

MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

June 2013



CITY REGENERATION UNIT

Team Objectives:

The Major Projects & Regeneration Team manages, together with public and private sector partners, the implementation of key regeneration and infrastructure projects that support the city's economic growth and contribute to the transformation of the city for all, including the development of key employment sites. Successful delivery of these major projects provides new business space and employment opportunities, new homes, and community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

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

The Team:

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Mark Jago	x1106
Katharine Pearce	x2553
Max Woodford	x3451

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Black Rock</p> <p>Vacant seafront site adjacent to Brighton Marina.</p> <p>Temporary use opened to the public on 8 April 2013 will remain in place until Summer 2016.</p> <p>Longer term project to replace the previous Brighton Arena Limited proposal will be developed with the Black Rock Project Board during 2013.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce (Long term proposals)</p> <p>Toni Manuel/ Adam Bates (Sand Sculptures)</p>	<p>On 12 July 2012 Policy & Resources Committee agreed with the recommendation of the Black Rock Project Board to end the legal agreement with the previous developer of the Black Rock Site, Brighton International Arena Ltd who had been unable to secure finance for their project.</p> <p>[A procurement exercise to find a temporary use for the site was completed in 2013 and the Sand Sculptures Attraction opened to the public on 8 April. The lease negotiated with the promoters of the attraction provides for the facility to remain in operation until end of the summer season 2016].</p> <p>A new procurement exercise (involving the establishment of new project objectives) will take place in 2013 with the cross party Black Rock Project Board. The Board will have a role in shaping the project and evaluating proposals for the longer term.</p>	<p>The Black Rock site offers significant potential for creating jobs, providing new leisure facilities and contributing to the future vitality and sustainability of the seafront. It also offers great potential for contributing to the longer term sustainability of the Marina and drawing visitors along the seafront.</p> <p>Constraints/opportunities of the site include:</p> <ul style="list-style-type: none"> - The need to establish appropriate transport links sufficient to support new development - The need to ensure access is protected and if possible enhanced for the Marina – particularly for pedestrians and cyclists - A development which does not exceed the cliff height, in line with current planning guidance and the Marina Act. 	<p>Cross party Project Board set up: April 2012.</p> <p>Temporary uses taken to Project Board: 4 October 2012.</p> <p>Sand Sculptures open: 8 April 2013.</p>
<p>Brighton Centre</p> <p>Options under discussion:</p>	<p><i>Directors:</i> Geoff Raw</p> <p><i>Project Mgr:</i></p>	<p>A mixed use development with capacity to utilise land holdings from Standard Life Investments [SLI] (owners of Churchill Square Shopping Centre) to create over 1,000 jobs in</p>	<p>Mixed use development: £350–400m Lifetime Value: £3.5 billion. Total Net Additional Jobs: 1,462* *estimate for concept scheme agreed in 2008.</p>	<p>Condition Survey - Summer 2012</p> <p>Review of options internally - Autumn/Winter 2012.</p>

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<p>A newly built Conference and Exhibition Centre to form part of an extended Churchill Square retail/leisure development</p> <p>Or</p> <p>A limited refurbishment of the present building to improve longevity and upgrade critical building components such as lifts, roof, exterior glazing.</p>	Katharine Pearce	<p>the City has been the subject of ongoing dialogue for a number of years. Pre-recession, extensive feasibility in terms of specification, design, financial viability and cost of a new Conference facility were undertaken. Since 2008 an ongoing funding gap has prevented the project progressing but recent discussion with SLI has shown their willingness to explore options for resolving the funding gap and working with the Council to provide a new centre and also deliver extended facilities at Churchill Square.</p> <p>In recent months, improvement works to the existing Brighton Centre have assisted in maintaining and improving the diary. A more comprehensive review of the present building to explore the full costs and implications of a wider refurbishment programme is therefore also being undertaken should the longer term wider re-development option prove unfundable.</p>	<p>In addition: significant amenity and environmental improvements to the Seafront, West Street and Russell Road/Cannon Place.</p> <p>The Impacts and Outputs of a full refurbishment option versus a New Build option will be reported to Committee once the current feasibility work, costings and wider impacts have been assessed and worked through to conclusion. Of paramount importance is achieving a sustainable financial solution for one of the two main options.</p>	<p>Ongoing discussion with Standard Life regarding current options: January-May 2013</p> <p>Reported to EDCC and/or Policy & Resources Committee – Autumn 2013.</p>
<p>Circus Street</p> <p>The proposal for the site, dubbed 'Grow Brighton' is to build a high-quality sustainable mixed use development providing a</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>The project is now in the design and pre-application phase, moving towards a final scheme for landowner consent and then submission for planning in the early summer.</p> <p>Cathedral Group are using ShedKM as</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> • New Library and teaching space for the University of Brighton and Student Accommodation (c.400 bed residences) as part of an improved educational quarter 	<ul style="list-style-type: none"> • December 2012: Start detailed design. • June 2013: Report to P&R Committee seeking landowner consent for a RIBA Stage D scheme. • July 2013: Submit planning

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<p>new university library and teaching space for the University of Brighton; employment space, from corporate office down to move on space and managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a state of the art dance studio for South East Dance.</p>		<p>the architects to bring this project forward to completion. Detailed workshops are being held for all design elements, with the city council being closely involved in the design of the Dance Space (being an asset we receive at the end of development to pass on to South East Dance). Pre-Application meetings for the site as a whole are also on-going with City Planning.</p> <p>The public consultation and engagement process is ongoing, with the main exhibition having been very successful, attracting over 450 people</p> <p>All partners are also now exploring the options around the interim use of the site in more detail, with a planning application submitted to refresh the previous short-term consents for interim uses. The interim use will be part of the planned public engagement.</p>	<ul style="list-style-type: none"> • Dance Studio and Creative Space for the city • Corporate Offices • Strata Offices • Retail • Residential: c.160 -200 units (depending upon final mix) • Creative Industries Market <p>The headline economic benefits include 140 FTE (full time equivalent) construction jobs and 170 FTE jobs generated by the completed development, and an economic impact in the city economy of £153m over ten years. The qualitative benefits include the fact that student housing will relieve pressure on the private rented sector; there will be more, affordable, homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city and will bring enterprise to creativity through, for example, the creative industries market. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long term success in</p>	<p>application.</p>

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			<p>terms of the vibrancy of the area. It will diversify the usage of the site in terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it into the other sites with cultural facilities in the city, close to the cultural quarter.</p>	
<p>Edward Street/American Express</p> <p>A development of the land to the north of Amex House to build the new headquarters building for American Express. The current development forms the first phase of a masterplan that will in the future take in new development on the site of the old Amex House.</p> <p>American Express has identified the skills and education of the labour pool in Brighton as being well suited to their needs. In particular, the language skills offered by the workforce here make it a site suitable for a global operation.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Amex have now completed the building works of the new HQ and data building and are beginning the process of moving staff in.</p> <p>The city council is working with Amex and their architects on the preparation of a design brief for the phase 2 site that will be left when the old Amex House is demolished (by 2016).</p>	<p>Retention of the city's largest private sector employer, and making Brighton the focus for future Amex European job growth.</p> <p>£140m investment in the new building.</p> <p>36,000sqm of new office floorspace.</p> <p>Retention of 3,000 jobs in the city.</p> <p>The s106 includes payment to the nearby Carlton Hill school of £300k for playground improvements (planning approved for a new playground scheme) and a £100k replacement boiler for improved environmental performance (now installed).</p> <p>Potential future phase 2 unlocked by planned demolition of existing Amex House to provide further office, residential and commercial uses.</p>	<p>Amex have until 2016 at the very latest to vacate and demolish the old Amex House.</p> <p>March 2013 Economic Development & Culture Committee: Seeking Approval of draft Planning Brief for phase 2 works for Consultation.</p> <p>Spring 2013: 6 week public consultation on Planning Brief.</p>

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<p>Historic Records Office & Resource Centre ('The Keep')</p> <p>The Keep is a major partnership project between East Sussex County Council, Brighton & Hove City Council and the University of Sussex that will deliver a new state-of-the-art historical resource centre.</p> <p>It will be a vibrant community resource opening up access to the partners' collections in a one-stop shop for all aspects of the historic environment, and will enable people to research their local and family history.</p> <p>The new Centre will represent the next generation of archive buildings in the UK in line with the Government's Archives Policy.</p>	<p><i>Director:</i> Adam Bates</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The city council joined this exciting partnership project as a full partner in April 2008 and, following a period of design development, planning permission was granted in January 2011, with work on site starting in August 2011.</p> <p>Construction has gone extremely well, with work of a high standard, within budget and programme, and now near completion.</p> <p>The Keep remains on track to achieve a BREEAM Excellent.</p> <p>The partners continue to develop a range of policies and procedures that will come into effect following handover of the building, as archive materials are moved in, and as the completed facility becomes operational. It is hoped that the majority of these will be finalised within the next couple of months</p>	<p>This £19m project will provide a new purpose-built facility that will bring together the combined collections of all three partners; the archives and historical resources of East Sussex and Brighton & Hove, and the special collections of the University of Sussex, including the Mass Observation Archive.</p> <p>It will house over six miles of material dating back over 900 years and will have capacity for growth over the next 20 years.</p> <p>The new facility will meet the required standards for the storage and preservation of historical archives and will be the most sustainable archive building of its type in the country; a considerable achievement since the nature of the building requires tight environmental controls and its location has posed challenges. Sustainability measures have been at the heart of the project from the outset and have been a priority in the design of the building.</p> <p>With partner agreement, and following variation of the S106 Agreement, a new Community Orchard has been planted at the southern end of the site; an initiative lead by Moulsecoomb Forest Garden,</p>	<ul style="list-style-type: none"> • Construction work completed – February 2013 • Acclimatisation and Proving Period – Feb to May 2013 • Partnership arrangements and HoT for Long-term management agreement agreed - May / June 2013 • Policies and procedures developed – April-June 2013 • Practical Completion - May / June 2013 • Partners move in – June to September 2013 • Staff Training and Soft Landing Exercises – September/October 2013 • Open to public – November 2013.

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			<p>Brighton Permaculture Trust and Brighton & Hove Food Partnership.</p> <p>It incorporates a biomass boiler using sustainable and locally sourced wood chips, photo-voltaics on the plant room roof, a 'green roof' on the People Block, rainwater harvesting, solar water heating, and heat recovery in the air conditioning system.</p> <p>It will provide much improved public access and services, with new education and learning spaces, and provide opportunities for outreach and community work.</p>	
<p>i360</p> <p>A West Pier Trust project in partnership with the Council to build a 175m observation tower providing 360 degree views for 25 miles. A visitor centre, restaurant and exhibition space will also be included and the existing West Pier Toll Booths (removed from site) will be re-instated. A wider landscaping scheme and work to the seafront arches (started in November 2012) also form part of the final</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>The final completion of the i360 project at a central point on the seafront will conclude the regeneration of this important part of the seafront. The benefits created by the project were presented to Cabinet and later to Policy & Resources Committee on 12 July 2013 and agreement was reached that, in conjunction with the Business Case, a compelling argument could be made for the council to act as senior lender for the project. Equity funds of £28m will be provided and also funds of a minimum of £3m from the Local Enterprise Partnership.</p> <p>The council is continuing to work with</p>	<p>100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction providing much needed regeneration for this part of the seafront.</p> <p>. 154 operational and construction jobs and an estimated 444 jobs overall.</p>	<p>A detailed construction timetable will be finally confirmed at Financial Close. A short lead in time is required to a start on site which is currently projected as Summer 2013.</p> <p>Archway Strengthening works have already begun and are due to last for 50 weeks – completing in Autumn 2013.</p> <p>Completion of the i360 remains targeted for Spring 2015.</p>

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wider regeneration scheme.		the various partners to achieve a Financial Close for Spring /Summer 2013.		
<p>King Alfred</p> <p>To secure the long-term replacement of the outdated sports facilities currently on offer at the King Alfred Leisure Centre. This to include consideration of options for the wider regeneration of the King Alfred site.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The need to replace the King Alfred Leisure Centre has been demonstrated by successive analyses going back to 1999 and this remains the case. This recognition was borne out in the findings of the citywide Sports Facilities Plan (2012 – 22) - the subject of a report to Cabinet in April 2012.</p> <p>Based on the findings of the report, a new cross-party Project Board was set up to lead the process of considering options for the future of the King Alfred Leisure Centre.</p> <p>At its inaugural meeting in November 2012, the Board agreed the project objectives, key issues, and the next phases of work necessary to inform strategic decision making. The Board has held three further meetings since that time. At its January 2013 meeting the Board agreed the mix and scale of facilities it would like to see in the new Sports Centre. At its recent meetings (April and May 2013) the Board considered the financial implications associated with the desired Sports Centre, the enabling development needed to support this, and the</p>	<p>Provision of modern fit for purpose sports facilities in the west of the city, and redevelopment of this strategically significant site to enhance the seafront and surrounding area.</p>	<ul style="list-style-type: none"> • Officer Steering Group meeting held February 2013 • Project Board Meeting No.3 – April 2013 • Project Board Meeting No.4 – May 2013 • Next Project Board meeting – June/July 2013 • Report to Policy & Resources Committee – Summer 2013

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		development options. Further work is now underway with a view to reporting back to the Board prior to proceeding to the Policy & Resources Committee.		
<p>New England House</p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the digital media and creative industries. The early vision concept is for a consortium of partners including the University of Sussex, Wired Sussex and the city council to agree a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Work is complete on refreshing, updating and drawing together previous survey work to get a better understanding of the condition of the building and the potential costs involved in renewal. This information will help to inform subsequent stages.</p> <p>The next step is to look at risk and governance implications of various options for achieving that refurbishment option, including potentially soft market testing the best methods for leveraging in capital investment.</p> <p>The RECREATE project, which includes a 3,500sq.ft refit of space at New England House to transform it into a creative hub 'Fusebox,' is opening in April. This space will be managed by Wired Sussex. The project is a cross-border partnership of cities and urban areas from northern France and the south and east coast of England. There will be a strong "virtual" connection between the new workspaces across the project partner areas due to the high-speed</p>	<p>A total refurbishment would see an investment of c.£10m.</p> <p>It would ensure the city council is leading on the implementation of regeneration plans for the London Road area.</p>	<p>A position paper to be prepared on the overall project, setting it in the context of City Deal and sector requirements.</p>

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		broadband links and an internet based multimedia platform. This will enable the development of a new cross-border community of creative entrepreneurs. Further funding options to maximise the opportunities of the building will also be explored.		
<p>Open Market</p> <p>To redevelop the Open Market to create an exciting mixed use development combining a new modern market offering a diverse retail offer and promoting fresh, healthy food and local producers with affordable housing, arts based workshops and a venue for street art and entertainment. The new market will be operated on a not for profit basis for the benefit of the community and contribute to the wider regeneration of the London Road area.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Richard Davies</p>	<ul style="list-style-type: none"> • P&R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal. • December 2008 Cabinet granted landowner consent for the outline proposal submitted by OMTA and development partner Hyde Housing Association along with the draft Heads of Terms and agreed establishing a 'not for profit' Community Interest Company (CIC) to raise loan finance and take on ownership and management of the new market. • Landowner consent under delegated authority approved for RIBA Stage D scheme in February 2010, prior to Hyde submitting a planning application. • Planning permission granted March 2011. • Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company. 	<ul style="list-style-type: none"> • New covered market with 44 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities • CIC to operate the market for local benefit • 12 A1/B1 workshops • 87 affordable housing units • £12.5m external capital investment in local infrastructure • Approximately 80 FTE construction jobs • 120 jobs in the new market, workshops and CIC • New opportunities for small business start ups • Venue to promote produce and local producers • Code level 4 for disabled residential units (8 out of a total of 87 units) • Very good thermal performance of building fabric • Photovoltaics, green roofs, green walls and street tree planting 	<ul style="list-style-type: none"> • Monitor redevelopment to achieve project aims and a successful outcome. • Continue council support for management and administration of CIC. • Satisfy Conditions precedent for mortgage agreement between CIC and Triodos Bank September 2013. • CIC to agree market management arrangements, April 2013. • New market completed and opened October 2013.

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		<ul style="list-style-type: none"> • March 2011, Development Agreement completed and entered into by the council, Hyde Housing and Open Market CIC. • Triodos Bank and CIC entered into Facility Agreement in January 2013 for conditional £1m mortgage to fund CIC's contribution towards the construction costs of the new market. 	<p>included in scheme</p> <ul style="list-style-type: none"> • Works started on site in October 2011 • Temporary market operational from 9 January 2012 • Temporary market moved to phase 2 new stalls 29 October 2012. 	
<p>Permanent Traveller Site</p> <p>Project undertaken to manage site selection, delivery of consents and build out of a new permanent traveller site providing 16 permanent pitches for traveller families with local links.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Research has established that the city has a need to find space for 16 permanent traveller pitches to meet the accommodation needs of traveller families who have well established local links. A permanent site will offer those travellers resident in the area greater stability, as well as freeing up space at the transit site.</p> <p>It is proposed that the new site will be built wholly using grant funding administered by the Homes and Communities Agency (HCA). Whilst it will meet the specific housing needs of a certain group, in all other respects, the proposed permanent traveller site is no different than other forms of affordable housing. Residents will have to pay rent and council tax for their pitch, as well as cover their own utility bills.</p> <p>Following an exhaustive site selection</p>	<p>Provision of a target of 16 new permanent pitches providing homes for families.</p> <p>Freeing up of transit provision in the city and so reducing unauthorised encampments.</p> <p>Visual screening to reduce the impact of the existing transit site on the National Park.</p>	<p>Early 2013 – submission of planning application.</p> <p>Late 2013 – Commence work on site.</p>

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		<p>process, Horsdean has been selected as the council's preferred location with agreement to issue landlord's consent and for officers to submit a planning application on the site.</p> <p>Pre-application consultation with South Downs National Park Authority is on-going, particularly in relation to arriving at a scheme with a suitable landscaping strategy for the location. A preferred final layout has been prepared. There is also ongoing work with the Environment Agency and our appointed water engineers around ensuring protection of water aquifers.</p>		
<p>Preston Barracks</p> <p>Redevelopment of the council owned 2.2 hectare brownfield site to create a mixed use development that will act as a regenerative catalyst for this part of the city.</p> <p>The site, on the main Lewes Road, is an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities). The site is therefore of strategic importance to Brighton &</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>A 'Shared Vision' that established the partners' joint aspirations for a high quality comprehensive redevelopment was agreed in September 2009. In 2010 the partners commissioned a Site Capacity Assessment (SCA) to examine development potential and options in respect of scale, height and massing across the wider site. The SCA, completed in October 2010, demonstrated development potential and confirmed that the partners' aspirations could be met across the wider site area.</p> <p>A planning brief was prepared during 2011 and was approved at the Planning, Employment, Economy & Regeneration CMM on 15 September</p>	<p>High quality, sustainable, employment-led, mixed use development that will act as a regenerative catalyst for this part of the city. The scheme is expected to include a significant amount of employment space, new homes, retail units, a new University Business School and student housing.</p> <p>The scheme will greatly improve the built environment in this part of the city, a key approach to the city centre, and will better integrate with neighbouring residential and business land.</p>	<ul style="list-style-type: none"> • Partner review of financial analysis – March 2013 • Partner workshop to explore delivery options and preferred approach – May 2013. • Referral to Project Board for agreement - June 2013 • Report to P&R Committee – Summer 2013.

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<p>Hove.</p> <p>Since March 2009, the council has been working in partnership with the University of Brighton to explore opportunities for the redevelopment of the former barracks site and adjacent university land spanning the Lewes Road; effectively doubling the development area.</p>		<p>2011.</p> <p>In December 2011, the partners jointly commissioned a masterplan, with Hawkins Brown Architects appointed in February 2012. Work on the masterplan started in April 2012.</p> <p>The draft Masterplan was considered by the Project Board in October 2012 and the Masterplan report was completed in December 2012. The report is being considered by partners with a view to agreeing the next steps. As part of this, and to get a fuller understanding of the development costs and land values associated with this comprehensive development proposal, the council has appointed specialist consultants to undertake further financial analysis and valuation advice This work was completed in March 2013, with the results reported to the Project Board on 25 March.</p> <p>The council continues to work closely with the University of Brighton to work through options for development and it is hoped that a further report will return to the Board shortly prior to proceeding to the Policy & Resources Committee.</p>		
<p>Released Land at Falmer</p>	<p><i>Director:</i> Geoff Raw</p>	<ul style="list-style-type: none"> Falmer High School land surplus to BACA requirements is available for 	<ul style="list-style-type: none"> Brownfield land brought back into efficient use. 	<ul style="list-style-type: none"> Council and TSCL to complete licence for temporary use of

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Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).	<i>Project Mgr:</i> Richard Davies	<p>alternative uses.</p> <ul style="list-style-type: none"> • Cabinet February 2012 gave delegated authority to proceed with a licence for TCSL to use the site for temporary stadium parking and provide a temporary home for the Bridge Community Education Centre. • This delegated authority (to the Strategic Director, Resources in consultation with the Leader of the Council and Cabinet Members for PEER, Transport & Public Realm, and Finance & Central Services) was given subject to a viable business case and the granting of planning permission. • An urgency decision was taken in accordance with the scheme of delegation to grant a licence to TCSL to commence works not requiring planning permission, effective 6/03/12. Reported to Cabinet on 15 March 2012. • Planning permission granted April 2012 for use of the site for temporary stadium parking, associated works and a temporary home for the Bridge Centre. • The Bridge moved into its new temporary home in May 2012. 	<ul style="list-style-type: none"> • Short term support of TCSL to provide temporary stadium parking. • Potential capital receipt in the long term. • Potential for new student accommodation and educational facilities combined with stadium parking. • Potential to provide new permanent home for the Bridge Education Centre. 	<p>the site for stadium parking and accommodation for the Bridge.</p> <ul style="list-style-type: none"> • The council to consider approach to redevelopment and engage with stakeholders including TCSL, BACA and The Bridge to achieve the long term regeneration of the site April/May 2013. • Continue officer support for Bridge to seek a permanent home.
<p>Amex Community Stadium</p> <p>The construction of a 22,500</p>	<i>Director:</i> Geoff Raw	The main stadium contract completed on 31 May 2011.	The new stadium is having a significant impact on the city. It is a landmark building at a key entrance	An application for 8,250 additional seats at the stadium was considered at the

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<p>capacity stadium for Brighton & Hove Albion Football Club together with supporting infrastructure, 2000m² of education accommodation and facilities for conferences, meetings and events. The stadium is built on land which is mostly owned by the city council, the remainder being owned by the University of Brighton.</p>		<p>The first game was played at the new stadium on Sat 16 July 2011.</p> <p>Temporary planning permission granted 22 June 2011 by Lewes DC for parking on adjacent land, part of which is owned by the Council, for 3 years.</p> <p>Terms agreed for parking at Park Wall Farm.</p> <p>Planning permission granted on 25 April 2012 for an additional 8,250 seats.</p>	<p>point to the city and provides not only a high quality sporting venue but also a range of facilities for conferences, events etc and supports a programme of educational and community provision through Albion in the Community and other education providers.</p> <p>In its hiring policies for operation of the stadium both the Club and their contractors have actively sought local employees. Around 90% of those hired have been from BN postcodes.</p>	<p>Planning Committee on 25 April 2012. The Committee was minded to grant planning permission subject to completion of the s106 Planning Obligation and deeds of variation and the conditions and informatives as set out in the report. Various documents completed and Planning Permission granted 10.04.13.</p>
<p>Ultrafast Broadband</p> <p>The city council has submitted a bid to DCMS under the second phase of the Super-Connected Cities Programme to roll out delivery of ultrafast broadband and wireless internet across a contiguous area at the heart of the city.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>'Second tier' cities were invited to bid following a process of lobbying by the city's MPs and Members. There is a £50m pot to be bid for by 27 cities.</p> <p>It was announced in the Autumn Statement (05/12/12) that Brighton & Hove's bid was successful. DCMS are looking to work further with the successful cities on potentially simplifying projects to be more 'state aid' compliant before confirming the amounts awarded but we have been advised to work on the basis that we are to be awarded the sum applied for. If state aid issues limit the opportunity for the roll out of fixed ultrafast broadband infrastructure then the emphasis may shift towards wireless and vouchers.</p>	<p>Funding requested will provide additional connectivity to 1,225 dwellings and 810 businesses not currently served by ultrafast broadband. This represents an additional 1% of homes and an additional 11% of businesses in the city, taking total residences and businesses passed to 96% and 92% respectively.</p>	<p>Application Submitted: 17th September 2012.</p> <p>Date for spending of grant: By April 2015.</p>

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		<p>City council and Wired Sussex have been represented on the working group designing how the voucher scheme might work. Details of the scheme are expected to be firmed up later this year.</p>		

