments, with much smaller cottages. Although Eaton Gardens was interspersed with modern blocks of flats, the overall quality of both Conservation Areas is high. The Inspector reported that there were more boards in some streets than others. But even in those with few boards, because of the long, straight views, he reported that they stood out as intrusive and harmful. The Secretary of State agrees with the Inspector's conclusion that the Drive Conservation area and the Willett Estate Conservation Area should be covered by the proposed Direction.

19. **The Avenues** Conservation Area is directly to the south of Willett Estate, and continues the theme of wide boulevards lined by handsome Victorian villas, although Grand Avenue in the centre is mostly modern. In particular, King's Gardens, which faces the seafront, is made up of impressive and ornate buildings converted into flats. The Inspector reported that in King's Gardens there were no signs at all, which suggests the voluntary agreement was working here, perhaps because of the prominent seafront location. However, he also reported that Third Avenue in particular contained many boards, which significantly detracted from the strong sense of scale and rhythm that was typical of The Avenues' street scene. The Inspector concluded that the Avenues Conservation Area as a whole was vulnerable to excessive numbers of boards and was worthy of protection. The Secretary of State agrees with the Inspector's conclusion that the Avenues conservation area should be covered by the proposed Direction.

20. **Brunswick Town** Conservation Area is dominated by Adelaide Crescent, Palmeira Square, Brunswick Square and Brunswick Place which were covered by the previous Direction. The Inspector took the view that the quality of the remainder of the area is also consistently high, with characteristic curved Regency frontages and wrought iron balconies creating distinctive streets where the potential for disruption by boards is very high indeed. The Secretary of State agrees with the Inspector's conclusion that the Brunswick Town Conservation area should be covered by the proposed Direction.

21. **Regency Square** Conservation Area. This large area lies next to Brunswick Town and between the modern city centre and the sea. Some parts have high quality set-piece architectural statements, but others are drab and uninspiring. A number of streets are also busy commercial streets or contain mostly hotels and guesthouses, where the Direction would have little impact. Regency Square, which is listed grade II\*, and Bedford Square are open to the sea at their southern ends along with Norfolk Square and are of high quality, with terraced, curved-fronted buildings and balconies typical of Brighton. The Inspector reported that Regency Square in particular was disfigured by numerous sign boards and while all three squares were worthy of protection he did not think that the whole of the Regency Square Conservation Area should be covered by the proposed Direction. The Secretary of State agrees with the Inspector's conclusion that Regency Square, Bedford Square and Norfolk Square should be covered by the proposed Direction but that the remainder of the Regency Square Conservation Area should be excluded from the proposed Direction.

22. The **Montpelier and Clifton Hill** Conservation Area lies to the north of Regency Square. The Inspector reported that this conservation Area was described at the hearing as the finest Conservation Area in Brighton. The area contains many streets of high quality architecture, including Vernon Terrace/Montpelier Crescent which are covered by the previous Direction. Elsewhere there is a mix of grand architecture and more domestic-scaled terraces, all of fine quality and exhibiting a strong sense of rhythm. The Inspector also reported that apart from the areas occupied by the large High School, most of the residential areas contain HMOs and flats and some exhibited the serious impact of estate agents' boards. The Inspector concluded that this conservation area was vulnerable to excessive numbers of boards and was worthy of protection. The Secretary of State agrees with the Inspector's conclusion that the Montpelier and Clifton Hill Conservation Area should be covered by the proposed Direction.

23. The **West Hill** Conservation Area is predominantly Victorian, with some fine terraced avenues of houses, such as Compton Avenue, and streets of smaller terraced houses, that are probably still occupied as individual family homes. The Inspector reported that although there are some uninspiring commercial areas around Seven Dials and Queens Road, the overall quality is high and the smaller terraced houses are particularly charming. He reported that many of these smaller terraced houses front directly onto the street and are particularly vulnerable to a line of estate agent's boards that he saw in several locations. The Inspector also reported that Buckingham Road, with larger-scale buildings, was in places covered by boards. The Inspector concluded that this conservation area should be covered by the proposed Direction. The Secretary of State agrees with the Inspector's conclusion that the West Hill Conservation Area should be covered by the proposed Direction.

24. The **North Laine** Conservation Area is predominantly known as a shopping area, with narrow streets filled with small boutiques. However there is also a surprisingly large amount of small terraced housing or cottages, similar in quality to that of the West Hill Conservation Area. The cottages generally opened directly onto the street and created islands of quiet amidst the bustle of the Laines. The Inspector reported that in some places the streetscape was



overwhelmed by estate agents' boards which can dominate the short streets. He concluded that although the direction would have little impact on the commercial areas, the residential parts were clearly worthy of protection and so intermingled with other parts it would be difficult to separate them out. He therefore took the view that the whole of this conservation area should be included in the Direction. The Secretary of State agrees with the Inspector's conclusion that the North Laine Conservation Area should be covered by the proposed Direction.

25. The **Old Town** Conservation Area has narrow lanes and an intimate feel, but appeared to be wholly commercial. The Inspector reported that there were very few signs apart from a mass of shop signs, and residential uses would appear to be confined to the upper floors of most buildings. He concluded that the Direction should not cover this conservation area. The Secretary of State agrees with the Inspector's conclusion that the Old Town Conservation Area should not be covered by the proposed Direction.

26. The **Valley Gardens** Conservation Area is long and narrow, essentially following the main route north out of Brighton. At its southern end it is dominated by the Royal Pavilion and associated cultural buildings, while the busy main roads are lined by large buildings mainly housing commercial or professional businesses. There are sections of housing interspersed, but also many modern buildings. The roads are separated by wide open green spaces, and the overall effect is quite different from either the large scale architecture or more intimate residential areas found in many of the other Conservation Areas. The Inspector took the view that even a large number of signs would not harm the character of the area, which is busy, bustling and commercial. However, he acknowledged that the character of the area changes immediately north of St Peter's church. The area around 'The Level' is much more strongly residential and contains a fine crescent of terraced houses at Hanover Crescent, with narrow streets of workers' housing immediately behind and another attractive street, Park Crescent, marks the northern boundary of the Conservation Area. The Inspector was of the opinion that there was a much greater uniformity and rhythm in the streets and a much greater risk from estate agents' boards. The Inspector concluded that the northern section of the Conservation Area from St Peter's Place northwards should be included in the Direction, but not the southern section. The Secretary of State agrees with the Inspector's conclusion that the northern section of the Valley Gardens Conservation Area should be covered by the proposed Direction.

27. **East Cliff** Conservation Area, **College** Conservation Area and **Kemp Town** Conservation Area form the eastern extension of the Direction from the pier in the centre of town to the marina at the eastern end. Kemp Town, the most easterly is a small area, almost wholly occupied by the massive Regency development of Lewes Crescent and Sussex Square, already included in the existing Direction. The complete absence of boards attests to the success of the previous Direction, and it is clearly worthy of continued protection. The College Conservation Area is a small extension to the north of the East Cliff Conservation Area. It contains a large college and playing field. But around the field are two fine terraces of good quality housing, with a further road, Canning Street, to the rear, of small cottages fronting directly onto the road. The two main terraces are in an elevated and highly prominent position, and their uniformity could easily be harmed by estate agents' boards.

28. The East Cliff Conservation Area runs along the sea front from the pier to Kemp Town. The length of the seafront is lined by grand Regency-style buildings, many in formal groupings such as Royal Crescent, and the roads running north from the seafront also contain fine terraces. St James Street and its extension, St George's Road run parallel to the seafront. The former is a busy shopping street, but has narrow roads to the north of Victorian-style cottages, while the latter is more residential and the narrow streets off it contain some handsome Regency terraces as well as smaller Victorian terraced houses. Most of the more modern intrusions have been excluded from the Conservation Area. The majority of streets therefore contain high quality buildings with the uniformity and rhythm typical of much of Brighton. The Inspector reported seeing a rash of estate agents' boards in several places which showed up the potential for harm to the street scene. He took the view that all three Conservation Areas should be included within the Direction. The Secretary of State agrees with the Inspector's conclusion that the East Cliff Conservation Area, College Conservation Area and Kemp Town Conservation Area should be covered by the proposed Direction.

### **Conclusions**

29. The Inspector found that many of the areas to be covered by the proposed Direction contain good architecture and some was of the highest quality. A significant proportion of the larger buildings have been divided into flats or houses in multiple occupation and are therefore likely to attract large numbers of estate agent's boards. The Inspector concluded that there was a real potential for estate agents' boards to cause serious problems and that the Direction should be extended to many of the areas proposed by the Council. However, he also took the view that not all the area suggested by the Council would appear to be vulnerable and so certain areas, indicated above, should be excluded from the Direction.

30. The Inspector also took the view that that the four areas covered by the previous Direction, which expired on 22 October 2009, were of the highest quality and were particularly vulnerable to harm caused by estate agent's boards and that these areas should also be covered by being subsumed within the area to be covered by the proposed single Direction.

31. The Council applied for a Direction for indefinite duration. The Inspector took the view that the areas that were worthy of protection now will be so in ten years and so he concluded that the Direction should be for an indefinite period.

### **Formal decision**

32. The Secretary of State agrees with the Inspector's conclusions and recommendations at IR 39-47 and having considered the representations received in relation to the proposed modification of the Direction proposes that a single Direction should be made to control the display of advertisements relating to the sale and letting of residential premises under Regulation 7 in the areas identified below for an indefinite period. These areas include the areas covered by the previous Direction which expired on 22 October 2009 and are identified on a revised map submitted by the Council on 8 June 2010. The areas to be

excluded from the Direction are: the Old Hove Conservation Area, Hove Station Conservation Area, the Old Town Conservation Area and parts of the Regency Square Conservation Area and parts of the Valley Gardens Conservation Area. A formal Direction to this effect is enclosed. The Council's attention is drawn to the provisions of Regulation 7(7), which specify the procedure for publishing the effect and date of operation of the Direction.

33. When this Direction is brought into effect, the display of estate agents' boards in respect of residential lettings and sales may only be undertaken lawfully in the following areas: Cliftonville Conservation Area, Denmark Villas Conservation Area, Willett Estate Conservation Area, The Drive Conservation Area, The Avenues Conservation Area, Brunswick Town Conservation Area, Montpelier and Clifton Hill Conservation Area, West Hill Conservation Area, North Laine Conservation Area, East Cliff Conservation Area, College Conservation Area and Kemp Town Conservation Area and in the Regency Square Conservation Area, only Regency Square itself, Bedford Square and Norfolk Square; and in the Valley Gardens Conservation Area, only the area north of St Peter's Place, when the Council have granted express consent for the display. In order not to prejudice the interests of persons wishing to display advertisements for property lettings, the Council are invited to ensure that any such applications for express consent are decided within the period specified in Regulation 16(1) of the Regulations.

#### **Right of Appeal against the Decision**

34. The decision of the Secretary of State may be challenged by way of an application to the High Court and a separate note is attached to this letter setting out the circumstances in which such an application may be made.

Yours faithfully,

Robert Segall  
Authorised by the Secretary of State to sign on that behalf

Department for Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU

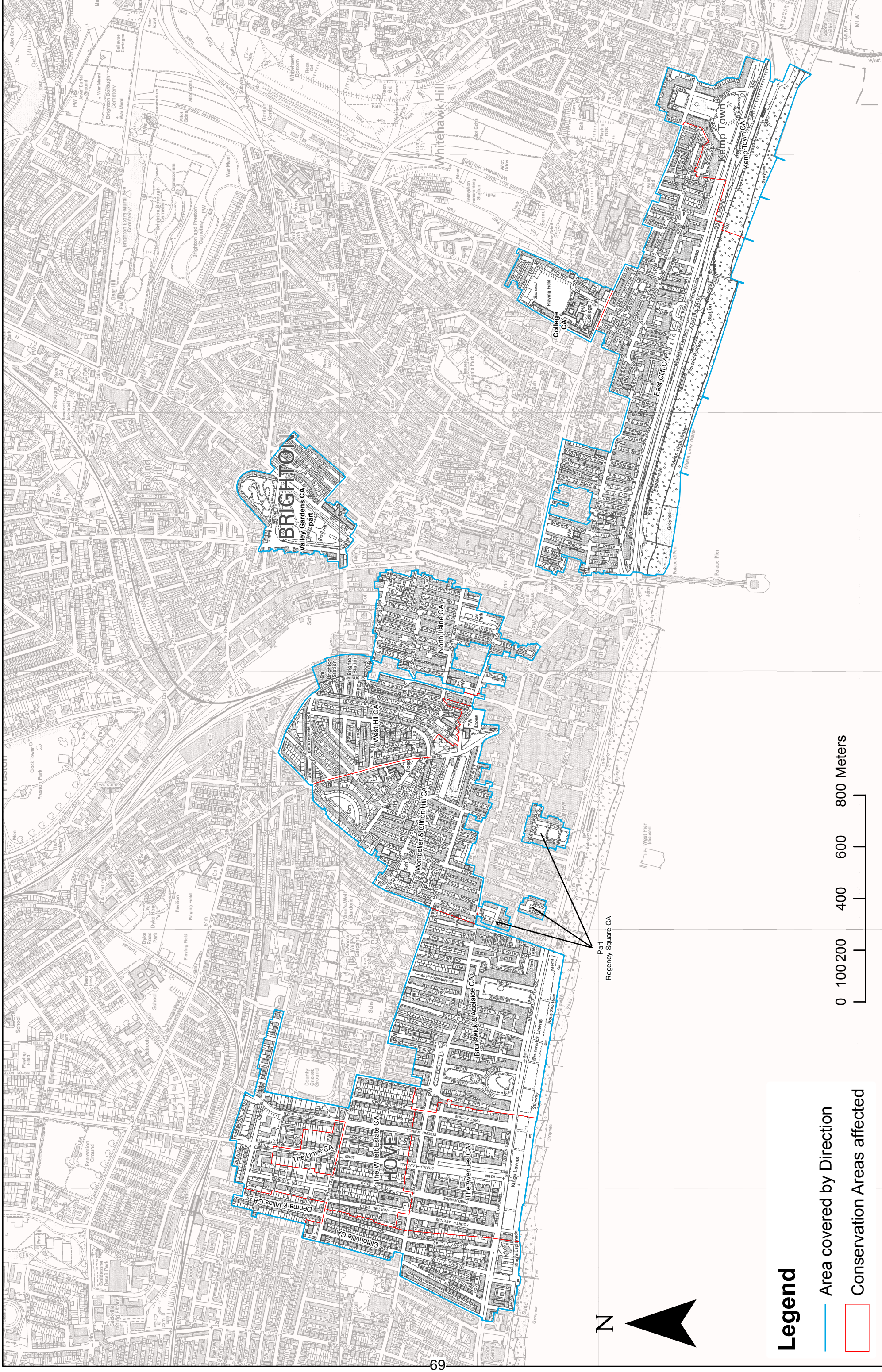
**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)  
(ENGLAND) REGULATIONS 2007  
APPLICATIONS TO THE HIGH COURT**

1. Under the provisions of section 288 of the Town and Country Planning Act 1990 a person who is aggrieved by the decision given in the accompanying letter may challenge its validity by an application made to the High Court within 6 weeks from the date of the accompanying letter.
2. The grounds upon which an application may be made to the Court are:
  - a) that the decision is not within the powers of the Act (that is, the Secretary of State has exceeded his powers); or
  - b) that any of the relevant requirements have not been complied with, and that the applicant's interests have been substantially prejudiced by the failure to comply.
3. The "relevant requirements" are defined in section 288 of the Act as any requirements of that Act and the Tribunals and Inquiries Act 1992, or of any order, regulations or rules made under either Act which are applicable (s.288(9)). These include the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (SI 2007 No. 783) and the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 (SI 2000 No. 1624).
4. A person who thinks he may have grounds for challenging the decision should seek legal advice before taking any action.

**INSPECTION OF DOCUMENTS – APPLICABLE ONLY TO APPEALS WHICH WERE THE SUBJECT OF A HEARING**

5. Under the provisions of Rule 15(4) and (5) of the Town and Country Planning (Hearings Procedure) (England) Rules 2000 (SI 2000 No. 1626), any person entitled to be notified of the decision given in the letter may apply to the Secretary of State in writing within 6 weeks of the notification to him of the decision or the supply to him of the report, whichever is the later, for the opportunity of inspecting any documents, photographs and plans appended to the report. Any application under this provision should be sent to the address from which the decision was issued, quoting the Department's reference number shown on the decision letter and stating the date and time (in normal office hours) when it is proposed to make the inspection. At least three days' notice should be given, if possible.

# Regulation 7 Direction 2010 Central Conservation Areas



## Legend

- Area covered by Direction
- Conservation Areas affected





The options below set out methods of controlling the proliferation of residential letting boards within the City.

Option	Pros	Cons
<p><b>1 Regulatory Approach - apply to the Secretary of State for a Regulation 7 Direction to withdraw deemed consent rights for residential letting boards</b></p> <p><b>Associated Measures</b></p> <ul style="list-style-type: none"> <li>• Producing planning guidance allowing limited use of small 'to let' plaques on outside walls rather than seeking applications for boards which comply with this criteria, to reduce Development Management workload.</li> <li>• Collating the evidence and justifications required for the submission of a request for a Reg. 7 Direction to remove national deemed consent.</li> <li>• Applying to the Secretary of State</li> <li>• Introduction of Reg. 7 Direction</li> <li>• Ongoing enforcement of Reg. 7 Direction</li> </ul>	<ul style="list-style-type: none"> <li>▪ There would be a clear legal restriction on the ability to display residential letting boards within a defined area for at least a 5 year period</li> <li>▪ Significant improvements to the visual amenity of defined areas could be enforced by the LPA</li> <li>▪ This restriction would enforce a shift in estate agent commercial practices. Estate agents are now able to display their offer of available properties via the internet and no longer need to rely on stand-alone boards outside each relevant property.</li> <li>▪ A Direction would meet aim 10 of the SHS 'Reduce the proliferation of unsightly to let boards in studentified areas' and action point 24 of the Housing Strategy 2015... 'working with letting agents to reduce signage'</li> </ul>	<ul style="list-style-type: none"> <li>▪ It is considered there is a significant risk that a Reg. 7 Direction would be unsuccessful. Heritage Officers consider that since 2010 there have been insufficient changes in the material circumstances of either Hove Station, Old Hove or Old Town Conservation Areas or relevant heritage legislation to support a new application to the Secretary of State for the removal of deemed advert consent</li> <li>▪ Conservation areas have protected status because of their special architectural or historic interest; there would be greater challenges demonstrating to the Secretary of State that the high bar for a Reg. 7 Direction is met outside of conservation areas e.g. in the Lewes Rd area</li> <li>▪ If successful Reg. 7 Directions are generally granted for a 5 year period so the process would be likely to include the requirement for an updated evidence base forming part of any resubmission</li> </ul>

Option	Pros	Cons
<p><b>2 Voluntary management of residential letting boards - engage with ongoing work around the Private Rented Sector and engage with relevant Partnerships</b></p> <p><b>Associated Measures</b></p> <ul style="list-style-type: none"> <li>• Connect with existing partnerships e.g. Rent Smart Partnership, or Strategic Housing Partnership (SHP) using its associated Student Housing Strategy (SHS)</li> <li>• Connect with existing council work around the Private Rented Sector</li> <li>• Seek inclusion of appropriate letting board practice within universities endorsement schemes and ratings systems</li> <li>• Produce planning based guidance encouraging the use of small plaques on outside walls and an end to 'let by' etc. signs to guide private sector landlords</li> <li>• Letting Agents can be informed that if voluntary management is unsuccessful more formal action may be considered via a Reg. 7 submission</li> </ul>	<ul style="list-style-type: none"> <li>▪ A wider area can be covered by voluntary management than the area which might be allowed under a Reg. 7 Direction, including areas outside conservation areas with a proliferation of HMOs.</li> <li>▪ If voluntary management was found to be ineffective, this could be submitted as evidence to the SoS as part of a Reg. 7 Direction application</li> <li>▪ Work could be targeted towards solutions to meet Action 10 of the SHS 'Reduce the proliferation of unsightly to let boards in studentified areas' by engaging the combined action of the existing stakeholder network of the SHP and Action Point 24 of the Housing Strategy 2015 'Reduce the impact of student lets on neighbourhoods through... working with letting agents to reduce signage' by engaging with Housing Strategy colleagues</li> <li>▪ There is an existing focus within the council's work programmes to address unneighbourly issues arising within the Private Rented Sector. A voluntary management scheme can link into this work stream as well as into existing partnerships and can seek to include residential letting boards good practice within other recommended good practice within the industry and ratings systems for letting agencies</li> <li>▪ Voluntary management would encourage a modal shift in estate agent commercial practices to primarily advertise available properties on the internet and/or use small plaques on outside walls.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ongoing Officer Resources Required: Policy, Projects and Heritage Team to draw up and promote the scheme;</li> <li>▪ Individual stakeholders or Partnerships may not support this option</li> <li>▪ Estate Agents who are not on endorsed lists or in Partnerships or associations may not be discouraged from displaying boards which have an on-going detrimental effect on visual amenity, character and appearance of wide areas of the City</li> <li>▪ The approach may be ineffective in dealing with the proliferation of lettings boards</li> </ul>



Option	Pros	Cons
<b>3 Do Nothing</b>	<ul style="list-style-type: none"> <li>▪ Cost: minimal</li> <li>▪ Officer resources: minimal</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contrary to resolution of Council in response to Notice of Motion</li> <li>▪ Would not meet the principles, goals or actions of council strategies, or engage with ongoing work and Partnerships to tackle problems arising within the Private Rented Sector which include opportunities to tackle stand-alone residential letting boards</li> <li>▪ Continued proliferation of residential letting boards upon the highway</li> <li>▪ On-going detrimental effect on the visual amenity, character and appearance of wide areas of the City</li> </ul>



**Appendix 5 – Excerpts of advice from Nottingham City Council and Leeds City Council**  
 Below - from *The Letting Board Code 2013, Leeds City Council*



Below -1 from *Guidance for Landlords 2012, Nottingham City Council*

**Correct use of the criteria: Guidance notes**

- The use of letting boards will be permitted from January 1st to September 30th (Inclusive) and prohibited from October 1st to December 31st (Inclusive).
- Only one board per building will be permitted.
- The board shall be mounted flush to the wall above the front door, or if that is not possible, it shall be mounted flush to the wall on the street frontage elevation. In either instance, no part of the board shall be higher than first-floor window sill level.
- Each board shall have a white background and will conform to the following layout: 34cm x 48cm or 48cm x 34cm.
- One company logo per board will be permitted providing that the logo does not exceed one third of the overall size of the advertising board. Logos and text will be permitted in black and any one colour provided it is a single uniform colour and that fluorescent colours are not used.
- Boards marked "Let By", "Let", "More wanted" or similar wording are to be prohibited.
- One board shall be permitted per landlord/agent per street. However, if a landlord/agent wishes to advertise properties having different numbers of bedrooms, one board shall be permitted for each property with a different number of bedrooms, up to a maximum of three per street, as long as the number of bedrooms is specified on the board.
- Letting boards shall be removed not later than 14 days after the granting of a tenancy for the room, house or flat in question. Letting boards shall not be displayed other than in the calendar year for which the tenancy is available.

**Example 1:** Board mounted flush to wall and at correct specifications: See note 3 & 4. Dimensions: 34cm x 48cm. Text: RENT-IT-Homes TO LET 2 Bedrooms 0113 123 4567 www.rhomes.co.uk

**Example 2:** Board advertising 1st floor flat with number of bedrooms specified on board. See note 7. Dimensions: 48cm x 34cm. Text: Example Homes TO LET 1 Bedroom Tel: 0115 123 4567 www.rhomes.co.uk

**Example 3:** Non-fluorescent text and company logo on white background. See notes 4 & 5. Dimensions: 34cm x 48cm. Text: NCC Homes TO LET 0115 123 4567 www.rhomes.co.uk



<b>Subject:</b>	<b>Brighton Digital Catapult Centre Project</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Director for Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Cheryl Finella</b>	<b>Tel: 29-1095</b>
	<b>Email:</b>	<a href="mailto:Cheryl.finella@brighton-hove.gov.uk">Cheryl.finella@brighton-hove.gov.uk</a>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report updates the Committee on progress to date on the development of the Digital Catapult Centre Brighton, and the council's role and contribution to the project.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee notes the progress being made in delivering the Digital Catapult in Brighton & Hove and the wider Coast to Capital area.
- 2.2 That the Committee supports the continued involvement of the City Council in the Digital Catapult and its work to support businesses and the growth of the sector.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 The Digital Catapult Centre Brighton (DCCB) is one of four regional Digital Catapults linked to the national Digital Catapult – part of Innovate UK (formerly Technology Strategy Board). The award of the regional catapults was via a national competitive competition; there were 17 bids.
- 3.2 The Brighton bid which was submitted by the Coast to Capital Local Enterprise Partnership (C2C LEP) and builds on the Brighton's existing strengths and reputation. It will lead to the creation of a leading edge Digital Catapult Centre located in Brighton along with a satellite centre at the Watts Building at the University of Brighton; both centres will be available to businesses from across the Coast to Capital area.
- 3.3 The Catapult will be a collaborative innovation and research platform for SMEs, large companies and the universities. The Centre will support the delivery of new ways of generating value from data and innovations in business models, products and services. The Digital Catapult Centre Brighton focuses specifically on projects that encourage innovation and value from real-time and location-

based data – known as the Internet of Place.

- 3.4 Currently located in the FuseBox at New England House and the Watts Building at the University of Brighton, the Catapult works with SMEs to help them grow and scale faster; it also helps larger corporates in their digital transformation. It does this through programmes of collaboration and open innovation, by bringing SME's together with large corporates who have market making opportunities and academics who have leading edge expertise. This innovation support is delivered by Wired Sussex through their own business along with technological expertise and contacts.
- 3.5 The Brighton catapult is and Research and Development Laboratory for local digital businesses. It is designed to help individual digital businesses and start-ups benefit from engagement with 4 key technologies and to create new products and services in so doing. Strategically, it aims to ensure that Brighton continues to be at the forefront of digital innovation and so grow the value of its knowledge economy. Those 4 technologies are Internet of Things, Big Data, 5G connectivity and Virtual Reality.
- 3.6 The Brighton Catapult brings those technologies, expertise and opportunities together around specific themes with commercial potential and these currently include retail innovation and positive ageing. Other themes will be developed with stakeholders and the National Digital Catapult Centre in London.
- 3.7 It runs events, communities of practice, workshops and residency programmes for businesses around these technologies and provides them with access to expertise and market knowledge through its relationships with 5 universities (Sussex, Brighton, Chichester, Surrey and UCA) and a range of corporates including Amex, Gatwick, IBM and others.
- 3.8 An example of this is the proposed 5G testbed which will enable SME's to develop and deliver new products and services using 5G technologies. Similarly Wired Sussex is looking at innovation in retail and how digital technologies can deliver a richer shopping experience for customers and help to halt the decline in visitors to traditional retail centres. Innovation in Augmented and Virtual Reality (AR and VR) has attracted many local businesses, start-ups and entrepreneurs to the Digital Catapult workshops including one held at the Old Market as part of the Digital Festival which received national coverage in the Guardian newspaper.
- 3.9 The FuseBox, which was refurbished through the Council led ReCreate EU project as an innovation space, will be expanded to an additional unit next door using Local Growth Funds to enable the space to accommodate the Digital Catapult Centre.
- 3.10 The Project is led by the C2C LEP in partnership with Wired Sussex, Brighton & Hove City Council (BHCC) and the University of Brighton. There is also Stakeholder Group which guides and advises on the strategic priorities and opportunities. This group includes American Express, Gatwick Airport, the Greater Brighton Economic Board, Surrey University 5GIC, University of Sussex, University of Chichester and UCA.

The Local Growth funding will be used for the following costs:

- Building works and remodelling at New England House to create the new Digital Catapult Centre Brighton, including changes to the FuseBox unit and adding additional space from the unit next door, to create an enlarged and combined FuseBox and Digital Catapult Centre Brighton. This will include visual remodelling to meet the requirements of the National Digital Catapult.
  - Remodelling of space in the Watts Building of the University of Brighton
  - ICT, audio and other technical equipment for the two centres
  - Fixtures and fittings for the new centres
  - Wireless and digital transmission equipment linking New England House to Watts.
  - Audio/ visual equipment
  - Telecommunications equipment
- 3.11 BHCC is the landlord for New England House. The Council is contributing towards the service charge and offering a three year rent-free period on the Digital Catapult portion of the commercial unit. This will help ensure the success of the project, for the benefit of our digital community, while income lost through the rent-free period will be offset through capital improvements made to New England House as part of the Digital Catapult project. BHCC will also have representation on the Digital Catapult steering group.
- 3.12 C2C LEP has appointed Wired Sussex as the lead delivery partner manage the day-to-day delivery of the Catapult Centre. Wired Sussex has considerable experience of delivering innovative and successful projects in the creative, digital and IT sector. Wired Sussex is the industry lead for the Brighton Fuse and is the founder and manager of the FuseBox; it also developed the FuseBoc24 start-up programme. Wired Sussex will also lead business engagement, ensuring the wider SME community across the area participates. It will provide a central communications function to the project and the wider LEP area and to national audiences.
- 3.13 A cooperation agreement which will be signed by all parties' (known as the Digital Catapult Centre Brighton Consortium (DCCBC), sets out the management and oversight of the project. A steering group Chaired by a Board member of the C2C LEP and attended by all delivery partners and the National Digital Catapult will set the direction of the project and agree the approach to establishing and developing networks of innovation and how individual research and innovation projects will be initiated and delivered.
- 3.14 The refurbishment of the new Digital Catapult spaces is scheduled for February 2017. In the interim the project has been able to meet its Key Performance Indicators by working in the existing FuseBox space. The ability to meet the longer term key performance indicators for the project is predicated on the expansion of the FuseBox space to accommodate the Digital Catapult Centre and the construction and kitting out of the Research and Innovation Demonstrator Hub at the University of Brighton.

3.15 Progress to date has been very positive with the following outcomes being reported.

Activity	Total SME's	Notes
Information days	350	Including Communities of Practice which bring together a group of people who are interested in a specific theme to explore possibilities and collaborate on new ideas. We have Communities of Practices around VR technologies, Internet of Things and Blockchain. These groups are very popular and the last meetup had over 100 sign ups. Breakfast Dropins are an informal way of engaging with DCCB. Each session includes a guest speaker from our community, an update from DCCB and facilitated attendee networking. Over 100 attendees engage with us through these events
Ideas creation/ workshops/ sandpits	116	We have run a series of events and activities to help SMEs think about new business opportunities and to connect corporates with solutions to their business needs. This has includes a Care Clinic (one day intensive event) which brought together representatives from the care sector and SMEs to understand the challenges that the care sector faces and what technological solutions/business opportunities there may be.
Hackathons / Bootcamps/Pitstops	17	PitStops bring together large corporates who have challenges/market making opportunities, academics who have deep expertise and SMEs who have spark and agility to develop solutions together around a specific challenge areas with a view to developing new products and services. DCCB successfully ran a PitStop around The Future of The High Street which brought together American Express and Tesco together with SMEs to look at how technology may support retail innovation. 5 SMEs were supported after this event to develop their products and services. Following on from this DCCB is in talks with Redevco about how technology could be embedded into the new Hannington Lanes development in Brighton

3.16 The next steps for the project will be the start and completion of the building works and the ongoing engagement and collaboration between the project partners and Coast to Capital businesses.

#### 4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 The creative digital IT sector is the fastest growing sector in Brighton & Hove and while it does not employ a large number of people currently it is already considered to be strong brand for the city with potential to grow.



- 4.2 The decision to compete to become a Digital Catapult centre was based on the advantages that it would bring to the wider business community and not just the digital sector. Catapult centres are there for all businesses, large and small, looking to undertake late stage research and development and commercialise traditional academic research.
- 4.3 The Digital Catapult is one of only eleven centres across the country, each with their own distinct area of focus, for example Energy Systems is the focus in the Birmingham Catapult and Satellite Applications is the focus in the Oxford Catapult.
- 4.4 The advent of the Digital Catapult in Brighton further cements the city's reputation as a vibrant digital business hub.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 Consultation with the business community was undertaken by the Coast to Capital LEP and the project partners prior to submission of the bid.

## **6. CONCLUSION**

- 6.1 Committee is asked to note the progress being made in delivering the Digital Catapult for Brighton & Hove and for businesses in the Coast to Capital area.
- 6.2 Committee is asked to support the ongoing engagement of the City Council in the development and delivery of the Digital Catapult project outcomes.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 BHCC received an allocation of £158,750 from the Local Growth Fund towards the refurbishment and extension of the FuseBox. Of this £23,990 was allocated to Wired Sussex to undertake the initial adaptation of the space and purchase of equipment to allow the project to start prior to the more extensive building works. The remaining £134,760 will be used for the building works and project management.
- 7.2 BHCC is contributing towards the service charge and offering a three year rent- and service charge free period, equivalent to £186,081 over three years on the Digital Catapult portion of the commercial unit. The rent free period will be granted subject to formal confirmation of the capital funding for the units and oversight of capital works by Brighton and Hove City Council. This rent and service charge free period will help ensure the success of the project, for the benefit of our digital community, while income lost through the rent-free period will be offset through the capital improvements made to New England House as part of the Digital Catapult project.

- 7.3 BHCC's contribution to the project is for three-years after which responsibility for the ongoing operation of the Digital Catapult will fall to Wired Sussex in liaison with the Coast to Capital LEP.

*Finance Officer Consulted: Name Steven Bedford*

*Date: 31/10/16*

Legal Implications:

- 7.4 A Co-operation Agreement which sets out the roles, rights and responsibilities of partners in relation to the Digital Catapult Centre Brighton Consortium will be entered into. Each party will be bound to the others to deliver their respective responsibilities under the agreement.
- 7.5 West Sussex County Council (WSSCC) acts as the Accountable body for the LEP funding. WSSCC requires Coast to Capital LEP, Brighton & Hove City Council and the University of Brighton (who act together as the Delivery Body) to enter into a Funding Agreement. The Funding agreement defines the terms under which the funds allocated to the Delivery Body can be spent or clawed back.
- 7.6 The Council is providing a 5-year lease to Wired Sussex who will act as nominee for the DCCB in provision of space at New England House. The Council will provide an 'in-kind' contribution to the project of a three-year rent-free period of part of Wired Sussex's space and discounted service charge.

*Lawyer Consulted:*

*Name Oliver Asha*

*Date: 27/10/16*

Equalities Implications:

- 7.7 Access to the Digital Catapult Brighton Centre will be on a fair, open and transparent basis. Marketing and promotion will be through a range of media, including social media, with the aim of reaching the broadest possible business audience across the Coast to Capital geography.

Sustainability Implications:

- 7.8 Technology will play a significant part in making sustainability relevant to businesses in areas such as economics, finance, data management, standards, transparency and assurance. Digital applications can save time and cost, reduce the use of scarce resources and increase efficiency. The research and innovation being developed through the Catapult will be looking at solutions to a range of challenges including sustainability.

Crime & Disorder Implications:

- 7.9 There are no crime and disorder implications relating to this project

Risk and Opportunity Management Implications:

- 7.10 Measures will be put in place via the Co-operation Agreement to monitor and manage risk. The involvement of BHCC on the project steering group will help to ensure that there is early warning of issues. Project partners have committed to working as part of the consortium to ensure that the project deliverables are

achieved.

Public Health Implications:

- 7.11 There are no public health implications for the project

Corporate / Citywide Implications:

- 7.12 The benefits of the project will accrue to businesses in the City, the City Region and the wider Coast to Capital area by providing a physical and virtual space that fosters collaboration between businesses, universities and other experts leading to knowledge exchange, product innovation and business growth

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. The Digital Catapult Centre Brighton Year One (at May 2016) project update from Wired Sussex

# DIGITAL CATAPULT CENTRE

BRIGHTON

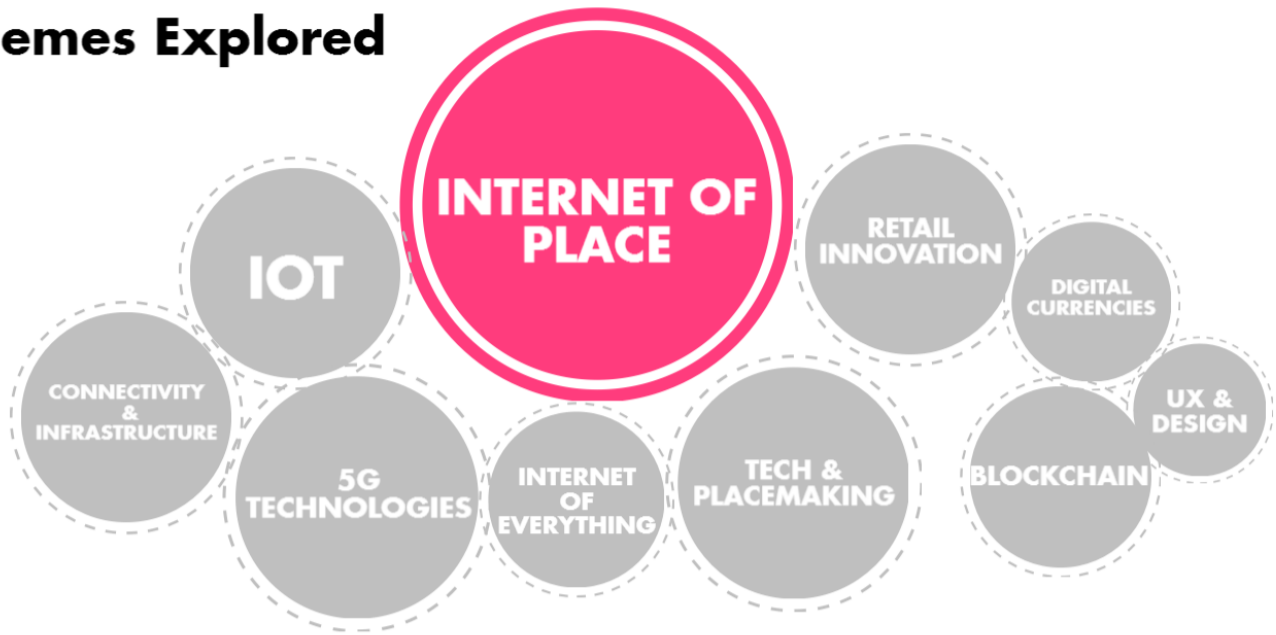
## The Digital Catapult Centre Brighton is 1-year-old!

It's been a fantastic 12 months of catapult activity here in Brighton. We've enabled hundreds of organisations and businesses to collaborate - sharing, learning and creating value. If you haven't done so yet then get involved, get benefitting and help make the next 12 months even more impactful.

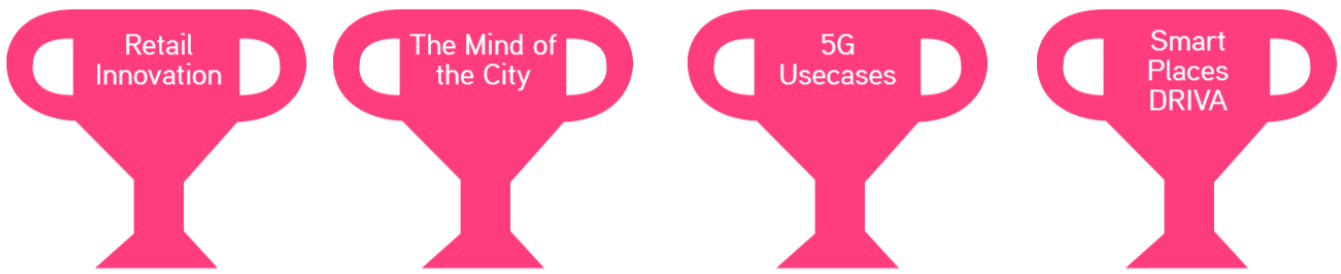
Phil Jones, Programme Director



### Themes Explored



### Projects



4 projects developed

### Twitter



869

Follows @DigiCatBrighton



598

Retweets



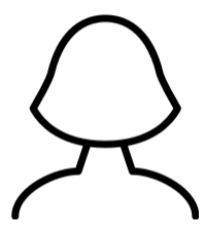
527,600

Impressions over the past year



59%

Male Followers



41%

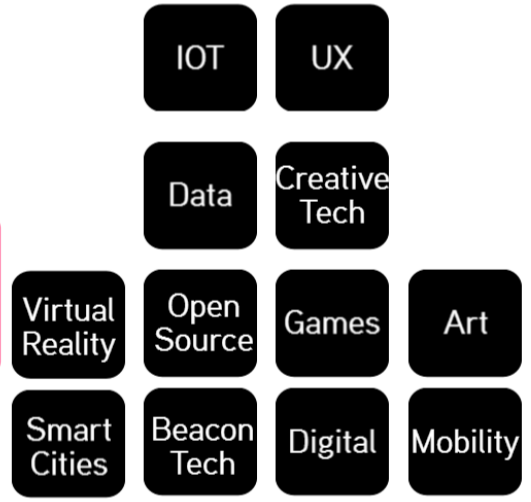
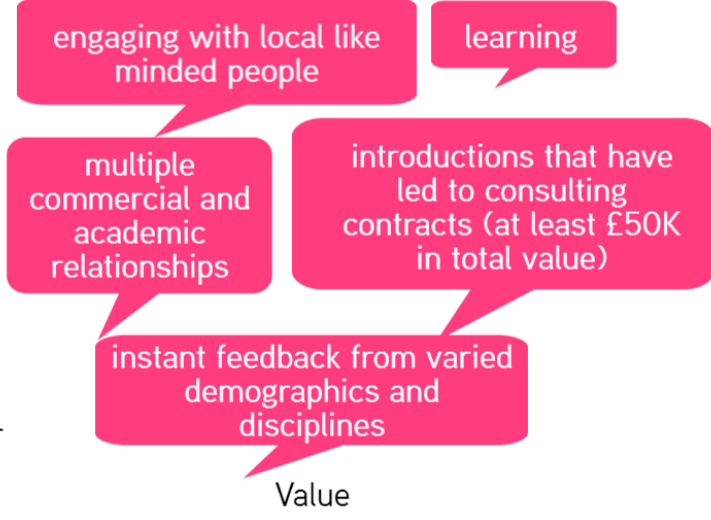
Female Followers

### Engagement



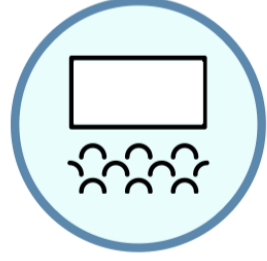
12

Start up residencies in our space



Areas of work

### Events



26

Events hosted



956

Event attendees



271

Unique SMEs engaged



Speakers

### Stakeholders



### Digital Catapult Centre Brighton

Twitter: @digicatbrighton

Email: digicatbrighton@wiredsussex.com

Phone: +441273 692888 85



<b>Subject:</b>	<b>Outdoor Events – Madeira Drive Road Closures 2017</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Director for Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Ian Shurrock</b>	<b>Tel: 292084</b>
		<b>Ian Taylor</b>	
	<b>Email:</b>	<b>ian.shurrock@brighton-hove.gov.uk</b>	
		<b>ian.taylor@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 To seek approval from members for landlord's consent of the proposed programme of events on Madeira Drive in 2017 and the associated road closures.

**2. RECOMMENDATIONS:**

- 2.1 That the committee grants landlord's consent for the 2017 programme of events on Madeira Drive and the associated road closures as listed in Appendix 1.
- 2.2 That the committee authorises the Executive Director for Economy, Environment & Culture to enter into formal agreements with event organisers to determine conditions, fees and levels of support as appropriate.
- 2.3 That the committee authorises the Executive Director for Economy, Environment & Culture, after consultation with the Chair of the committee and opposition spokespersons, to make any alterations to the events programme as necessary and to approve new applications in accordance with the Outdoor Events Policy.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 Madeira Drive is a very important venue for events in the city. The long heritage of events on Madeira Drive is reflected by most of the events listed in Appendix 1 having taken place at this location previously. The events draw residents and visitors to Madeira Drive which extends the Seafront offer both geographically (along from the main tourism area between the piers) and seasonally (by holding events throughout the year).

- 3.2 The closure of the Madeira Terraces has not currently resulted in a reduction in proposals for events on Madeira Drive. However, the safety fence adjacent to the Terraces has impacted upon the operational requirements of some events. The council is seeking a long term solution to replace the Madeira Terraces which are beyond repair and the Madeira Drive Regeneration Framework is currently under development. This follows Madeira Drive and Madeira Terraces being identified as a priority for improvement in the recently approved Seafront Investment Plan 2016-2021. The role of events will need to be considered in the development of any improvement proposals for this area.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 Not applicable

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 Consultation is taking place with Ward Councillors, Sussex Police, East Sussex Fire & Rescue Service, South East Coast Ambulance Service and NHS Trust. Internally, consultation is taking place with the Seafront Office, Environmental Health & Licensing, City Parks, Civil Contingencies and Highways. An update on consultation responses will be provided at the Committee meeting.

#### **6. CONCLUSION**

- 6.1 Landlord's consent is required for the staging of all outdoor events on council land within Brighton & Hove.
- 6.2 Events continue to form an increasingly significant part of the council's overall tourism strategy. As well as bringing substantial economic benefits to the city, people experience civic pride when major recreational, sporting and entertainment events take place in their locality. These help to bring regional and national recognition to the city as well as bringing significant economic benefits.

#### **7. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 7.1 In accordance with the existing Outdoor Events policy, fees are charged for commercial events and any costs incurred are the responsibility of the organiser. In addition, a reinstatement deposit is usually held and evidence of adequate insurance cover is required. The fees charged are determined by negotiation based on a number of factors including capacity, whether a new or established event, whether an admission fee is to be charged and infrastructure required; all of these are subject to agreement by officers under delegated authority as per the recommendations of this report.
- 7.2 The income generated from fees charged for commercial events on Madeira Drive contributes to the costs of the Outdoor Events Team within the City



Environmental Management department and supports existing budgets within the service for charitable and community events across the city. In the financial year 2015/16 the income generated by events on Madeira Drive was £0.075m.

- 7.3 The impact on parking income associated to Madeira Drive road closures has been considered as part of the budget setting process. It is anticipated that the recommendations to this report will not have a significant impact on budgeted assumptions, however, this will be reviewed as part of the Targeted Budget Monitoring process.

*Finance Officer Consulted: Steven Bedford*

*Date: 27/10/16*

Legal Implications:

- 7.3 The Council is empowered under the East Sussex Act 1981 to use Madeira Drive for up to 28 days a year in order to facilitate the staging of major outdoor events.
- 7.4 The proposals in this report are made in accordance with the Outdoor Events Policy. The policy incorporates relevant considerations in respect of convention rights incorporated by the Human Rights Act 1998. The policy is clear that a balancing act is required between the competing interests of those who attend the events and those who do not wish to attend and consultation is suggested to ensure that this balancing exercise is properly carried out.
- 7.5 The terms of the agreements with the event organisers, the ongoing consultation process and the long lead-in periods ensure that the events are safe and well managed and that disruption is kept to a minimum.

*Lawyer Consulted: Alison Gatherer*

*Date: 31/10/16*

Equalities Implications:

- 7.1 The Events programme caters for people from all sectors of the community as there is a diverse range of events that are staged in the city each year. Issues such as physical access to an event and designated viewing areas are developed and detailed in event plans where applicable.

Sustainability Implications:

- 7.2 All events are planned and staged in accordance with the statutory powers and planning obligations as set out in the Outdoor Events Policy.
- 7.3 The nature of outdoor events means that they often involve a range of potential sustainability impacts (both positive and negative) from travel, energy and water use, food, local economic and social impacts, use of outdoor spaces and production of waste. Through the Sustainable Events Programme, event organisers are supported to improve sustainability at their events, focusing on the areas with the highest potential impact. The programme is certified to the international standard for environmental management ISO 14001.
- 7.9 The Sustainable Events Programme gained certification to the International Standard for Sustainable Events ISO 20121 in October 2013. The programme

helps deliver visible sustainability initiatives, particularly around event waste recycling and encouraging people to use public transport. The Sustainable Events Programme contributes to the culture and community principle of the One Planet Sustainability Action Plan.

Any Other Significant Implications:

- 7.10 The city's Safety Advisory Group has an overview of all the major events that take place in Brighton & Hove that have the potential to attract significantly large numbers of people. A protocol and good working partnerships between the council and emergency services are in place in the city and close agency working will be integral to both the planning and delivery of events.
- 7.11 Event specific Safety Advisory Groups can be convened for all major outdoor events taking place in Brighton & Hove that have the potential to attract significantly large numbers of people.
- 7.12 Sussex Police are involved in both the consultation and planning of all major events.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Appendix 1 – Madeira Drive road closures 2017

### **Documents in Members' Rooms**

None

### **Background Documents**

None



**Appendix 1**  
**EVENTS – MADEIRA DRIVE**  
**Events requiring the closure of Madeira Drive 2017**

DATE	EVENT	CLOSURE	ATTENDANCE
Sun 26 <sup>th</sup> February	Brighton & Hove Half Marathon	Sat 06:00 LP9 (lamp-post)-LP20 Sun Aquarium to Black Rock 04:00-18:00	15,000
Sun 19 <sup>th</sup> March	Pioneer Motorcycle Run	Aquarium to Black Rock 06:00-18:00	15,000
Sun 9 <sup>th</sup> April	Brighton Marathon	Fri/Sat LP8-LP20 from 05:00 Sun Aquarium to Black Rock 03:00-22:00	40,000
Sat 22 <sup>nd</sup> April	InCarNation	Aquarium to Black Rock 05:00 – 18:00	5,000
Sat 6 <sup>th</sup> May	Children's Parade	Aquarium to base of Duke's Mound 06:00- 15:00	20,000
Sun 7 <sup>th</sup> May	Historic Commercial Vehicle Run	Aquarium to Black Rock 06:00-19:00	5,000
Sun 21 <sup>st</sup> May	Mini Owners Rally	Aquarium to Black Rock 06:00 – 18:00 hrs	10,000
Sun 4 <sup>th</sup> June	Classic Car Run	Aquarium to Base of Dukes Mound 06:00 – 18:00	2,500
Sun 18 <sup>th</sup> June	British Heart Foundation's London to Brighton Bike Ride	LP7-LP20 Sat 06:00-Sun 04:00 Aquarium to Black Rock, Sun 04:00-22:30	50,000
Sat 2 <sup>nd</sup> Sept	Speed Trials	Aquarium to Black Rock 06:00 – 22:00	10,000
Sat 9 <sup>th</sup> Sept	Color Run	Aquarium to Black Rock 04:00 – 20:00	10,000
Sun 10 <sup>th</sup> Sept	Ace Café Reunion	Aquarium to Black Rock 05.00 – 22:00	20,000
Sun 17 <sup>th</sup> Sept	Do it for Charity London to Brighton cycle event	Base of Duke's Mound to Black Rock 06:00 – 18:30	3,000
Sun 1 <sup>st</sup> Oct	Brightona	Aquarium to Black Rock 06:00 – 20:00	5,000
Sat 7 <sup>th</sup> Oct	Brighton Breeze	Aquarium to Black Rock 06:00-18:00	6,000
Sun 8 <sup>th</sup> Oct	Landrover Run	Aquarium to Black Rock 06:00-18:00	3,500

Sun 5 <sup>th</sup> Nov	Veteran Car Run	4 <sup>th</sup> Nov : LP 8 -12 06:00 – 23:59 5 <sup>th</sup> Nov: Aquarium to Black Rock 06:00-00:00	10,000
Sun 19 <sup>th</sup> Nov	10K Road Race	Aquarium to Black Rock 06.00 -13:00	5,000
Thurs 21 <sup>st</sup> Dec	Burning the Clocks	Aquarium to base of Duke's Mound 16:00-21:00	20,000

**THIS LIST IS SUBJECT TO CHANGE**

<b>Subject:</b>	<b>Outdoor Events in Parks and Open Spaces 2017</b>		
<b>Date of Meeting:</b>	<b>17 November 2016</b>		
<b>Report of:</b>	<b>Executive Director for Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Ian Shurrock</b>	<b>Tel: 292084</b>
		<b>Ian Taylor</b>	
	<b>Email:</b>	<b>ian.shurrock@brighton-hove.gov.uk</b>	
		<b>ian.taylor@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 To seek approval from members for landlord's consent for the proposed programme of outdoor events in parks and open spaces in 2017.

**2. RECOMMENDATIONS:**

- 2.1 That the committee grants landlord's consent for the events listed in Appendix 1.
- 2.2 That the committee authorise the Executive Director for Economy, Environment & Culture to enter into formal agreements with event organisers to determine conditions, fees and levels of support as appropriate.
- 2.3 That the committee authorises the Executive Director for Economy, Environment & Culture, after consultation with the Chair of the committee and opposition spokespersons, to make any alterations to the events programme as necessary and to approve new applications in accordance with the Outdoor Events Policy.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 Many of the events listed in Appendix 1 have taken place before and are proposed to retain their traditional place in the calendar of outdoor events. In addition, there is a further event for which the proposal is attached in Appendix 2 which is currently confidential, as the organiser is working to conclude commercially sensitive negotiations. The council has licensed a range of parks and open spaces including the Old Steine, Hove Lawns, the Seafront and Madeira Drive to hold events, however, a balanced approach is required to prevent overuse of these areas. Appendix 1 shows the range of spaces and sites where events are proposed to take place. Several new or amended event applications for 2017 have been received and a summary of these is outlined in 3.3 below. The


intention of the programme is to provide a range of events which appeal to a wide number of residents and visitors whether as spectators or participants.

3.2 Outdoor events play a major role in the city as a leisure destination and therefore contribute significantly to the economic impact that tourism brings to the city. The latest economic impact assessment values the contribution of tourism to the city's economy at £830m per year which supports 21,700 jobs (15,900 full time equivalents). The economic impact of events staged in the city is largely through hotel, restaurant and retail spend.

### 3.3 **New/ Featured Events**

#### 3.3.1 **LGBT History Exhibition, New Steine (Fri 3<sup>rd</sup> – Sun 19<sup>th</sup> Feb)**

The LGBT Community Safety Forum is proposing to host a number of events during LGBT History Month. They are looking to put a Big Top style tent in the **New Steine between 3-19 February** to host a number of fringe style events.

The overall aim of LGBT History Month is to promote equality and diversity for the benefit of the public by: 

- Increasing the visibility of lesbian, gay, bisexual and transgender (“LGBT”) people, their history, lives and their experiences in the curriculum and culture of educational and other institutions, and the wider community;
- Raising awareness and advancing education on matters affecting the LGBT community;
- Working to make educational and other institutions safe spaces for all LGBT communities; and
- Promoting the welfare of LGBT people, by ensuring that the education system recognises and enables LGBT people to achieve their full potential, so they contribute fully to society and lead fulfilled lives, thus benefiting society as a whole.

Events will include but are not limited to:

- Comedy gala night
- BHCC LGBT Workers forum, LGBT History Ball
- Trans Lives Photo exhibition
- LGBT Disabled Lives exhibition
- LGBT Conferences
- LGBT Volunteer/work fair
- HIV awareness day
- LGBT Safety/ Self defence workshops
- OUTReach Homelessness support
- Accessibility Matters – Disability Awareness/training Support
- Fundraisers



- Theatre Productions
- University Lectures

### 3.3.3 Brighton Fringe Central Hub, Old Steine (Thurs 4<sup>th</sup> May – Sun 4<sup>th</sup> June)

Over the past ten years, Brighton Fringe has grown to become England's largest arts festival, which in 2016 featured 936 events, 4,500 performances and more than 500,000 attendances in 175 venues across the city over 4 weeks. This is of course a great success story, but with it has come a growing need to provide more coordinated, centralised professional resources for participants (5,000+ people in 2016), media (200+) and arts industry professionals (300+). This facility would be an excellent way to meet these needs and also to provide an improved box office service to the general public. The site itself would be fenced-off, 'passes only' and not a public access venue, except for ticketed events, in which case it will be controlled accordingly.

The site would comprise temporary office facilities for Brighton Fringe administration for the duration of the festival period, as well as service desks for participants, media and arts industry professionals. There would also be a bespoke venue to be used for professional events, receptions, as a café and bar.

The site would use the north east quadrant of the Old Steine and run alongside the Spiegel tent, the organisers of which have been consulted and are working with the Fringe to share operational facilities such as power, cleansing and toilets.

### 3.3.4 Together the People, Preston Park (Fri 1<sup>st</sup> Sept – Sun 3<sup>rd</sup> Sept)

Together The People has taken place very successfully in Preston Park for the last two years. It is a boutique music festival, presented by local promoters using local crew and production staff.

The local promoters have requested an extra day – Friday 1<sup>st</sup> September. This is intended to promote more local artists and give a more "community feel" day ahead of the two commercial days. Admission prices for this day would be reduced from the weekend dates.

### 3.3.6 Oktober Fest, The Level, (Thurs 12<sup>th</sup> – Sat 14<sup>th</sup> Oct)

Baird Event Services, a local event production company, have requested the use of The Level for 3 days in October 2017. Brighton Oktoberfest is proposed to be a high end celebration of the traditional German beer festival. The event is intended to present high quality, locally produced beers and food, themed around the traditional celebration of the reunification of Germany and will feature food and drink styles in line with this tradition.

Drawing on the experience of the original Oktoberfest in Munich the event would be adopting the concept of the "quiet Oktoberfest" for the early session. This would restrict music and entertainment to quiet brass and traditional folk music until 6pm. The event during the "quiet Oktoberfest" sessions will be open access

to the public with a capacity of around 1000 patrons within the tented structure and the possibility of outdoor seating for an additional 100-150.

The evening session is proposed to run from 7pm to midnight with last orders at 11.30pm and access will be strictly over 18. This session will be ticketed and aimed at large professional groups and bulk bookings, although individual booking will also be available. Tickets will be approximately £15. Music will be played throughout and will be a mix of traditional live acts and later DJ sessions. Like the food and drink, all entertainment will be locally sourced.

### **3.3.7 Coles Funfair & Fireworks, Preston Park (Sat 20<sup>th</sup> Oct)**

This event first took place in 2016 and was very well received. Around 4000 people attended the free firework display, one of the few free, community firework displays in the city.

## **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

4.1 Not applicable

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

5.1 Consultation is taking place with Ward Councillors, Sussex Police, East Sussex Fire & Rescue Service, South East Coast Ambulance Service, NHS Trust, Environmental Health & Licensing, City Parks, Civil Contingencies and Highways. Detailed consultation will also follow as the events are developed between the respective event organiser and our partner agencies. An update on consultation responses will be provided at the Committee meeting.

## **6. CONCLUSION**

6.1 Landlord's consent is required for the staging of all outdoor events on council land in Brighton and Hove.

6.2 Events continue to form an increasingly significant part of the council's overall tourism strategy. As well as bringing substantial economic benefits to the city, people experience civic pride when major recreational, sporting and entertainment events take place in their locality. These help to bring regional and national recognition to the city as well as bringing significant economic benefits.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

7.1 In accordance with the existing Outdoor Events policy, fees are charged for commercial events and any costs incurred are the responsibility of the organiser. In addition, a reinstatement deposit is usually held and evidence of adequate insurance cover is required. The fees charged are determined by negotiation

based on a number of factors including capacity, whether a new or established event, whether an admission fee is to be charged and infrastructure required; all of these are subject to agreement by officers under delegated authority as per the recommendations of this report.

- 7.2 The income generated from fees charged for commercial events in parks and open spaces contributes to the costs of the Outdoor Events Team with the City Environmental Management department and supports existing budgets within the service for charitable and community events and free public entertainments across the city. The income generated from events in parks and open spaces in the financial year 2015/16 was £0.080m.

*Finance Officer Consulted: Steven Bedford*

*Date: 27/10/16*

Legal Implications:

- 7.3 Brighton & Hove City Council is empowered under the East Sussex Act 1981 to close “parks and pleasure grounds” in its area for up to 28 days a year in order to facilitate the staging of major outdoor events. As the events are transient in nature it is unlikely that “development” involving the need for a planning application would arise but in any event permitted development rights may apply, notably under Class B Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 allowing “the use of any land for any purpose for not more than 28 days in total in any calendar year...and the provision on the land of any moveable structure for the purposes of the permitted use”.

Should any event require road closures or certain other traffic management measures a traffic regulation order under the provisions of the Road Traffic Regulation Act 1984 or the Town Police Clauses Act 1847 will be required.

- 7.4 It is not considered that any adverse human rights implications arise from the recommendations in the report.

*Lawyer Consulted*

*Alison Gatherer*

*Date 31/10/16*

Equalities Implications:

- 7.5 The Events Programme caters for people from all sectors of the community as there are a diverse range of events that are staged in the city each year. Issues such as physical access to an event and designated viewing areas are developed and detailed in event plans where applicable.

Sustainability Implications:

- 7.6 All events are planned and staged in accordance with the statutory powers and planning obligations as set out in the Outdoor Events Policy.
- 7.7 The nature of outdoor events means that they often involve a range of potential sustainability impacts (both positive and negative) from travel, energy and water use, food, local economic and social impacts, use of outdoor spaces and

production of waste. Through the Sustainable Events Programme, event organisers are supported to improve sustainability at their events, focusing on the areas with the highest potential impact. The programme is certified to the international standard for environmental management ISO 14001.

- 7.8 The Sustainable Events Programme also meets the requirements of the British Standard for Sustainable Events that was developed for the London 2012 Games and helped them deliver a highly visible sustainability programme, particularly around event waste recycling and encouraging people to use public transport. The standard was superseded by the International Standard ISO 20121 and the council's programme is being amended to meet the requirements of the new standard and help the council continually improve its engagement with event organisers to improve sustainability. The Sustainable Events Programme contributes to the Culture and Community Principle of the One Planet Sustainability Action Plan.

Any Other Significant Implications:

- 7.9 The City Safety Advisory Group has an overview of all the events that take place in Brighton and Hove that have the potential to attract significantly large numbers of people. A protocol and good working partnerships between the council and emergency services are in place in the city and close agency working will be integral to both the planning and delivery of these events.
- 7.10 Event specific Safety Advisory Groups can be convened for all major outdoor events taking place in Brighton and Hove that have the potential to attract significantly large numbers of people.
- 7.11 Sussex Police are involved in the consultation and planning of all major events.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. List of proposed outdoor events in parks and open spaces for 2017.
2. Additional confidential event proposal.

### **Documents in Members' Rooms**

None

### **Background Documents**

None



## APPENDIX 1

### EVENTS – PARKS AND OPEN SPACES

#### Events requiring the use of parks and open spaces in Brighton & Hove 2017

DATE	EVENT	VENUE	TIMES	ATTENDANCE
Wed 3 <sup>rd</sup> Feb – Sun 19 <sup>th</sup> Feb	LGBT History Month (See 3.3.1)	New Steine	10.00 – 22.00	500 daily
Sat 8 <sup>th</sup> April	Mini Mile Races	Preston Park	10.00 – 16.00	3,000
Sun 9 <sup>th</sup> April	Brighton Marathon	Preston Park	08.00 – 12.00	10,000
Thurs 27 <sup>th</sup> April – 7 <sup>th</sup> May	Festival Funfair	The Level	13.00 daily	10,000
Sat 29 <sup>th</sup> April – Mon 1 <sup>st</sup> May	Foodies Festival	Hove Lawns	10.00 – 18.00 daily	10,000
Thurs 4 <sup>th</sup> May – Sun 4 <sup>th</sup> June	Fringe Central Hub (see 3.3.3)	Old Steine	Various	10,000
Thurs 4 <sup>th</sup> May – Sun 4 <sup>th</sup> June	The Warren @ St Peter's	St Peter's north lawn	Various	10,000
Fri 5 <sup>th</sup> May – Sun 4 <sup>th</sup> June	Spiegel tent	Old Steine	Various	20,000
Fri 5 <sup>th</sup> May – Sat 3 <sup>rd</sup> June	Ladyboys of Bangkok	Victoria Gardens	Various	10,000
Sat 6 <sup>th</sup> May	Festival Children's Parade	City Centre	07.00 – 16.00	5,000
Sat 6 <sup>th</sup> May – Sun 28 <sup>th</sup> May	Brighton Festival	Various	Various	10,000 daily
Sat 6 <sup>th</sup> & Sun 7 <sup>th</sup> , Sat 13 <sup>th</sup> & Sun 14 <sup>th</sup> , Sat 20 <sup>th</sup> & Sun 21 <sup>st</sup> , Sat 27 <sup>th</sup> & Sun 28 <sup>th</sup> May, Fri 2 <sup>nd</sup> & Sat 3 <sup>rd</sup> June	Fringe City	New Road	12.00 – 18.00 daily  18.00 – 23.00 (Fri 2 <sup>nd</sup> June only)	10,000 daily
Sat 13 <sup>th</sup> May	Spring Festival	St Ann's Well Gardens	11.00 – 19.00	8,000
Wed 17 <sup>th</sup> May – Sat 3 <sup>rd</sup> June	Moscow State Circus	Preston Park	Various	7,500
Sun 21 <sup>st</sup> May	Heroes vs Villains Superheroes Run	Hove Lawns/Prom	11.00 – 14.00	3,000
Thurs 25 <sup>th</sup> May – Mon 29 <sup>th</sup> May	The Big Sussex Market	Hove Lawns	10.00 – 20.00 Daily	10,000 daily
Mon 29 <sup>th</sup> May	Martlets Carnival	Hove Park	10.00 – 17.00	10,000
Sat 3 <sup>rd</sup> June – 4 <sup>th</sup> June	Brighton Vegan Summer Fest	The Level	TBC	2,000
TBC	Stonewall Equality Walk	City Centre	12.00 – 18.00	5,000
Fri 16 <sup>th</sup> June	Go Girl Run	Hove Lawns	19.30 – 00.00	2,000
Sat 17 <sup>th</sup> – Sun 18 <sup>th</sup> June	Funk the Family Festival	Hove Park	11.00 – 20.00 (Sat) 12.00 – 21.00 (Sun)	3,000
Thursday 11 <sup>th</sup> – Sunday 14 <sup>th</sup> May	Funfair	Victoria Recreation Ground,	13.00 Daily	2,000

		Portslade		
Sat 17 <sup>th</sup> June	Rottingdean Lions Fayre	Rottingdean Village Gn & Kipling Gdns	07.30 – 19.00	1,000
Sat 24 <sup>th</sup> June	Take Part Sport Festival	The Level	10.00 – 17.00	5,000
Sat 1 <sup>st</sup> & Sun 2 <sup>nd</sup> July	Race for Life/Pretty Muddy	Stanmer Park	10.00 – 16.00	5,000
Sat 1 <sup>st</sup> July – Sun 2 <sup>nd</sup> July	Paddle Round The Pier	Hove Lawns	10.00 – 19.00 daily	10,000
Sat 8 <sup>th</sup> & Sun 9 <sup>th</sup> July	Brighton Kite Festival	Stanmer Park	10.00 – 17.00 daily	6,000
Wed 12 <sup>th</sup> July	Brighton Phoenix 10k Run	Hove Promenade and Hove Lawns	19.30 – 21.00	700
Sat 15 <sup>th</sup> July	Lions Saltdean Gala Day	Saltdean Oval	07.30 – 19.00	1,500
Sat 15 <sup>th</sup> July	Bubble Rush	Preston Park	11.00 – 17.00	3,000
Sun 16 <sup>th</sup> July	RSPCA Open Day	Braypool Sports Field	10.00 – 17.30	5,000
Sun 24 <sup>th</sup> July	Pride Dog Show	Preston Park	12.00 - 17.00	500
Fri 28 <sup>th</sup> July – Sun 28 <sup>th</sup> Aug	Big Screen	Brighton Beach alongside Madeira Drive	14.00 – 23.00	20,000
Sun 30 <sup>th</sup> July	Pride Diversity Games	Preston Park	12.00 – 17.00	1000
Sat 5 <sup>th</sup> Aug – 6 <sup>th</sup> Aug	Pride	Preston Park	12.00 – 22.00	40,000
Sat 12 <sup>th</sup> Aug	Big Dog	Stanmer Park	10.00 – 17.00	2,000
Wed 23 <sup>rd</sup> Aug – Sun 3 <sup>rd</sup> Sept	Zippos Circus	Hove No.1 Lawn	Various	3,000
Sat 19 <sup>th</sup> Aug – Sun 20 <sup>th</sup> Aug	Thai Festival	Preston Park	10.00 – 17.00	5,000
Thurs 24 <sup>th</sup> Aug – Mon 29 <sup>th</sup> Aug	The Big Sussex Market	Hove Lawns	10.00 – 17.00	2,000
Fri 1 <sup>st</sup> – Sun 3 <sup>rd</sup> Sept	Together The People Festival (see 3.3.4)	Preston Park	12.00 – 22.00	7,000 daily
Sat 16 <sup>th</sup> – 17 <sup>th</sup> Sept	Brighton International Triathlon	Seafront / Hove Lawns	10.00 – 16.00	10,000
TBC	Funfair	The Level	13.00 daily	10,000
Sat 16 <sup>th</sup> Sept – Sun 17 <sup>th</sup> Sept	Fiery Food Festival	Victoria Gardens	10.00 – 17.00	2500 daily
Sat 23 <sup>rd</sup> Sept	BHF London to Brighton off road bike ride	Hove Lawns	10.00 – 16.00	2,500
Sun 24 <sup>th</sup> Sept	Apple Day	Stanmer Park	11.00 – 17.00	8000
Sun 28 <sup>th</sup> Oct	Hove Prom 10K	Hove Prom	10.00 – 12.30	500
Thurs 12 <sup>th</sup> – Sat 14 <sup>th</sup> Oct	October Fest (see 3.3.6)	The Level	19.00 – 00.00 daily	1000 daily
Sun 15 <sup>th</sup> Oct	Brighton & Hove 10	City Centre	09.00 – 11.30	4,000



	Mile Road Race			
Sat 20 <sup>th</sup> Oct	Coles Funfair & Fireworks (see 3.3.7)	Preston Park	14.00 – 22.00	3,000
Sat 4 <sup>th</sup> Nov	Family Fireworks Spectacular	Nevill Recreation Ground	17.00 – 19.30	5,000



# MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

## November 2016



AmexCommunityStadium  
i360  
KingAlfred  
PermanentTravellerSite  
PublicRealm  
MajorProjects  
CircusStreet  
NewEnglandHouse  
Regeneration  
OpenMarket  
FalmerReleasedLand  
PrestonBarracks  
UltrafastBroadband  
BlackRock  
BrightonCentre  
PromotingHeritage



Photo Credit: Open Market-Lucy Williams

## CITY DEVELOPMENT AND REGENERATION UNIT

### Team Objectives:

The Major Projects & Regeneration Team manages, together with public and private sector partners, the implementation of key regeneration and infrastructure projects that support the city's economic growth and contribute to the transformation of the city for all, including the development of key employment sites. Successful delivery of these major projects provides new business space and employment opportunities, new homes, and

community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

Each of our projects contributes towards a vision of shaping the city by developing and sustaining the economy, preserving and promoting our heritage, growing our cultural offer and improving the quality of life for our residents, visitors and businesses. All projects consider the importance of good urban design and public realm, and also ensure that new development has the minimum possible environmental impact. Generally the projects do not receive direct capital investment from the city council and are dependent upon development partners providing external investment.

**The Team:**

Richard Davies	x6825
Mark Jago	x1106
Katharine Pearce	x2553
Alan Buck	x3451
Mark Ireland	x2705

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p><b>Waterfront Project</b></p> <p>A newly built Conference, Entertainment and Exhibition Centre to replace the current Brighton Centre, relocated to Black Rock, with an accompanying extension to the current Churchill Square shopping centre to create a new Regional Shopping Destination incorporating redevelopment of the Kings West site.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Katharine Pearce</p>	<p>Officers have continued to meet with Standard Life Investments (owners of Churchill Square Shopping Centre) to progress negotiations on the land agreement which will be the first stage in delivery of a brand new Conferencing and Entertainment venue at the Black Rock site and an expanded Churchill Square Shopping Centre.</p> <p>The outcome of early negotiations was reported to Policy and Resources Committee on 28 April 2016 and the parties are now targeting entering into a conditional land agreement by December 2016</p>	<p>Mixed-use development: estimated value in the region of £540m Total Net Additional Jobs: Estimated in the region of 2,000</p> <p>In addition: significant amenity and environmental improvements to the Eastern and Central Seafront, West Street and Russell Road/Cannon Place.</p>	<p>Funds to progress the Waterfront East site (Black Rock) will be provided by Standard Life Investments who will work closely with the Council team to progress. Once agreed the vacant possession of the Brighton Centre will be finally progressed. A linked planning application for the two sites is proposed.</p> <p>Conditional agreement to the Land Transfer Agreement is now programmed for December and will be reported to the Strategic Delivery Board. Early workstreams to appoint an operator will begin in advance of the legal agreement to maintain project momentum and ensure the next ADS (Agreed Development Strategy) phase can benefit from the input of a third party operator.</p>
<p><b>Circus Street</b></p> <p>The site comprises the former municipal fruit and vegetable market, university annex and Carlton Hill public car park. The proposal for the site is for a high-quality</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project</i></p>	<p>The project is a partnership between the developer U+I with Brighton &amp; Hove City Council and the University of Brighton. The planning application for the £100m regeneration proposal was accepted by planning committee on 17 September 2014 for a mixed-use scheme and ‘innovation quarter’ which is expected to create 400 jobs</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> <li>• New Library and teaching space for the University of Brighton and Student Accommodation (486 beds) as part of an improved educational quarter</li> <li>• Dance Studio and Creative Space for</li> </ul>	<ul style="list-style-type: none"> <li>• December 2012: Started detailed design</li> <li>• June 2013: P&amp;R Committee gave landowner consent for RIBA Stage D scheme</li> <li>• October 2013: Planning application submitted</li> <li>• September 2014: Planning</li> </ul>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>sustainable mixed-use development providing a new university library and teaching space for the University of Brighton; employment space, including managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a community and professional dance space run by South East Dance.</p>	<p><i>Manager:</i> Alan Buck</p>	<p>and inject £200m into the city’s economy over the next 10 years.</p> <p>Following the temporary use of the site for cultural and community spaces and events over the last few years, the developer was formally given vacant possession of the site in July 2015. Demolition of the former market building commenced in September and was completed in December 2015.</p> <p>Following extensive negotiations with its construction contractors, along with a value-engineering exercise to reduce costs without compromising quality, U+I has announced that it intends to retender the construction contract. It considers the market has changed to a degree that it will be able to receive increased interest and keener prices from the construction industry. The process will be informed by the work undertaken over the last year in identifying supply chains and reducing costs, thereby making the retendering exercise a one-stage process (as opposed to the previous and more lengthy two-stage process).</p>	<p>the city</p> <ul style="list-style-type: none"> <li>• Office space, focused on addressing existing market failure for creative and digital sector</li> <li>• Ancillary retail, cafés and workshops to animate the public spaces</li> <li>• Residential: 142 units</li> </ul> <p>The headline economic benefits include 169 FTE (full-time equivalent) construction jobs and 262 FTE jobs generated by the completed development, and an economic impact in the city economy of £103.8m over ten years.</p> <p>The qualitative benefits include the fact that student housing will relieve pressure on the private rented sector; there will be more, affordable homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city bringing enterprise to creativity. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long-term success in terms of the vibrancy of the area. It will diversify the usage of the site in</p>	<p>permission minded to grant subject to S106</p> <ul style="list-style-type: none"> <li>• March 2015: Section 106 signed</li> <li>• September 2015: Start demolition on site</li> <li>• Spring 2017: Start construction on site</li> </ul>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
			<p>terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it to the other cultural facilities in the city, close to the cultural quarter.</p>	
<p><b>British Airways i360</b></p> <p>British Airways i360 will provide a 175m observation tower with 360 degree views for 25 miles. A Restaurant with Michelin chef, retail, conferencing, and exhibition space will also be included. West Pier Toll Booths (removed from site) will be rebuilt. A landscaping scheme surrounding the project will start in January 2017 and complete for Easter 2017.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Katharine Pearce</p>	<p>The BAI360 achieved a successful opening to the public on 4<sup>th</sup> August 2016.</p> <p>£1M per annum ring-fenced for seafront maintenance and improvements for the next 25 years or until senior debt repayments are completed.</p>	<p>The BA i360 business plan allows for 100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction itself, providing a significant regeneration for this important section of seafront and the less well visited restaurants of Preston Street. Ticket revenue will be used to assist amenity improvements including in the longer term for Regency Square.</p> <p>154-169 operational and construction jobs and an estimated 444 jobs overall.</p> <p>Annual additional spend in the local economy of between £13.09m to £25.4m.</p> <p>An increase of between 2%-3% in tourism earnings overall for the City.</p> <p>27,000-49,000 estimated new overnight visitors creating a minimum of 49 FTE jobs.</p>	<p>Start on site: June 2014</p> <p>4<sup>th</sup> August 2016 BAI360 opened to public.</p> <p>28<sup>th</sup> October 2016 Official opening of BAI360 by HRH the Duke of Edinburgh</p> <p><a href="http://www.brightoni360.com">www.brightoni360.com</a></p> <p>Regular newsletter with updates available at the same site: <a href="http://www.brightoni360.co.uk/mailling-list.html">http://www.brightoni360.co.uk/mailling-list.html</a></p> <p>October 2015 – P&amp;R Committee agreed proposals to fund a new Landscaping Scheme to council land on either side of the i360. This is currently out to tender and a contractor will be appointed in November for a start on site in January 2017.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p><b>King Alfred</b></p> <p>Redevelopment of the King Alfred Leisure Centre (KALC) site to secure the long-term replacement of the outdated sports and leisure facilities, along with a major residential led enabling development.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Mark Jago</p>	<p>The KALC no longer meets modern expectations and service requirements, is expensive to operate and maintain, and the building is fast approaching the end of its useful life.</p> <p>In July 2013, the Policy &amp; Resources Committee agreed the start of a new project to redevelop the KALC and wider site. In January 2016, following ‘Competitive Dialogue’ with two Bidders, the Policy &amp; Resources Committee agreed the appointment of Crest Nicholson in partnership with the Starr Trust as Preferred Bidder.</p> <p>Since their appointment the council has been in discussion with the Preferred Bidder to progress the legal, financial, and contractual arrangements. Progress is being made and it is hoped that it will be possible to report to the Policy, Resources &amp; Growth committee in early 2017.</p>	<p>Provision of modern, high quality, public sports and leisure facilities in the west of the city, and redevelopment of this strategically significant site to enhance the seafront and surrounding area. The enabling development will include a significant number of new homes.</p> <p>The sports centre is proposed to include:</p> <ul style="list-style-type: none"> <li>• 25 metre, eight lane swimming pool with moveable floor and 352 spectator seats</li> <li>• 20m by 10m teaching pool with moveable floor and a 400sqm leisure pool</li> <li>• Sports hall, the size of eight badminton courts and multi-purpose hall</li> <li>• 120 station gym, bike spinning room, workout studio, quiet activity studio and a sauna suite</li> <li>• Gymnastics centre</li> <li>• 3 rink indoor bowls hall</li> <li>• Martial arts dojo</li> <li>• Café</li> <li>• Crèche and soft play room</li> <li>• 200 space car park for sports</li> </ul>	<ul style="list-style-type: none"> <li>• Final Tenders submitted – mid August 2015</li> <li>• Policy &amp; Resources Committee agrees appointment of Preferred Bidder – 21 January 2016</li> </ul> <p><u>Indicative timetable</u> for future stages:</p> <ul style="list-style-type: none"> <li>• Legal, contractual, and viability work completed with a view to reporting back to the Policy, Resources &amp; Growth Committee – early 2017</li> <li>• Planning Consultation commences – Spring 2017</li> <li>• Planning application submitted – mid- 2017</li> <li>• Planning application determination – end 2017</li> <li>• Development commences – 2018/19</li> <li>• Development completed – 2022/23</li> </ul>



Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
			<p>centre users.</p> <p>The enabling development comprises:</p> <p>Around 560 flats in four main blocks The highest block would be 18 storeys 20% of flats will be affordable homes - for rent or shared ownership.</p> <p>A new public square, community space/ facilities</p> <p>A summary of Frequently Asked Questions is available on the council's website: <a href="https://www.brighton-hove.gov.uk/content/planning/major-developments/king-alfred-redevelopment">https://www.brighton-hove.gov.uk/content/planning/major-developments/king-alfred-redevelopment</a></p>	
<p><b>Madeira Terraces</b></p> <p>Rebuilding / redevelopment of the Madeira Terraces structure. Brighton's historic Madeira Terraces structure has deteriorated so badly over the years it is now unsafe and needs to be completely rebuilt or redeveloped.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Ian Shurrock</p>	<p>The Madeira Terraces suffer from a flawed structural design which makes it very hard to maintain.</p> <p>A lack of expansion joints made cracking likely while its steel beams are hidden from view, encased in concrete and almost impossible to inspect or repair economically.</p> <p>Structural engineers' advice revealed part of the Terraces to be in a serious condition. The council acted quickly to investigate thoroughly by dismantling a section. This revealed widespread</p>	<p>Outputs to be confirmed once the scope of the rebuild/redevelopment project is known.</p>	<p>The Council is exploring practical solutions to secure investment to rebuild and regenerate the Terraces and secure the long-term future of the seafront as a whole</p> <p>Actions to date include:</p> <ul style="list-style-type: none"> <li>• Successful Application to CLG's Coastal Revival Fund for £50,000 to develop a master plan and investment options</li> <li>• The Greater Brighton Economic Board agreed at</li> </ul>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
		<p>problems leading to the current closure. Action has been taken to prevent sections of the Terraces from collapsing and to make the area safe for the public after a survey revealed further structural defects.</p> <p>Surveying showed that the steel beams embedded in the concrete supporting the deck of the Terraces, have corroded and the cast iron has come to the end of its useful life. Repairs cannot be made and a rebuild is likely to be needed. Engineers recently advised that the entire length of the structure should now be closed. The temporary fencing will be replaced with a more permanent anti-climb fencing in the winter following the busy summer season.</p>		<p>the meeting on the 13<sup>th</sup> of October to include Madeira Terraces in the project pipeline for potential funding through Local Growth Fund Round 3</p> <ul style="list-style-type: none"> <li>• Mott MacDonald developing a Madeira Drive Regeneration Strategy including consideration of business case options for restoration of Madeira Terraces</li> </ul> <p><u>Next steps:</u></p> <ul style="list-style-type: none"> <li>• Installation of anti-climb fencing nearly completed</li> <li>• Continue to explore potential solutions to secure investment to rebuild and regenerate the Terraces</li> <li>• Continue to liaise with tenants on the on-going operation of Madeira Drive</li> <li>• Continue to work with the preferred developer of the Peter Pan site to bring investment to the area for an Open Water Swimming Centre. Submission of Coastal Communities Fund bid successful and will allow Stage 2 bid to be worked up</li> </ul>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
				to RIBA stage 4 to support first phase for Madeira Terraces restoration
<p><b>New England House</b></p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the Creative industries and Digital businesses. The early proposal is for the city council to seek development partners with whom to develop a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Alan Buck</p>	<p>The growth hub at New England House forms a key part of the City Deal with the government. Feasibility options and a business case have been explored as part of that work. Government have pledged £4.9m towards the project through the City Deal.</p> <p>An updated business case was issued to DCLG with a view to accessing the City Deal funding at the earliest opportunity to help unlock the proposal. This was scrutinised and approved by DCLG on 5 November 2014.</p> <p>Options are being actively explored for securing the refurbishment of the building and securing new additional employment floor space. The preferred option is to facilitate and realise a land deal in respect of the adjacent Longley Industrial Estate (on which BHCC owns the freehold).</p> <p>A suitable land deal would also help secure a wider mixed-use redevelopment across the Longley site and part of the New England House</p>	<ul style="list-style-type: none"> <li>The envisaged outputs of City Deal are to reconfigure and extend New England House at an estimated cost of £24.53m, with a joint venture approach between the City Council and a private sector partner. The expansion of the building would involve increasing the net lettable floor space by 7,089sq.m to 18,459sq.m.</li> </ul> <p>If a land deal can be secured in respect of the Longley site, the new employment floor space would be achieved through a revised configuration across both the Longley and New England House sites, along with significant levels of new residential, public realm and improved connectivity in the New England Quarter-London Road area.</p>	<p>A timetable for this project will be determined once there is more certainty around the outcome of negotiations around the potential land deal on the Longley Industrial Estate.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
		<p>car park. This would address City Deal objectives in respect of additional employment floor space, along with wider strategic objectives as set out in the City Plan in respect of the New England Quarter - including new employment floor space and residential development. This is currently the subject of ongoing discussions and negotiations between the various relevant parties.</p> <p>Refer to the Ultrafast Broadband project for more detail on the Brighton Digital Exchange.</p>		
<p><b>Open Market</b></p> <p>To redevelop the Open Market to create an exciting mixed-use development combining a new modern market offering a diverse retail offer and promoting fresh, healthy food and local producers with affordable housing, arts based workshops and a venue for street art and entertainment.</p> <p>The new market is operated on a not for profit basis for the benefit of the</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Richard Davies</p>	<ul style="list-style-type: none"> <li>• P&amp;R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal and Landowner consent approved for RIBA Stage D scheme in February 2010.</li> <li>• Hyde granted planning permission March 2011.</li> <li>• Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company to take ownership of the new market.</li> <li>• New market officially opened on 19 July 2014.</li> <li>• CIC mortgage from Triodos Bank enables long leasehold of market from Hyde in June 2014</li> </ul>	<ul style="list-style-type: none"> <li>• New covered market with 45 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities.</li> <li>• CIC to operate the market for local benefit</li> <li>• 12 A1/B1 workshops</li> <li>• 87 affordable housing units</li> <li>• £12.5m external capital investment in local infrastructure.</li> <li>• Approximately 80 FTE construction jobs</li> <li>• 120 jobs in the new market, workshops and CIC</li> <li>• New opportunities for small business start-ups</li> <li>• Venue to promote local produce and</li> </ul>	<ul style="list-style-type: none"> <li>• Reducing council officer support for management and administration of CIC as the market improves viability and strengthens resilience</li> </ul>

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community and contributes to the wider regeneration of the London Road area.		<ul style="list-style-type: none"> <li>• 87 affordable housing units completed by Hyde and fully occupied June 2014</li> <li>• 12 workshops completed and leased by Hyde to Ethical Property Company, June 2014</li> <li>• Ethical Property Company withdrew as managing agents of the market in March 2016. Now managed directly by the CIC</li> <li>• November 2015 Policy &amp; Resources Committee agreed a request from the CIC for a loan of £61,000 to address cashflow issues, subject to implementing a financial recovery plan. Following CIC discussions with the Valuation Office Agency, the business rates for the market square were reduced substantially</li> <li>• In March 2016, four new independent directors join CIC Board</li> <li>• Council loan made to CIC in April 2016</li> </ul>	<p>local producers</p> <ul style="list-style-type: none"> <li>• Code level 4 for disabled residential units (8 out of a total of 87 units)</li> <li>• Very good thermal performance of building fabric</li> <li>• Photovoltaics, green roofs and green walls included in scheme</li> <li>• Works started on site in October 2011 and completed June 2014</li> </ul>	
<p><b>Permanent Traveller Site</b></p> <p>Project undertaken to manage site selection, delivery of consents and build out of a new permanent traveller site providing 12 permanent pitches for traveller families with local links.</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Alan Buck</p>	<p>The new site is largely financed from 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</p>	<ul style="list-style-type: none"> <li>• Provision of 12 new permanent pitches providing homes for families. Freeing up of transit provision in the city and so reducing unauthorised encampments.</li> </ul> <p>Visual screening to reduce the impact of the existing transit site on the National Park.</p>	<p>September 2013 – Planning application submitted.</p> <p>Feb 2013: SDNPA Planning Committee met and agreed they were minded to grant planning consent.</p> <p>June 2014: The Secretary of State agreed to the issuing of</p>

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		<p>their pitch, as well as cover their own utility bills.</p> <ul style="list-style-type: none"> <li>Westridge, the council’s contractor commenced construction work on 7 September 2015. Work was completed in June 2016.</li> </ul>		<p>the planning consent.</p> <p>Sep 2014-June 2015 project work to comply with planning conditions, undertake detailed design, and identify final costs.</p> <p>Start construction work: 7 September 2015.</p> <p>Complete construction work: Mid June 2016.</p> <p>Work now complete and units tenanted. Transit site has reopened.</p>
<p><b>Preston Barracks</b></p> <p>Redevelopment of the council owned 2.2 hectare former barracks site and adjacent University land spanning the Lewes Road, to create a mixed-use development that will act as a regenerative catalyst for this part of the city.</p> <p>The sites, on the main Lewes Road, are an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities) and are therefore of strategic</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Mark Jago</p>	<p>Since 2013 the council has worked in partnership with the University of Brighton (UoB) and U+I (formerly Cathedral Group Ltd - the University’s preferred development partner) to unlock the redevelopment of the council-owned Preston Barracks site. Detailed reports were presented to the Policy &amp; Resources Committee in July and December 2013, through which agreement to the way forward was secured.</p> <p>Having exchanged contracts in July 2014, the partners satisfied 'Preliminary Conditions' in March 2016, achievement of which enabled the project to move to the detailed design phase. The UoB and U+I have</p>	<p>High quality, sustainable, employment-led, mixed-use development that will act as a regenerative catalyst for this part of the city. The planned scheme will, across the Preston Barracks site and University land, deliver 55,000 sq. ft. of new employment space in the form of the CRL, a business incubation centre that will support new hi-tech and design-led manufacturing start-up companies and entrepreneurs.</p> <p>350 new homes, new University of Brighton academic buildings, student accommodation with 1,300 bedrooms, and a modest amount of retail space.</p> <ul style="list-style-type: none"> <li>The scheme will greatly improve the</li> </ul>	<ul style="list-style-type: none"> <li>Exchange of Contracts – 15 July 2014</li> <li>'Preliminary Conditions' satisfied – March 2016</li> <li>'Meanwhile uses' start on site – from mid 2015</li> <li>Detailed design process commenced – Spring 2016.</li> <li>Informal consultation process commenced – April 2016</li> <li>2<sup>nd</sup> stage consultation – Nov/Dec 2016</li> <li>Planning application anticipated - end 2016/early 2017 with a view to development commencing during 2017/18</li> </ul>

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importance to Brighton & Hove.		<p>engaged in pre-application discussions with the Local Planning Authority, and these continue.</p> <p>They are in the advanced stages of finalising their comprehensive redevelopment plans and are now working on the more detailed technical analysis needed to support the planning application. Subject to continued good progress in the coming weeks, U+I and UoB hope to submit the planning application at the end of 2016/early 2017, achievement of which, together with planning consent in the first half of 2017, should enable construction to begin in 2017/18.</p> <p>U+I continue their "meanwhile uses" on the Preston Barracks site as part of their 'Field' concept); plans that directly link to the future redevelopment and help promote the longer-term vision. The 'Central Research Laboratory' (CRL) pilot project continues to operate successfully with 9 innovative start-ups from Brighton &amp; Hove benefitting from space in the temporary workspaces. A new community café is open, providing both Field tenants and the local community a facility that supports engagement with the local community in the redevelopment</p>	<p>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>	

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<p><b>Falmer Released Land</b></p> <p>Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i> Richard Davies</p>	<p>proposals.</p> <ul style="list-style-type: none"> <li>• Falmer High School land surplus to BACA requirements is available for alternative uses.</li> <li>• Cabinet February 2012 agreed use of the site by The Community Stadium Ltd (TCSL) for temporary stadium parking and a temporary home for the Bridge Community Education Centre (The Bridge),</li> <li>• Planning permission granted April 2012 for the works.</li> <li>• The Bridge moved into its new temporary home in May 2012.</li> <li>• October 2013 P&amp;R Committee authorised the Executive Director Environment Development &amp; Housing, Executive Director Finance &amp; Resources and Head of Legal Services to enter into negotiations with TCSL regarding the redevelopment of the Falmer Released Land and agreed that draft Heads of Terms be brought back to P&amp;R for final approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Brownfield land brought back into efficient use.</li> <li>• Short-term support of TCSL to provide temporary stadium parking and temporary accommodation for The Bridge.</li> <li>• Continue support for TCSL to provide match day and event parking with potential capital receipt or revenue stream in the long term.</li> <li>• Potential for new student accommodation and educational facilities combined with stadium parking. Potential to provide new permanent home for The Bridge.</li> </ul>	<ul style="list-style-type: none"> <li>• Council and TCSL to complete licence for temporary use of the site for stadium parking and accommodation for the Bridge.</li> <li>• The council and TCSL are discussing Heads of Terms for the redevelopment proposal for Falmer Released Land, which will be brought back to PR&amp;G Committee for approval before proceeding.</li> <li>• Continue officer support for The Bridge to seek a permanent home on or off site and as part of any redevelopment proposal.</li> </ul>
<p><b>Ultrafast Broadband</b></p> <p>The city council has been implementing its various projects funded by DCMS under the second phase of the Super-Connected Cities Programme to improve digital connectivity in the</p>	<p>Executive Director EE&amp;C: Nick Hibberd</p> <p><i>Project Manager:</i></p>	<p>‘Second tier’ cities were invited to bid following a process of lobbying by the city’s MPs and Members. There is a £50m pot to be bid for by 27 cities.</p> <p>The voucher connection scheme opened in February 2014 and has been issuing vouchers to businesses since then. It is currently being geographically extended to the</p>	<ul style="list-style-type: none"> <li>• Connection Vouchers: Funding will deliver an estimated 1,000 connection vouchers for SMEs to achieve a step change in connection speeds and wireless hotspots in public buildings.</li> <li>• Public wifi: Free public access to the internet and improved digital inclusion via the wifi hotspots in</li> </ul>	<p>Application Submitted: 17<sup>th</sup> September 2012.</p> <p>Voucher Connection Scheme opened Feb 2014.</p> <p>Wi-Fi in 40 public buildings went ‘live’ April 2015. Wi-Fi at Royal Pavilion, Brighton Museum and Old Court House</p>



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city.	Alan Buck	<p>Greater Brighton Area. The government has extended the scheme into 2015-16 on the basis that there is a cap on the total funding available to the cities (i.e. when this amount has been spent there is no guarantee of further funding being made available). BDUK confirmed in October 2015 that all allocated funding for 2016-16 had now been committed and that LAs should process no further voucher applications.</p> <p>The council has also benefited from SCCP funding to install wireless hotspots in public buildings and reception areas to facilitate public access to its digital services. The majority of sites went 'live' at the end of March 2015. The final sites (the Royal Pavilion, Brighton Museum and the Old Court House) went 'live' in September 2015.</p> <ul style="list-style-type: none"> <li>• SCCP funding has also been used to deliver a digital exchange in New England House – the Brighton Digital Exchange (BDX). This has also involved providing fibre cabling to all units in the building. The BDX is owned and managed by a consortium of digital firms who have formed themselves into the BDX Co-operative.</li> </ul>	<p>council buildings.</p> <ul style="list-style-type: none"> <li>• Brighton Digital Exchange: Any interested business in New England House and the city centre has the potential to benefit from connecting to the digital exchange, which allows for advanced and rapid forms of file sharing, storage and the development of innovative collaborations, products and services.</li> </ul>	<p>to went 'live' during September 2015.</p> <p>Completion of Brighton Digital Exchange at New England House, end of June 2015.</p> <ul style="list-style-type: none"> <li>• The BDX was formally opened in July 2015</li> </ul>



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