





**Brighton & Hove
City Council**

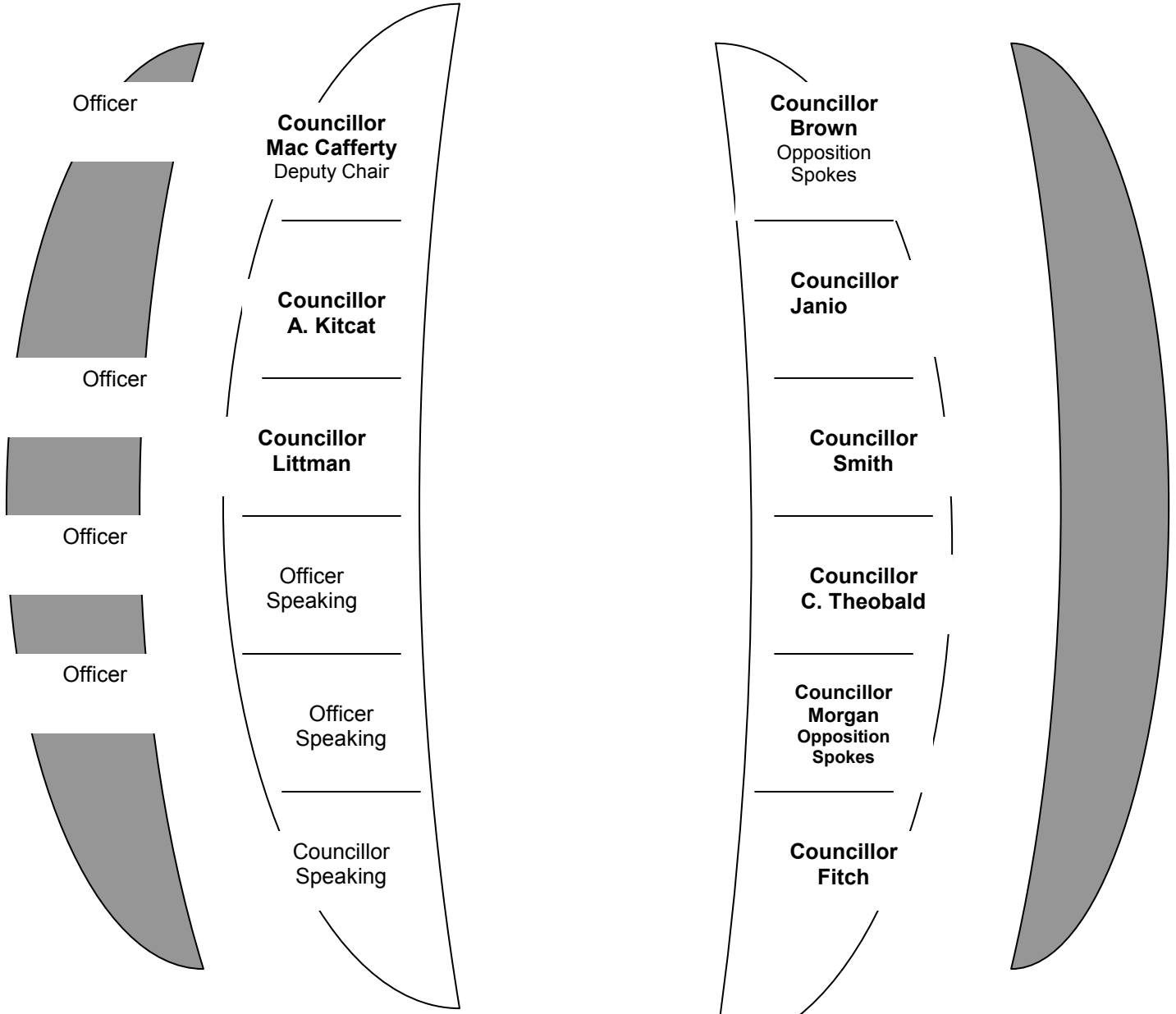
Economic Development & Culture Committee

Title:	Economic Development & Culture Committee
Date:	10 January 2013
Time:	4.00pm
Venue	Council Chamber, Hove Town Hall
Members:	Councillors: Bowden (Chair), Mac Cafferty (Deputy Chair), Brown (Opposition Spokesperson), Morgan (Opposition Spokesperson), Fitch, Janio, A Kitcat, Littman, Smith and C Theobald
Contact:	Penny Jennings Democratic Services Officer 29-1065 penny.jennings@brighton-hove.gov.uk

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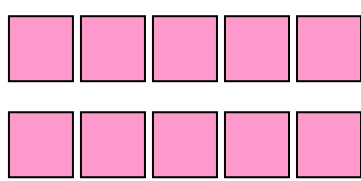
Democratic Services: Economic Development & Culture Committee

Legal Officer	Councillor Bowden Chair	Strategic Director, Place	Democratic Services Officer
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Public Speaker	Public Speaker
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Public Seating



Press



AGENDA

PART ONE

Page

46. 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 not registered on the register of 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.

47. MINUTES

1 - 14

To consider the minutes of the meeting held on 15 November 2012 (copy attached).

48. CHAIR'S COMMUNICATIONS

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

49. CALL OVER

- (a) Items (52 –63) 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.

50. PUBLIC INVOLVEMENT

15 - 18

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 – Report of the Interim Chief, Executive Services (copy attached);
- (b) **Written Questions:** to receive any questions submitted by the due date of 12 noon on the 3 January 2013;
- (c) **Deputations:** to receive any deputations submitted by the due date of 12 noon on the 3 January 2013.

51. MEMBER INVOLVEMENT

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;
- (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.

52. HOVE CIVIC SOCIETY PLINTH

19 - 32

Report of the Interim Lead, Cultural Services (copy attached)

Contact Officer: Paula Murray Tel: 29-2536
Ward Affected: Central Hove

53. FEES AND CHARGES VENUES, OUTDOOR EVENTS, SEAFRONT, SPORTS FACILITIES AND GOLF COURSES

33 - 48

Report of the Interim Lead, Cultural Services (copy attached)

Contact Officer: Ian Shurrock Tel: 29-2084
Ward Affected: All Wards

54. FEES AND CHARGES, LIBRARIES

49 - 70

Report of the Director of Finance (copy attached)

Contact Officer: Sally McMahon Tel: 29-6963

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Ward Affected: All Wards

55. SPECIAL EVENTS: MADEIRA DRIVE ROAD CLOSURES 2013 71 - 78

Report of the Interim Lead, Cultural Services (copy attached)

Contact Officer: Ian Taylor Tel: 29-2711

Ward Affected: All Wards

56. EVENTS IN PARKS AND OPEN SPACES 2013 79 - 90

Report of the Interim Lead, Cultural Services (copy attached)

Contact Officer: Ian Taylor Tel: 29-2711

Ward Affected: All Wards

57. PROPOSALS FOR BOWLING GREEN PROVISION IN THE CITY 91 - 110

Report of the Strategic Director, Place (copy attached)

Contact Officer: Gillian Marston Tel: 29-4701

*Ward Affected: Goldsmid; Hove Park;
Preston Park;
Westbourne*

58. SHOREHAM HARBOUR, DEVELOPMENT BRIEF 111 - 186

Report of the Strategic Director, Place (copy attached)

Contact Officer: Mike Holford Tel: 29-2501

Ward Affected: South Portslade; Wish

59. ECONOMIC STRATEGY REFRESH AND WAVE 2 CITY DEAL 187 - 194

Report of the Strategic Director, Place (copy attached)

Contact Officer: Cheryl Finella Tel: 29-1095

Ward Affected: All Wards

60. CIRCUS STREET: APPROPRIATING THE LAND FOR PLANNING PURPOSES 195 - 200

Report of the Strategic Director, Place (copy attached)

Contact Officer: Max Woodford Tel: 29-3451

Ward Affected: Queen's Park

61. DEVELOPER CONTRIBUTIONS TEMPORARY RECESSION MEASURES 201 - 206

Report of the Strategic Director, Place (copy attached)

Contact Officer: Debra May Tel: 29-2295

Ward Affected: All Wards

62. UPDATE ON OVERVIEW AND SCRUTINY PANEL REPORT - SUPPORT FOR THE RETAIL SECTOR **207 - 218**

Report of the Strategic Director, Place (copy attached)

Contact Officer: Rob Dawson

Tel: 01273 291104

Ward Affected: All Wards

63. MAJOR PROJECTS UPDATE **219 - 234**

Oral update by the Strategic Director, Place (copy attached)

64. ITEMS REFERRED FOR COUNCIL

To consider items to be submitted to the 31 January 2013 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

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

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

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

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

For further details and general enquiries about this meeting contact Penny Jennings, (29-1065), email penny.jennings@brighton-hove.gov.uk or email democratic.services@brighton-hove.gov.uk

BRIGHTON & HOVE CITY COUNCIL

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

4.00pm 15 NOVEMBER 2012

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Bowden (Chair) Mac Cafferty (Deputy Chair), Brown (Opposition Spokesperson), Morgan (Opposition Spokesperson), Fitch, Janio, A Kitcat, Littman, Smith and C Theobald

PART ONE

32. PROCEDURAL BUSINESS

32a Declarations of Substitutes

32.1 There were none.

32b Declarations of Interest

32.2 Councillors Morgan and Smith declared general and non-pecuniary interests in Item 44 "Major Projects Update" by virtue of the fact that they were Brighton and Hove Albion Football Club Season Ticket holders.

32c Exclusion of Press and Public

32.3 In accordance with Section 100A of the Local Government Act 1972 ("The Act"), the Economic Development and Culture Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A(3) of the Act.

32.4 **RESOLVED** – That the press and public be not excluded from the meeting during consideration of any item on the agenda.

33. MINUTES

- 33.1 **RESOLVED** - That the Chair be authorised to sign the minutes of the meeting held on 20 September 2012 as a correct record.

34. CHAIR'S COMMUNICATIONS

Alan Randall

The Chair opened his remarks by paying tribute to Alan Randall the founder of "Yellow Wave" who had died recently. He referred to the huge contribution he had made to the city and to the projects which were in place and would continue as a lasting testament to his hard work.

Economic Development

Dressed for Success 2012 had launched again following its success last year in encouraging and supporting independent retailers during the festive shopping period. The scheme provided one to one retail training in window displays and ends with a public competition for the best dressed windows.

Following the announcement of the successful bid for the London Road to become a Portas Pilot area, the council had now received grant funding of just over £83k from the Department of Communities and Local Government to implement a programme of improvements including the creative use of empty spaces, crime reduction initiatives, enhanced marketing and retail training. Additional funding would also be made available to build on this programme from Arts Council England.

The city's online Investment Prospectus was due to launch the following week and would go live from Monday 19th November. There would be a series of marketing campaigns over the next two months to promote the site.

Royal Pavilion & Museums

The Royal Pavilion's new external lighting system was launched on 30 October by the Mayor, Cllr Bill Randall. The new system had been designed by Urban Projects Ltd who had also designed the lighting for the Bandstand on Brighton seafront. The installation had been carried out by Philips Lighting. Using the latest lighting technology, the new scheme has a low impact on the environment and provided a distinctive look for this unique and beautiful building". It was estimated that the new 100% LED lighting system would have running costs of approx 75% less than the old scheme which had become unusable at the end of 2009. The new fully dynamic scheme offered greater flexibility, with the ability to highlight individual architectural features using a range of colours. It would illuminate the building itself and not 'light the sky' in the way the old system did and thus would reduce light pollution. He was delighted that the hugely popular Royal Pavilion ice rink, now in its third year, will open to the public on 10 November and would operate until 20 January 2013. This was a commercially operated facility and tickets were available from Ticketmaster rather than the Council.

Libraries

Brighton & Hove had secured £4000 for the Automatic Library Project from Arts Council England. This would focus on getting every pupil in a selected group of primary schools to become a library member building our 'Get Reading' model. This was one of a number of projects happening in over 20 Library authorities across the country, with a national press release to be issued on November 14.

Culture/Events

Brighton Photo Biennial and Photo Fringe both had had a very successful year.

The Film City initiative had been going strong with 3 very successful meetings covering all aspects of the film industry – venues, festivals, heritage and audiences, artists and businesses and locations and logistics. This had been led by City Council with the Arts and Creative Industries Commission and a report and action plan would be completed by the 6 December. Two tangible outcomes of Film City already were that film income had already exceeded that of last year with 2 months to go and Creative England would be joining us 2 days a month to help develop the reputation and capacity of the city for visiting film companies. The 10th year of the Brighton Film Festival Cine City would open on 15 November and The Dukes @ Komedia would also be opening on 6 December so it really was a very exciting time for film in the city.

White Night commission - West Street Story had been instrumental in the city council winning the John Conell Award alongside the Noise Abatement Society. Martyn Ware had been commissioned to produce an immersive soundscape to dissuade anti-social behaviour. This served to illustrate how collaborative working and creative solutions could be very effective.

Tourism

VisitBrighton

The VisitBrighton Convention Bureau Team had hosted a hugely successful sales event for conference buyers 'Brighton Un Conventional' welcoming 40 top conference buyers to the City from 19 -21 October. This had been supported by hoteliers from across the City who had offered complimentary accommodation for the weekend to the clients, the event has resulted in 3 enquiries which, if confirmed, will bring £1.5m of economic benefit to Brighton.

Brighton Centre

Since the completion of the refurbishment work forward bookings had increased significantly at the Brighton Centre and since January 2012 events with an economic impact of £170m had been secured. Over a similar period prior to the works a comparable economic impact was approximately £30-40m.

Enquires to the conference team at the Brighton Centre were significantly up on previous years. In October 2012 enquiries received were up by 175% in number and 410% in income value compared to the same period October 2011.

The Ultimate Site Visit had now seen an ROI of 1833.3% with confirmations by; British Society of Immunology 2014, 2017 and 2020 and the College of Occupational Therapists 2014 and 2015 alongside the Eco Technology Show in 2013 which were also provisionally holding dates up until 2016 with the hope to be a repeat event at the venue.

Sports and Leisure

Sports Awards

The fifth Brighton & Hove City Sport & Physical Activity Awards had been attended by 200 people at the Amex Community Stadium. Organised by the Council's Sports Development Team, the evening had paid tribute to those who contributed so much to sport and physical activity in the City. There were awards in 10 categories which celebrated the achievements of sports providers, teachers, administrators, coaches, volunteers and athletes.

The evening had raised the profile of sport and physical activity in the City recognising the contribution made to improving the health and well-being of residents, the reduction of anti-social behaviour and benefits to the local economy.

Sport and Physical Activity Grant Scheme

The Scheme for this year was launched at the Sports Awards. Grants of up to £500.00 can be used to help an individual move to the next level in their chosen sport, or support those already performing at a high level. A grant to a club can fund much needed equipment or it may be able to help increase participation to encourage new members. Details are available on the council website or from the Sports Development Team.

Active for Life Autumn Half Term Programme

The Active for Life Team had delivered another exciting half term programme including Halloween games, Olympic Sports Activity day and a dance workshop for new young dance leaders. Over 400 children took part in the activities.

35. CALL OVER

35.1 All items were reserved for discussion.

36. PUBLIC INVOLVEMENT

36a Petition: West Pier Market by West Pier Traders Association

36.1 The Committee considered a report of the Interim Lead, Chief Executive Services detailing the debate in respect receipt of a petition from the West Pier Traders Association which had been considered at Full Council on 25 October 2012 at which time it had been agreed to refer it to the Economic Development and Culture Committee for consideration. A further report was also considered setting out the wording of the petition which contained 7,840 signatures.

36.2 Mr Fijalkowski presented his petition which was set out in the following terms:

“The development of the i-360 tower on the site of the West Pier means that the West Pier Market, which has run on the site since 1996, will no longer be able to operate in its current location. We, the undersigned, call on the council to find a solution for the traders to continue to trade on Brighton seafront whilst the construction of the i-360 is underway and to find a permanent solution to siting the market as part of the area once building of the i-360 has been completed.”

36.3 Mr Fijalkowski amplified on his petition stressing the West Pier Traders request that the council facilitate a permanent solution in terms of re-siting the market.

36.4 **RESOLVED** - That the contents of the petition be received and noted.

36b Questions: West Pier Market

36.5 The Chair, Councillor Bowden stated that he had received prior notification of two public questions and that as they related to the same issues he would respond to them both together, however, both members of the public would also have the opportunity to ask a supplementary question if they so wished.

36.6 Mr Fijalkowski asked the following question on behalf of Dinah Delap a fellow West Pier Trader:

“I have traded at the West Pier since 1996. The market helped me put my son through university and he in turn took the business on and has built the stall to help support his family. Similarly the market has grown and flourished over the years and I have seen customers grow up and have children themselves, returning to the market as part of their weekly routine to buy, to meet, to chat; or visitors to the city who return to the market year after year. Can you reassure me that the council will look into ways to make a seafront market part of it's plans for the development of the beach for the future, so that the tradition can continue.”

36.7 Mr Mark Keeble asked the following question:

“As someone who has traded at the West Pier Market for over 10 years and who relies on it as a significant part of my livelihood, I welcome the support of the council members and their commitment to help find a new home for the market. However, there is still much uncertainty about the exact siting of the new market, even at this late stage. Councillors can you assure myself and my fellow traders that you will do everything possible to ensure that all the necessary information can be clarified as quickly as possible in order to assist us in the application process and to enable the market to commence at the start of next season's trading in March 2013.”

36.8 The Chair, Councillor Bowden responded in the following terms:

“While the council is fully aware of the situation and sympathises with the market traders following their eviction by their Landlord the West Pier Trust this problem is clearly not of the council's making. Whilst the market traders should be aware that the permission for

the market was only ever temporary, the council is looking to help in terms of finding a short term location during i-360 construction.

But I would also add that a variety of other seafront traders have expressed concern about unfair competition given that as a permanent tenants they have high overheads, business rates, etc.

Any proposals for a permanent market will be explored as part of the Seafront Strategy consultation, this would need to consider demand, fit with existing seafront uses, available seafront sites and competing proposals. That said, he stated that officers were in the process of looking at two potential sites.

To update on the current position officers are in the process of looking at two potential sites.

36.9 **RESOLVED** – That the position be noted.

37. **MEMBER INVOLVEMENT**

37a **Petitions**

37.1 There were none.

37b **Written Questions**

37.2 There were none.

37c **Letters**

37.3 There were none.

37d **Notices of Motion**

37.4 There were none.

38. **ROYAL PAVILION AND MUSEUMS - FUTURE PLAN**

37.1 The Committee considered a report of the Interim Lead, Cultural Services Setting out the strategic direction for the development of the Royal Pavilion and Museums (RPM) in the light of current economic, environmental and social challenges and the selection of RPM as a partner in Arts Council England's Major Grant Programme for museums (Renaissance).

37.2 It was these that drove the imperative to develop sustainable future plans for the RPM which would maintain and develop the city's unique and invaluable portfolio of historic buildings and nationally significant collections. Through the future development outlined in the report the council's RPM would continue to play a significant role in the city, and its assets would be maximised for social and public benefit.

- 37.3 The Head of the Royal Pavilion and Museums gave a presentation detailing the background and chronology of key events and highlighting the potential for future development which had been identified in respect of each of the RPM sites.
- 37.4 Councillor Brown welcomed the report, supported the strategies that were being proposed to meet current challenges and to carry the service forward into the future, especially the innovative approach which was being adopted in respect of Preston Manor. The Head of the Royal Pavilion and Museums and her team were to be congratulated on their collaborative hard work and the degree.
- 37.5 Councillor C Theobald expressed her support for the recommendations and the way different proposals were suggested for different buildings. The Royal Pavilion was itself a marvellous building.
- 37.6 Councillor Littman welcomed the proposals which sought to enhance the city's historic buildings and brought together the two halves of the Committees' business, its economic development and its cultural and historic offer.
- 37.7 Councillor Fitch referred to plans for the Royal Pavilion which was the "jewel in the city's crown."
- 37.8 Councillor Morgan welcomed this masterplan for the whole of the RPM estate.
- 37.9 **RESOLVED** – (1) That the intention of RPM to work with Brighton Dome Festival Ltd (BDFL) on a feasibility study to inform the development of a master plan for the Royal Pavilion Estate be noted;
- (2) That the feasibility study in relation to the Court House and the development work on the natural history and archaeology collections be noted;
- (3) That the Committee agrees to the refocusing of Preston Manor and the trial change to Saturday openings to enable weddings to be trialled at the Manor and requests that officers to bring a report back to Committee in autumn 2013;
- (4) That the joint working arrangements with Brighton Dome Festival Ltd be noted as this necessitates a formal partnership agreement approval is given to give delegated authority to the Head of Service to develop and complete the proposed Partnership Agreement with Brighton and Dome Festival Limited (BDFL) based on the principles as set out in this report;
- (5) The role of the Royal Pavilion and Museums' Foundation in supporting the business model be noted;
- (6) The forward plan for programming and work for 2012-15 be noted; and
- (7) That officers are requested to bring regular updates on the development work outlined in the report to this Committee.

39. EVENTS IN PARKS AND OPEN SPACES

- 39.1 The Committee considered a report of the Interim Lead, Cultural Services providing feedback on significant events which had taken place during 2012. The Commissioner for Culture explained that events had moved forward since the report had been published. The Committee was no longer being requested to authorise officers to enter into formal discussions with the organisers of Pride to use Madeira Drive as notification had been received from the organisers that they no longer wished to pursue that option. Officers would however continue to work with the organisers.
- 39.2 The Chair referred to the excellent work carried out by the small dedicated team who were instrumental in facilitating the wide range of successful events mounted across the city, especially during this Jubilee/Olympic year. Those comments were echoed by Councillors Brown and Fitch.
- 39.3 **RESOLVED** - That the Committee note the review of highlights of events for 2012 and the attached appendix summarising all the events of 2012.

40. FUTURE OF THE MOBILE LIBRARY SERVICE

- 40.1 The Committee considered a report of the Acting Director of Finance requesting that they express their views as to the preferred option(s) to be considered as part of the process for setting the budget for 2013-14 and 2014-15 over the coming months.
- 40.2 Following the decision taken by the Committee at its meeting held on 20 September 2012, the Mobile Library Service was due to operate until the end of March 2013. The purpose of this report was to inform Members of how the one-off funding shortfall of £17,000 for the Mobile Library for this year would be met, and set out options that could be explored to retain the service on an on-going basis.
- 40.3 Additionally, the Committee had requested that the further report for consideration at that days meeting, as well as detailing how the funding shortfall could be met also set out options that could be explored in seeking to retain the service.
- 40.4 It had not been possible to find the shortfall of £17,000 for the current year within the Libraries budget and this would need to be met from the General Fund Risk provision. This would be one-off funding for the current year only and would need to be included in a future Targeted Budget Management Report for reporting to Policy and Resources Committee.
- 40.5 It had not been possible to identify partnership revenue funding for continued operation of the Mobile Library, even when it had been confirmed that partners would not be required to find funding for the 10 year lifetime of the mobile library vehicle. Any shortfall in the revenue funding for the continued operation of the Mobile, as identified in the options set out in the report would need to be taken into account in the current budget process.
- 40.6 Options which could be explored for the future in order to retain the service together with options for additional or an alternative were presented in the table set out in the report.
- 40.7 Councillor Brown stated that her preference would be to go forward with Option 3 with the provision of a new vehicle. In answer to questions the Legal Adviser to the

Committee, the Principal Solicitor, explained that committing to a continued service had required additional revenue resources to be identified and approved to cover the running costs. This had been a condition for committing the LTP capital expenditure. Officers had been unable to meet these conditions as laid down i.e., to find alternative sources of partnership funding for the revenue gap. In any case, the procurement itself i.e., the purchase of the new vehicle would need approval by Policy and Resources as was normal for all capital schemes.

- 40.8 Councillor Fitch stated that he was not happy to hear that money for the vehicle would need to be re-provided as he had understood that the money to purchase a replacement vehicle had already been set aside. It had been the clearly stated view of the majority of the Committee at its previous meeting that it wanted options to be pursued which would retain and protect the service. On balance he would support Option 3, as this allowed the possibility for the service to be extended again if the budget situation improved in future.
- 40.9 The Chair stated that the original budget amendment of the Labour and Co-operative Group had placed conditions on the manner in which funding for the mobile service could be provided. Councillor Morgan concurred in that view, he also stated his views that, the Chair's reference to the mobile library as a "lorry based service" in a recently circulated Press release had been unhelpful. It had been the clearly stated view of the Committee that the service should be retained and on that basis he considered Option 3 as set out represented the most appropriate way forward.
- 40.7 Councillor Janio also expressed his support for Option 3 and stated that he could not understand why the money to purchase this vehicle needed to be re-approved by the Policy and Resources Committee, given that approval had already been given and the monies to do so set aside, if that was the case he felt that a mistake must have occurred. If the Committee were now being told that the vehicle could not be purchased in order to operate a reduced service that was disingenuous and ran totally counter to the views of the Committee.
- 40.10 The Legal Adviser to the Committee, The Principal Solicitor, reiterated his earlier comments. The Principal Accountant, explained that should the preferred option include the purchase of the new mobile library vehicle and the conditions were deemed as having been met it would still be necessary to seek approval from Policy and Resources Committee in accordance with the Financial Regulations in respect of the Capital Programme. If the conditions currently attached to the capital funding could not be met, then the capital expenditure was not authorized and the capital resources would then become available for the Council to commit in accordance with the budget process.
- 40.11 It was further explained that Financial Regulations required that value for money was obtained for both capital and revenue resources and needed to be taken into account when considering the options. The Council's external auditor was also required to give an opinion on the Council's arrangements for ensuring value for money. It should be noted that as some of the options included a reduced number of days of service provision this would need to be considered in evaluating usage of the asset.
- 40.12 Councillor Smith stated that he also supported Option 3 but was concerned that any decision taken by the Committee could be overturned at a subsequent meeting of the

Policy and Resources Committee. If Option 3 was agreed and the view of the meeting was that that a new vehicle be provided to deliver that service he was anxious that that was relayed as a strong message to the Policy and Resources Committee so that they were mindful of that when making their decision.

- 40.13 The Chair stated that there appeared to be a consensus amongst opposition members that Option 3 was their preferred option and that in tandem with that it was also their preference that a new vehicle be purchased for delivery of that service. For clarity he asked Members to vote on each of the other options in turn, options 1-7. The outcome of the vote was 6 in favour of Option 3 with the purchase of a new vehicle and 4 in favour of option 7.
- 40.14 **RESOLVED** – That the Committee recommends to the Policy and Resources Committee that its preferred Option 3 as set out below, is considered as part of the process for setting the budget for 2013-14 and 2014-15 over the coming months, this to include the purchase of a new replacement vehicle subject to the value for money assessment for both capital and revenue resources, as well as agreement from the Council's external auditor.

Details:

Operate the Mobile on a reduced timetable for three days per week. Would reduce from 24 to 11 stops removing 13 of the least used. Also moving some stops to different days. Reduction of 20% of usage.

Costs

£47,000 for 2013-14

Reducing to £37,000 in 2014-15

Sources of Funding

£37,000 library budget for mobile

£10,000 from postponement of savings proposal for 2012-14

Risks/Opportunities

Service would be within current budget from 2014-15

There would be an estimates 20% reduction in usage, affecting an estimated 547 borrowers. However, 387 of these borrowers also use another Mobile Library stop, so only 160 individual borrowers would loose their Mobile Library access.

(Note that some of those borrowers will also use a static library)

Note: The Committee also wished to place on record that the above is their preferred majority option and that that their preference is that delivery of this service is supported by purchase of a new vehicle and that they wish this to be taken account of when the Policy and Resources Committee makes the ultimate decision in respect of this matter.

41. DRAFT SEAFRONT STRATEGY

- 41.1 The Committee considered a report of the Strategic Director, Place setting out the Draft Seafront Strategy. Large scale coloured maps indicating the different sections of the Seafront were displayed at the meeting.
- 41.2 It was recognised that the seafront was of vital importance to the economy of the city as a focal point which attracted both residents and visitors in large numbers. They were drawn to the Seafront to enjoy the wide range of sporting and leisure opportunities that were available. In addition, the Seafront was a major attraction for the city and played a significant role in attracting business visitors to conferences and events. Notwithstanding the economic difficulties currently being experienced across the country as a whole, the Seafront was still attracting investment. Regular enquiries into development possibilities on the Seafront meant that it was important that there was clarity on the availability and suitability of such options through an emerging seafront strategy. Such a strategy would also be beneficial as it would be of assistance when applying for external funding and when allocating developer contributions.
- 41.3 Councillor Brown welcomed the report and the approach being adopted which recognised the distinctive character of different sections of the Seafront. Councillor Smith concurred in that view commending the report which highlighted the improvements that had been effected to date and also highlighted areas which could be focused on for the future, including gaps in continuity which needed to be addressed.
- 41.4 Councillor Janio also welcomed the report stating that it was important to be adventurous and when planning future development it was also important that Brighton and Hove seafronts were treated equally in order to avoid a Brighton/Hove divide.
- 41.5 Councillor C Theobald stated that any improvements to or developments which would encourage greater use of the Volks Railway would also be welcomed.
- 41.6 Councillor Fitch stated that there would always be challenges in maintaining and revitalising the Seafront. However, huge improvements had been made since the 1990's and there was no reason to think they would not continue if the right approach was adopted.
- 41.7 Councillor Morgan commended the contribution which had been made by Alan Randall of Yellow Wave in helping to commence Re-invigoration of the Peter Pan's Playground area and was in agreement that a systematic approach and a pro-active strategy were appropriate.
- 41.8 Councillor Littman stated that production of the strategy was timely, and looked forward to further update reports in the future.
- 41.9 **RESOLVED** - (1) That Members approve the vision, themes and character areas of the emerging Seafront Strategy; and
- (2) That Members approve a consultation process on the draft Seafront Strategy which will inform a final Strategy to be considered by the Policy & Resources Committee.

42. BLACK ROCK, TEMPORARY USE

- 42.1 The Committee considered a report of Interim Lead Cultural Services seeking approval to the temporary use of the site by the Committee taking into account the recommendations of the Project Board. Also to the granting of Landlord's consent, subject to final Lease arrangements being determined, subject to Planning consent, in accordance with the Scheme of Delegation to the Head of Property and Design, with the Seafront Estates Surveyor acting in consultation with the Seafront Development Manager and the Head of Legal Services.
- 42.2 The Head of Tourism and Leisure explained that in July of that year the Policy and Resources Committee had agreed the recommendation of the Black Rock Project Board to reject revised proposals submitted by Brighton Arena Limited relating to the Black Rock site. It had been agreed at that time that the site should be subject to a fresh procurement and re-marketing exercise and that the future strategy for re-marketing of the site should be worked up in conjunction with the cross party Project Board, including future possible uses on the site (including an ice rink) being feasibility tested and subject to soft market testing, prior to the council returning it to the market.
- 42.3 The Head of Tourism went on to explain the process that officers had undertaken to market the site for a temporary use and to the selection process which had resulted in the preferred operator being chosen. He stated that the Project Board had not been unanimous in its decision, however on balance a majority of its members had agreed the recommendations being put to the Committee for approval.
- 42.4 Councillor Morgan stated that he was a Member of the Project Board and explained that he would be abstaining from voting on this item in order to be consistent with the approach that he had taken at the Board meeting. Although he had no objections to the Sand Sculpture Festival use, he was concerned that if permission was given for that use it would preclude use of the remainder of the site for any other purpose for a three year period. He considered that year round use was preferable and for that reason he had supported the concept of a Drive – Thru Cinema.
- 42.5 Councillor Smith stated that he supported the proposed use as a previous sand sculpture exhibition, at the site previously which had been well received and which had attracted increased numbers of visitors to that part of the seafront. It had also resulted in increased use of the Volks Railway. He was pleased to note that the option of future provision of an ice rink had been kept open.
- 42.6 Councillor Brown also expressed her support for this use stating that she hoped it would result in increased use of the Volks Railway as previously.
- 42.7 Councillor C Theobald noted that it was intended that the sand sculpture exhibition was intended to operate for broadly the same period as that during which the Volks Railway was in operation. Councillor Theobald also enquired regarding longer term plans both for construction of a temporary coach park and to enhance and improve the Volks Railway.
- 42.8 The Strategic Director Place responded that a number of options were being actively pursued including possible grant funding for the Volks Railway itself. It was intended to extend the period of operation of the Volks Railway further into the winter months,

especially at weekends and for this to coincide as far possible with the period during which the sand sculpture exhibition ran.

42.9 **RESOLVED** – (1) That Committee agrees to grant Landlord’s consent for the temporary 3 year letting to Brighton Sand Sculpture Festival; and

42.-- (2) That the Economic Development & Culture Committee agree for final Lease arrangements to be determined, subject to Planning consent, in accordance with the Scheme of Delegation to the Head of Property and Design, with the Seafront Estates Surveyor acting in consultation with the Seafront Development Manager and the Head of Legal Services.

Note: Councillor Morgan abstained from voting in respect of the above item.

43. ECONOMIC STRATEGY- REFRESH

43.1 The Strategic Director, Place provided the Committee with a brief verbal update in regard of the Economic Strategy Refresh process which was currently under way. A number of meetings had taken place with partners and it was anticipated that a report setting out progress made to date would be submitted to the next scheduled meeting of the Committee in January 2013 in advance of it being fed into the budget process in the Spring.

43.2 **RESOLVED** - That the position be noted.

44. MAJOR PROJECTS UPDATE NOVEMBER 2012

44.1 The Committee considered the Major Projects Update to November 2012 which had been circulated to Members for their information.

44.2 Councillor Morgan referred to the item contained in the schedule which referred to the Amex Community Stadium. He stated that he wished to make an amendment to the text as it appeared in the schedule as he did not consider that it was an accurate statement of fact in respect of the situation which existed between the Football Club and the Council as agreed at a meeting of the (then) Cabinet which had taken place in February 2012.

44.3 The Legal Adviser to the Committee, the Principal Solicitor referred to the minutes of the Cabinet meeting at which time it had been agreed.

44.4 The Principal Solicitor explained that this was entirely consistent with the statement in the schedule which represented the current position. There had been no change to the Council’s stated position. It had never been the case that the Football Club would simply be appointed. The Council (policy and Resources Committee) had to be satisfied that the requirements of Paragraphs 1-3 of the Local Government Act had been met. The only way to test that was by going to the market.

44.5 The Head of Planning and Public Protection concurred that the Development Brief and the Planning Brief were separate entities. The Planning Brief set out what had been agreed to ensure that a proper and appropriate for of development was built.

- 44.6 Councillor Smith stated that he recalled that discussions had taken place in respect of building halls of residence with parking provision below. It was confirmed that was still potentially an option.
- 44.7 Councillor C Theobald stated she considered it was very important that this matter be clarified as she had understood that an agreement had been entered into with the football club. She cited their important contribution to the city which she felt should be supported.
- 44.8 Councillor Janio stated that he was concerned that an error had occurred in that the current situation did not appear to accurately reflect the decision which members had made. The Principal Solicitor re-iterated that nothing had changed the position had been and remained in that the legal and financial requirements placed on the local authority by the Local Government Act 1972, as amended had to be met. That did not include or preclude any options and whilst the level of parking to be provided across the site had been specified there was no requirement that it had to be provided by the football club. He re-iterated that the Development Brief and the Planning Brief were separate entities.
- 44.9 Councillors Fitch and Morgan stated as there appeared to be differing views about what had been agreed they would welcome clarification of this matter outside the meeting. It was agreed that this would happen.
- 44.10 **RESOLVED** – That the contents of the schedule be noted.

45. ITEMS REFERRED FOR COUNCIL

- 45.1 There were none.

The meeting concluded at 6.10pm

Signed

Chair

Dated this

day of

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item
50(a)

Brighton & Hove City
Council

Subject:	Petition(s)		
Date of Meeting:	10 January 2013		
Report of:	Strategic Director, Resources		
Contact Officer:	Name:	Penny Jennings	Tel: 29-1065
	E-mail:	penny.jennings@brighton-hove.gov.uk	
Key Decision:	No	Interim Chief, Executive Services	
Wards Affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To receive any petitions presented at Council, any petitions submitted directly to Democratic Services or any e-Petition submitted via the council's website.

2. RECOMMENDATIONS:

- 2.2 That the Committee responds to the petition 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
- ⊗ referring the petition for consideration by the council's Overview and Scrutiny Committee
- ⊗ calling a referendum

3. PETITIONS

3A. Protect Artists and Makers Studios in the City

"We the undersigned petition the council to ensure that: 1. In urban redevelopments, artists and makers workspaces are not sacrificed, 2. Urban redevelopments provide adequate allocation of long-term, genuinely affordable, artist's and maker's studio/workshop space, 3.

During redevelopments, displaced artists and makers are provided with appropriate space to continue working, 4. They make explicit to developers their responsibilities to comply with the requirements detailed in the Local Development Framework.

Brighton & Hove is a regional cultural 'city by the sea' famous for its vibrant, cosmopolitan lifestyle with a strong commitment to the arts and thriving creative industries and digital media sector which attracts tourism and new businesses"(1).

Artists and makers play a vital part in our city's personality - they are the driving force behind many visual arts festivals, events and independent exhibitions. Most of these are produced on a shoestring budget, at little or no cost to the public purse, and are free to attend. Creative producers make an invaluable contribution to what makes Brighton a successful city.

As Brighton & Hove grows, redevelopments in the city have resulted in artists and makers losing their workspaces. Creative producers cannot afford rents at levels commercial businesses and large companies can pay and they are therefore priced out of the market. This does not just affect artists and makers, many other small traders and companies suffer also.

Unless substantially changed, another instance of this will be Matsim property developers' plans for the Hove Station Area site. This involves the demolition of the Industrial House building in Conway Street, currently home to several creative businesses including APEC artists' studios. Matsim's proposal: 'Hove Square' announced October 2012 (2) includes no provision of long-term, affordable artists' or makers' workspaces, and Matsim's current proposal, as it stands, will result in the eviction of all of these businesses.

While we, the artists working at APEC, are concerned about the fate of all the businesses in Industrial House, our campaign for recognition of the need for affordable workspace for artists and makers in Brighton & Hove must go further. Many creative producers in the city will face similar problems unless their needs are more widely recognised, and we can prevent further loss of affordable workspaces.

Brighton & Hove City Council states in their local development framework document, the 'Brighton and Hove Draft City Plan Part 1, May 2012' that redevelopment of the (DA6) Hove Station Area should ensure that "workshops, office space, studios, storage and other premises remain affordable, appropriate and available for use"(3). The Draft City Plan notes the importance of creative practices in several other places, yet Matsim's Hove Square proposal does not address these objectives. All developers must be made aware their plans

should not just focus on profit but also on the needs of those they may displace, and the communities they impact on.

Redevelopment can achieve all these aims. ACME Studios in London have, for many years, worked with local authorities and developers to include artists' studios in redevelopments. This not only supports artists and makers but also offers real advantages for local economies and developers. We believe the city would benefit from this more inclusive form of urban redevelopment."

(330 signatures)

3B Say No to Pop Festivals in Stanmer Nature Reserve

"The recent Shakedown Festival caused havoc to wildlife, grassland, walkers and villagers in Stanmer.

The Park was unusable for a full week, and large muddy areas remain which cannot be re-turfed until Spring 2013. There is a strong possibility that Shakedown will apply for a three day festival next year, and this will set a precedent for using the Park for this purpose.

We say yes to Pop Festivals, but not in Nature Reserves. Brighton has other suitable venues, e.g. the AMEX Community Stadium. When this was built, the Village was told there would be no further festivals in the Park.

Stanmer Preservation Society needs your help to protect our beautiful park."

(453 signatures paper petition)

257 signatures e petition) (Total 710)

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 52

Brighton & Hove City
Council

Subject:	Hove Civic Society Plinth		
Date of Meeting:	Thursday 10 th January 2013		
Report of:	Interim Lead Cultural Services		
Contact Officers:	Name:	Paula Murray and Toni Manuel	Tel: 202534
	Email:	toni.manuel@brighton-hove.gov.uk paula.murray@brighton-hove.gov.uk	
Ward(s) affected:	Central Hove		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT

1.1 The Hove Civic Society was formed in 1961 and its object is:

To stimulate and promote community interest in the beauty, history and character of Hove and its surroundings.

1.2 As part of its ongoing ambitions, the Hove Civic Society wishes to erect a specially commissioned plinth on the King's Esplanade in Hove as a site for different temporary sculptural pieces.

1.3 The plinth will be subject to a planning application. This report is seeking the necessary Landowner's consent for the siting of the plinth on the seafront.

2. RECOMMENDATIONS

2.1 That the Economic Development & Culture Committee agree to grant Landowner's consent for the siting of the plinth on King's Esplanade in the position shown on the annexed plan.

2.2 That the Economic Development & Culture Committee agree for any final lease arrangements to be determined, subject to planning consent, in accordance with the Scheme of Delegation to the Commissioner for Culture acting in consultation with the Seafront Development Manager and the Head of Legal Services.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS

- 3.1 The Hove Civic Society is a registered Charity that has been in existence for over 50 years. It has a membership of 170 members, the majority of whom are Hove residents. Its aims are to:

Encourage high standards of architecture and town planning, and the conservation of buildings of historical interest

Monitor and comment on significant planning applications and attend meetings on conservation area matters

Promote actions to help Hove become more sustainable and reduce its carbon footprint

Monitor the seafront furniture and seek to improve access to the sea

Develop and launch campaigns to celebrate and improve the character of Hove, including restoring our Victorian tree heritage and a Public Sculpture Fund

Arrange a varied programme of lectures with expert speakers on a range of topics.

- 3.2 The Society wishes to install a plinth on the King's Esplanade, opposite the statue of Queen Victoria to the south end of Grand Avenue, to act as a site for a series of temporary sculptures. The dimensions of the plinth are: 2.5m in height, 2.5 m in width (east to west) and 2.25m in depth (north to south). It would be constructed from Roman stone which is similar in appearance to Portland Stone but has a greater resistance to weathering.

- 3.3 In addition to specially commissioned pieces, the Society would work to establish links with other leading sculpture foundations in the country such as CASS Sculpture Foundation and the Henry Moore Foundation for example, to facilitate the loans of works for the plinth.

- 3.4 The Society wish to establish the plinth with changing pieces for a range of reasons:

To provide a link between the heritage and history of the area and the contemporary world

To act as a complementary highlight to the excellent statue of Queen Victoria that stands at the south end of Grand Avenue; one of the best quality statues in the city but somewhat overlooked.

To provide a link between Brighton and Hove – i.e. the east and the west of the city and of the seafront

To provide stimulating and inspirational accessible pieces on a regular and changing year round basis; both borrowed and commissioned

To provide opportunities for local artists and cultural partners to exhibit

To contribute to the cultural calendar of the city by working with a range of programming partners

To continue the long tradition of statues and monuments in the city
To provide an exciting cultural focal point for Hove and contribute to the further enhancement of the seafront

- 3.6 The plinth with its changing exhibits would add a welcome feature to the seafront in this location. It would create an exciting focal point that linked the location to other parts of the seafront and city, enhancing the cultural offer in this part of Hove. Its installation would fit with the emerging Seafront Strategy in terms of enhancing the cultural offer and encouraging footfall along the seafront.
- 3.7 Support for the initiative has been expressed from a wide range of potential partner organisations; Brighton Festival, Rocket Artists (artists with and without learning disabilities), Brighton Museum and Art Gallery, Same Sky, Phoenix Arts Association and Gallery.
- 3.8 Support has also been expressed in writing from a number of relevant local and national organisations; the Regency Society, the Regency Square Association, the Chair of Landsdowne Area Residents Association, The West Pier Trust, The National Public Monument and Sculpture Association and Arts Council England.

4. CONSULTATION

The Hove Civic Society has undertaken a wide ranging consultation in the preparation of their ideas, including local ward Councillors, local MP, local residents' associations, relevant local and national bodies, other cultural partners, Sussex Police and relevant council departments.

There has been further consultation with relevant council officers in planning and conservation in the writing of this report.

5. FINANCIAL & OTHER IMPLICATIONS

5.1 Financial Implications

All installation and ongoing costs, such as maintenance and insurance, would be borne by the Society and would be subject to legal agreement. It is expected that a peppercorn rent will be charged.

Finance Officer Consulted: Michelle Herrington Date: 11th Dec 2012

5.2 Legal Implications

It is proposed that the lease to the Society is granted under delegated powers. Initial Heads of Terms will need to be agreed if the Society wish to twintrack the negotiation of the lease with the necessary planning application. The lease will cover issues such as rent (if any), insurance, maintenance and the

use to which the site can be put and the Heads of Terms can cover other issues such as the timing of the works and when the lease is to be granted.

Lawyer Consulted: Bob Bruce

Date: 07.12.12

5.3 Equalities Implications

The Hove Plinth would provide free access to artworks for a full range of audience. The site is fully accessible with both steps and ramps from the Hove Lawns area down to the Esplanade. The programming of the plinth would have to comply with the spirit of current equalities legislation as outlined in legal agreements between the city council and the Hove Civic Society. The intention of the Society is to engage with as wide and diverse a range of communities as possible in the programming of the plinth.

5.4 Sustainability Implications

In terms of the long term practical sustainability of the Hove Plinth, regard has been given to the use of appropriate materials for the location and the design for the plinth uses Roman stone. The sustainability of the temporary pieces will also be taken into account on a piece by piece basis. Any lighting sources will be energy efficient and low cost replacement. In terms of the longer term financial sustainability of the plinth and the programme of temporary pieces, the Society will both raise funds and work in partnership with other commissioning organisations.

5.5 Crime & Disorder Implications

The Society has consulted with the Sussex Policy Crime Prevention Design Advisor and the detailed advice given has been used to inform the detailed design and dimensions of the plinth. All materials used will be vandal proof as far as is possible. The installation of the plinth and temporary pieces is likely to increase footfall and surveillance in the area and the Society plans to ask its extensive Membership to take an active role in monitoring the condition of the plinth on an ongoing basis.

5.6 Risk and Opportunity Management Implications

The risk implications in terms of the potential for vandalism are covered under Crime and Disorder implications above. The conditions of any planning consent, the Lease arrangements and any further legal agreements will be designed to minimise any inherent risk in the installation or ongoing programming of the plinth. The council will have a place on any programming group as an observer and the Society itself is an established Charity with charitable objects to protect and enhance the urban landscape.

5.7 Public Health Implications

The plinth is likely to become a local landmark and given its location, would lend itself to inclusion as a significant milestone in published walks such as healthwalks, or as part of an outdoor walking tour for residents or visitors.

5.8 Corporate / Citywide Implications

The Seafront plays a vital role in the economic impact of the Tourism offer in the city. Additional attractions and enhancements on the seafront are encouraged as part of the emerging Seafront Strategy.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S)

- 6.1 Consideration was given by the Society to alternative locations for the site of the plinth. The chosen site combined the aspects of; good sightlines from the length of Grand Avenue to the seafront, a complementary position to the statue of Queen Victoria, full disabled access to the site, a wide area surrounding for vehicular and pedestrian access, a sense of connectivity between this site and the Peace Statue on the border of Hove and Brighton. Other sites considered near this location did not combine all of these features.

The Society also considered a permanent installation for the plinth instead of the changing programme. A permanent piece would not allow the flexibility and scope to respond to the widest range of audience, nor the opportunity to work across the city's cultural calendar with a range of partners to mirror events in the city for a Hove location.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The Hove Civic Society is a long established and well regarded charity. The initiative would be positive for Hove seafront and provide an enhanced local cultural focal point for this part of the city and an opportunity to connect with other parts of the city and its cultural calendar. It would develop the traditions of the past for an audience today and create a changing and interesting feature in the landscape for residents and visitors.

SUPPORTING DOCUMENTATION

Appendices

Map of location

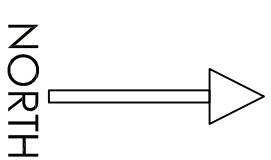
Mock up of plinth in situ from north

Mock up of plinth in situ from east

Design and access statement from planning application

NOTES

- * Do not scale drawings; use figured dimensions only.
- * All dimensions to be checked on site - discrepancies to be reported to millimetre project manager immediately.
- * For structural specifications see project specific specification documentation.
- * Information not to be used other than as defined by the drawing status.
- * This drawing is the property of millimetre ltd and may not be reproduced without permission.



Rev	Date	Details

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Client
 Hove Civic Society
Project
 Hove Plinth

Drawing Title
 Site Location Plan
Drawing Number
 HP_100_01
Revision

Scale
 1:1250
Paper Size
 A3
Drawn by
 Ivan Clarke
Checked

Date
 20th November 2012
Status
 DRAFT ONLY
Drawing Approval
 Client Signature
 Date





Design and Access Statement

Hove Plinth, King's Esplanade, Hove

Details of proposal:

Installation of stone clad plinth that can be used to display visiting art works, sculptures and art installations.

The plinth will be installed on Hove seafront. It will align south of the Queen Victoria sculpture located at the end of Grand Avenue, and the middle of the two seafront shelters. It will be positioned in the middle of the promenade (North/South).

The proposal has been developed by Hove Civic Society.

The proposed plinth will measure approximately 2500mm wide x 2250mm depth (front to back) and 2500mm tall. It will be engineered to receive a variety of visiting sculptures ranging from classical to modern. Sculptures installed will not be taller than the ridge line of nearby seafront shelters.

In addition the plinth may also be used for a broad range of art installations. The plinth will have integrated power and data feeds. In addition the proposal is to have a remote power supply that can be used where associated elements of the artworks require.

An in-ground system of lighting flush to the existing paving level will form part of the scheme together with flush lighting on top of the plinth itself. The lights will be controllable by timer and their focus will be adjustable to accommodate changing sculptures and minimise light escaping beyond the artworks.

1 Design Statement:

1.1 Use –

(What buildings and spaces will be used for)

The plinth will be used to display sculpture and art installations. The works will be temporary and changing year on year sourced from local and national artists and major sculpture parks and collections.

The plinth and associated artworks aim to enhance the cultural offering of Brighton and Hove. The artworks will be accessible to all.

1.2 Amount –

(How much would be built on the site.)

The plinth will have a footprint of approximately 6m square, be approximately 2500mm tall and constructed in Nabresina Romanstone (Pale stone similar to Portland but harder wearing)

The total height of the plinth and the sculpture will not exceed 5500mm equivalent to the ridgeline of the adjacent seafront shelters.

1.3 Layout –

(How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.)

The proposed location for the plinth is on the seafront promenade at the Western end of Kings Lawns directly opposite the end of Grand Avenue. It will be located centrally (North to South) on the promenade. It will also align centrally with the Queen Victoria sculpture and centrally between the two seafront shelters (East to West) located on the pathway running North to South from Kingsway to the promenade.

The plinth and its associated installations will tie in with existing artworks and monuments along the Brighton and Hove seafront and adjacent roads.

1.4 Scale –

(How big the buildings and spaces would be (their height, width and length)).

The plinth will have a footprint of approximately 6m square, be approximately 2.5m tall and constructed in Nabresina Romanstone (Pale stone similar to Portland but harder wearing).

The total height of the plinth and the sculpture will not exceed 5.5m equivalent to the ridgeline of the adjacent seafront shelters.

To give an indication of scale the adjacent shelters are approximately 4.6m tall. There is an approximate Drop of 1m from the level of Kings Lawns to the proposed location of the plinth. As such the shelter ridge line is approximately 5.6m above the ground level where the proposed plinth location. The Queen Victoria sculpture is approximately 9m tall.

The seafront promenade is an open tarmacked area approximately 26.5m wide (N to S). Immediately to its North is the Kings Lawns. Grand Avenue is flanked by 7storey Kings House to its Eastern Side and 5 storey seafront buildings with an 11 storey block of immediately behind (inland).

1.5 Landscaping –

(How open spaces will be treated to enhance and protect the character of a place)

The proposal involves the installation of a plinth and temporary art installations/sculpture to an existing open space.

The plinth will be placed on to an existing tarmacked area along with 4 no. in-ground flush-to-floor up-lighters and 4 no. flush fitted uplighters on the top of the plinth.

Additional landscaping will be incorporated at ground level to delineate the plinth from the large area of tarmac to give the plinth a more defined context within the tarmacked landscape. **Paving materials will be in keeping with adjacent materials and the seafront plan.**

1.6 Appearance –

(What the building and spaces will look like, for example, building materials and architectural details.)

The plinth is designed to continue the historic heritage in terms of sculpture and monuments whilst offering a new cultural opportunity.

The material construction of the plinth will be Nabresina Romanstone (Pale stone similar to Portland but harder wearing) echoing the materials used on the adjacent Queen Victorial Plinth and seafront wall.

Landscaping will consist of paving around the plinth **MATERIALS TBC**

2 Access Statement

2.1 Vehicular and transport links

(Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision)

All existing access points will remain in their current format.

The proposed works involve no alteration or addition to existing vehicular and transport links.

2.2 Inclusive access

(How everyone can get to and move through the place on equal terms regardless of age, disability).

The work will be located on the tarmacked seafront promenade. The promenade is 26.5m wide. The plinth is proposed to be 2.25 m wide leaving a clear path of approximately 12m on either side.

Level access currently exists from Kingsway to the seafront promenade at a number of points. The access pathway directly opposite Grand Avenue is tarmaced and has a ramp at its southern end enabling access inclusive to the seafront promenade.

The facilities are owned and managed by Brighton and Hove City Council.

Subject: Fees & Charges 2013/14 – Venues, Outdoor Events, Seafront, Sports Facilities and Golf Courses

Date of Meeting: 10th January 2013

Report of: Interim Lead for Culture

Contact Officer: Name: Ian Shurrock Tel: 29-2084
E-mail: ian.shurrock@brighton-hove.gov.uk

Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT

- 1.1 The fees and charges for services are reviewed annually in line with the Corporate Fees & Charges Policy. As a minimum, all fees and charges are increased by the corporate rate of inflation which has been set at 2%. This is the same percentage by which income budgets will be increased. For the Sports Facilities and Golf Courses Contracts there is a formula to calculate the inflationary price increase for linked to the All Items Retail Prices Index Excluding Mortgage Interest Payments (RPIX). The increase calculated for 2013/14 is 2.76%.
- 1.2 The council's Financial Regulations require that any increases proposed over and above inflation are agreed by council, they also state that it is good practice to report on fees and charges that are rising by inflation only.
- 1.3 This combined report presents the review of fees and charges across four service areas: venues, seafront, sports facilities and golf courses and outdoor events. The changes would be implemented from April 2013.

2. RECOMMENDATIONS

- 2.1 That Members approve the fees and charges for Venues for 2013/2014 in appendix A.
- 2.2 That Members approve the fees and charges for Outdoor Events for 2013/14 in appendix B.
- 2.3 That Members approve the fees and charges for the Seafront for 2013/14 in appendix C.
- 2.4 That Members approve the fees and charges for Sports Facilities and Golf Courses for 2013/14 in appendix D.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS

3.1 The fees and charges proposed in the attached appendices have been increased by the base line of 2% (or 2.76% in the case of sports facilities and golf courses) unless indicated otherwise. However, the amounts have been rounded for ease of administration and therefore the actual percentage increase is often not exactly 2% or 2.76%. 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.

3.2 VENUES

3.2.1 Venues include the Brighton Centre and Hove Centre and the range of proposed charges for 2013/14 is included in appendix A. The charges proposed are restricted to an inflationary increase for the following reasons:

- Members approved a higher than inflation increase for 2012/13 for the charges at the Brighton Centre due to the refurbishment that had been undertaken at the Centre in 2013/14.
- While the refurbishment at the Brighton Centre has resulted in a greater proportion of conference and exhibition enquiries for 2013/14, there has been a decline in the number of entertainment enquiries. Therefore, a higher than inflationary increase would be likely to be detrimental to the overall income generated.

3.3 OUTDOOR EVENTS

3.3.1 Following the approval of the Outdoor Events Policy in March 2012, the fees and charges for Outdoor Events were increased by 5-10% for 2012/13. Therefore, it is proposed to increase the charges by inflation for 2013/14 as per appendix B.

3.4 SEAFRONT

3.4.1 There are a range of fees and charges linked with the Seafront as per appendix C including those for the Beach Chalets, Beach Huts and Volks Railway. The proposal is to increase the charges by inflation except for the Volks Railway and the Beach Hut Transfer Administration Fee. Beach Huts are those owned by private individuals who then pay an annual licence to the council.

3.4.2 The Beach Hut Transfer Administration Fee is currently set at £50 including VAT. This fee is payable when an owner sells their Beach Hut and has remained unchanged for the past five years. Beach Huts are currently on the market from £11,500 to £14,000, depending upon the location on Hove Promenade. Therefore, as the Transfer Administration Fee is a very small proportion of the total cost an increase of 50% to £75 is proposed.

3.4.3 This increase is also necessary to cover the costs of the administration which can take an officer anywhere between 2-4 hours to complete.

Officers meet each new owner individually to ensure that all licence forms are signed and completed correctly and to ensure that all forms of identity are available before the licence is transferred. Officers also undertake a check to ensure that the licence fee and rates have been paid on the hut for the licence year before the transfer can be authorised. So far in the current year officers have undertaken 28 Beach Hut transfers.

3.4.4 The proposed increases for the Volks Railway are significantly above inflation for a number of reasons itemised below. These will be kept under review and the demand under different categories monitored specifically.

- The prices have not been consistently increased in recent years.
- While the percentage increase may appear high, the actual monetary increase for individual tickets is still relatively small.
- The railway has suffered a significant increase in maintenance costs due to the increased price of materials (particularly timber and metal).
- The proposed Sand Sculpture attraction at Black Rock offers the potential for an increase in demand for use of the railway by visitors and there is an aspiration to extend the season of use for Volks.
- As the Volks Railway is unique it is difficult to make comparison with other visitor experiences. However, the Volk's prices would still be considered to provide good value for money in terms of visitor attractions.

Volks Railway	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Adult single	2.00	2.60	0.60	30.0%
Adult return	3.10	3.50	0.40	12.9%
Child single	1.10	1.50	0.40	36.4%
Child return	1.60	2.00	0.40	25.0%
Senior single	1.30	1.70	0.40	30.8%
Senior return	2.00	2.60	0.60	30.0%
Family single	4.20	6.70	2.50	59.5%
Family return	6.90	9.00	2.10	30.4%
Adult group return	2.30	2.50	0.20	8.7%
Child group return + talk	N/A	2.60	New	New
Child group return	1.30	1.60	0.30	23.1%
Halfway Adult single	1.20	1.50	0.30	25.0%
Halfway child single	0.70	0.90	0.20	28.6%

Vera	0.30	0.50	0.20	66.7%
Special	1.00	1.00	-	0.0%

3.4.5 Beach Chalets are owned by the council and tenants pay an annual rent. Following the review of Beach Chalet lettings which resulted in substantial increases in rents for 2012/13, it is proposed that the increase is by inflation for 2013/14.

3.5 SPORTS FACILITIES AND GOLF COURSES

3.5.1 Six council sports facilities and two golf courses are operated on behalf of the council by the social enterprises, Freedom Leisure and Mytime Active respectively. Under the terms of the contracts these service providers retain the income generated and are responsible for all of the operational costs associated with the delivery of the service.

3.5.2 The fees and charges that Freedom Leisure and Mytime Active implement are controlled by the contracts which both allow for an annual uplift in line with inflation. The All Items Retail Prices Index Excluding Mortgage Interest Payments (RPIX) is used to provide the relevant percentage uplift. Increases over and above this amount must be agreed separately and are included in this report.

Sports Facilities (Freedom Leisure contract)

3.5.3 A new **Concessionary Card Scheme** is proposed to be introduced at all of the sports facilities within this contract. It is anticipated that the scheme would increase participation in sport and physical activity by traditionally low user groups for whom price is a particular barrier to taking part. The scheme would help to provide greater opportunities which could lead to a reduction in health inequalities. The scheme will be based upon the principle of providing a subsidised price to those less likely to be able to afford to access the facilities at a standard price. To be eligible for a Concessionary Card, the individual will be required to evidence that they are in receipt of one of a range of benefits.

3.5.4 The scheme has been discussed with Revenue and Benefits officers and the Concession Card is proposed to be given to customers in receipt of any of the following benefits:

- Jobseekers Allowance (Income Based)
- Employment & Support Allowance (Income Based)
- Pension Credit (Guaranteed Credit)
- Income Support
- Disability Living Allowance
- Attendance Allowance
- Child Tax Credit

The concession card would then provide a **discount of 40%** on the following range of activities:

- Swimming
- Fitness Suite
- Fitness Membership
- Squash
- Badminton
- Table Tennis

3.5.5 The scheme would be administered by Freedom Leisure and introduced from 1st April 2013. In order to implement the Concessionary Card scheme at no cost to the council or Freedom Leisure, there is a requirement to increase some prices above inflation. These proposed prices are shown in the table below. All other prices will be limited to inflationary increases.

It should also be noted that although above the rate of inflation, the increase in prices for the sports activities outlined below still keep the prices either very close to or below the average price for these activities as compared to other regional facilities.

Activity	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %	Regional Average Price Benchmark
Swimming (Adult)	£4.00	£4.30	£0.30	7.5%	£4.37
Swimming (Junior/60+)	£2.40	£2.55	0.15	6.3%	£3.08
Swimming Lessons	£5.40	£5.80	£0.40	7.4%	£6.46
All weather pitch (5 a side)	£27.05	£29.85	£2.80	10.4%	£29.53
Athletics training	£3.60	£3.95	£0.35	9.7%	-
Junior tennis coaching	£6.40	£6.85	£0.45	7%	-
Crèche (Withdean & Prince Regent)	Free	£0.50	£0.50	-	£3.54

3.5.6 In addition to the above-inflation prices outlined above, the proposal includes a change to the pricing structure at Moulsecoomb Community

Leisure Centre (MCLC). The centre currently provides preferential rates for activities for those residents who live in the Moulsecoomb, Coldean, Bevendean and Hollingdean areas. This is the only centre in the Sports Facilities Contract operating this type of structure. The proposal is to replace this policy with the Concessionary Card scheme, thereby ensuring that discounts are given based on means rather than where people live. This will ensure that a fair, consistent and contract-wide approach to concessionary pricing is adopted.

Golf Courses (Mytime Active contract)

3.5.7 Price increases at Waterhall Golf Course are proposed in line with inflation.

3.5.8 For Hollingbury Park Course, the price increases proposed are a direct reflection of the very significant improvements made to the facility over the last two years and the quality of the course. It must also be noted that, however, that the proposed price increases remain below the regional average prices for a facility such as this and the cost of a Junior's Season Ticket is actually reduced to encourage the participation of younger players. Hollingbury still offers extremely good value for money, increases are needed to maintain the quality achieved and bring the facility more in line with the market.

Activity	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %	Regional Average Price Benchmark
Hollingbury Park Golf Course					
7 Day Season Ticket	£585.00	£620.00	£35.00	6.0%	£753.00
5 Day Season Tickets	£450.00	£475.00	£25.00	5.6%	£624.00
5 Day Seniors/Student Season Tickets	£395.00	£410.00	£15.00	3.8%	£415.00
Juniors Season Tickets	£115.00	£95.00	£20.00	-17.4%	£118.00
Waterhall Golf Course					
7 Day Season Ticket	£495.00	£510.00	£15.00	3.0%	£753.00
5 Day Season Tickets	£389.00	£400.00	£11.00	2.8%	£624.00
5 Day Seniors/Student Season Tickets	£340.00	£350.00	£10.00	2.9%	£415.00
Juniors Season Tickets	£95.00	£95.00	-	0.0%	£118.00

4. CONSULTATION

- 4.1 Consultation has been undertaken with Freedom Leisure and Mytime Active in relation to the Sports Facilities and Golf Courses charges respectively. Consultation has also been undertaken with the Revenue and Benefits section in relation to the eligibility criteria for a Concessionary Card.

5. FINANCIAL & OTHER IMPLICATIONS

5.1 Financial Implications

- 5.1.1 The fees and charges have been reviewed in accordance with the Fees and Charges Policy and it is anticipated that the proposed fees and charges based on estimated levels of activity will achieve the income targets included in the draft 2013/14 budget strategy.
- 5.1.2 The combined income target for the Brighton Centre and the Hove Centre is in excess of £2.3m (excluding Civic Hire). This includes income from entertainments for which the fees are agreed by negotiation as well as commission on the catering contract.
- 5.1.3 The 2013/14 income target for chargeable Outdoor Events is £ 0.217 m. There is also a target of £0.022m for income from advertising.
- 5.1.4 The 2013/14 income target for Seafront Services is £0.399 m which includes £0.222m for Volks Railway.

Finance Officer Consulted: Michelle Herrington

Date: 06.12.12

5.2 Legal Implications

The proposed changes to the fees and charges are considered to be proportionate and reasonable.

Lawyer Consulted: Bob Bruce

Date: 06.12.12

5.3 Equalities Implications

The introduction of a Concessionary Card scheme in sports facilities will have a positive equalities impact in terms of encouraging those who are unable to participate for financial reasons to use the facilities. The discount applied is significant at 40% of the price charged which is, in many cases, below the regional average price in addition.

5.4 Sustainability Implications

The fees and charges increases in terms of the seafront and golf courses in particular are for reasons of financial sustainability. Whilst making an essential contribution to the viability of the services, the increases are also considered proportionate and reasonable.

5.5 Crime & Disorder Implications

Well run and managed facilities are more likely to discourage or attract anti-social or criminal behaviour. The fees and charges outlined in this report are designed to improve the facilities and services.

5.6 Risk & Opportunity Management Implications

Fees and charges are reviewed recognising the need to balance the achievement of income targets with the desire to encourage the usage of the services provided.

5.7 Corporate / Citywide Implications

Fees and charges are reviewed in line with the Corporate Fees & Charges Policy.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S)

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

7. REASONS FOR REPORT RECOMMENDATIONS

7.1 The proposed fees and charges across the four service areas are considered proportionate and reasonable. Where charges are proposed for increase there are sound business reasons and in the case of the sports facilities, the increases are for the specific purpose of enabling a Concessionary Card Scheme.

SUPPORTING DOCUMENTATION

Appendices:

- A. Fees & Charges 2013/14 - Venues
- B. Fees & Charges 2013/14 – Outdoor Events
- C. Fees & Charges 2013/14 - Seafront
- D. Fees & Charges 2013/14 – Sports Facilities and Golf Courses

Documents in Members' Rooms

1. None

Background Documents

1. None

Fees & Charges 2013/14

Appendix A- Venues

ROOM HIRE CHARGES (PER DAY) BRIGHTON CENTRE

Normal Working Day : 0800am – 1800pm

Location	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Auditorium 1				
* Open Days	£ 10,880.00	£ 11,100.00	£ 220.00	2.0
* Prep / Clearing Days	£ 7,040.00	£ 7,180.00	£ 140.00	1.9
Per hour charge after 1800pm				
* 1800pm - 0100am	£ 410.00	£ 420.00	£ 10.00	2.4
* 0100am - 0800pm	£ 515.00	£ 525.00	£ 10.00	1.9
Auditorium 2				
* Open Days	£ 3,720.00	£ 3,790.00	£ 70.00	1.8
* Prep / Clearing Days	£ 2,520.00	£ 2,570.00	£ 50.00	1.9
Per hour charge after 1800pm				
* 1800pm - 0100am	£ 190.00	£ 195.00	£ 5.00	2.6
* 0100am - 0800pm	£ 225.00	£ 230.00	£ 5.00	2.2
Syndicate 1&2				
* Open Days	£ 1,905.00	£ 1,940.00	£ 35.00	1.8
* Prep / Clearing Days	£ 1,200.00	£ 1,225.00	£ 25.00	2.0
Syndicate 3&4				
* Open Days	£ 1,905.00	£ 1,940.00	£ 35.00	1.8
* Prep / Clearing Days	£ 1,200.00	£ 1,225.00	£ 25.00	2.0
The Restaurant	£ 1,200.00	£ 1,225.00	£ 25.00	2.0
MASS MEDIA AREA				
* Open Days	£ 1,495.00	£ 1,525.00	£ 30.00	2.0
* Prep / Clearing Days	£ 1,010.00	£ 1,030.00	£ 20.00	1.9
Meeting Room 1				
* Open Days	£ 1,140.00	£ 1,165.00	£ 25.00	2.1
* Prep / Clearing Days	£ 780.00	£ 795.00	£ 15.00	1.9
Office 2	£ 230.00	£ 235.00	£ 5.00	2.1
Meeting Rooms/Office 3-5				
Meeting Room 3	£ 630.00	£ 640.00	£ 10.00	1.6
Office 4	£ 230.00	£ 235.00	£ 5.00	2.1
Meeting Room 5	£ 455.00	£ 465.00	£ 10.00	2.2
Entire Suite				
- Per day up to 4 days	£ 660.00	£ 675.00	£ 15.00	2.2
- Per day for additional days	£ 295.00	£ 300.00	£ 5.00	1.7
Meeting Rooms/Office 6-8				
Meeting Room 6	£ 230.00	£ 235.00	£ 5.00	2.1
Office 7	£ 150.00	£ 155.00	£ 5.00	3.2
Meeting Room 8	£ 230.00	£ 235.00	£ 5.00	2.1
Entire Suite				
- Per day up to 4 days	£ 550.00	£ 560.00	£ 10.00	1.8
- Per day for additional days	£ 275.00	£ 280.00	£ 5.00	1.8
Meeting Rooms/Offices 9-13	£ 585.00	£ 600.00	£ 15.00	2.5
Meeting Room 14	£ 230.00	£ 235.00	£ 5.00	2.1
Meeting Room 15	£ 225.00	£ 230.00	£ 5.00	2.2
FOYER DISPLAY AREAS				
* Open Days per m2	£ 10.65	£ 10.85	£ 0.20	1.8
* Prep / Clearing per m2	£ 9.20	£ 9.40	£ 0.20	2.1
TEMP BANK	£ 195.00	£ 200.00	£ 5.00	2.5
VIP Suites				
* Per Box	£ 120.00	£ 125.00	£ 5.00	4.0
MEZZANINE BARS	£ 540.00	£ 550.00	£ 10.00	1.8
Stewards	£ 8.65	£ 8.85	£ 0.20	2.3
First Aid	£ 16.20	£ 16.50	£ 0.30	1.8

Fees & Charges 2013/14

Appendix A- Venues

ROOM HIRE CHARGES (PER DAY) HOVE TOWN HALL

Normal Working Day : 0800am – 1800pm

Location	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
GREAT HALL (All Day)				
* Weekday	£ 1,194.00	£ 1,218.00	£ 24.00	2.0
* Saturday / Sunday	£ 1,335.00	£ 1,362.00	£ 27.00	2.0
Concession Weekday	£ 947.00	£ 966.00	£ 19.00	2.0
Concession Weekend	£ 1,065.00	£ 1,087.00	£ 22.00	2.0
BANQUETING SUITE (All Day)				
* Weekday	£ 914.00	£ 933.00	£ 19.00	2.0
* Saturday / Sunday	£ 1,038.00	£ 1,059.00	£ 21.00	2.0
Concession Weekday	£ 732.00	£ 747.00	£ 15.00	2.0
Concession Weekend	£ 828.00	£ 845.00	£ 17.00	2.0
BANQUETING ROOM (All Day)				
* Weekday	£ 823.00	£ 840.00	£ 17.00	2.0
* Saturday / Sunday	£ 990.00	£ 1,010.00	£ 20.00	2.0
Concession Weekday	£ 662.00	£ 675.00	£ 13.00	1.9
Concession Weekend	£ 792.00	£ 808.00	£ 16.00	2.0
RECEPTION ROOM (All Day)				
* Weekday	£ 279.00	£ 284.50	£ 5.50	1.9
* Saturday / Sunday	£ 279.00	£ 284.50	£ 5.50	1.9
Concession	£ 146.00	£ 149.00	£ 3.00	2.0
COUNCIL CHAMBER (Internal)				
* Weekday	£ 463.00	£ 472.00	£ 9.00	1.9
* Saturday / Sunday	£ 463.00	£ 472.00	£ 9.00	1.9
Concession	£ 463.00	£ 472.00	£ 9.00	1.9
IT ROOM				
* Weekday	£ 1,302.00	£ 1,328.00	£ 26.00	2.0
* Saturday / Sunday	£ 1,302.00	£ 1,328.00	£ 26.00	2.0
Concession	£ 1,302.00	£ 1,328.00	£ 26.00	2.0
COMMITTEE ROOMS (All Day)				
* Weekday	£ 145.50	£ 148.50	£ 3.00	2.0
* Saturday / Sunday	£ 182.50	£ 186.00	£ 3.50	1.9
Concession	£ 119.50	£ 122.00	£ 2.50	2.0
COMMITTEE ROOMS (per session)				
* Weekday 9-12 1-5 6-10	£ 73.50	£ 75.00	£ 1.50	2.0
* Saturday / Sunday	£ 93.00	£ 95.00	£ 2.00	2.1
Concession	£ 60.00	£ 61.00	£ 1.00	1.6
CLOAKROOM	£ 66.25	£ 67.60	£ 1.35	2.0
MERCHANDISE + VAT	£ 145.00	£ 148.00	£ 3.00	2.0
AFTER MIDNIGHT HOURLY - Great Hall only	£ 177.50	£ 181.00	£ 3.50	1.9
MAIN KITCHEN Domestic	£ 189.00	£ 193.00	£ 4.00	2.1
MAIN KITCHEN Commercial	£ 302.00	£ 308.00	£ 6.00	1.9
SERVERY	£ 62.25	£ 63.50	£ 1.25	2.0
BOX OFFICE SET UP FEE + VAT	£ 296.00	£ 302.00	£ 6.00	2.0
STEWARDING per hr + VAT	£ 8.65	£ 8.82	£ 0.17	1.9
STEWARDING - per hr + VAT Sundays/aftermidnight and Bank Holidays	£ 12.90	£ 13.16	£ 0.26	2.0
SECURITY - per hr + VAT	£ 16.90	£ 17.25	£ 0.35	2.0

Fees & Charges 2013/14

Appendix B- Outdoor Events

Outdoor Events	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Hire Of Maderia Drive				
Commercial	£ 8,000.00	£ 8,200.00	£ 200.00	2.5%
Charity	£ 2,570.00	£ 2,625.00	£ 55.00	2.1%
Enthusiast	£ 1,515.00	£ 1,550.00	£ 35.00	2.3%
Community	£ 1,450.00	£ 1,480.00	£ 30.00	2.1%
Advertising Sites				
Banners Per Week Full Rate	£ 229.90	£ 235.00	£ 5.10	2.2%
Banners Per Week Concessionary	£ 155.30	£ 160.00	£ 4.70	3.0%
Poster Sites 10 Day Period	£ 4.66	£ 4.75	£ 0.09	1.9%

Appendix B- Parks & Open Spaces (per day)

Small	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Commercial	£ 1,000.00	£ 1,020.00	£ 20.00	2%
Charity (national)	£ 500.00	£ 510.00	£ 10.00	2%
Enthusiast	£ 250.00	£ 255.00	£ 5.00	2%
Community	£ 125.00	£ 128.00	£ 3.00	2.4%
Medium	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Commercial	£ 2,000.00	£ 2,040.00	£ 40.00	2%
Charity (national)	£ 1,000.00	£ 1,020.00	£ 20.00	2%
Enthusiast	£ 500.00	£ 510.00	£ 10.00	2%
Community	£ 250.00	£ 255.00	£ 5.00	2%
Large	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Commercial	Negotiable			2%
Charity (national)	£ 2,000.00	£ 2,040.00	£ 40.00	2%
Enthusiast	£ 1,000.00	£ 1,020.00	£ 20.00	2%
Community	£ 500.00	£ 510.00	£ 10.00	2%

Fees & Charges 2013/14

Appendix C- Seafront

Seafront	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Beach Hut Licence Hove Prom	£ 295.15	£ 301.05	£ 5.90	2.0%
Beach Hut Transfer Administration Fee (see 3.4.4 in main report)	£ 50.00	£ 75.00	£ 25.00	50.0%
Winch or Capstan Site	£ 23.50	£ 24.00	£ 0.50	2.1%
Beaching Permit for pleasure/sailing/rowing boat	£ 31.50	£ 32.50	£ 1.00	3.2%
Beach Lock Site – small (self build)	£ 23.50	£ 24.00	£ 0.50	2.1%
Beach Lock Site – large (self build)	£ 47.00	£ 48.00	£ 1.00	2.1%
Beach Locker – (locker owned by council)	£ 78.50	£ 80.50	£ 2.00	2.5%
Beach Volleyball (court hire - peak)	£ 21.50	£ 21.50	£ -	0.0%
Beach Volleyball (court hire – off peak)	n/a	£ 15.00	New	New
Beach Basketball Court	Free	Free	Free	Free

Volks Railway	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Adult single	£ 2.00	£ 2.60	£ 0.60	30.0%
Adult return	£ 3.10	£ 3.50	£ 0.40	12.9%
Child single	£ 1.10	£ 1.50	£ 0.40	36.4%
Child return	£ 1.60	£ 2.00	£ 0.40	25.0%
Senior single	£ 1.30	£ 1.70	£ 0.40	30.8%
Senior return	£ 2.00	£ 2.60	£ 0.60	30.0%
Family single	£ 4.20	£ 6.70	£ 2.50	59.5%
Family return	£ 6.90	£ 9.00	£ 2.10	30.4%
Adult group return	£ 2.30	£ 2.50	£ 0.20	8.7%
Child group return + talk	N/A	£ 2.60	New	New
Child group return	£ 1.30	£ 1.60	£ 0.30	23.1%
Halfway Adult single	£ 1.20	£ 1.50	£ 0.30	25.0%
Halfway child single	£ 0.70	£ 0.90	£ 0.20	28.6%
Complimentary	£ -	£ -	£ -	-
Vera	£ 0.30	£ 0.50	£ 0.20	66.7%
Special	£ 1.00	£ 1.00	£ -	0.0%

Beach Chalets	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Tenants of Brighton & Hove				
Hove	£ 888.40	£ 906.20	£ 17.80	2.0%
Madeira Drive	£ 609.80	£ 622.00	£ 12.20	2.0%
Saltdean	£ 517.70	£ 528.05	£ 10.35	2.0%
Rottingdean	£ 517.70	£ 528.05	£ 10.35	2.0%
Ovingdean	£ 578.50	£ 590.10	£ 11.60	2.0%
Non-Tenants of Brighton & Hove				
Hove	£ 1,066.10	£ 1,087.42	£ 21.32	2.0%
Madeira Drive	£ 731.80	£ 746.45	£ 14.65	2.0%
Saltdean	£ 621.25	£ 633.70	£ 12.45	2.0%
Rottingdean	£ 621.25	£ 633.70	£ 12.45	2.0%
Ovingdean	£ 694.20	£ 708.10	£ 13.90	2.0%
Tenants Fixed Term Tenancies				
Hove	£ 845.00	£ 861.90	£ 16.90	2.0%
Madeira Drive	£ 582.10	£ 593.75	£ 11.65	2.0%
Saltdean	£ 494.15	£ 504.05	£ 9.90	2.0%
Rottingdean	£ 494.15	£ 504.05	£ 9.90	2.0%
Ovingdean	£ 552.20	£ 563.25	£ 11.05	2.0%

Fees & Charges 2013/14

Appendix D- Sports Facilities

Activity	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Swimming (Adult)	£ 4.00	£ 4.30	£ 0.30	7.5%
Swimming (Junior/60+)	£ 2.40	£ 2.55	£ 0.15	6.3%
Swimming Lessons	£ 5.40	£ 5.80	£ 0.40	7.4%
All weather pitch (5 a side)	£ 27.05	£ 29.85	£ 2.80	10.4%
Athletics training	£ 3.60	£ 3.95	£ 0.35	9.7%
Junior Tennis Coaching	£6.40	£6.85	£0.45	7.0%
Crèche (Withdean & Prince Regent)	£	£ 0.50	N/A	N/A
Golf Courses	Current Price 2012/2013	Proposed 2013/2014	Increase £	Increase %
Hollingbury Park Golf Course				
7 Day Season Ticket	£ 585.00	£ 620.00	£ 35.00	6.0%
5 Day Season Tickets	£ 450.00	£ 475.00	£ 25.00	5.6%
5 Day Seniors/Student Season Tickets	£ 395.00	£ 410.00	£ 15.00	3.8%
Juniors Season Tickets	£ 115.00	£ 95.00	-£ 20.00	-17.4%
Waterhall Golf Course				
7 Day Season Ticket	£ 495.00	£ 510.00	£ 15.00	3.0%
5 Day Season Tickets	£ 389.00	£ 400.00	£ 11.00	2.8%
5 Day Seniors/Student Season Tickets	£ 340.00	£ 350.00	£ 10.00	2.9%
Juniors Season Tickets	£ 95.00	£ 95.00	£ -	0.0%

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 54

Brighton & Hove City
Council

Subject: *Libraries Fees and Charges*
Date of Meeting: 10 January 2013
Report of: *Catherine Vaughan, Director of Finance*
Contact Officer: Name: *Sally McMahon* Tel: 29-6963
E-mail: *sally.mcmahon@brighton-hove.gov.uk*
Key Decision: No
Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 Purpose of the report is to agree the fees and charges for Libraries Services for 2013-14.
- 1.2 Under the Corporate Fees and Charges Policy, we are required to carry out an annual review in line with the policy. We are proposing to make only limited changes to fees and charges for the coming year, because substantial changes were made three years ago and to reflect the fact that the current economic position for some residents of the City remains volatile.
- 1.3 The annual increases in income targets for inflation, together with other service pressures, will be met through a mixture of increased income from fees and charges, and improved performance in our room hire and retail offer.

2. RECOMMENDATIONS:

- 2.1 (1) To agree the Libraries Fees and Charges proposals for 2013-14.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS

- 3.1 As many Library Service charges are only a few pence it is not possible to increase them annually by inflation. Instead, most prices are left unchanged for a number of years until an increase in real prices can be adopted. Overdue fines and DVD hire charges were increased above inflation rates two years ago, so the full range of library fees and charges are still fit for purpose.
- 3.2 We are proposing the following changes to Libraries fees and charges:
 - 3.2.1 Music Scores:

Sets of music scores which vary in total from 30 to 100 are currently loaned at £10.00 per month. This is a valued but labour intensive service which realistically costs £24.50 per set for us to provide. A number of groups using this service come from outside the city. It is proposed to increase the charge to a more realistic figure of £25 per month to cover the costs, but to offer local groups within the city a discounted charge of £15 per month.

3.2.2 Inter-library loans from the SELMS consortium:

Brighton & Hove Libraries have nearly a million issues every year from our own stock; however in about 2300 cases each year we are unable to provide an item locally and so we source it from another authority.

Brighton & Hove belongs to the SELMS consortium of library authorities which is a partnership of 12 authorities from London and the South East sharing the same Library Management computer system and working together to ensure economy of scale and value for money. There is a consortium-wide charge for loans between partners and this charge is increasing to £3 this year. We offer a £1.50 concessionary rate on this charge and there is no charge for children and young people borrowing through SELMS. The actual cost to us of a SELMS loan is £5.70 and so the increase to £3 helps to cover our costs while providing good value to our customers.

3.2.3 Inter-library loans from outside the SELMS consortium:

Inter-library loans from outside the SELMS consortium are more labour intensive and incur much higher charges from participating institutions. Hence the real cost to us is £23.50 per item and it is much more cost effective for us to encourage the use of the consortium stock. Through the SELMS consortium we are able to offer our customers nearly six million items for loan, so many requests from our customers can be accommodated this way.

We wish to encourage customers to use SELMS since it is more cost-effective and will meet most of their needs. Hence we wish to increase the charge for other inter-library loans to £7 (£3.50 concessions) to provide a clear differential in pricing. We hope that this price change will reduce the number of these loans, which are currently about 500 a year.

3.3 Commercial Income for Libraries:

Further income will be achieved through improved performance in room hire and retail sales, without putting up prices. Last year we increased our income targets for these commercial activities, and we achieved the target for room hire (£30,000) and exceeded the retail target (£125,000) by several thousand pounds.

3.4 Comparison Information:

A table showing current Brighton & Hove Library charges in comparisons with other authorities can be seen in appendix 1. These charges reflect the position in April 2012, and it is possible that these authorities may change their charges for next year.

- 3.5 Maintenance of concessionary rates and exemptions:
We are maintaining the comprehensive range of concessionary and exemption arrangements for disadvantaged borrowers:
- No charges for children and young people (fines and reservations)
 - Maintaining all of our concessionary and exemption arrangements for those with most need (low income, disability and special needs) – see end of appendix 2 for a full list.

- 3.6 Actions we will take to ensure that we achieve these targets are:
- Further promote the Jubilee Library conference hire facilities which have been achieving income targets
 - Further developing the range of merchandise sold in the Booklover store retail outlet and increasing visitor spend ratio
 - Exploit the flexible space available in Jubilee Library to promote after hours hire of the entire ground floor for prestigious events at premium rates.
 - Promote the hire of spaces available in community libraries to increase take up, use and income.
- 3.7 The full list of Libraries fees and charges proposed for 2013/14 are attached as appendix 2.

4. CONSULTATION

- 4.1 Market research comparing our charges with other library authorities or other similar service providers has taken place.

5. FINANCIAL & OTHER IMPLICATIONS:

- 5.1 Financial Implications:
The fees and charges have been reviewed in accordance with the Fees and Charges Policy and it is anticipated that the proposed fees and charges together with the actions detailed at 3.6 will ensure the achievement of the £0.407m income target included in the draft 2013/14 budget strategy.

Finance Officer Consulted: Michelle Herrington Date: 6th December 2012

- 5.2 Legal Implications:

The Fees and Charges Policy has been properly applied and the proposals in the report are considered reasonable and appropriate

Legal Officer Consulted: Bob Bruce Date: 17th December 2012

- 5.3 Equalities Implications:

The increases in Libraries fees and charges are off-set by the provision of concessionary and exemption rates for those in most need.

5.4 Sustainability Implications:

Sustainable Consumption and Production: No implications.

Climate Change and Energy: No implications.

Natural Resource Protection and Environmental Enhancement: No implications.

Sustainable Communities: The holding of most of the Libraries fees and charges at the current level, and the maintenance of concessionary and exemption rates will enable more people to make use of Libraries facilities and services, and so contribute to the development of more sustainable communities.

5.5 Crime & Disorder Implications:

There are no crime and disorder implications.

5.6 Risk and Opportunity Management Implications:

There is a risk that the income targets for next year will not be met. This is mitigated by the plans set in place to stimulate more income through existing sources. There is an opportunity to increase income from the promotion of services to new target audiences.

5.7 Corporate / Citywide Implications:

The proposals support the corporate priority to tackle inequalities: The holding of most Libraries fees and charges at the current level will enable more people, especially those most disadvantaged, to make use of Libraries services, as we are one of the few leisure and learning services that can be used at low cost or for free. Overall, the fees and charges support children and young people through the provision of mainly free services to children (no overdue charges, free special services such as Baby Boogie, Homework clubs, etc). Provision of concessionary rates for disabled people and those on low incomes, special provision for people with learning disabilities, and discount cards for people aged 60 and over, all target support for the most vulnerable in our society.

5.8 Public Health and Wellbeing Implications:

People with disabilities receive concessionary rates and people with learning disabilities are exempt from charges.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

None considered.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 To set appropriate fees and charges for Libraries Services in order to meet the increased income targets resulting from inflation and service pressures.

SUPPORTING DOCUMENTATION

1. **Appendices:**
 1. Comparison authority charges
 2. Libraries Fees and Charges proposed

2. **Documents In Members' Rooms**
None

3. **Background Documents**
None

Appendix 1: Comparisons with other authorities

Information taken from **LISU** (LISU collects and publishes statistical information on library authorities across the country.)

- DVD hire length varies between 2/3/7 days

Neighbouring authorities					
Authority	Adult fines	DVD hire	Children & Young People's fines	Inter-Library Loans (outside consortiums)	Music score loans
Brighton & Hove	20p	£3.00/£1.50	Nil	£3.50/£1.75	£10 per set per month
East Sussex	17p	£3.50/£2.50	40p admin	£2.50	£25 per set for first three months, then +£25 per extra month
West Sussex	20p	£3.00/£2.00	Nil	£5.00	N/A
Surrey	15p	£2.00	Nil u16/4p	£3.00 + £1 per renewal	£8 per set per month / £4 for local groups
SELMS consortium					
Authority	Adult fines	DVD hire	Children & Young People's fines	Inter-Library Loans (outside consortiums)	Music score loans
Buckinghamshire	20p	£2.30/£1.20	5p	£7.00	£20/£15 per set
Hammersmith &	25p	£3.50/£1.50	Nil	£6.00	N/A

Fulham					
Hertfordshire	20p	£3.00	6p	£4.60	£7 per set per month
Kent	15p	£5.00	2p	£4.00	£10 per set per month / £4 for local groups
London Borough of Camden	30p	£2.50	Nil u12/15p	£10.00	N/A
Medway	20p	£2.50/£1.10	5p	£2.00	N/A
Milton Keynes	25p	£2.75	5p	£4.00	£11 per set
Slough	15p	2.70	2p	£4.00	N/A
West Berkshire	20p	£3.00/£2.00	Nil	£15.00	£15 per set per month / £12 for local groups
Windsor & Maidenhead	18p	£2.95/£2.60	5p	£4.80	Variable
CIPFA Comparator group					
Authority	Adult fines	DVD hire	Children & Young People's fines	Inter-Library Loans (outside consortiums)	Music score loans
Bath & NE Somerset	15p	£2.50	5p	£8.00/£5.00	£1.50 per copy
Blackpool	20p	N/A	Nil	£2.00	£5 per set of 40
Bournemouth	18p	£3.00/£2.50/£1. 50	18p	£3.00+ £3 per renewal	£18 for set of up to 40 copies + £4.50 per 10 extra copies
Bristol	15p	£3.00/£1.00	Nil	£3.50	£15 per set

Coventry	22p	£2.60	Nil u8/11p	£11.15	N/A
North Tyneside	15p	£2.80	Nil	£5.00	£25 deposit plus £3.50 charge per copy
Plymouth	13p	£3.30/£2.50	Nil u5/2p	£2.50/£1.50	£1.70 per month per copy
Portsmouth	15p	£3.00/£2.00	Nil	£10.00	£15 per set
Reading	25p	£2.60	10p	£6.00	£8 per set / £5 for local groups
Sefton	12p for first 12 days then 20p	£2.50	1p	£1.70	£2.50
Southampton	15p	£2.00	Nil	£5.00	£20 per set of 40
Southend-on-Sea	12p	£2.50	Nil	£2.60	50p per copy per 4 week period
Torbay	15p	£2.50/£2.00	Nil u16/5p	£4.00	£1.70 per month per copy
Trafford	10p	£2.00	Nil	£8.50	£40/£35/£30/£25
York	15p	£3.00	Nil u12/5p	£10.00	N/A

APPENDIX 2

LIBRARY SERVICE PROPOSED FEES AND CHARGES 2013-14

(Proposed changes are highlighted)

SUMMARY OF CHARGES:	Current	Date last changed	Proposed
RESERVATION CHARGES			
Items in stock in Brighton & Hove	50p	2008	50p
Inter-library loans from outside Brighton & Hove and the SELMS Consortium	£3.50	2010	£7.00
Inter-library loans from authorities in the SELMS Consortium	£2.00	2009	£3.00
Print Disabled card holders – print and talking books	Free	Pre 1997	Free
Print Disabled card holders – all other materials incl AV	Half price	2008	Half price
Exempt card holders (people with learning disabilities) – All materials	Half price	2008	Free
Concessionary Card Holders	Half price	Pre 1997	Half price
Children and young people's reservations	Free		Free
LOST ITEMS - CHARGES			
Books and other resources (all members)	Replacement cost	Pre 1997	Replacement cost
Computer ticket replacement (all members)	£1.00	Pre 2000	£1.00
TALKING BOOKS CHARGES			
Spoken word recordings (abridged editions) Single Issue Fee per 3 week loan	80p	Pre 2000	80p
Spoken word recordings (unabridged editions) Single Issue Fee per 3 week loan	£1.50	Pre 2000	£1.50
Spoken word loans to Print Disabled card holders	Free	Pre 1997	Free
Spoken word loans to Exempt card holders (people with learning disabilities)	Free	Pre 1997	Free
Spoken word loans to Concessionary card holders	Half price	Pre 1997	Half price
Language courses per 3 weeks (all members)	£2.00	Pre 2000	£2.00

Appendix 2

AUDIO VISUAL AND MUSIC CHARGES			
Annual Subscription (enabling free CD loan and half price DVDs)	£30.00	2008	£30.00
Quarterly subscription (enabling free CD loan and half price DVDs)	£10.00	2008	£10.00
Music recordings Single Issue Fee for one week loan	£1.00	2008	£1.00
Scores per set – per month for groups based outside of Brighton & Hove	£10.00	2012	£25.00
Scores per set – per month for groups based in the city	£10.00	2012	£15.00
Video loans to adults per week	£1.00	2008	£1.00
Videos loans to children per week	£1.00	2008	£1.00
DVD loans to adults – Hire charge per week for premium films	£3.00	2008	£3.00
DVD loans to adults – Hire charge per week for other DVDs	£2.00	2010	£2.00
DVD loans to children and young people – Hire charge per week	£1.50	2008	£1.50
All audio-visual loans to print disabled and concessionary card holders	Half price	2008	Half price
All audio-visual loans to Exempt Card Holders (people with learning disabilities)	Free	2009	Free
OVERDUE CHARGES	Current		Proposed
Books on loan to adults - overdue charge per book per day with maximum charge of £6 per loan	20p	2010	20p
Books on loan to children and young people - overdue charge per day	No charge	2008	No charge
Videos on loan to adults and children - overdue charge per video per day	20p	2001	20p
Music CDs on loan to adults - overdue charge per CD per day – (all members)	20p	2008	20p
Toys - overdue charge per day	No charge	2008	No charge
DVDs on loan to adults – overdue charge per day – (all members)	60p	2008	60p
DVDs on loan to children and young people – overdue charge per day	30p	2005	30p
Books and talking books on loan to print disabled card holders – overdue charges	Free	Pre 1997	Free
All loans, including loans of audio-visual material, to Exempt card holders (people with learning difficulties)	Free	2009	Free
PRINTING, COPYING AND SENDING FAXES			
All charges apply to all library users:			
Printing from IT equipment (charge per sheet)-black	10p	2002	10p
Printing from IT equipment (charge per sheet)-colour	50p	2000	50p

Appendix 2

Photocopier charges	A4 black and white	10p	2000	10p
	A3 black and white	15p	2000	15p
	A4 colour	£1.00	2000	£1.00
	A3 colour	£1.50	2000	£1.50
Reader printer (Jubilee and Hove Libraries)	per A4 sheet	50p	2000	50p
Reader printer (Brighton History Centre)	per A4 sheet	80p	2006	80p
Fax – sending - per page		£1.00	2001	£1.00
Fax – receiving - per page		10p	2008	10p
		plus £2 handling charge		plus £2 handling charge
SUMMARY OF FEES FOR ADDITIONAL SERVICES:				
RESEARCH FEES				
Research carried out by Library staff for private individual - flat rate fee per hour, plus any online fees, copying or printing costs.		£20	2010	£20
Research carried out by Library staff for business/commercial user - flat rate fee per hour, plus any online fees, copying or printing costs.		£40	2010	£40
Reader printers - extended use for researchers (per ½ day)		No charge	2008	No charge
EXHIBITIONS		Current		Proposed
Jubilee Library – commercial hire – fee per week		£100	2008	£100
Jubilee Library – community/council hire - fee per week		£50	2008	£50
Hove Library – fee per week		£20	2008	£20
Hove Library - Hire of display cabinets – fee per week per cabinet		£10	2008	£10
Above costs are within core library opening hours. Additional Facilities Management costs apply if access required outside these hours.				
HIRE OF LIBRARY PREMISES				
- Charge per Session for Coldean, Hangleton, Hove, Patcham and Whitehawk libraries. These libraries have good IT and other facilities which are included in the room hire.				
Commercial hire	Morning	£80	2012	£80
	Afternoon	£80	2012	£80
	Evening	£80	2012	£80
Community/council use	Morning	£40	2012	£40
	Afternoon	£40	2012	£40
	Evening	£40	2012	£40

Appendix 2

Hire cost includes use of all facilities including IT at no extra cost. Library reserves right to pass on any additional costs incurred as a result of use, e.g. cleaning.			
HIRE OF JUBILEE LIBRARY CONFERENCE ROOMS AND LEARNING CENTRE			
Commercial hire – double room - full day	£575	2008	£575
Commercial hire – double room – half day	£380	2008	£380
Commercial hire – large room - full day	£320	2008	£320
Commercial hire – large room - half day	£220	2008	£220
Commercial hire - small room and learning centre - full day	£290	2008	£290
Commercial hire - small room and learning centre - half day	£180	2008	£180
Community/council use double room - full day	£400	2008	£400
Community/council use double room - half day	£290	2008	£290
Community/council use large room - full day	£220	2008	£220
Community/council use large room - half day	£140	2008	£140
Community/council use small room and learning centre - full day	£180	2008	£180
Community/council use small room and learning centre - half day	£110	2008	£110
Evening supplement for all hires per hour	£20	2008	£20
Activity space in children’s library – hire per hour	£25	2008	£25
Library main hall – available for hire	POA		POA
Hire costs (exclusive of V.A.T.) includes use of all facilities including presentation and IT equipment at no extra cost. Above costs are within core library opening hours. Additional Facilities Management costs apply outside these hours.			
MISCELLANEOUS			
Events and activities – while many are provided free to library users, sometimes a small charge is made to help cover costs.	Variable		Variable
Tours of Jubilee Library – (except for Brighton & Hove residents, other library authorities, and some professional colleagues, who will not be charged)	£25	2008	£25
Baby Boogie – charge per buggy regardless of number of Children	Free	2008	Free
IMAGE REQUESTS – SERVICE FEES	See separate list	2006	See separate list
REPRODUCTION CHARGES	See separate list	2006	See separate list

Appendix 2

SUMMARY OF CONCESSIONS AND EXEMPTIONS	
CONCESSIONARY CARD HOLDERS	
Concessionary cards are for people on low income or for people with disabilities . Suitable proof of entitlement is required. (See list of accepted proofs)	
Card holder entitlement:	
Audio-visual materials, talking books, - hire charges	Half price
Reservations – all materials	Half price
All overdue charges	Full price
Language courses – hire charges and overdue charges	Full price
All other fees and charges	Full price
SENIOR CITIZENS DISCOUNT SUBSCRIPTION CARD	
People aged 60 or over can purchase an audio-visual discount card that will entitle them to half price audio-visual loans. Suitable proof of entitlement is required. (See list of accepted proofs)	
Annual or quarterly subscription card entitles holder to: Free CD loans Half price DVD loans (maximum 4 items at any one time)	Half price
PRINT DISABLED CARD HOLDERS	
Print disabled cards are only available for people who cannot use standard print – e.g. people with visual impairment, or people with dyslexia, or those with a physical disability that prevents them holding a book. Suitable proof of entitlement is required. (See list of accepted proofs)	
Card holder entitlement:	
Talking books – issues and overdue charges	Free
Reservations – print and talking books	Free
Reservations – all other materials	Half price
Audio-visual materials – hire	Half price
Audio-visual materials – overdue charges	Full price
Language courses – hire charges and overdue charges	Full price
All other fees and charges	Full price

Appendix 2

EXEMPT CARD HOLDERS (PEOPLE WITH LEARNING DISABILITIES)	
Exempt cards are available for adults with learning disabilities, children with learning disabilities and special needs. Suitable proof of entitlement is required. (See list of accepted proofs)	
Card holder entitlement:	
Overdue charges - all materials	Free
Reservations – all materials	Free
Talking books – issues	Free
Audio-visual materials – hire	Free
Language courses – hire charges and overdue charges	Full price
All other fees and charges	Full price

Budget Screening Equality Impact Assessment Template 2013/14

Note: There are [hyperlinks](#) in each question to more information on how to complete each section and a brief guide at the end on [the law](#). For further help please contact Sarah Tighe-Ford, BHCC Equalities Co-ordinator (E: sarah.tighe-ford@brighton-hove.gov.uk T: 292301)

Service Area	City Service - Libraries	Budget Proposal Ref.
Head of Service	Sally McMahon	
Budget Proposal	<p>Briefly and simply explain what budget changes are proposed. (Link to Guidance)</p> <p>To help to meet the annual increases in income targets for inflation, together with other service pressures, it is proposed to increase a few of our charges while leaving the bulk of them unchanged. Specifically it is proposed to increase the cost of interlibrary loans and the costs of borrowing music scores.</p>	
Summary of impacts	<p>Highlight the main / most significant potential impacts which will need to be removed, mitigated or avoided (Link to Guidance)</p> <p>1. The increase in the costs of interlibrary loans could impact young people doing research. 2. The increase in the costs of borrowing music scores could impact the provision of leisure activities for local communities.</p>	
Key actions to reduce negative impacts	<p>What actions are proposed to remove/reduce/avoid potential negative impacts and increase positive impacts? (Link to Guidance)</p> <p>1. By leaving the bulk of our fees and charges unchanged, we are recognising that the economic position of some residents of the city remains volatile. 2. The increase in the costs of interlibrary loans could impact young people doing research, however this is mitigated by the fact that these charges do not apply to anyone under 19 years of age. 3. The increase in the costs of borrowing music scores could impact the provision leisure for local communities. However, the increase is being reduced for local groups by introducing a discounted rate for them.</p>	

Different Groups to be included in assessment	Possible positive or negative impact on group/s? YES/NO	Describe potential impact (positive effects and negative impacts or potential barriers)	Action/s (including details of a full EIA to be completed if required/relevant) <u>Note</u> : Actions should be directly related to the potential impacts identified.
------------------------------------------------------	--------------------------------------------------------------------	------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

To use Hyperlinks press the 'Ctrl' key and right-click on the underlined link – each guidance section has a link back to the question.

Complete all three columns for each group ([Link to Guidance](#))

Age (people of all ages)	Yes	The increase in the costs of interlibrary loans could impact young people doing research	This is mitigated by the fact that these charges do not apply to anyone under 19 years of age
Disability (a person is disabled if they have a physical or mental impairment which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities)	No	All concessions remain unchanged for disabled people	
Ethnicity/Race (this includes ethnic or national origins, colour or nationality, including refugees and migrants; and Gypsies and Travellers)	No	There is no evidence that the charges that are changing are used more frequently by any groups of people of different ethnicities.	

Different Groups to be included in assessment	Possible positive or negative impact on group/s? YES/NO	Describe potential impact (positive effects and negative impacts or potential barriers)	Action/s (including details of a full EIA to be completed if required/relevant) <u>Note</u> : Actions should be directly related to the potential impacts identified.
Gender (both men and women are covered under the Act)	No	There is no evidence that the charges that are changing are used more frequently by any particular gender.	
Gender reassignment (a transsexual person is someone who proposes to, starts or has completed a process to change his or her gender. A person does <u>not</u> need to be under medical supervision to be protected)	No	There is no evidence that the charges that are changing are used more frequently by any particular gender.	
Religion or Belief (religion includes any religion with a clear structure and belief system. Belief means any religious or philosophical belief. The Act also covers lack of religion or belief.)	No	There is no evidence that the charges that are changing are used more frequently by any particular religious or philosophical group.	

Different Groups to be included in assessment	Possible positive or negative impact on group/s? YES/NO	Describe potential impact (positive effects and negative impacts or potential barriers)	Action/s (including details of a full EIA to be completed if required/relevant) <u>Note:</u> Actions should be directly related to the potential impacts identified.
Sexual Orientation (the Act protects bisexual, gay, heterosexual and lesbian people)	No	There is no evidence that the charges that are changing are used more frequently by people of any particular sexual orientation.	
Child Poverty (Children and young people in families living on less than 60% of national median income before housing costs. In B&H around 22% of all children.)	No	All concessions remain unchanged for children and young people	
Other groups relevant to this proposal (These groups will be specific and relevant to the service, including but not only: Carers, people experiencing domestic or sexual violence, looked after children, homeless people)	No	All concessions remain unchanged for vulnerable people	

Different Groups to be included in assessment	Possible positive or negative impact on group/s? YES/NO	Describe potential impact (positive effects and negative impacts or potential barriers)	Action/s (including details of a full EIA to be completed if required/relevant) <u>Note:</u> Actions should be directly related to the potential impacts identified.
Cumulative impacts (proposed changes elsewhere which might worsen impacts identified above)	<p> Are any cumulative impacts identified across your service area from proposals in other departments OR from other service areas? Please explain what these might be (Link to Guidance) </p> <hr style="border-top: 1px dashed black;"/> <p>None</p>		

The Equality Act 2010 (for more information see <http://wave.brighton-hove.gov.uk/supportingyou/equalities/eia/Pages/intro.aspx>)

This Budget EIA template must be completed so that the council can evidence compliance with the Equality Act 2010: consciously thinking about the aims of the Equality Duty as part of decision-making and ensuring that equality issues influence our decisions.

The Equality Duty supports good decision-making: it encourages public bodies to understand how different people will be affected by our activities (policy, services and as employers) so policies and services are appropriate and accessible to all and meet different people's needs.

The Equality Duty covers the following eight protected characteristics¹:

- age
- gender reassignment
- race – this includes ethnic or national origins, colour or nationality
- sex
- disability
- pregnancy and maternity
- religion or belief – this includes lack of belief
- sexual orientation

The Equality Duty has three aims. It requires public bodies to have *due regard* to the need to:

- **eliminate unlawful discrimination**, harassment, victimisation and any other conduct prohibited by the Act;
- **advance equality of opportunity** between people who do and do not share a protected characteristic (removing or minimising disadvantage and meeting needs); and
- **foster good relations** between people who share a protected characteristic and people who do not share it (tackling prejudice).

Having *due regard* means consciously thinking about these three aims as part of the process of decision-making. Consideration of equality issues must influence the decisions reached by public bodies.

Keeping a simple record of how decisions were reached will help public bodies show how they considered the Equality Duty. Producing an Equality Impact Assessment after a decision has been reached will not achieve compliance with the Equality Duty.

Public bodies should take a proportionate approach when complying with the Equality Duty. In practice, this means giving greater consideration to the Duty where a function or policy has the potential to have a substantial effect on discrimination or equality of opportunity for the public or employees, and less consideration where the potential effect on equality is slight.

Complying with the Equality Duty may involve treating some people better than others, when this is allowed by discrimination law. (Eg: making using positive action provisions to provide a service in a way appropriate for people who share a protected characteristic).

The Equality Duty also explicitly recognises that disabled people's needs may be different from those of non-disabled people. Public bodies should therefore take account of disabled people's impairments when making decisions about policies or services. This might mean making reasonable adjustments or treating disabled people better than non-disabled people in order to meet their needs.

¹ It also applies to marriage and civil partnership, but only in respect of the requirement to have due regard to the need to eliminate discrimination.

Guidance on completing the Template

Budget Proposal [\(Link back to Table\)](#)

You should provide a short summary of the key changes proposed, explained so that a member of the public can understand them. You might summarise proposed budget changes ('a 10% reduction'), a change in venue ('from X building to Y'), or a change in the way that a service is delivered ('instead of X outreach sessions a week, we propose to offer Y'). Only include decisions to be made, not anything already agreed.

Summary of Impacts [\(Link back to Table\)](#)

This should explain the key issues, barriers and opportunities identified during the EIA, including which group(s) they will affect specifically. Focus on the biggest impacts (those affecting the largest numbers of people and/or those potentially resulting in the biggest effects) - all the impacts are listed in the rest of the EIA.

Key actions to address Impacts [\(Link back to Table\)](#)

List the main activities you consider will remove/avoid/reduce the negative impacts identified and which group(s) these actions will benefit. You can also highlight positive opportunities to increase benefits for groups. Actions should be possible and realistic. Details of who, when, how etc will be defined after Budget decisions.

Identifying impacts on Different Groups [\(Link back to Table\)](#)

In the first indicate whether or not there is likely to be a specific impact. If there will/may be an impact then you should complete the other two columns.

- **Potential impact:** how will the proposed change affect people in the group identified? Consider differences within groups (for example, different ethnic groups may experience a change in different ways); and multiple identities where possible (example: men and women of different ages may be impacted differently).
- **Actions:** what do you propose to do to remove the negative impact, avoid or reduce it? The actions should relate directly to the identified impact. If unlawful discrimination is identified then that must be removed or the proposal withdrawn.

If there will not be an impact for a group, then briefly explain why. Absence of data to identify an impact is not sufficient reason to assume that there will not be an impact.

You do not need to include actual data and engagement, but briefly state where the data is from and what it tells you (eg: 'Monitoring of service-users shows us that XX% are...' or 'Consultation with BME groups told us that...')

You should focus on what is proportionate: big impacts on small numbers of people and/or impacts on a large number of people are important.

Cumulative Impacts [\(Link back to Table\)](#)

Describe the Cumulative impacts across your service area and – where known – impacts of proposals elsewhere in the council should be considered and listed. This may require you to take action with another service area to remove/reduce/minimise negative impacts.

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 55

Brighton & Hove City
Council

Subject:	Special Events – Madeira Drive Road Closures 2013	
Date of Meeting:	10 th January 2013	
Report of:	Interim Lead, Cultural Services	
Contact Officer:	Ian Taylor	Tel: 292711
	E-mail:	ian.taylor@brighton-hove.gov.uk
Key Decision:	No	Forward Plan No. (7 Digit Ref): n/a
Wards Affected:	All	

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To set out the proposed programme of special events on Madeira Drive in 2013 and to seek approval for the associated road closures.

2. RECOMMENDATIONS: That Committee

- 2.1 Grants consent for the 2013 programme for special events on Madeira Drive and the associated road closures as listed in Appendix 1.
- 2.2 Authorises officers to enter into formal agreements with event organisers to determine conditions, fees and levels of support as appropriate.
- 2.3 Authorises the Interim Lead Cultural Services, after consultation with the Chair of the Committee, to make any alterations to the events programme as necessary and to approve new applications.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Most of the events listed in Appendix 1 have taken place on Madeira Drive before and retain their traditional place in the events calendar and their usual format.
- 3.2 One significant change requested is in relation to the British Heart Foundation's London to Brighton night ride. The first night ride took

place in 2012, it was both popular and successful building on the success of their day time ride which attracts 30,000 participants. For 2013, the BHF hope to secure 8,000 riders for the night time ride, with the potential of raising a further £1 million. Madeira Drive will need to be closed over night and up to midday on the Sunday to enable this expansion. The road would be open for visitor parking throughout the rest of weekend.

- 3.3 The East Sussex Act 1981 allows for the closure of Madeira Drive for up to 28 days per calendar year. To date we have 24 requests for road closures to stage returning annual events. This gives scope to consider applications for new events in this location; any new requests will be brought to a future Economic Development and Culture Committee for approval.

4. CONSULTATION:

- 4.1 Consultation has taken place with Ward Councillors, Sussex Police, East Sussex Fire & Rescue Service, South East Coast Ambulance Service and NHS Trust. Internally, consultation has taken place with the Seafront Office, Environmental Health & Licensing, City Parks Civil Contingencies and Highways.
- 4.2 There has also been particular consultation with the city's Transport Partnership. As a result of this, action will be taken in relation to the exit routes of a number of the vehicle based events on Madeira Drive to avoid additional congestion in the city centre on weekends throughout the year.

5. FINANCIAL & OTHER IMPLICATIONS:

- 5.1 Financial Implications:
- 5.1.1 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 as per the recommendations of this report.
- 5.1.2 The income generated from fees charged for commercial events contribute to the costs of the Outdoor Events Team and enables charitable and community events and free public entertainments to be

supported at reduced rates or free of charge. The target income for outdoor events in 2013/14 is £217k.

Finance Officer Consulted: Michelle Herrington Date: 11th Dec 2012

5.2 Legal Implications:

5.2.1 Brighton & Hove City 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.

5.2.2 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.

5.2.3 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: Elizabeth Culbert Date: 11 December 2012

5.3 Equalities Implications:

5.3.1 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.

5.4 Sustainability Implications:

5.4.1 All events are planned and staged in accordance with the statutory powers and planning obligations as set out in the Outdoor Events Policy.

5.4.2 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. For this reason, there is significant potential to publicly demonstrate how outdoor events contribute to Brighton & Hove becoming a more sustainable city.

Through the Sustainable Events Programme, events 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.

- 5.4.3 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. Earlier this year, the standard was superseded by the new 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.

Sustainability Officer Consulted: Shelaine Siepel Date: 13/11/12

5.5 Crime & Disorder Implications:

- 5.5.1 The City 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.

- 5.5.2 Where required event specific Safety Advisory Groups can be convened for any major outdoor event taking place in Brighton & Hove that has the potential to attract significantly large numbers of people.

- 5.5.3 Sussex Police are involved in both the consultation and planning of all major events.

5.6 Risk and Opportunity Management Implications:

- 5.6.1 All events will be subject to full site-specific, suitable and sufficient risk assessments.

5.7 Corporate / Citywide Implications:

- 5.7.1 The events programme takes place on Madeira Drive and along the seafront between Brighton Pier and Brighton Marina.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

6.1 Not applicable

7. REASONS FOR REPORT RECOMMENDATIONS

7.1 Landlord's consent is required for the staging of all major outdoor events within Brighton & Hove.

7.2 Events continue to form an increasingly significant part of the council's overall tourism strategy and contribution to the city's economy. People experience civic pride and satisfaction when major recreational, sporting and entertainment events take place in their locality. These help to bring regional and national recognition to the city and enhance the reputation and identity of the area, as well as bringing significant economic benefits.

SUPPORTING DOCUMENTATION

Appendices:

1. List of proposed Madeira Drive road closures for 2013.

Documents in Members' Rooms

Not applicable

Background Documents

None

Appendix 1

SPECIAL EVENTS – Events requiring the closure of Madeira Drive 2013

DATE	EVENT	CLOSURE	Nos
Sun 17 February	Brighton & Hove Half Marathon	Aquarium to Black Rock 0400-1800 hrs	20,000
Sun 24 March	Pioneer Motorcycle Run	Aquarium to Black Rock 0600-1700 hrs	20,000
Sun 14 April	Brighton Marathon	Sat 13 th LP8-LP20 base Dukes Mound 0600 hrs Sun 14 th Aquarium to Black Rock 0400-2200 hrs Sun 14 th – Mon 15 th LP8-LP20 2200-0600 hrs	50,000
Sun 21 April	Jaguar Car Run	LP9-LP20 0600-1800 hrs	500
Sun 28 April	InCarNation	Aquarium to Black Rock 0600-1800 hrs	2000
Sat 4 May	Children's Parade	Aquarium to base of Duke's Mound 0800- 1500 hrs	20,000
Sun 5 May	Historic Commercial Vehicle Run	Aquarium to Black Rock 0600-1900 hrs	5,000
Sun 12 May	MG Regency Run	Aquarium to Duke's Mound 0600-1800 hrs	2,000
Sun 2 Jun	Mini Owners Rally	Aquarium to Black Rock 0600-1800 hrs	10,000
Sun 16 June	British Heart Foundation's London to Brighton Bike Ride	LP7-LP19 Sat 0600-Sun 0600 hrs Aquarium to Black Rock, Sun 0400-2230 hrs	30,000
Sat 13 – 14 July (night time)	British Heart Foundation's London to Brighton Bike Night Ride	Aquarium to Black Rock Sat 1800 hrs to Sunday 1200 hrs	8,000
Sat 3 August	Pride Parade	Aquarium to LP14 0600 – 1200 hrs	50,000
Sun 8 Sept	Do it for Charity London to Brighton	Base of Duke's Mound to Black Rock 0600-	3,000

		cycle event	1800 hrs		
Sat September	14	The Frost National Speed Trials	Aquarium to Black Rock 0600-1900 hrs		5,000
Sun September	15	Ace Café Reunion	Aquarium to Black Rock 0600-2200 hrs		20,000
Sat 5 October		Volkswagen Classic Run	Aquarium to Black Rock 0600-1800 hrs		5,000
Sun 6 October		Landrover Run	Aquarium to Black Rock 0600-1800 hrs		2,000
Sun 13 October		Brightona	Aquarium to Black Rock 0600-1800 hrs		5,000
Sat November	2	Future Car Challenge	Aquarium to Black Rock Sat 0600 – 1200 hrs		1,000
Sun November	3	Veteran Car Run	Aquarium to Black Rock Sun 0600 – 2400 hrs		10,000
Sun November	17	10K Road Race	Aquarium to Black Rock 0700 – 1300 hrs		6,000
Sat 21 December		Burning the Clocks	Aquarium to Black Rock 1600 – 2100 hrs		20,000

NB This list is subject to change

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 56

Brighton & Hove City
Council

Subject: Events in Parks and Open Spaces 2013
Date of Meeting: 10th January 2013
Report of:
Contact Officers: Name: Ian Taylor Tel: 292711
E-mail: ian.taylor@brighton-hove.gov.uk
Key Decision: No Forward Plan No. n/a
Wards Affected: All

FOR GENERAL RELEASE

1 SUMMARY AND POLICY CONTEXT:

- 1.1 To gain landlord's consent for events in parks and open spaces in 2013.

2. RECOMMENDATIONS: That the Committee:-

- 2.1 To (a) note that the proposal for Stanmer Park to be used on September 28th and 29th as the venue for Shakedown Music Festival and Pop Day are under review and (b) to delegate to the Interim Lead, Cultural Services in consultation with the Chair and the two opposition Spokespersons finalisation of any agreement relating to that event.
- 2.2 Save as indicated in 2.1 to approve the events listed in Appendix One to the report.
- 2.3 Save as indicated in 2.1 to authorise officers to enter into formal agreements with event organisers to determine conditions, fees and levels of support as appropriate.
- 2.4 Save as indicated in 2.1 to authorise the Interim Lead, Cultural Services, after consultation with the Chair of Committee, to make any alterations to the events programme as necessary and to approve new applications in accordance with the Outdoor Events Policy.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Many of the events listed in Appendix One have taken place before and retain their traditional place in the calendar of outdoor events. 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 over use of these areas. The attached list shows the range of spaces and sites where proposed events are to take place. Several new or altered event applications for 2013 have been received and a summary of these are below:

- 3.2 Passion Play, Friday 29 – Sunday 31 March, St Peter’s Church Gardens
2013 will be the third staging of the Passion Play in Brighton & Hove. Previously located on the seafront, at the Old Padding Pool and Black Rock Sites, the organisers have requested the use of the gardens to both the north and south of St Peter’s Church as the back drop compliments the event. The church is fully supportive of the proposal and both sites have successfully hosted events for Brighton Festival in the past.
- 3.3 Funfair in Preston Park, Thursday 2 – Saturday 11 May, Preston Park
This will be the 40th year of the traditional May Fair in Brighton. It is anticipated that the usual site at The Level will be undergoing major refurbishment, and with therefore not be available. The Fair will occupy the western half of the park, adjacent to London Road; a site successfully used before for similar events.
- 3.4 Spiegeltent, Old Steine, Friday 3 May – Sunday 2 June
Spiegeltent International in conjunction with Brighton Fringe and Festival wish to return to the city. Spiegeltents are hand-hewn pavilions used as traveling dance halls. Also included inside is a Spiegelgarten (bar) and small concessions. There are only a hand-full of these unique and legendary ‘tents of mirrors’ left in the world today. Built of wood, mirrors, canvas, leaded glass and detailed in velvet and brocade, each has its own personality and style. To be sited on the south side of the Old Steine, seating approximately 350 the show will be a combination of Le Clique, cabaret artists, musicians and circus burlesque performers.
- 3.5 Moulsecoomb Family Fun Day (MFFD), Saturday 11 – Sunday 12 May, Wild Park
MFFD celebrates its 30th anniversary in 2013. Created and run by local residents this is Brighton Festival’s longest running community event. The organisers have asked to extend the event over 2 days to celebrate the anniversary.
- 3.6 Brighton Sevens, Saturday 8 – Sunday 9 June, Waterhall
Brighton Sevens Sporting Event seeks to build on a number of successful sporting events that have previously taken place at Waterhall. The event is all inclusive, open to all ages and families and will include screened sports demonstrations by professional sports men and women, group games and knockout competitions leading to finals and presentations focussed around rugby and netball. The Sunday

event will focus on younger players (U18) with masterclasses and competitions throughout the day culminating in a ceremony. During the Saturday there will be screen footage and recorded music played to support the activities up to 11pm and on the Sunday up to 9pm. It is estimated that 2,000 people will attend, which is a slightly larger audience than previously held events, offering sporting activity at the same location. The event will be delivered by Brighton Rugby Club and Set Piece Events Ltd.

3.7 Big Screen, Wednesday 31 July – Monday 26 August, Seafront

The Big Screen first took place in 2012, located between the piers, it showed a mix of live Olympic coverage and popular family orientated films. Despite being planned late the event was a huge success, attracting tens of thousands of visitors. The Old Padding Pool site used in 2012 will not be available due to the commencement of the build of the i360. The new site chosen by the organisers is to the east of Brighton Pier, adjacent to the Big Wheel. The site layout will remain the same with a fenced and controlled entrance to the screen area. The event will also remain free to attendees, with the same catering provisions on offer; a fully licensed bar and small food outlets. The programme will be a mixture of sporting events including the World Athletics Championships, Formula One and men's and women's cricket (currently under negotiation) and family films. The PR and financial impact report for the 2012 event is attached as a supporting document for further reading.

3.8 Pride, Saturday 3 August, Preston Park

Having moved to September in 2012 due to the London 2012 Games Pride is requesting a return to the traditional date within the Brighton & Hove events calendar. The event has been successfully fenced and ticketed for the last two years, with a capacity of 35,000 people. This model will be retained for 2013. The Pride Parade will retain the same route, timings and format as in previous years. There is a change for next year in the organisation leading the event; Pride Brighton Community Interest Company which is being formed for the purpose. However, the component parts of the event are to be delivered by many of the same partner organisations.

3.9 Shakedown, Saturday 28 – Sunday 29 September, Stanmer Park

A request has been received from Shakedown for a two day event in Stanmer Park for 2013. Shakedown has taken place in Stanmer Park for the last two years with just under 17,000 people attending in 2012. Shakedown is regarded by the key agencies – Police, Fire, Medical and licensing as being a safe and successful event. Shakedown has attracted some negative reaction, post event, due to the condition of the park. The organisers continue to work with City Parks and their own contractors to reinstate the park to its pre event condition as soon as possible, bearing the cost of this reinstatement. 2012 was an extraordinary wet year with parks and open spaces across the country experiencing similar experiences.

The key change for 2013 is that the organisers have requested to extend the event into the Sunday. This is to make the event more financially viable and to off set the cost of the infrastructure necessary to make the event safe and secure.

At this stage, there are a number of key consultations that have yet to take place in terms of the request to stage this event and it is not possible to make a complete recommendation for landowner's consent. Delegated authority is requested as per recommendation 2.1 in order to deal with this request following pending negotiations and consultations.

A full environmental, economic and cultural assessment is provided in the supporting documents for further reading in the Members' room.

- 3.10 Events staged in the city raise the national and regional profile of Brighton and Hove as a location for events and as a destination for visitors to support the £718 million visitor economy reported in 2010. The direct economic impact of events staged in the city is largely through hotel; restaurant, event, and retail spend. Economic impact studies have been undertaken by the Marathon organisers and the Veteran Car Run, these events generated 3 million and 1.1 million respectfully.

4. CONSULTATION:

- 4.1 Initial consultation has taken 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 take place as the events are developed between the respective event organiser and our partner agencies.
- 4.2 Comments have been received from both partner agencies and ward councillors. Further consultation will take place when event planning and liaison gets underway.

5. FINANCIAL & OTHER IMPLICATIONS:

- 5.1 Financial Implications:
- 5.1.1 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 as per the recommendations of this report.

- 5.1.2 The income generated from fees charged for commercial events contribute to the costs of the Outdoor Events Team and enables charitable and community events and free public entertainments to be supported at reduced rates or free of charge. The target income for outdoor events in 2013/14 is £217k.

Finance Officer Consulted: Michelle Herrington Date: 11th Dec 2012

5.2 Legal Implications:

- 5.2.1 Brighton & Hove City Council is empowered under the East Sussex Act 1981 to use each park and open space in its area for up to 28 days a year in order to facilitate the staging of major outdoor events. Some events may need planning permission, depending on whether permitted development rights are available (use of up to 28 days in any one year under the terms of Part IV Class B of Town & Country Planning (General Permitted Development) Order 1995)) and the nature of the proposals.

- 5.2.2 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.

Lawyer Consulted: Elizabeth Culbert Date: 11th December 2012

5.3 Equalities Implications:

- 5.3 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.

5.4 Sustainability Implications:

- 5.4.1 All events are planned and staged in accordance with the statutory powers and planning obligations as set out in the Outdoor Events Policy.
- 5.4.2 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. For this reason, there is significant potential to publicly demonstrate how outdoor events contribute to Brighton & Hove becoming a more sustainable city.

Through the Sustainable Events Programme, events 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.

- 5.4.3 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. Earlier this year, the standard was superseded by the new 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.

Sustainability Officer Consulted: Shelaine Siepel Date: 13/11/12

5.5 Crime & Disorder Implications:

- 5.51 The City Safety Advisory Group has an overview of all the 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 this event.

- 5.5.2 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. A protocol between the council and the emergency services was agreed in 2004 and will continue to be used in 2013.

- 5.5.3 Sussex Police are involved in the consultation and planning of all major events.

5.6 Risk and Opportunity Management Implications:

- 5.6.1 All events will be subject to full site specific, suitable and sufficient risk assessments.

5.7 Corporate / Citywide Implications:

- 5.7.1 The events programme uses public open spaces throughout the city.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

6.1 Not applicable

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Landlord's consent is required for the staging of all major outdoor events in Brighton & Hove.
- 7.2 Events continue to form an increasingly significant part of the council's overall tourism strategy as well as bringing significant economic benefits to the city. People experience civic pride and satisfaction when major recreational, sporting and entertainment events take place in their locality. These help to bring regional and national recognition to the city and enhance the reputation and identity of the area, as well as bringing significant economic benefits.

SUPPORTING DOCUMENTATION

Appendices:

1. List of proposed outdoor events in parks and open spaces for 2013.

Documents in Members' Rooms

Social and economic impact analysis from Shakedown

Review of Big Beach Screen 2012

Background Documents

APPENDIX ONE

SPECIAL EVENTS – Events requiring the use of open spaces in Brighton & Hove 2013

DATE	EVENT	VENUE	TIMES	Nos
Sat 5 Jan	Sussex Cross Country Tournament	Stanmer Park	0800-1500 hrs	1,000
Sat 9 – Sun 10 Mar	Chocolate Festival	New Road	1000-1800 hrs daily	5,000
Fri 29 – Sun 31 Mar	Passion Play	St Peter's Church	Afternoon performances	2,000
Fri 29 – Sat 30 Mar	Brighton & Hove Food and Drink Festival	New Road, Jubilee Square and Pavilion Gardens	1000-1700 hrs	56,000
Thurs 11, Fri 12 & Sun 14 April	Fun Fair	Carden Park, Hollingbury	1400-2200 hrs daily	1,000
Fri 3 May – Sat 1 Jun	Ladyboys of Bangkok	Victoria Gardens	Shows approx. 1700 hrs & 2030 hrs each day	15,000
Thurs 2 - Sat 11 May	May Fair	Preston Park	1300-2200 hrs daily	3,000
Thurs 2 May – Sun 2 Jun	Brighton Fringe Festival	Various	Various	NA
Sat 4 – Sun 26 May	Brighton Festival	Various	Various	NA
Sat 4, 11, 18, 25 May & 1 June	Fringe City	New Road	Various	NA
Sat 4 May	Festival Children's Parade	City Centre	1000-1500 hrs	20,000
Sat 4 – Mon 6 May	Foodies Festival	Hove Lawns	1100-1900 hrs daily	9,000
Sun 5 May	Stonewall Equality Walk	City Centre	1400-1900 hrs	2,000
Sat 11 May	Moulsecoomb Fun Day	Wild Park	1000-1800 hrs each day	5,000
Thurs 16 – Sat 18 May	The Great Escape Music Festival & Conference	Various Locations Across the City	1200-0300 hrs each day	2,000
Sun 12 May	Mackerel Fayre	Fishing Museum	1100-1630 hrs	2,000
Fri 17 May – Sun 2 June	Chinese State Circus	Preston Park	2 shows per day between 1400 hrs & 2200 hrs	2,000
Sat 18 May	Spring Festival	St Ann's Well Gardens	1000-1800 hrs	3,000
Sun 19 May	Superheroes Run	Hove Lawns/Prom	1000-1500 hrs	1,000
Fri 24 – Sun 26 May	King Lear – Shakespeare's Globe	St Nicholas Road Rest Garden	6pm Fri, 1pm & 6pm Sat, 3pm Sun	350
Mon 27 May	Martlets Carnival (formerly Hove Lions Carnival)	Hove Park	1000-1700 hrs	2,000

Sun 2 June	Sussex Festival of Nature	Stamner Park	1000-1700 hrs	15,000
Thurs 6 – Sun 9 June	Funfair	Victoria Recreation Ground	1400 hrs-2200 hrs daily	1,000
Sat 8 – Sun 9 June	Brighton Sevens Sporting Event	Waterhall	Sat 1000-2300 hrs Sun 1000 -2030 hrs	2,000 1,000
Fri 14 June	Martlets Midnight Walk	City Centre/ Seafront/ Brighton Race Course	0000-0700 hrs Sat	800
Sat 15 June	People's Day	City Centre	1000-1800 hrs	
Sat 22 June	Take Part Festival of Sport	Preston Park	1000-1700 hrs	10,000
Sat 29 – Sun 29 June	Race for Life	Stanmer Park	1000-1600 hrs each day	5,000
Sun 30 June	Capital to Coast Bike Ride	Hove Lawns	1000-1800 hrs	1,800
Sat 6 – Sun 7 July	Paddle Round The Pier Beach Festival	Hove Lawns/Seafront	1000 hrs-2000 hrs Sat, until 1800 hrs Sun	10,000
Sat 13 – Sun 14 July	Brighton Kite Festival	Stanmer Park	1000-1800 hrs daily	2,000
Sat 20 July	Rockinghorse Appeal Fun Day	Hove Lawns	1000-1600 hrs	3,000
Sun 21 July	RSPCA Open Day	Braypool Sports Field, Patcham	1030-1730 hrs	5,000
Sun 28 July	Trailblazer	Woodingdean South Downs	1100-1400 hrs	150
Wed 31 July - Mon 26 Aug	Big Screen	Brighton Seafront, (old paddling pool site)	1000-2300 hrs	4,500
Sat 3 – Sun 4 Aug	Pride	Preston Park	1200-2100 hrs	50,000
Sat 10 Aug	Big Dog	Stanmer Park	0900-1900 hrs	500
Sun 11 Aug	999 Day	Hove Lawns	1000-1700 hrs	2,000
Wed 21 Aug – Tues 3 Sept	Zippos Circus	Hove No 1 Lawn	Various	4,000
Fri 23 – Mon 26 Aug	Funfair	Hove Promenade	1300-2000 hrs daily	3,000
Sat 8 – Sun 8 Sept	Brighton & Hove Food and Drink Festival	New Road, Jubilee Square and Pavilion Gardens	1000-1800 hrs	56,000
Sat 14 – Sun 15 Sept	Brighton & Hove Food and Drink Festival	Hove Lawns	1000-1800 hrs	45,000
Thurs 19 – Sat 28 Sept (not Sun 22 nd)	Funfair	TBC	1300-2200 hrs daily	2,000
Fri 20 – Sun 22 Sept	Fiery Foods Festival	Victoria Gardens	1000-1800 hrs each day	2,000
Sat 28 Sept	Shakedown	Stanmer Park	1200-2300 hrs	20,000
Sun 29 Sept	Stanmer Park Pop	Stanmer Park	1500-2300 hrs	20,000

	Day			0
Wed 9 – Fri 11 Oct	Run the World	Preston Park & Hove Park	TBC	
Sat 2 Nov	Family Fireworks Spectacular	Nevill Recreation Ground	1830-2000 hrs	5,000

NB This list is subject to change

DRAFT

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 57

Brighton & Hove City
Council

Subject:	Proposals for Bowling Green Provision in the City		
Date of Meeting:	10th January 2013		
Report of:	Strategic Director: Place		
Contact Officer:	Name:	Gillian Marston	Tel: 29-4701
	Email:	Gillian.marston@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE/ EXEMPTIONS

1. SUMMARY AND POLICY CONTEXT:

- 1.1 During the budget process for 2012/13, indicative proposals for budget savings for 2013/14 were presented at Budget Council on the 23rd February 2012. An indicative saving of £93.8k was highlighted in relation to bowling greens, with the intention that this would be achieved by reducing the level of subsidy to the sport. Consultation with the bowling clubs commenced and this report provides an update on the current position.
- 1.2 The provision of bowling in the city has been in need of review, as there are facilities which are not fully used and given the decline nationally and locally, it is unlikely all facilities will be used to their full capacity in the foreseeable future. Consultation with the clubs commenced earlier in the year on proposals to reduce subsidies to the clubs and further consultation has taken place on another proposal to reducing the number of clubs and multi greens. Full Council on the 19th July received a petition signed by 1,627 people concerning a proposed reduction in subsidies to bowling clubs which was debated, and a Notice of Motion was also presented and agreed.
- 1.3 A report was presented to the Economic Development and Culture Committee in September 2012 outlining the consultation undertaken and the status of bowling locally and nationally. This report seeks agreement to a way forward for bowling in the city.

2. RECOMMENDATIONS:

- 2.1 That the committee agrees that work continues with those clubs that are able and wish to become more autonomous with greater financial independency from the council and that a report to committee is presented when there are robust proposals to take forward;
- 2.2 That the committee, with full consideration to the surplus provision of bowling facilities, agrees to the closure of those facilities with the smallest membership numbers, namely, Hove Park, Dyke Road Park and Hove and Kingsway Ladies bowling facilities;

- 2.3 That the number of greens maintained by the council is reduced by two at British Rail Bowling Club in Preston Park, reduced by two at Hove and Kingsway, and Kingsway Ladies, and by one at Hollingbury Park by April 2013, so as to leave one Council maintained green for each club.
- 2.4 That the green for Kingsway Ladies is either removed in April 2014 or the responsibility and costs of its maintenance passes to Hove and Kingsway, or Kingsway Ladies, leaving one Council maintained green for either both clubs or one.
- 2.5 That a report is brought forward to the relevant committee in a year's time to review the numbers of players by club to assess whether there has been improvements in participation in the sport and the viability of each club.
- 2.6 That the Sports Development Team actively promote bowling in the city to increase participation in the sport in recognition of its importance to older people and given that many of the existing facilities still have capacity for increased use.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Currently, bowling clubs have use of greens and a pavilion (with the exception of Dyke Road Park which has a small building that the club provided). The council pays for the maintenance of all greens. Two clubs have leases for their buildings and pay a rent – these are Woodingdean and Hove and Kingsway). The maintenance and utility costs are in the main borne by the council.
- 3.2 Bowlers pay the council for a season ticket and where there is a park attendant (Hove Park, Hove and Kingsway, Preston Park and St Ann's Wells) monies are received for casual play. At the other greens the club collects and retains this money. Park attendants also collect fees for tennis which is why they are in place at the four parks mentioned.
- 3.3 These arrangements have been in place for decades and the proposal for clubs to become more autonomous with less financial dependency on the Council, would mean that clubs would take on responsibility for the greens and the pavilions and would receive all income for the sport. The council would also pay a subsidy of £4k per annum to go towards the upkeep of the facilities. Such an arrangement would be subject to agreements between the council and the club.
- 3.3 The council has been consulting the clubs on this proposal and at the last Committee on the 20th September not all the feedback from clubs were available. Feedback from the clubs was requested on:
 - The proposal for becoming more autonomous with responsibility for income and costs relating to bowling, and working with a £4k subsidy per annum from the Council. As well as the view on this principle, it was also asked whether it would be feasible to have such arrangements in place by April 2013;
 - The proposal and suggestions for some smaller clubs to share facilities

- The proposal to reduce the number of greens
- Views on whether standardised tickets and play across the city would be required if clubs became autonomous

The prevailing view from those clubs which showed an interest in becoming autonomous was that standardised ticketing system which allows play across all clubs would not be preferred as it prevents the autonomy they would be seeking. This is not a matter for this report but will need to be considered with those clubs that move towards an independent status.

- Any further proposals which will allow the Council to reduce costs

3.4 Summary of the Consultation

	Summary of Comments
Woodingdean	<p>Would like to explore becoming more autonomous subject to discussions on the details, a formal agreement and given a longer lead in time to achieve that autonomy</p> <p>No comment on smaller clubs sharing facilities as it is a matter for those clubs</p> <p>It is a possibility to reduce the number of multiple greens subject to agreement with the clubs effected</p> <p>Better management of greens maintenance would reduce costs</p> <p>Promote bowling to encourage greater participation</p>
Dyke Road Bowls Club	<p>Although there has been no written reply to the original proposals, two meetings with the club have been held. The club is disappointed with the proposal to close their facilities. There are issues around the small wooden building they funded and built and whether this could be put to other uses rather than demolished.</p>
Hangleton and Hangleton Ladies Bowling club	<p>Queries figures and states won't respond until after outcome of the Full Council budget meeting in February 2013.</p>
Hollingbury Park Bowling	<p>Questions the accuracy of the financial information stating that costs of maintenance are lower than the council's calculations</p> <p>Welcome opportunity to become more autonomous but more time needed and support to achieve this</p> <p>The subsidy of £4k in the original proposal would be insufficient</p>

	<p>to maintain the 2 greens</p> <p>It is possible for a smaller club to share if the second green was retained</p> <p>State that the maximum capacity for a green is 48 players and the second green is used for casual play and thus is necessary</p> <p>If greens were invested in, the costs of maintenance would be lower</p> <p>More needs to be done to promote the sport and increase membership and the council needs to increase support</p>
Hove / Kingsway Club	<p>Bowling greens throughout the city are under utilised</p> <p>A one size fits all approach may not be appropriate</p> <p>The number of greens at Hove/Kingsway can be reduced but this depends on whether other clubs chose to share the facilities as well</p> <p>The greens and facilities form part of the panorama and are part of the attraction of the seafront</p> <p>Extension of parking controls from 6pm to 8pm has had an adverse impact on the club</p> <p>The club could work in collaboration with Kingsway Ladies and receive a 4k subsidy for each club</p> <p>New agreements would need to be negotiated, security of tenure in order to move to greater autonomy</p>
Kingsway Ladies	<p>Need for greater detail before decisions can be reached on increased autonomy</p> <p>Parking has had a detrimental impact on the club.</p> <p>2013 is the 75th anniversary of the club. Prepared to share Kingsway and Hove pavilion and will then consider future of club in 2014</p>
Hove Park	<p>Although there has been no written reply to the original proposals, two meetings with the club have been held. It is believed that parking has had a detrimental impact on the club. They are unhappy with the proposed closure of the facilities.</p>
Mackie Bowls Club	<p>Concluded that it would be inappropriate to respond to the questionnaire until the Economic Development and Culture Committee on 20th September. No further comments received</p>

Portslade Bowls Club	There needs to be more details on how utility costs will be charged and lease agreements
British Rail Bowling Club (Preston Park)	Agrees that 2 greens could go and queries purpose of Park Attendant
Rottingdean	<p>Full autonomy would have to be considered very, very carefully given the old age of the pavilion and costs of maintenance, its usage by others, and the liabilities on club trustees.</p> <p>The existing green is heavily used with 100+ fixtures</p>
Saltdean	<p>The club could be in position to become more autonomous but would need more accurate financial information on utility costs for the pavilion and any lease would need to address the shared use with the tennis club. The pavilion is a significant issue</p> <p>The club has a very positive outlook for the future and is discussing a business plan towards becoming independently run</p>
St Anns Wells	<p>An incremental approach is needed to move forwards to autonomy if bowling is to be continued to be played in the city.</p> <p>The club could not be autonomous by April 2013</p> <p>A need for much more work on the detail of the arrangements, practical considerations and agreement to allow clubs to become autonomous</p> <p>A standardised subsidy per club does not reflect the differences in the nature and costs of the facilities</p> <p>The club has experience of handling 2 clubs at one facility and it is easier and more likely that overtime clubs will need to merge in practice when using the same green and buildings</p> <p>On closure of multi greens the club states this is a decision for the council to make but it needs to be mindful of the costs of such closures</p>
Brighton Bowling club	<p>Greater autonomy may be feasible in the longer term for some clubs but is not practical or desirable for many. Clubs already do work to supplement the maintenance of greens and buildings</p> <p>Clubs sharing greens is not practical and is just possible if there is considerable goodwill between clubs</p> <p>The number of multiple greens should be reduced if they are not being used</p>

	Clubs could become more responsible for casual players and undertake some of the roles of the Park Attendants who may not be needed
Vicarage Bowling club	<p>Members of the club do not have the skills and equipment to undertake the maintenance of the greens</p> <p>The proposal to become autonomous is unclear and level of future years subsidies uncertain</p> <p>There is an unwillingness for clubs to join and share facilities</p> <p>The number of greens can be reduced where there is more than one for a club.</p> <p>The council should seek to attribute actual costs incurred to individual clubs to make true comparisons between clubs</p>

Response to Key Points

- 3.6 Some clubs would wish to consider in greater detail becoming more autonomous from the council but a longer period of time is needed to work through the ramifications and agreements in relation to buildings, greens, maintenance and liabilities. It is likely that the larger clubs with larger membership numbers and which generate more income, are more likely to be able to increase their financial independence from the council. The nature of the facilities also need to be considered; for example if a pavilion is in good condition and could be put to greater use by a club to generate further income to maintain the facilities and support club activities. Some clubs do not favour becoming autonomous and this may reflect the fact that achieving greater financial independence is more difficult where club membership is lower and the nature of the facilities makes it more difficult.
- 3.7 The £4k level of subsidy which was initially proposed for clubs to become autonomous is feasible for the larger clubs, but for clubs with less than 50 members it is not. The impact could detrimentally effect up to 10 clubs.
- 3.8 However, the true position of the clubs is unknown, as there is some collection of money for play received directly by the clubs which is not declared to the council. The ability to raise income through play is key to a club's viability and ability to become autonomous with greater financial independency.
- 3.9 In terms of clubs sharing facilities, this was considered as impractical as clubs would not be willing to do this. Where there was experience of sharing facilities, the clubs merged which proved to be a more viable arrangement.
- 3.10. Clubs such as Hove and Kingsway, and British Rail Bowling Club in Preston Park have stated that their multiple greens can be reduced in number. British Rail Bowling Club have stated that one fully maintained green and two greens that are no longer used or fully maintained can be removed.
- 3.11 Hollingbury Park Bowling clubs states that a maximum number of players to a green is 48 members. It is the case that 48 members is the maximum amount that can be played on a 6 rink green at one time, if teams of 4 are played rather than, singles or doubles. However, 3 clubs in the city have 60 plus members as matches will take place at different times to allow all players to play. Further discussions have resulted in the agreement that Hollingbury Park Bowling Club will take on the responsibility and costs of maintaining the second green supported by the council in terms of advice and where possible equipment.
- 3.12 Hove and Kingsway, and Hove and Kingsway Ladies raised the issue that parking charges, introduced sometime ago along the seafront, deterred new members from the joining the clubs. Parking is difficult to manage in a densely packed city where there are high levels of demand for carparking, particularly along the seafront. There is a need to manage the limited space and the council is required to ensure it does so fairly. There has been a national and local decline in the bowling over the years and it is difficult to determine whether it is this overall trend or particular factors affecting a club such as parking restrictions.

- 3.13 Kingsway Ladies is celebrating its 75th Anniversary in 2013 and is a unique club as it plays for Sussex County or in the County competitions which lead to the Nationals, which are played at Leamington Spa. Games have been fixed and given the rules of play, it would be particularly difficult for these arrangements to be changed. For this reason, Kingsway Ladies, and Kingsway and Hove have agreed to share one pavilion, vacating the pavilion used by the ladies. A green will be allocated to each club and the clubs will contribute to the maintenance of the second green. Two other greens will close. In 2013 it is likely that Kingsway Ladies will close as a club, and either the green will be covered or the responsibility and costs for the maintenance will transfer to the Hove and Kingsway.
- 3.14 Alternative means of reducing costs have been put forward, including better management of the greens, and investment in the greens to reduce maintenance costs. The council undertook a competitive tendering process for the maintenance of all green spaces including bowling greens in 2004 and by applying inflationary increases to bring the prices up to date, Cityparks bid for bowling greens was slightly above the average prices but was not the most expensive. It is always likely that small grounds maintenance operators will be able to provide a cheaper service as they do not carry the higher overhead costs which applies to reputable organisations providing improved employee benefits and appropriate health and safety practices. For Cityparks to reduce costs, a reduction in maintenance would need to be implemented which would affect play. It will be important for the council to be flexible with those clubs which seek to become autonomous and financially independent of the council, and who may wish to use other contractors to undertake the maintenance of greens.
- 3.15 The council has looked at investment and implemented sprinkler systems at the approximate cost of £10,000 per site, which reduced costs by approximately £1300 per site. In addition, the costs of artificial greens have been explored and installation would cost in the region of £100k to £150k. The costs of repaying this sum over 10 years would be in excess of £10k to £15k per annum which exceeds current maintenance costs. In any event, the investment will not address the fact that there exist more facilities than needed as assessed by the number of players.

- 3.16 It has been suggested that park attendants at Hove and Kingsway, St Anns Wells, Preston Park and Hove Park are not needed. At the moment the park attendants work from late April to the end of September and cover the four sites from 9.30 am to about 1 hour before dusk. When considering the level of income collected from players, the costs of the attendants is much greater than the income. Income collected from Hove Park was £280 at the lower end to £3,422.60 (excluding season ticket sales) at the higher end from Hove and Kingsway over a 6 month period. Across the four clubs this equates to around 10 to 20 people a day, in total, paying a fee collector to play bowls. However, the park attendants do not just collect fees for bowling but also tennis at these sites with an income of 56k which covers the costs of the park attendants. Officers are exploring whether it is possible to invest in equipment, which will allow players of tennis to make payments as a potential 'spend to save' business case.
- 3.17 Some clubs have stated that more promotion of the sport would help and providing support to bowling clubs will be more important to help them increase participation in the sport and where appropriate move to more autonomous arrangements. The Sports Development team encourages participation in sport and is able to offer bowling clubs the following opportunities for support:
- To engage in a range of participation programmes (e.g. Active for Life, TAKEPART Festival) delivered by the Council to encourage activity amongst local residents.
 - Help raise community awareness of local sports clubs and organisations and the activities they provide by promoting them on the Active for Life website and in the Active for Life directory.
 - Support clubs to identify and work with local partners to help strengthen the activities of their club, such as linking clubs with schools or other organisations through the Take Part Festival.
 - Provide training and advice to club officials to help them manage their club; this will be particularly important for clubs that wish to become more autonomous. Training currently on offer includes club funding, governance and marketing. This will signpost clubs to sources of funding / support the council are not able to provide directly and provide advice on development planning for the clubs
 - Signpost clubs to sources of funding / support the council are not able to provide directly.
- 3.18 It is proposed that the Sports Development Team meets with any of the clubs that are interested in pursuing any of this support and all clubs will be contacted. In addition, in recognition of the importance of activity for older people, Public Health will approach to determine if they can also help to promote and encourage bowling.
- 3.19 Woodingdean Bowling Club, and Hove and Kingway have applied to the council to submit their space into the Queen Elizabeth II Field Challenge. This is a legacy initiative by the charity Fields in Trust (FIT) to mark the Queens Diamond Jubilee

and the London 2012 Olympics. The programme aims to permanently protect 2,012 playing fields and other nominated recreation spaces ensuring access to outdoor sport, play and recreation. The majority of public open spaces in Brighton & Hove are already protected by Deeds of Covenant, the City Plan and/or planning law. However, benefits of the scheme include raising the profile of the site and bowling facilities and an opportunity for communities to bid for funds set aside specifically for nominated sites.

Up date on green usage levels

- 3.19 The number of season ticket holders is a good indication of level of active and regular players of bowls. The 2010 levels are shown below with 2012, indicating there has been little change.
- 3.20 Hove/ Kingsway includes the figures for 2 clubs – Hove and Kingsway, and Kingsway Ladies, and hence there is a pavilion for each club. Kingsway Ladies had 18 active members in 2012.
- 3.21 As such, Kingsway Ladies, Dyke Road and Hove Park are the clubs with the lowest membership and this was still the case for 2012. Some clubs such as Vicarage Bowling Club, British Rail Bowling Club, and Holingbury Park have increased membership numbers and this maybe due to the closure of Carlton Club and the members playing elsewhere or changing membership between the clubs

Club	No. of Greens	No. of Pavilions	No. of season ticket holders 2010	No. of season ticket holders 2012
Mackie Bowls Club	1	1	78	73
Rottingdean	1	1	70	69
Woodingdean	1	1	68	63
Brighton Bowling club	1	1	47	51
Hangleton and Hangleton Ladies Bowling club	1	1	46	43
Hollingbury Park Bowling	1	1	46	51
Hove / Kingsway Club including Kingsway Ladies (18 season ticket holders in 2012)	4	2	51	44
Saltdean	1	1	41	38
Portslade Bowls Club	1	1	40	40
Vicarage Bowling club	1	2	40	50
St Anns Wells	1	1	35	37
British Rail Bowling Club (Preston Park)	2	1	33	40
Hove Park	1	1	26	17
Dyke Road Bowls Club	1	Small building	24	23

Total Season Ticket Holders		645	639
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3.22 Clubs arrange formal matches which are published on fixture cards for the season. A season usually runs from April to September – 6 months or around 182 days. The larger clubs have more fixtures as would be expected and clubs such as Rottingdean are holding matches almost every day. Smaller clubs such as Kingsway Ladies, Hove Park and Dyke Road Park hold around half the number of matches of the larger clubs .

Club	No. of Fixtures booked for 2012
Mackie Bowls Club	74
Rottingdean	152
Woodingdean	
Brighton Bowling club	74
Hangleton and Hangleton Ladies Bowling club	72
Hollingbury Park Bowling	73
Hove/Kingsway Club	n/a
Saltdean	67
Portslade Bowls Club	60
Vicarage Bowling club	57
St Anns Wells	62
British Rail Bowling Club (Preston Park)	34
Hove Park	37
Dyke Road Bowls Club	34
Kingsway Ladies	31

Vacant Greens

3.23 Dyke Road Park bowling has a small building and a green. The green could be used as community garden. Already the Friends of Dyke Road Park have established a small community garden by the tennis courts and the Food Partnership maybe interested in seeking funding for a larger scale garden where the bowling exists.

3.24 Hove Park bowling pavilion and green is a contained site and would be attractive for alternative and suitable community and social benefits. It is estimated that an income of £10k+ per annum could be achieved by leasing this site. Ward councillors will be fully consulted on potential interest and usage of the building.

3.25 Hove and Kingsway Ladies pavilion could achieve an income of £10k+ because of its desirable seafront location and any usage would need to fit in with the emerging Seafront Strategy. Funding will need to be set aside to cover the greens and convert to amenity grass and this has been accounted for in 2013/14

so the work can take place relatively quickly. Reducing the number of greens from four to two will effect the annual tournament which takes place for one week during July at this site and uses all four greens. In future it would need to be played on multiple sites, as use to be the case, if it is to continue.

- 3.26 Preston Park has already had the number of greens reduced and one green has been converted to a petanque area. The railings around the greens will be used for the Vicarage and Brighton Bowling Club greens also based in the park. Croquet is being played on one of the greens and it is proposed that this continues at minimal maintenance costs and consultation with the Friends of Preston Park will need to take place on the use of the other green, however, costs for converting this green to amenity grass are in has been provided for in 2013/14 budgets.
- 3.27 Hollingbury Park Bowling Club wish to take on the responsibility and costs for the maintenance of their second green and the council will provide them with the support to enable them to do so.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 A meeting was held with each bowling club during May, June and July this year, with the exception of Carlton Club which has folded. The financial costs associated with the maintenance of the greens and buildings were shared and amendments made following further information from the clubs.
- 4.2 All the clubs were written to in July requesting a formal response to a number of proposals as set out in the report and those responses are expected by 20th August. Following, the report to committee on the 20th September a further email was sent to clubs requesting comments on the proposals, as not all clubs had replied. This report summarises those comments and states where comments were not received.
- 4.3 A petition of 1,429 signatures was presented at Full Council on the 19th July and subject to the debate referred to at paragraph 1.3 of this report.
- 4.4 A further meeting has been held with each of the clubs affected by the revised proposals.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The closure of the proposed three Bowling facilities, (Hove Park, Kingsway Ladies and Dyke Road Park) and reduction in the number of greens at Preston Park, Hollingbury and Kingsway will reduce ongoing maintenance costs by £39,000. The savings will not be realised until 2014-15, as the funding will be used in 2013-14 for remedial work and to make good the greens at Hove and Kingsways, and Preston Park. It is estimated that the Hove Park and Kingsway Ladies pavilions could be leased out for around £10,000 for each.

Finance Officer Consulted: Karen Brookshaw

Date: 18/12/2012

Legal Implications:

- 5.2 This report proposes that some facilities close, some have a reduction in greens, that bowling generally is actively promoted and that a further review will take place next year, The consultation process and the recommendations in the report are considered to be a proportionate and reasonable corporate approach to bowling across the city.

Lawyer Consulted: Bob Bruce Date: 22/11/12

Equalities Implications:

- 5.3 In considering the proposals consideration has been given to the need to ensure that bowling continues to be played in the city by a primarily older group. The intention is to limit the impact on this group to ensure they can enjoy a social and healthy, outdoor activity. This means that maintaining the sport and the location of play as far as possible is important. An equalities impact assessment on the initial proposals was set in the last report and these revised proposals have less of an impact on bowling across the city, than the original proposals. A revised equalities impact assessment is enclosed in Appendix 1

- 5.4 Sustainability Implications:

With the exception of the treatment of Brown Tail moth, the only place where Cityparks uses insecticides and fungicides is on bowling greens and pitch and putt greens. These treatments are used as they are essential to the maintenance. If clubs become more autonomous and manage the maintenance of the bowling facilities it will be important for the council to encourage sustainable practices where possible and this will form part of the discussions with clubs. If greens become available for other uses, sustainable practices for their maintenance will be undertaken.

- 5.5 Crime & Disorder Implications:

None

- 5.6 Risk and Opportunity Management Implications:

Consultations and discussions with the bowling clubs have taken place with the intention of managing and reducing risks for both parties and reach a proposal which is achievable. These revised proposals reduce the risks to bowling across the city and although it is proposed that 3 facilities close and the number of greens are reduced, it provides greater certainty to the remaining facilities and clubs than the initial proposals to reduce the subsidy to every club to £4k. Further, allowing those clubs which are able and wish to move towards greater autonomy over phased period of time to be agreed with them will allow the careful management of risk to clubs, the council and the sport in general. Constant dialogue throughout the process and advice from legal and property services will be critical.

The council will need to consider with Friends of Groups what to do with greens which are no longer needed and there is the opportunity to develop community

gardens, should groups come forward on a voluntary basis to fund and maintain the areas themselves. Otherwise provision has been made to convert greens to general amenity grass, which is a low cost maintenance and allows the council to deliver future financial savings.

5.7 Public Health Implications:

Bowling is an outdoor sport typically played by an older group of people. The Joint Strategic Needs Assessment for 2012 which is agreed by the Council provides a high level overview of Brighton & Hove's population, and its health & wellbeing needs. It refers to the high causal relationship between the amount of physical activity people do and their health and that there is solid evidence that promoting physical & mental health in older people (aged 65 & over) prevents or delays the onset of disability. The assessment identifies that only 7% of adults aged over 55 years participate in at least three 30 minute sessions of sport per week.

- 5.8 It also recognises that being physically active outside is good for health, reducing the risk of developing conditions such as diabetes & heart disease, tackling obesity and supporting recovery after illness. It also supports good mental health & emotional wellbeing.

6. REASONS FOR REPORT RECOMMENDATIONS

- 6.1 Indicative proposals for budget savings for 2013/14 were presented at Budget Council on the 23rd February 2012. An indicative saving of £93.8k was highlighted in relation to bowling greens with the intention that this would be achieved by reducing the level of subsidy to the sport. Consultation with the bowling clubs commenced and a report to this committee on progress was reported on the 20th September 2012. This report sets out a proposal following the consultations and a conclusion of the review.

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 57

Brighton & Hove City
Council

SUPPORTING DOCUMENTATION

Appendices:

1. Equalities Impact Assessment

Appendix 1 Revised Equalities Impact Screening

Title of EIA Screening	Proposals for Bowling Provision		
Delivery / Resource / Finance Unit or Intelligent Commissioning name	Infrastructure		
Aim of policy or scope of service	A review of the provision of bowling facilities has been underway and the potential impact on different groups must be assessed to inform the proposals and the outcome of the review.		

2. Record of data/engagement; impacts identified; and potential actions to meet the Duties.

	Data that you have	Community engagement exercises or mechanisms	Impacts identified from analysis (actual and potential)	Potential actions to advance equality of opportunity, eliminate discrimination, and foster good relations
Community Cohesion	<p>Discussions from clubs and response to formal consultation.</p> <p>Sport England's Active People Survey April 2011/12 shows</p>	<p>Consultation has taken place with the clubs. A meeting with each club has taken place, a letter outlining the proposals has been issued and further discussions with impacted has taken place with the individual clubs.</p>	<p>Bowling has been declining nationally and the trend locally is decline. This reflects either a communities knowledge of and/or level of interest in bowling</p> <p>Bowling Clubs are very proud of their history and their individual club, forming strong social groups. It is also important that clubs develop the good relationships that exist between each other to promote the sport across the city, and share information and advice, and resources</p>	<p>The Council's Sports Development team aims to encourage participation, through the development of high quality sport and physical activity opportunities across the city, and raise community awareness of local clubs. A range of activities such as Active for Life, TAKEPART Festival aim to encourage activity amongst local residents.</p>
Age (people of all ages)	<p>Sport England's Active People Survey from April 2011/12 shows that 80% of bowlers were over 65 years old, with 16% between 45-64 years old.</p>	<p>There are initiatives such as the 'Active Forever' programme delivered by the council's Active for Life team which focus on increasing participation by older people with activity sessions across the city. There is also an annual</p>	<p>Reducing subsidies for bowling greens will have a greater impact on older people. This is group of people also have a high proportion of retirees on lower incomes and changes in fees to play bowls will have a greater</p>	<p>Consultation with bowling clubs has taken place to determine the impact of proposed changes and the proposals have been changed as a result to reduce the impact on the sport.</p> <p>There is a role for the Sports Development Team to help</p>

		Older Persons Sports Day which provides taster sessions and links to existing clubs and groups to encourage regular participation in sport.		
Disability (a person is disabled if they have a physical or mental impairment which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities ¹)	The number of players with a limiting disability is higher than in other sports (the Women's Sport and Fitness Foundation Fact Sheet for March 2011).		impact and may adversely effect the number of players able to take part in the sport.	
Sex (both men and women are covered under the Act)	Sport England's Active People Survey from April 2011/12 shows that 60% of players are men. The Women's Sport and Fitness Foundation Fact Sheet for March 2011 shows that bowling is the 12 th most popular participation sport for all women generally and is the 5 th most popular for women over 55 years old. The sport has experienced a significant decrease in female participation between 2008-09 and 2009-10.			clubs promote and encourage active participation in bowling across groups that are less active in other sporting activities

Gender reassignment	No data			Collating this data needs to be considered alongside qualitative data to understand the barriers to the sport. Recognising and addressing these will be important to actively promoting the sport amongst underrepresented groups and to increase
Pregnancy and maternity	Sport England's Active People Survey from April 2011/12 shows that 80% of bowlers were over 65 years old, with 16% between 45-64 years old Sport England's Active People Survey from April 2011/12 shows that 60%			The sport needs to broaden its appeal and the nature of the sport makes it physically easier to take part.
Race	No data			Collating this data needs to be considered alongside qualitative data to understand the barriers to the sport. Recognising and addressing these will be important to actively promoting the sport amongst underrepresented groups and to increase participation
Religion or belief	No data			
Sexual orientation	No data			
Marriage and civil partnership (only in relation to due regard to the need to eliminate discrimination)	No data		No impact foreseen	

Other relevant groups	No data			Collating this data needs to be considered alongside qualitative data to understand the barriers to the sport. Recognising and addressing these will be important to actively promoting the sport amongst underrepresented groups and to increase participation
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Appendix 2 Estimates of the financial position of club facilities 2010

Club	No. of Greens	No. of members	Building costs	Approx total cost of maint. (greens & buildings)	Total income	Cost	2010 total subsidy per player
Woodingdean	1	68	£1,200	£10,268	£6,260	£4,008	£59
Dyke Road Bowls Club	1	24	£2,067	£7,683	£1,680	£6,003	£250
Hangleton and Hangleton Ladies Bowling club	1	46	£2,117	£10,159	£3,221	£6,937	£151
Hollingbury Park Bowling	2	46	£4,867	£18,281	£3,220	£11,841	£257
Hove / Kingsway Club	4	51	£9,774	£43,111	£17,693	£25,418	£498
Hove Park	1	26	£2,517	£14,199	£4,439	£9,760	£375
Mackie Bowls Club	1	78	£4,279	£10,113	£5,462	£4,650	£60
Portslade Bowls Club	1	40	£2,467	£12,466	£2,231	£10,235	£256
British Rail Bowling Club	2 (but use 1)	33	£3,117	£12,310	£3,831	£8,479	£257
Rottingdean	1	70	£4,891	£14,558	£4,900	£9,658	£138
Saltdean	1	41	£3,467	£13,134	£2,870	£10,264	£250
St Anns Wells	1	35	£3,267	£13,965	£4,528	£9,437	£270
Brighton Bowling club	1	47	£1,355	£10,938	£2,700	£8,238	£175
Vicarage Bowling club	1	40	£867	£10,450	£3,800	£6,650	£166

Note: As the council does not account for its costs by each bowling facility and also shares resources across city, the above are estimates which are considered to provide a good indication of the costs of providing the facilities and a comparator between the clubs.

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 58

Brighton & Hove City
Council

Subject:	Shoreham Harbour Development Brief		
Date of Meeting:	10 January 2013		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Mike Holford	Tel: 29-2501
	Email:	Mike.Holford@brighton-hove.gov.uk	
Ward(s) affected:	South Portslade, Wish		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The purpose of the report is to inform members on the production of a development brief for Aldrington Basin and the South Portslade Industrial Estate and seek agreement to publish the draft brief for six weeks' public consultation. The briefs are being prepared now to give planning guidance to guide investment and interest from developers in the Harbour area in advance of more formal planning documents which are under preparation. The planning briefs reflect a realistic approach to regeneration following a re-appraisal of previous larger-scale proposals.

2. RECOMMENDATIONS:

- 2.1 That

The Committee approve the draft development brief for a period of six weeks public consultation.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Brighton & Hove City Council (BHCC) and Adur District Council (ADC) are currently updating their respective planning policy frameworks. The key documents in this regard are the Brighton & Hove City Plan and the Adur Local Plan. These documents will set the overall planning policy direction for the Shoreham Harbour area. The City Council is working with Adur and Worthing Councils amongst others on a City Deal bid. Shoreham Harbour could form an important component of this bid.
- 3.2 BHCC and ADC are currently working in partnership to prepare a Joint Area Action Plan (JAAP) for Shoreham Harbour. The JAAP will define more detailed planning policy guidance and allocations for key sites.
- 3.3 Three areas within the Shoreham Harbour area have been identified as having potential for change and are attracting interest from developers: South

Portslade Industrial Estate and Aldrington Basin in Brighton & Hove along with the Western Harbour Arm in Adur District. A Development Brief is proposed for the South Portslade Industrial Estate and Aldrington Basin (along with one for the Western Harbour arm which is being produced at the same time and will be adopted by ADC).

3.4 Informal consultation took place on an emerging proposals report for both briefs from 22nd October to the 19th November 2012. Consultation was focused on developers and landowners, local businesses, local councillors and residents/amenity organisations. The main points raised were:

- § Priority to be given to port operations and concern over loss of employment space.
- § Concern over potential for conflicts between port/employment uses and new residential uses.
- § Impact of new development on the character of existing residential areas including appropriate development heights.
- § Impact of traffic particularly heavy goods vehicles.
- § The need to ensure new developments mitigate flood risk and address wider sustainability issues.
- § The need to address safeguarding the capacity of minerals wharfage.

All the responses received have been taken into account in producing the draft brief and further meetings have been held as a result.

3.5 The Development Brief has the following purpose:

- To manage and facilitate change;
- To define land use and design guidance;
- To identify parameters to ensure that development is of the highest quality; and
- To highlight key interventions and priority projects.

3.6 Although the Brief will not have the status of planning policy, the process of undertaking a sustainability appraisal and consultation on emerging options does provide a degree of weight within the planning decisions process. The Development Brief(s) will help to inform the preparation of the Joint Area Action Plan.

3.7 A summary of the recommendations in the draft Development Brief for Aldrington Basin and the South Portslade Industrial Estate is set out below (a copy of the draft Development Brief is attached as Appendix 1).

Aldrington Basin

- Definition of appropriate retail and leisure activities to promote Aldrington Basin as a niche retail destination and visitor attraction.
- Improvement of the link between Hove Lagoon and Aldrington Basin.
- Enhancement of the perception of Aldrington Basin as a gateway into Shoreham Port.
- Promoting the redevelopment and renewal of existing employment sites coming to the end of their useful life for modern, flexible workspace.
- Identification of a limited number of sites for a residential-led mix of uses fronting Kingsway.
- Definition of key design parameters.

South Portslade Industrial Estate

- Limited number of specific sites identified as having the potential for re-development for mixed-use including residential within the JAAP plan process.
- Redevelopment of sites should contribute to the enhancement of the public realm and streetscape on Wellington Road and enhancement to the internal network of streets in the Industrial Estate in the short to medium term.
- Definition of appropriate heights and massing.
- Definition of a robust planning position on the remainder of the Industrial Estate.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 A design workshop took place at the Adur Civic Centre on 16th August which was attended by 48 people, including Members, officers, community stakeholders and representatives of local interest groups. Drop-in exhibitions for developers and business were also held at the Adur Civic Centre and Hove Town Hall along with a number of face to face meetings with interested organisations and people. A period of informal consultation on emerging proposals took place from 22nd October to 19th November 2012. Further meetings have taken place as a result of comments received. This report seeks agreement for more formal consultation to take place for six weeks from January to March 2013.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The costs of producing the development briefs, other than Strategic Planning Officer time, are being met from within the Shoreham Harbour Growth Point budget.

Finance Officer Consulted: Name Karen Brookshaw Date: 03/12/12

Legal Implications:

- 5.2 Although the Development Briefs are not statutory documents and therefore have only a degree of weight, they will act as non-statutory guidance in relation to the policies that it is anticipated will eventually emerge in the adopted JAAP. The adopted JAAP will have statutory status as a development plan document within the meaning of the Planning and Compulsory Purchase Act 2004 and its secondary legislation and as such will be given full weight in the determination of relevant planning applications.

No adverse human rights implications arise from this report.

Lawyer Consulted: *Name Hilary Woodward* *Date: 29/11/12*

Equalities Implications:

- 5.3 None directly arising from this report.

Sustainability Implications:

- 5.4 A sustainability appraisal of the emerging development briefs has been carried out. The main findings are that the wider sustainability objectives of the project need to be addressed and that the sustainability standards in the City Plan need to be applied across the area.

Crime & Disorder Implications:

- 5.5 None arising directly from this report.

Risk and Opportunity Management Implications:

- 5.6 None arising directly from this report.

Public Health Implications:

- 5.7 None arising directly from this report.

Corporate / Citywide Implications:

- 5.8 It is important that planning guidance is given prior to the formal preparation of the Joint Area Action Plan to guide developers and the local community.

SUPPORTING DOCUMENTATION

Appendices:

1. South Portslade Industrial Estate and Aldrington Basin Development Brief Draft Report, December 2012.

Documents in Members' Rooms

1. None

Background Documents

1. Shoreham Harbour Development Briefs - Background and Emerging Proposals, October 2012, Allies and Morrison Urban Practitioners.
2. Shoreham Harbour Development Briefs Sustainability Appraisal.
3. Shoreham Harbour Development Briefs - Background and Emerging Proposals - Comments Log.



SHOREHAM HARBOUR SOUTH PORTSLADE INDUSTRIAL ESTATE AND ALDRINGTON BASIN

DEVELOPMENT BRIEF CONSULTATION DRAFT

**Allies and Morrison
Urban Practitioners**

December 2012



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1 INTRODUCTION



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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 Allies and Morrison Urban Practitioners was commissioned in May 2012 by the Shoreham Harbour Regeneration Partnership comprising Adur District Council (ADC), Brighton & Hove City Council (BHCC), West Sussex County Council (WSCC) and Shoreham Port Authority (SPA) to prepare a Development Brief for South Portslade Industrial Estate and Aldrington Basin. A separate Development Brief is being prepared for the Western Harbour Arm.
- 1.1.2 Shoreham Harbour is an extremely attractive location for business, benefitting from a natural coastal setting, and accessible waterfront environment. The harbour is home to a thriving port with cargo being handled through a combination of Port-owned and private terminals. Economic activity at the Port continues to grow and in 2011 the total throughput exceeded 2 million tonnes for the first time. The Port's 52 ha estate is home to more than 70 tenant companies of various sizes.
- 1.1.3 In addition to being an ideal location for business, Shoreham Harbour also provides an attractive setting for a range of other activities, including residential communities and the visitor economy.
- 1.1.4 The area was originally designated as a second wave eco-town, and this commitment to sustainability continues to be reflected in the brief.
- 1.1.5 The Development Briefs are being prepared in parallel with a series of Development Plan Documents (DPDs) which will carry significant weight in planning terms once adopted.
- 1.1.6 This consultation document is a full draft of the South Portslade Development Brief (SPAB Development Brief).
- 1.1.7 The Development Brief is founded on a desire to develop a viable and deliverable spatial plan and to promote high quality, innovative design, alongside high levels of sustainability, with careful consideration of environmental issues and infrastructure provision alongside the overall marine character of the area.
- 1.1.8 Following a process of review and endorsement by Brighton & Hove Economic Development and Culture Committee and the Shoreham Harbour Leaders' Board, the SPAB Development Brief will be made publicly available for formal review and comment for a period of six weeks.
- 1.1.9 Following a review of consultation feedback, the Development Brief will be updated and adopted.

1.2 VISION

- 1.2.1 Shoreham Harbour Regeneration Partnership has proposed the following statement of vision:

“By 2028 Shoreham Harbour 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.”

- 1.2.2 South Portslade Industrial Estate and Aldington Basin will continue to play a key role in the local economy, generating a range of new employment opportunities and retaining a strong core of existing businesses and Port-related functions. Both areas present an opportunity to deliver new residential dwellings and will assist in delivering the City Plan target.

1.3 OBJECTIVES

- 1.3.1 Shoreham Harbour Regeneration Partnership has proposed the following strategic objectives which inform the overall direction of the Development Brief:

1. Sustainable Development: To ensure that all new developments use energy and water as efficiently as possible, use energy from renewable technologies, use sustainable materials, reduce waste, incorporate innovative approaches to open space and biodiversity, encourage uptake of low carbon modes of transport and support sustainable lifestyles in existing and new development. The Port will be supported in becoming an important location for renewable energy generation.
2. Shoreham Port: To facilitate the implementation of the Adopted Port Masterplan and the provision of a modernised and consolidated Port; to support and promote the important role of the Port within the local and wider economy.
3. Economy and Employment: To provide targeted additional new employment floorspace and to improve the business environment to support the needs of existing businesses. To equip local communities with the training and skills required to access existing and future employment opportunities.

4. **Housing:** To address shortfalls in local housing provision through delivering new homes of a range of sizes, tenures and types, including affordable and family homes.
5. **Sustainable Transport:** To promote sustainable transport choices through ensuring that new developments are well served by high quality, integrated transport systems including improved pedestrian, cycling and public transport routes and seeking to reduce demand for travel by private car in innovative ways.
6. **Flood Risk and Coastal Processes:** To ensure that development at Shoreham Harbour avoids and reduces the risks from flooding and impacts on coastal processes and that risks are not increased elsewhere as a result. To ensure that coastal defences accord with the relevant Shoreline Management Plan and the forthcoming Brighton Marina to River Adur Strategy Study for coastal defences.
7. **Local Environment:** To protect and enhance the area's important environmental assets and wildlife habitats including the Site of Special Scientific Interest (SSSI), Royal Society for the Protection of Birds (RSPB) reserve, Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR) and the Village Green at Kingston Beach.
8. **Recreation and Leisure:** To create places that promote healthy and enjoyable living by improving existing and providing new open spaces, green links, leisure and recreation opportunities. To improve connections to and use of the waterfront, coast and beaches as attractive destinations for both locals and visitors.
9. **Place Making and Design Quality:** To promote development of a high design quality that maximises the waterfront setting and improves streetscape through improvements to key gateway routes such as the A259 and areas of public realm. To protect and enhance the area's historic assets including the Scheduled Ancient Monument at Shoreham Fort, the Lighthouse and conservation areas.



North Basin Quay



Entrance into Harbour from Hove



Basin North Road



Basin Road South



Adjacent seafront character



Hove Lagoon



Kingsway



Poor street environment



View west from Aldrington Basin



View east towards Western Esplanade

Figure 1.1: Aldrington Basin: Images of the site and the surrounding context

1.4 STATUS OF GUIDANCE

- 1.4.1 BHCC is currently updating its planning policy framework. The key document in this regard is the Brighton & Hove City Plan (consultation draft, May 2012). This document will set the overall policy direction for the part of Shoreham Harbour which is situated in Brighton and Hove.
- 1.4.2 BHCC and ADC are currently working in partnership with WSCC and the Shoreham Port Authority to prepare a Joint Area Action Plan (JAAP) for Shoreham Harbour. The JAAP will define detailed planning policy guidance and allocations for key sites.
- 1.4.3 The Development Briefs have the following purpose:
- To manage and facilitate change;
 - To define land use and design guidance;
 - To identify parameters to ensure that development is of the highest quality;
 - To highlight key interventions and priority projects; and
 - To encourage investment and developer interest in the harbour
- 1.4.4 Although the briefs will not be Development Plan Documents, they will be adopted as planning policy guidance. The briefs have been informed by extensive consultation and engagement with stakeholders, community and residents' groups, businesses and landowners. They have also

been subject to Sustainability Appraisal. As such they will be regarded as material considerations and afforded weight when determining planning applications in the regeneration area.

2 CONTEXT

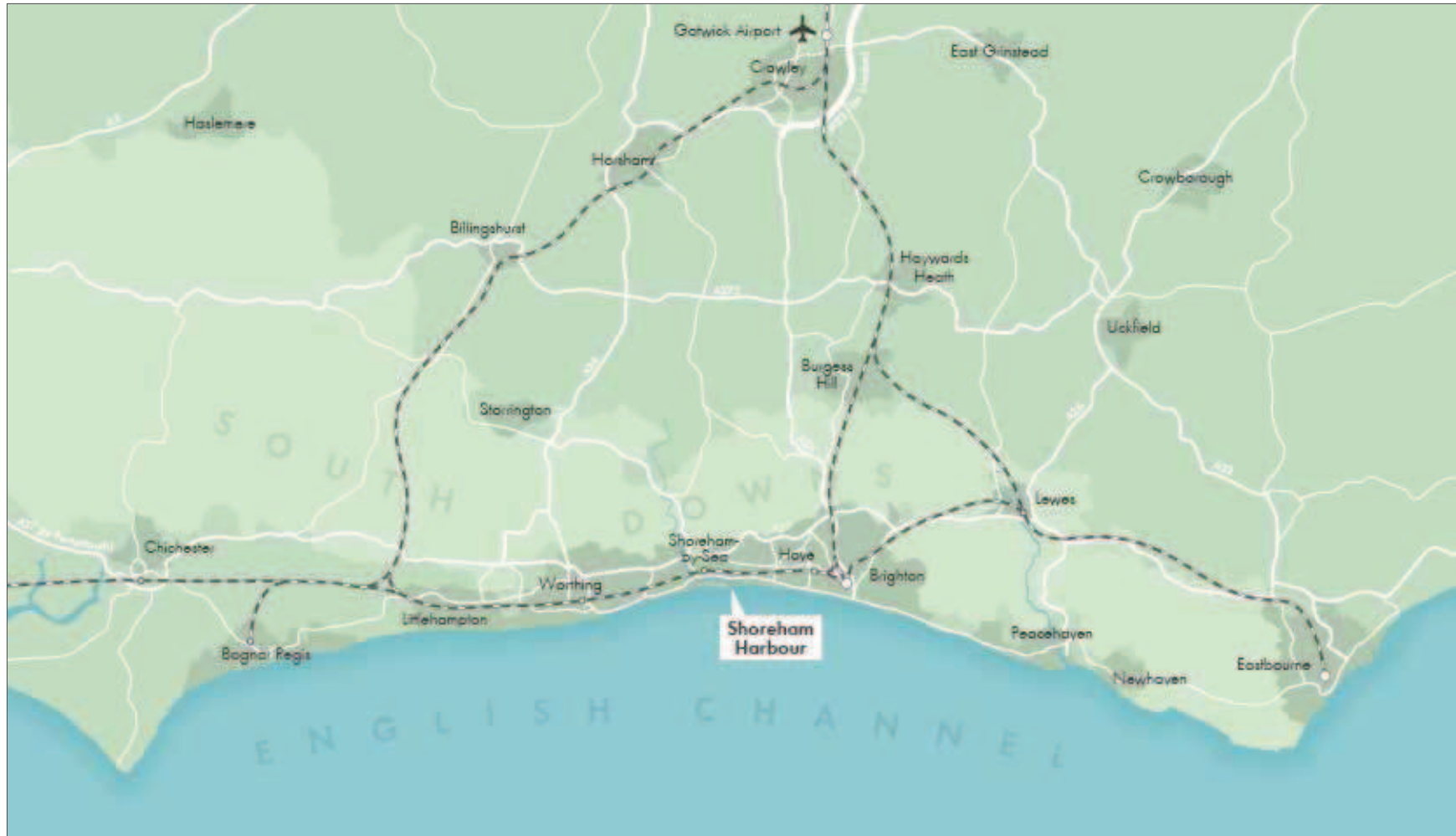


Figure 2.1: Regional position

2 CONTEXT

2.1 LOCATION

2.1.1 The study area occupies a strategic location in the South-East of England being well-located for a wide range of economic functions and activities. Brighton and Shoreham-by-Sea are easily accessible by short road and railway journeys and London is only a little over an hour away. Shoreham Harbour Regeneration Area has been identified as a broad location for change in the emerging Brighton & Hove City Plan and Adur Local Plan.

2.1.2 At a local scale, Shoreham Harbour is situated between Shoreham town centre and the western fringe of Brighton and Hove. Between the backdrop of the South Downs and the open horizon of the English Channel, the Shoreham Harbour area has a rich and diverse character including the tidal environment of the River Adur, the historic character of many of Shoreham's key landmarks including Shoreham Fort and Kingston Beach lighthouse, a number of established residential communities and the Harbour as a highly engineered working environment.

2.1.3 Shoreham Harbour continues to play an important economic role as an operational port. It is a 'short sea' port providing tidal access to ships and has a stable traffic base. In 2011 trading throughput exceeded 2 million tonnes for the first time. A masterplan was prepared for the Port in 2010. The Adur Employment Land Review update (2011) identifies a total of 70.7 hectares of land

within the port masterplan area of which 52 ha is owned by the Shoreham Port Authority (this figure includes the harbour site across both ADC and BHCC). Of this, 37.8 ha is in direct operational port use and 2.8 hectares of the land is vacant.

2.1.4 The seafront promenade ends at the recreational destination of Hove Lagoon. The boundary of Shoreham Port is marked by a transition to a harder, more industrial character, landmarked by Shoreham Power Station. The harbour benefits from an attractive coastal setting (including Southwick, Portslade and Kingston Beaches).

2.1.5 The working port itself occupies 5km of waterfront. The major transport routes of the A259 and the parallel West Coastway Railway Line which serves the necklace of settlements between Brighton and Worthing also run parallel to the waterfront.

2.1.6 Aldrington Basin is situated at the very eastern end of the harbour, immediately adjacent to Hove Lagoon. Aldrington Basin is characterised by a mix of employment uses and is situated at a lower level than the Kingsway (A259). South Portslade Industrial Estate is located to the north of the harbour and comprises a range of employment uses nestled within a wider residential neighbourhood.

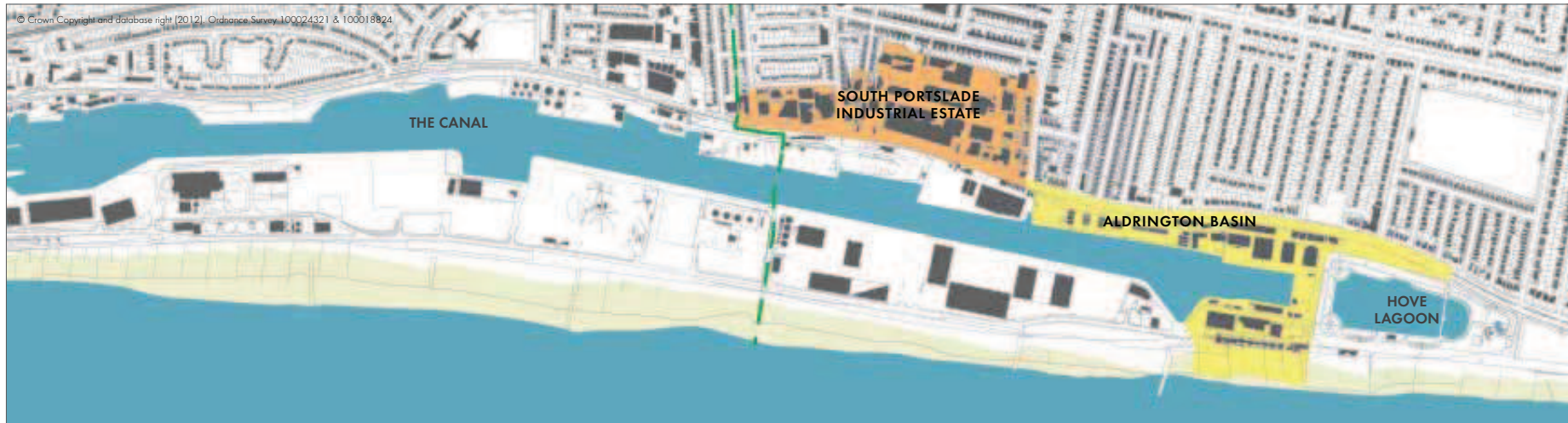


Figure 2.2: Proposed areas of change
 Top: South Portslade Industrial Estate and Aldrington Basin Development Brief Area shown in context
 Bottom: South Portslade Industrial Estate and Aldrington Basin Development Brief Area shown in detail

2.2 ADOPTED AND EMERGING PLANNING POLICY GUIDANCE

- 2.2.1 Shoreham Harbour Interim Planning Guidance (2011) adopted by both BHCC and ADC, contains key priorities that cover housing provision, the needs of businesses, improving educational and cultural services, reducing flooding risk, enhancing the area’s historic assets, improving the area’s waterfront location and ensuring the area’s long term sustainability.
- 2.2.2 Brighton & Hove’s Draft City Plan (2012) contains strategic objectives and city wide policies, while also containing a specific policy relating to Shoreham Harbour as one of eight development areas in the City. These development areas have been identified as locations with sustainable transport links and a significant capacity for new development. Policy DA8 - Shoreham Harbour identifies the potential for 400 new homes and 7,500sqm of net additional B1 employment floor space.
- 2.2.3 The key development areas highlighted include South Quayside to improve the port operations in this area, Aldrington Basin to maximise the industrial intensification in this area while improving access and considering the flood risk, North Quayside and South Portslade as a Strategic Employment/Mixed-use residential area and to improve the port operational area in line with the Port Masterplan. Portslade Beach

also has the potential to be improved in terms of quality, access and maintenance. It is important to note that adopted policy guidance identifies South Portslade Industrial Estate as an employment site, so the potential shift towards a mixed use approach is significant.

- 2.2.4 The detail of future proposed development for the harbour area will be set out within the JAAP. The document will contain a vision statement and spatial strategy organised under a number of key objectives for the area. Distinct character areas will be identified and key area proposals and policies will be developed for each location. All future planning applications and investment decisions within the Harbour area will be assessed against the policies within both the Local Plans and the JAAP.



Figure 2.3: public consultation

2.3 CONSULTATION

2.3.1 The Development Brief has been informed by a comprehensive programme of consultation and engagement to coincide with the early stages of baseline analysis and the initial development of proposals. The following engagement has taken place:

Informal engagement, ongoing

2.3.2 Consultation with key landowners and businesses conducted by Shoreham Harbour Regeneration Partnership officers;

Stakeholder workshop, August 2012

2.3.3 Allies and Morrison Urban Practitioners facilitated a design workshop on 16th August 2012 which was attended by 48 people including residents, Members, officers and other stakeholders to explore initial analysis and proposals for Western Harbour Arm, Aldrington Basin and South Portslade Industrial Estate.

Drop-in exhibition, August 2012

2.3.4 Landowners, businesses and developers were invited to attend an exhibition about the project held over four days in Hove Town Hall and Adur Civic Centre. Discussions focused on the context for the Development Briefs and current aspirations for existing sites and businesses.

Informal consultation on “Background and Emerging Proposals Report”, October to November 2012

2.3.5 Interested parties including landowners, businesses, statutory consultees and local stakeholders were invited to comment on a report which outlined emerging findings and proposals. Stakeholders were invited to submit written representations which have been reviewed and used to refine indicative proposals for Shoreham Harbour and to influence written guidance in the Development Brief. A summary of comments and responses is provided in a separate Appendix.

2.3.6 Consultation has met the requirements of BHCC and ADC's adopted Statements of Community Involvement.

Formal public consultation on Draft Development Brief, January to March 2013

2.3.7 This document will be subject to a six week period of formal consultation. Representations received during the consultation period will be taken into account when preparing the final version of the Development Brief.



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2.4 SUSTAINABILITY APPRAISAL

- 2.4.1 Shoreham Harbour Regeneration Partnership has undertaken an informal Sustainability Appraisal (SA) of the Background and Emerging Proposals report. The appraisal was informed by the outcomes of an officer-led panel who reviewed the document in October 2012. The purpose of the Sustainability Appraisal is to ensure that the principle of sustainable development is incorporated into the plans, policies and proposals in the Development Briefs and JAAP. As such, its role was to challenge the development proposals and seek the highest possible standards in relation to sustainability. A number of recommendations from the SA process have directly informed the preparation of guidance in the Development Brief.
- 2.4.2 The draft Sustainability Appraisal will be subject to public consultation at the same time as the Development Brief.

3 CONSTRAINTS AND OPPORTUNITIES

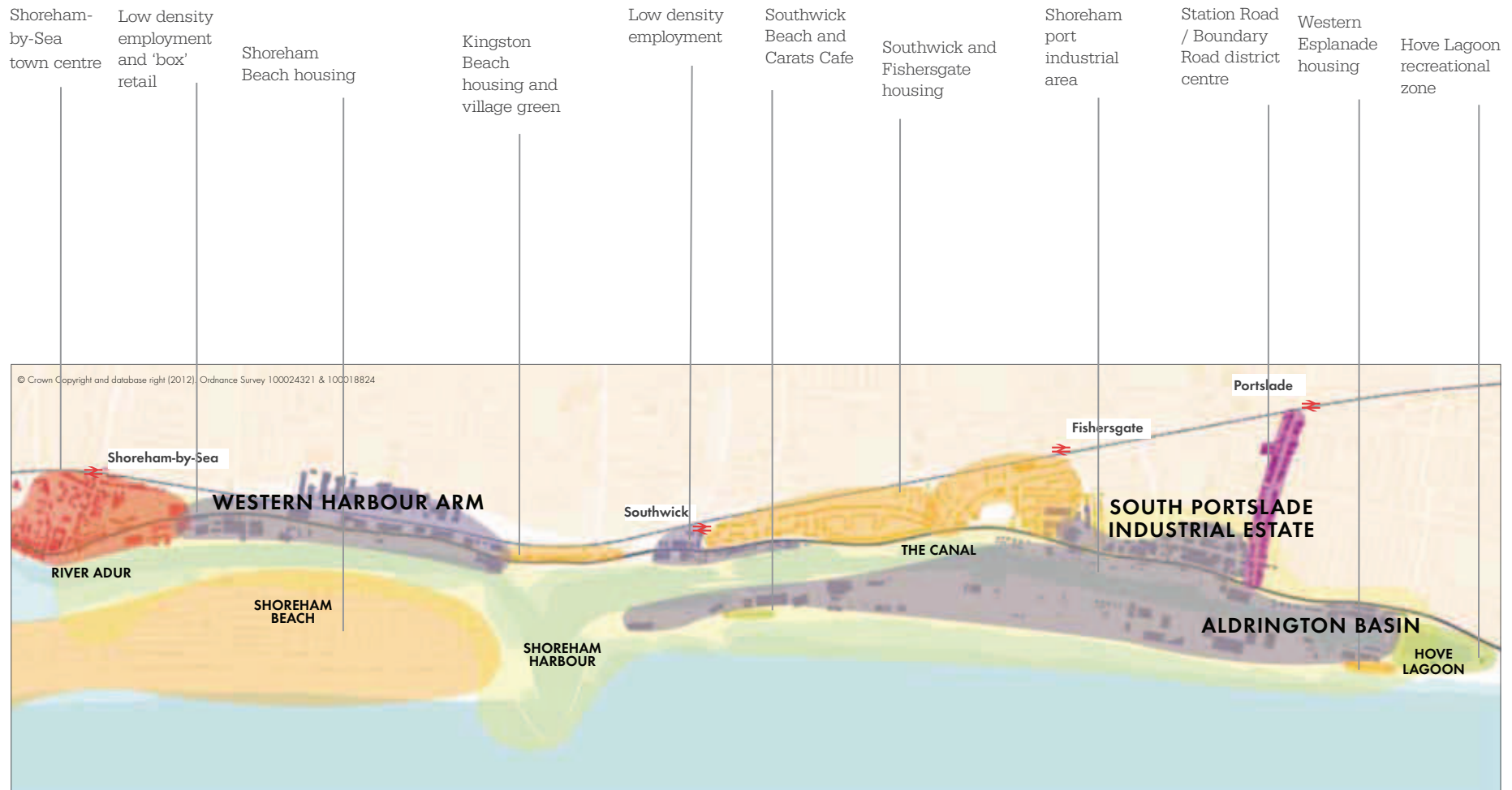


Figure 3.1: Existing key land uses

3 CONSTRAINTS AND OPPORTUNITIES

3.1 LAND USE

3.1.1 South Portslade Industrial Estate provides a location for a number of businesses of varying sizes which play an important role in the local economy. The Development Brief area is defined predominantly by employment uses, across a range of different activities including car garages, offices and product fabrication. To the north, the area is abutted by residential properties, in some cases on the same street (St Peter's Road) and to the east, the district retailing centre of Station Road / Boundary Road, leading to the Portslade Station.

3.1.2 The southern edge of the South Portslade Industrial Estate is defined by the stark environment of Kingsway and Wellington Road, the A259. This road is a key corridor for vehicle movements including a large number of Heavy Goods Vehicles. Although benefitting from dramatic views to the sea over the working harbour, the A259 suffers from weak frontages and buildings backing on to its northern side, poor quality public realm and a lack of frontage to the south.

3.1.3 Aldrington Basin marks the eastern end of Shoreham Harbour. The existing land use pattern within Aldrington Basin is defined by employment uses surrounding the canal. There is one row of secluded high-end residential properties at the southern end of the site overlooking private beaches.

Hove Lagoon is an attractive leisure facility, immediately adjacent to the study area boundary, which helps to support a small number of retail and leisure businesses in its immediate vicinity.

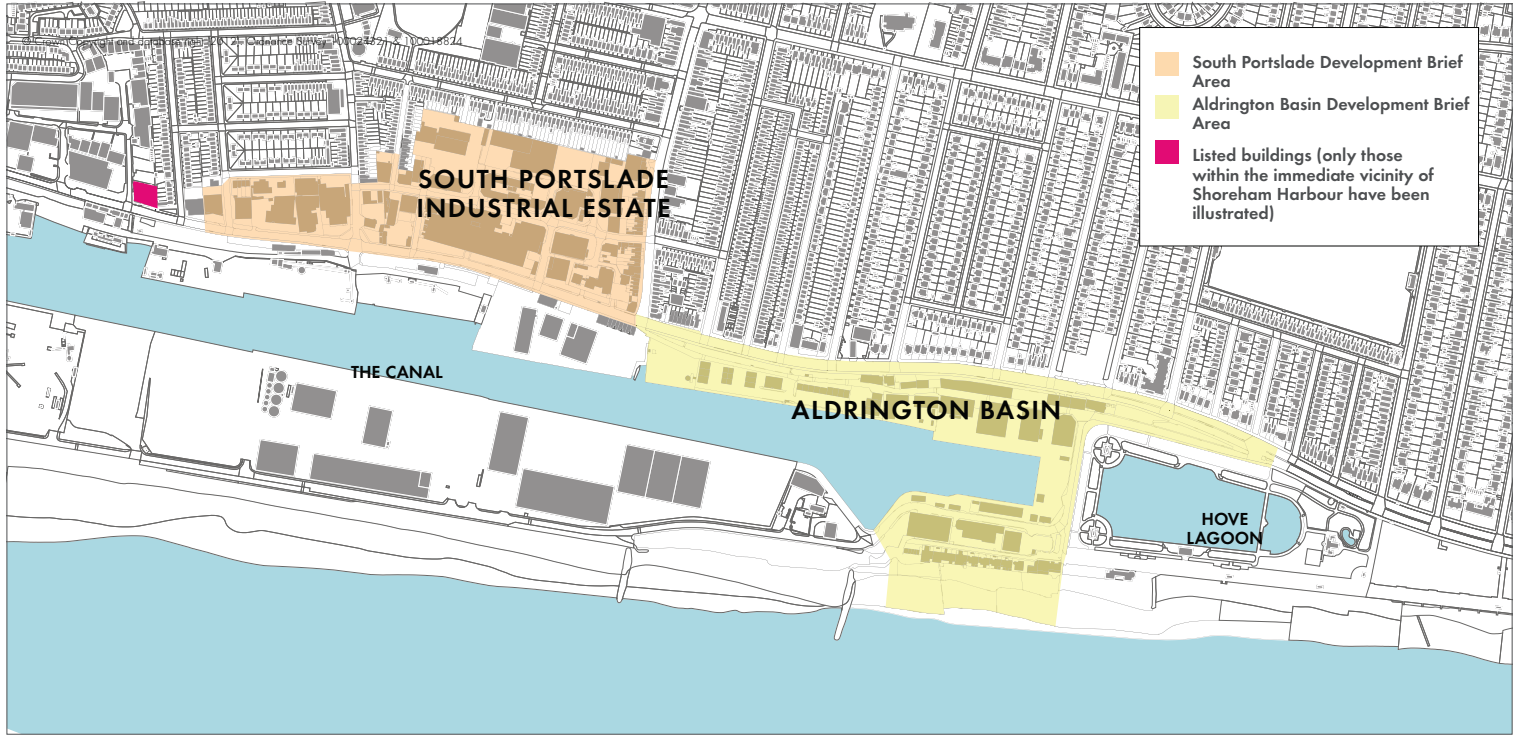


Figure 3.2: Historic assets

3.2 HISTORIC ASSETS

- 3.2.1 South Portslade Industrial Estate has an intriguing history and the current legacy of streets and buildings is a product of conscious decisions by landowners and interventions by the public sector. By 1913, South Portslade was firmly established as a residential neighbourhood sitting within a network of surrounding residential streets. However, there is evidence of a flaw in the street pattern of the neighbourhood which may have contributed to its subsequent redevelopment. Significantly, several streets running north-south (West Street, Ellen Street and East Street) in South Portslade were truncated as the land owner to the immediate north established a new east-west street (St Andrew's Road) which prevented its full integration into the South Portslade neighbourhood. The post-war years witnessed the radical reinvention of South Portslade as housing was cleared and replaced by industrial premises, albeit with the retention of the established pattern of streets. The truncated network of streets reinforced this process of separation, which is clearly evident by the 1970s.
- 3.2.2 Although largely light industrial in character, the co-existence of residential dwellings and employment uses echoes the historic development of the area. The quality of buildings is extremely varied. Although none of the buildings are of sufficient merit to warrant statutory designation in their own right, there are predominantly robust, serviceable buildings which contribute to the character of the area.
- 3.2.3 Since the mid 1800's Aldrington Basin has been predominantly occupied by industrial uses. Over time, a number of physical interventions such as reclamation and the addition of landing stages and wharves, as well as the arrival of residential dwellings at the beginning of the twentieth century at Western Esplanade, have shaped the current character of Aldrington Basin.
- 3.2.4 Both South Portslade Industrial Estate and Aldrington Basin have an important relationship with West Hove (to the east of South Portslade and north of Aldrington Basin) which is significant in relation to townscape considerations and historic character.



Figure 3.3: Key network challenges

3.3 ACCESS, TRANSPORT AND HIGHWAYS

3.3.1 The area is dominated by the A259 which is a busy vehicular route and a key connection for industrial and local traffic. The Development Briefs should be read in conjunction with the emerging Shoreham Harbour Transport Strategy under preparation by West Sussex County Council as a joint strategy with involvement from BHCC officers and members. The following list summarises the key considerations:

Highways:

- High degree of local congestion on routes to and from the A27.
- Need to consider air pollution issues through the ongoing implementation of Air Quality Action Plans (AQAPs) in the study area.
- Potential priorities include improvements to North Street, creating two principal access junctions at either end of North Street (Church Road and Boundary Road) and improving Wharf Road/A259 junction for all users.
- Discussion is ongoing in relation to the merits of reducing the number of HGVs using the A259. As proposed in the Port Masterplan, this could be achieved through a new two-way road on the north side of the canal from the existing Wharf Road/Basin Road junction linking to the A259 / Church Road junction.

Parking:

- Careful strategies are required in relation to car parking which may include revised parking standards to ensure a more realistic provision of spaces and measures such as Controlled Parking Zones and Car Clubs. Key issues for the area relate to the availability of parking spaces, particularly in relation to the potential future requirements associated with growth targets in the Development Brief.

Bus services and railway access:

- Although the A259 benefits from bus services, there are issues with frequency and reliability exacerbated by local congestion in the local highway network. In addition the interchange facilities at the local railway stations for passengers travelling by bus, bicycle or on foot are poor.

Walking and cycling:

- The A259 is an unattractive environment for walking and cycling due to the presence of HGVs, inadequate crossing points across the road and poor public realm and pavement conditions.

3.4 PROPERTY MARKET ANALYSIS

3.4.1 The Background and Emerging Proposals report (2012) provides an overview of the national property market trends before focusing on the local characteristics. The commentary focuses on the employment and residential markets given that the majority of change envisaged is planned on land comprising existing employment uses. It is clear from the considerable amount of background work already undertaken that residential use is likely to be a key value driver.

3.4.2 Market research and conversations with agents and developers indicate that the residential market continues to perform well, with steady levels of demand across all housing typologies but agents report that apartments are extremely price sensitive in recent years. Looking forward agents are optimistic about the short to medium term prospects for continued residential growth in the town especially as the wider UK economy starts to recover. Agents indicate that the main barrier is the lack of infrastructure, which is needed to support and facilitate larger developments.

3.4.3 Analysis indicates that Shoreham Harbour is not currently a recognised office location

but has a much more developed industrial market. There are significant concentrations of employment uses throughout the area, with a particular concentration around the harbour as well as individual estates in locations such as South Portslade and on the outskirts of Shoreham-by-Sea. The quality of the accommodation varies significantly and much of the industrial stock is dated. However, despite this in general terms vacancy levels are relatively low.

3.5 SITE TOPOGRAPHY AND FLOODING

3.5.1 The coastline provides a flooding risk to much of the area due to the low lying topography. South Portslade is generally located on higher ground which negates the risk of coastal flooding to a large extent.

Aldrington Basin:

3.5.2 Areas along Kingsway are generally not at significant risk of flooding and could be developed for any land use.

3.5.3 In the areas between Kingsway and the coast such as Aldrington Basin, there is a significant risk of tidal inundation and development in this area would need to reflect this risk and also incorporate flood resilience measures.

3.5.4 Whilst the land between the harbour and the sea is somewhat raised and so is less likely to be flooded, this coastal margin could get cut off from the mainland during an extreme flood event. As such significant flood mitigation is unlikely to be required in this area, but new residential development would not be recommended.

South Portslade Industrial Estate

3.5.5 This zone is outside of the area at risk of tidal inundation despite projected increases in flood severity associated with climate change. Tidal flooding should therefore not pose any constraint on development in this area.

3.5.6 Surface water flooding could however be an issue around the junction of Church Road and Wellington Road as this is a localised area of lower lying land.

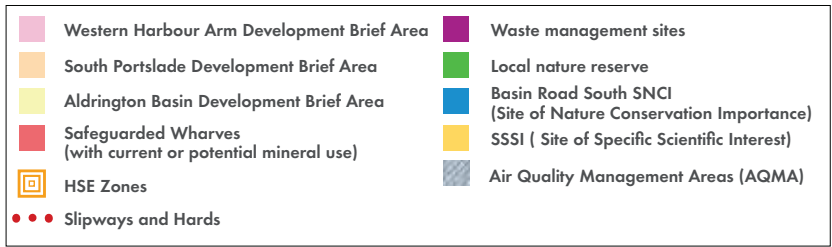
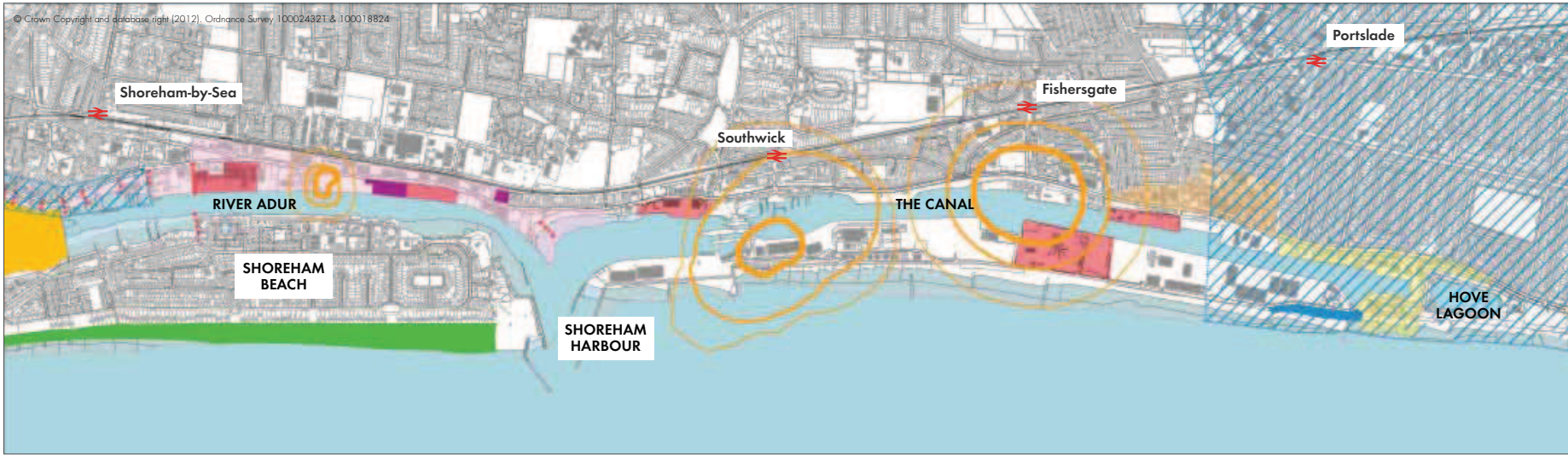


Figure 3.4: Constraints

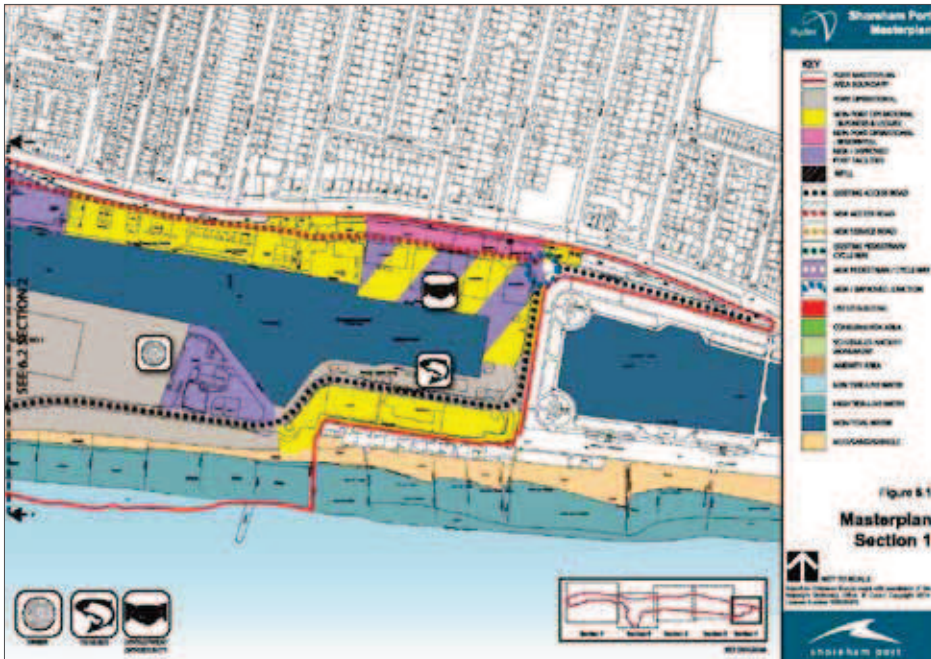


Figure 3.5: Port Masterplan

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3.6 TECHNICAL CONSTRAINTS

3.6.1 South Portslade Industrial Estate and Aldrington Basin are subject to several designations which constrain development. These are summarised as follows:

- Basin Road South Site of National Conservation Importance (SNCI); and
- Air Quality Management Area (AQMA) that covers a large proportion of southern Brighton and Hove including the entirety of the Aldrington Basin and South Portslade Industrial Estate Development Brief areas.

3.7 PORT OPERATION

3.7.2 The Port Masterplan (2010) explored operational land requirements and enabling redevelopment opportunities. In addition to clarifying future opportunities and priorities for the core areas of port operation, the masterplan identified proposals for Aldrington Basin. Proposals for these sites were based on the premise of land intensification and the introduction of a wider mix of uses including residential. Although the possibility of non-employment uses at Aldrington Basin was considered in the draft masterplan, this was not carried through to the adopted version. Shoreham Port Authority has recently emphasised that the introduction of residential uses into Aldrington Basin should be limited away from the immediate quayside to avoid prejudicing Port operation and adjacent employment uses.

4 ILLUSTRATIVE FRAMEWORK



Figure 4.1: Illustrative framework for South Portslade Industrial Estate

4 ILLUSTRATIVE FRAMEWORK



Figure 4.2: Illustrative framework for Aldrington Basin

4.1.1 The adjacent plans provide an indicative illustration of proposals for South Portslade Industrial Estate and Aldrington Basin. The proposals are not intended to be prescriptive and should not be treated as such. They should be read in conjunction with the guidance in chapter 5 which provides clear targets and criteria for consideration in relation to development proposals and the preparation of policies in the Shoreham Harbour Joint Area Action Plan.

4.1.2 Key interventions and proposals can be summarised as follows:

1. Managed release of sites for development.
2. Delivery of new residential uses (c. 400 units) in a range of typologies.
3. Creation of new fit-for-purpose employment space (c. 10,000 sqm).
4. Recommendation for the definition of a new core employment area through the JAAP process.
5. Improved A259 corridor.
6. Improved connections with Hove seafront and lagoon through landscape and wayfinding.
7. An appropriate approach to scale and massing.
8. Improve the cycle route / public right of way, which follows Basin Road South (National Cycle Route 2 / Monarch's Way).



Figure 4.3: Sketch Illustration of South Portslade Industrial Estate looking west along the A259



Figure 4.4: Sketch Illustration of Aldrington Basin looking north west from Basin Road South

5 GUIDING PRINCIPLES



Figure 5.1
Top: Land use plan for South Portslade Industrial Estate

Bottom: Land use plan for Aldrington Basin

5.1 LAND USE

SPAB1: Managed release of sites for development

- 5.1.1 The release of sites for redevelopment requires careful management at both South Portslade Industrial Estate and Aldrington Basin.

South Portslade Industrial Estate

- 5.1.2 It is proposed that a core of employment uses remain the predominant land use at South Portslade. This should be based on the existing Employment Area designation in the adopted Brighton & Hove Local Plan (2005). It is beyond the remit of the Development Brief to re-designate site allocations. However, it is recommended that the forthcoming JAAP gives consideration to the release of a limited number of employment sites that are peripheral to the Employment Area core where they are redundant from their existing use or could benefit from a mixed use employment-led redevelopment scheme. Proposals will be subject to a review of evidence in relation to employment capacity and demand. Areas where redevelopment could be considered are listed as follows:

- Sites bounded by Camden Street, North Street and Wellington Road: With the exception of Regency House and the existing shops and amenities on North

Street and Boundary Road / Station Road, much of this block could be redeveloped.

- Sites bounded by Middle Street, North Street, Camden Street and Wellington Road: The western half of this site should remain in the employment allocation. The eastern half of the site should be subject to a comprehensive redevelopment proposal. It is recommended that the policy position and allocation are re-visited to allow the introduction of residential dwellings along the southern frontage overlooking Wellington Road and Shoreham Harbour. The northern part of the site should provide new high quality, fit for purpose employment space (ideally in B1 use) which is compatible with these adjacent uses.
- Sites bounded by Church Lane, North Street, Middle Street and Wellington Road: Aside from the retention of the modern B1 accommodation in the north-east corner of this block, it is recommended that this site is released for residential development.
- Albion Street: There is potential for the site at the south-eastern edge of Albion Street to be redeveloped with a view to “completing” the terrace of residential dwellings.

- Sites bounded by St. Peter's Road, Brambledean Road, Church Lane and Wellington Road: The north-western corner of this block should be retained in residential and educational use. However, the rest could be redeveloped for a range of uses including residential dwellings. The south-western site is currently subject to proposals for an extension to the primary school.

5.1.3 With this in mind, the illustrative framework plan suggests an indicative future Employment Area boundary for consideration through the JAAP process. More detailed guidance on land uses is defined in guidance below.

Aldrington Basin

5.1.4 In broad terms, there are four groups of sites in which different forms of development would be acceptable in Aldrington Basin as follows:

- Under-used sites adjacent to Hove Lagoon – opportunities to develop the under-used sites to the north of Newhaven & Brighton Fish Sales for modern fit-for-purpose employment space will be encouraged.

- Ferry Wharf – this wharf site is currently required to remain in Port use. If capacity is re-provided elsewhere within the Port, this site could be released for more intensive and modern employment floorspace.
- Basin Road North – opportunities exist to redevelop a series of sites in the strip of land between Basin Road North and Kingsway. It is proposed that development would only be appropriate in the extent of land currently occupied by development with the extent of the Blue Lagoon Bar to the east. Guidance about the distribution of uses within this strip is identified below.
- Other sites – the refurbishment and enhancement of existing activities and sites in the remainder of Aldrington Basin will be encouraged. No fundamental redevelopment or further introduction of new uses is proposed.

SPAB2: Residential uses

Residential quantum

5.1.5 The draft Brighton & Hove Draft City Plan sets a target of 400 new residential units during the plan period at Aldrington Basin and South Portslade Industrial Estate. Residential development will play a role in

contributing to the city-wide residential target. It will also contribute to the creation of a softer edge to employment areas which will benefit existing residents and visitors to the area. Wellington Road / Kingsway in particular will benefit from a new residential frontage.

Key considerations

- 5.1.6 The illustrative framework plan proposes a new mix of uses in which existing and new employment functions co-exist with proposed residential uses. The location of proposed residential development adjacent to existing or proposed employment activities should be carefully designed, and incorporate appropriate mitigation to avoid harm to residential amenity, and maintain the continued operation of business uses. Innovative solutions to mitigation will be encouraged to ensure that residential-led development proposals are capable of co-location with current uses.
- 5.1.7 Port land and port activities are unsuitable to be in close proximity to housing. As such, the development of new residential development requires very careful consideration to demonstrate that proposals will not prejudice the current or future operation of the port.

5.1.8 Residential development should be of a high quality design with reference to the following characteristics:

- Suitable scale and massing in relation to housing type and local context.
- Appropriate internal and external space standards which are due to be prepared as part of BHCC City Plan. Dwellings should benefit from excellent provision of private, semi-private and communal space.
- High standards of architectural design and detailing.
- High standards of private amenity space for all residential development, maximising a range of solutions including private balconies, terraces, gardens and shared courtyards as appropriate.
- Provision of suitable family accommodation.
- Commitment to Lifetime Homes standards.
- Avoidance of single aspect north facing provision and provision of dual aspect flats wherever possible.
- Innovative solutions for car and cycle parking.

Tenure, type and unit types

- 5.1.9 Developers will be encouraged to ensure that proposals deliver a mixed and balanced community through the creation of a suitable mix of unit sizes and tenures.
- 5.1.10 At South Portslade, a mix of apartments, terraced town houses and mews housing would be appropriate, with the majority of residential dwellings likely to be arranged as flatted accommodation. At Aldrington Basin, residential development will be arranged as apartments.
- 5.1.11 The overall approach to affordable housing and unit sizes should be in accordance with guidance in the City Plan (Draft Policies CP19 and CP20). Depending on the exact model of provision, and evidence of need, it may be appropriate to deliver extra care housing in this location.

SPAB3: Employment uses

- 5.1.12 South Portslade Industrial Estate and Aldrington Basin will continue to perform a key economic function. Some intensification of sites is desirable, and ground floor B1 uses should be considered subject to financial viability testing. However, it is not appropriate to encourage a consistent high density model of employment generating uses at ground floor with residential apartments above. As identified in SPAB1 above, the Development Brief takes a more pragmatic position, seeking to plan positively for change in accordance with the following principles.

1. A managed release of sites and protection of core employment capacity

- 5.1.13 As described in SPAB1, the Development Brief encourages a careful approach to the management of employment activities in South Portslade Industrial Estate and Aldrington Basin. In South Portslade Industrial Estate, the indicative framework plan recommends the identification of a core employment area in which residential development would not be appropriate during the plan period. Beyond this core, sites have greater flexibility for redevelopment in non-employment activities. Sites bordering the core will be expected to deliver a significant quantum of modern

employment space (likely to be in B1 activity) as well as non-employment uses where this is acceptable with reference to business, leisure, retail and residential activities.

- 5.1.14 A similar approach is taken in Aldrington Basin. Development situated within Aldrington Basin should be employment-led. Residential development is only acceptable along the northern edge of the Basin at an upper level as identified in SPAB1. Where sites are vacant or under-used, proposals for modern employment floorspace will be promoted. The council will seek to ensure that new employment floorspace has a positive relationship with the waterfront – ideally in terms of economic function, but certainly in relation to waterfront access. Sites adjacent to Hove Lagoon will be encouraged to have an ancillary retail or visitor function to make Aldrington Basin more accessible.

2. Relocation and re-provision

- 5.1.15 BHCC will encourage the re-provision of business requirements either on site, elsewhere in the Development Brief area or within Shoreham Harbour. Where this is not viable or deliverable, the council may require contributions to offset the loss of employment space and will seek to work with landowners and businesses to ensure

an appropriate approach to the delivery of alternative space where this is not already arranged, in accessible and appropriate premises in Brighton & Hove.

3. Improvement of the business environment

- 5.1.16 Proposals will be required to contribute to the improvement of the local highways network and public realm to improve the street environment for businesses. Proposals should incorporate or contribute to enhancement of the Basin Road South area.

SPAB4: Retail uses

- 5.1.17 Ancillary, small scale retail uses are proposed in Aldrington Basin and South Portslade Industrial Estate. Retail activity should be used to enliven key frontages as highlighted below:

Aldrington Basin:

- 5.1.18 Opportunity sites situated to the north of Brighton and Newhaven Fish Sales might include ancillary retail facilities as part of employment-led activities.

South Portslade Industrial Estate:

- 5.1.19 Retail uses are proposed at groundfloor at the eastern end of North Street, reflecting the current mix of uses leading from

Boundary Road / Station Road. Proposals should be appropriate and complementary in relation to the existing district centre designation on Boundary Road / Station Road.

SPAB5: Public open space

- 5.1.20 Development proposals will be required to provide public open space with reference to the requirements in Brighton & Hove City Plan (see draft Policy CP16). The illustrative framework plan proposes a new local public green space, possibly a pocket park with potential for play provision, which is well-located at the western end of the South Portslade Industrial Estate Development Brief area, centrally located within the residential neighbourhood in close proximity to the primary school.
- 5.1.21 BHCC will work with developers to explore the role, function and more detailed design of spaces as they come forward. These areas could help to meet local need for a range of open spaces including parks and gardens, amenity greenspace, provision for children and young people, outdoor sports facilities and allotments / community gardens.
- 5.1.22 Developers of adjacent sites will be encouraged to work in a collaborative and

innovative way to incorporate open space into proposals with a flexible and proactive approach to practical and pragmatic delivery issues such as current ownership boundaries.

- 5.1.23 Linkages to existing open space assets such as Hove Lagoon, West Hove and Portslade/ Southwick Beaches will also be encouraged.

5.2 URBAN DESIGN

SPAB6: Development form

- 5.2.1 All development proposals will be expected to embrace principles of good urban design. Buildings should provide strong enclosure to public spaces and streets, and should maintain a clear distinction between public, semi-private and private space.
- 5.2.2 The illustrative framework identifies the following typologies:

South Portslade:

- Apartments arranged to complete urban blocks or forming new perimeter blocks – a number of sites in South Portslade Industrial Estate are proposed as four storey apartment blocks overlooking the Kingsway and Shoreham Harbour to the south.
- Terraced townhouse dwellings – as highlighted above, infill opportunities exist to complete predominantly terraced streets such as Albion Street and Brambledean Road through the development of two or three storey houses.
- Mews housing – Where site dimensions and depth allow, opportunities exist to create a two storey mews housing typology alongside apartments. This is illustrated at Clarendon Place in the South

Portslade Industrial Estate area.

- New two storey employment accommodation – where sites east of Middle Street and west of East Street come forward, proposals will be required to deliver new employment space, illustrated in the framework plan as two storey B1 office / studio space.

Aldrington Basin

- New employment floorspace – the illustrative framework proposes flexible B1 employment (and ancillary uses) arranged as two or three storeys on vacant / under-used plots.
- Mixed employment and residential uses with a dual frontage onto Kingsway (residential) and Basin Road North (employment).

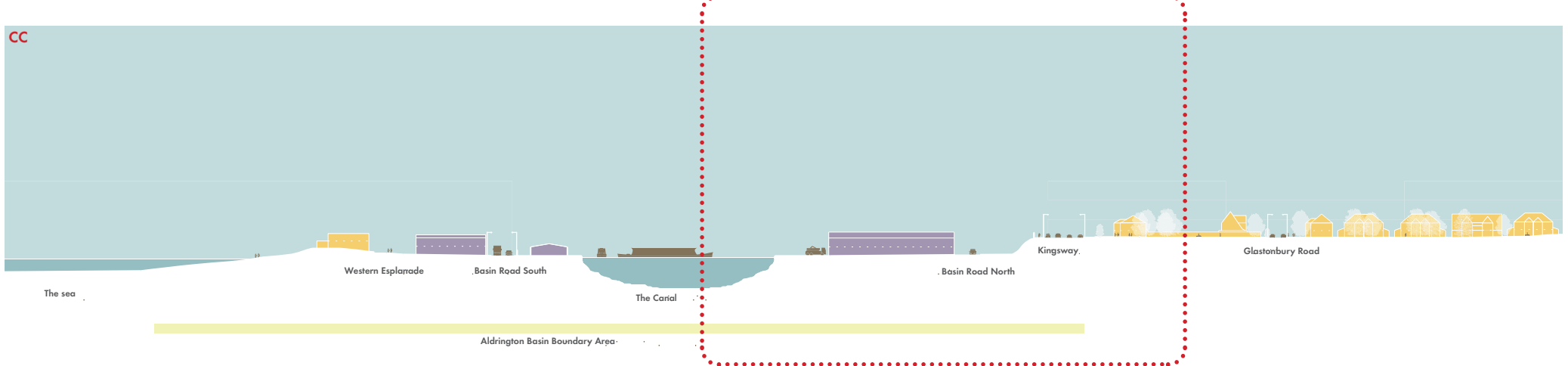
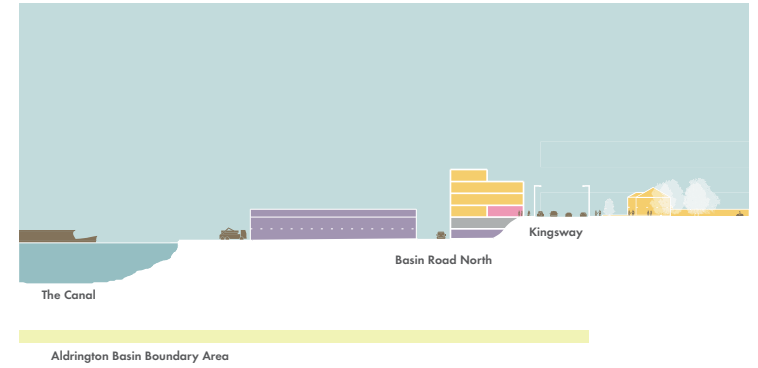
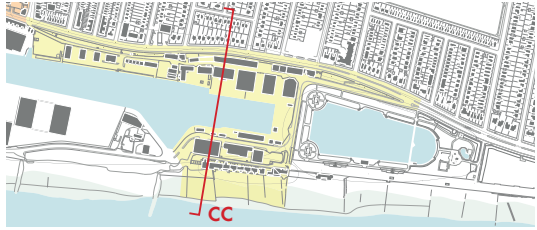


Figure 5.2: Proposed and existing site sections - Aldington Basin

SPAB7: Building heights and townscape considerations

- 5.2.3 Proposals for South Portslade Industrial Estate and Aldrington Basin should provide a clear design rationale and justification with detailed reference to the impact and degree of integration within the immediate and wider context established by residential neighbourhoods. Both areas require careful consideration in relation to daylight and sunlight studies.
- 5.2.4 In general, buildings should be four storeys (apartments) with a lower scale of terraced / townhouse accommodation (2 to 3 storeys), mews housing (2 storeys) and employment floorspace (2 to 3 storeys). Schemes with a variation of height and scale are encouraged. This scale of development is capable of delivering the residential growth target envisaged in the emerging Brighton & Hove City Plan (2012).
- 5.2.5 Proposals should seek to enhance townscape around key linkages including the Boundary Road/Station Road (B2194) district centre, Church Road (B2193) and along Wellington Road (A259).
- 5.2.6 For Aldrington Basin, particular consideration should be given to the following areas:
- Southwest Hove: This area is a distinctive neighbourhood and forms an attractive setting to the north of Kingsway. New buildings in the vicinity should not seek to replicate the historic form of southwest Hove. New buildings should be of a modern design which complements the existing historic character.
 - Kingsway streetscene: Proposals for buildings to the north of Basin Road North which rise above the level of the Kingsway will have an impact on the streetscene. The Kingsway currently benefits from an open maritime brightness and the overall scale and mass of proposals should reflect this. In this context, it is important that development which addresses Kingsway should be designed to accommodate views through the block to maintain a sense of openness. The scale of development should provide a positive impact on the street environment along Kingsway. It is unrealistic to deliver generous setbacks along the southern edge of Kingsway.
- 5.2.7 Proposals should make reference to appropriate BHCC guidance such as emerging policy CP14 on housing density, SPG 15 (Tall Buildings) and evidence base material such as the Brighton & Hove Urban Characterisation Study (BHCC, 2009).

SPAB8: Connections

South Portslade Industrial Estate

- 5.2.8 Opportunities exist to enhance the permeability of South Portslade Industrial Estate, seeking to repair and reconnect sites to adjacent neighbourhoods and key routes. During the plan period, opportunities may exist to create new north-south connections (e.g. between Church Lane and Brambledean Road, linking Wellington Road to St. Peter's Road). Beyond the plan period, further opportunities may exist to unlock and extend routes (pedestrian or vehicular) such as Ellen Street and West Street.

Hove Lagoon

- 5.2.9 Proposals for Aldrington Basin should manage public access carefully. Where sites and groups of sites come forward, opportunities to create direct public or semi-public access to the waterfront should be explored. There is a major opportunity to augment proposals for improved employment, leisure and retail uses through the delivery of new signage, and improved visual and physical access from Aldrington Basin to Hove Lagoon. This initiative would help to soften the current boundary between Aldrington Basin and Hove Lagoon, i.e. Basin Road South. This could be achieved

through relatively minor interventions in formal landscape and site layout of the Lagoon. In physical terms, this connection could be achieved through the development of pathways and crossings to achieve direct, safe access.

Port access

- 5.2.10 Discussions are ongoing with key stakeholders such as Shoreham Port Authority to consider the relative benefits of routing port traffic via Basin Road North to a new junction at Church Road.

Improvements to the A259 corridor

- 5.2.11 Residential proposals adjacent to Kingsway and Wellington Road will play a key role in providing a more domestic scale and attractive character along the A259.

Streetscape design

- 5.2.12 Subject to adoption by BHCC, proposals should make reference to and draw inspiration from the Shoreham Harbour Streetscape Guide (2012). Reference should also be made to Public Life: Public Space Study and Public Realm Strategy, BHCC publication which provide useful guidance for developers on how to improve legibility and the design of public spaces.

5.3 ENVIRONMENTAL

SPAB9: Sustainability

5.3.1 Applicants will be required to submit a completed Sustainability Checklist as supporting information to any planning application. In general schemes should demonstrate compliance with the relevant planning policy standards with additional reference to the more detailed principles below.

- CO2 Emission
- Materials
- Passive Design
- Greening
- Water
- Building standards
- LZC Technologies
- Flood risk
- Food growing
- Open Space
- Public Realm
- Biodiversity
- Public transport
- Pedestrians
- Other users
- Parking
- Waste
- Business
- Employment

SPAB10: Energy

5.3.2 All development proposals should be accompanied by an energy assessment which outlines how it will reduce energy use through the hierarchy of:

1. Demand reduction;
2. Efficient energy supply; and
3. Renewable energy provision.

5.3.4 All new development should have a target of achieving zero-carbon status. This will include the use of passive design; energy efficiency measures; and the incorporation of low and zero-carbon energy technologies and networks.

5.3.5 Existing requirements will apply until the adoption of the City Plan. These include SPD08 (Sustainable Building Design) and Local Plan policies SU2 (Efficiency of development in the use of energy, water and materials) and SU16 (Production of renewable energy). When adopted, the standards in City Plan policy CP8 (Sustainable buildings) will apply, along with any additional sustainability policies included in the JAAP.

5.3.6 BHCC is currently preparing a new Energy Study which is due to be adopted in 2013. In line with the recommendations of this

study, proposals should consider the potential for district heat networks in the Shoreham Harbour Area. Consideration should be given to the feasibility of the following:

- District heat and power systems;
- Retrofitting supply to existing buildings; and
- Setting up Energy Service Companies (ESCOs) to supply heat and power to sections of the Development Brief area.

SPAB11: Ecology, biodiversity and water

- 5.3.7 All development will aspire to provide net gains to biodiversity and make reference to Biodiversity Action Plan species and habitats. This will include appropriate planting schemes, as well as on-site features such as green roofs, green walls and the provision of bird nesting boxes and bat roosting boxes and the creation or enhancement of off-site habitats. Policy CP10 (Biodiversity) in the Draft City Plan states that development should provide net gains for biodiversity where possible.
- 5.3.8 Development should seek to achieve water neutrality. This will include meeting high water efficiency standards and incorporating facilities to recycle, harvest and conserve water resources. All new development will also be expected to incorporate SuDS and demonstrate how surface water run-off will be minimised in line with SPAB11. In particular, major proposals will be expected to meet the standards and criteria relating to water efficiency as established in Code for Sustainable Homes Level 5 or the BREEAM “outstanding” rating.

SPAB12: Flooding**South Portslade Industrial Estate**

- 5.3.9 The Strategic Flood Risk Assessment (SFRA, January 2012) shows that some parts of the Development Brief area are at risk of surface water flooding in both the 1 in 30 and 1 in 200 year events. Surface water flooding can result in pollution to water. Proposals should demonstrate how the risk of water pollution can be reduced through more sustainable usage of water, including the introduction of SuDS and water capture and recycling. Provision of open space, appropriate planting, green roofs and green walls (subject to coastal growing conditions) can reduce the level of surface water run-off and the consequent risk of pollution.

Aldrington Basin

- 5.3.10 The SFRA (January 2012) identifies that much of Aldrington Basin is situated within flood zones 3a and 3b. In addition the SFRA considers wave over-topping to be a significant risk in this area. The SFRA also found the area to be at increased risk of flooding due to the projected impacts of climate change.
- 5.3.11 Proposals will be required to incorporate SuDS, appropriate open space, planting, green roofs and green walls can reduce the level of surface water run-off and the consequent risk of flooding.

SPAB13: Noise

- 5.3.12 Noise implications should be considered at an early stage of the design process to avoid any significant adverse impacts on health and quality of life. Proposals should make reference to The Brighton Agglomeration Noise Action Plan and the Noise Policy Statement for England (NPSE) which provides an appropriate structure for the management and control of environmental, neighbour and neighbourhood noise. Particular consideration will be required in relation to environmental noise generated by transport and neighbourhood noise arising from adjacent industrial premises, trade and business premises, construction sites and noise in the street. Assessments should consider cumulative impact and the nature of impacts over the short and long-term. All development proposals will be accompanied by a Noise Impact Assessment. Developments will take account of noise impacts, and demonstrate that adequate soundproofing measures have been incorporated.
- 5.3.13 Applicants will be expected to demonstrate how noise impacts affecting new residential developments (including noise from existing development) will be minimised and mitigated to prevent future neighbour conflicts arising.

SPAB14: Air quality

- 5.3.14 South Portslade Industrial Estate and Aldrington Basin fall within the Brighton & Hove AQMA that was designated in 2008. The potential impact of development on air quality should be considered at an early design stage to avoid any further deterioration of current air quality and should aim to improve air quality in the area (i.e. reduce air pollutants, mostly related to traffic, but also biomass and industry). Proposals will be required to take account of the cumulative effects on air quality in built up areas. Proposals will be required to demonstrate that appropriate mitigation measures are introduced to ensure that new residents are not exposed to traffic pollutants associated with existing industrial uses in both the short and long-term. Draft City Plan policy CP8 (Sustainable buildings) requires development proposals to demonstrate how they will reduce air pollution.
- 5.3.15 Air Quality Management Areas will continue to play a key role in helping to manage issues of localised air pollution in built-up areas. BHCC will consider the extension or declaration of new AQMAs if necessary. All developments must therefore include an air quality assessment.

SPAB15: Management of wharves

- 5.3.16 Policy 8 of the East Sussex and Brighton & Hove Minerals Local Plan (1999) currently safeguards existing facilities for receiving and processing sea-borne imported aggregates at the port of Shoreham. This protection is continued in the updated East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan which was publicly examined in September 2012. The Inspector's report is anticipated to have been received by the time this draft brief goes out to public consultation. This position is reinforced by paragraph 143 of the National Planning Policy Framework that states that local planning authorities should safeguard existing planned and potential wharfage for bulk transport of minerals, secondary materials and marine-dredged aggregates.
- 5.3.17 Wharves at Shoreham currently make a significant contribution to meeting the need for aggregate imports into Brighton & Hove and East Sussex and neighbouring authorities. The policy position in the updated Waste and Minerals Plan (Policy WMP14) does allow for some redevelopment of protected wharves if overall capacity is maintained at the Harbour. It is recognised that this capacity could be in the West Sussex portion of the Harbour. BHCC is committed to working with Shoreham

Port Authority, and East and West Sussex County Councils to explore this issue further through the JAAP process. In the short term any applications for alternative development proposals on safeguarded minerals wharves will need to clearly demonstrate that there will be no net loss to capacity for the import of aggregates at the Port as a result of the proposals.

SPAB16: Contamination

- 5.3.18 Existing and former land uses in South Portslade Industrial Estate and Aldrington Basin are likely to have caused contamination to the land. Opportunities for a more comprehensive strategy of remediation will be promoted where possible. Draft City Plan policy CP8 (Sustainable buildings) requires development proposals to demonstrate how they will reduce pollution.
- 5.3.19 Assessment of contamination should not be limited to site boundaries as contamination could extend beyond the proposed site development. In determining the requirement for remediation, the Council will consider the likelihood of off-site migration. It is expected that applications for sites immediately adjacent to contaminated sites will also submit remediation schemes for approval.

SPAB17: Transport improvements

- 5.3.20 In line with Draft City Plan policy CP9 (Sustainable transport), the Council will seek to encourage a sustainable shift in transport patterns. Major development schemes will be required to submit a Transport Assessment to identify the likely effects of the demand for travel they create, and to include mitigation measures and make an appropriate contribution towards sustainable transport measures.
- 5.3.21 Key priorities are summarised as follows:
- Proposals should ensure that an appropriate programme of traffic calming measures is applied across South Portslade Industrial estate and Aldrington Basin.
 - All new development proposals will be required to provide appropriate, secure cycle storage facilities.
 - Railway Access and Station Environments: The council will encourage enhanced signage and station access to support the 'leisure' offer adjacent to the harbour.
 - Bus Services: Opportunities to reduce congestion will help to address issues of service reliability.

SPAB18: Waste

- 5.3.22 All development will be required to incorporate appropriate facilities that enable and encourage high rates of recycling and reuse of waste and materials.
- 5.3.23 All development proposals will be accompanied by a Site Waste Management Plan.
- 5.3.24 All new development will be required to demonstrate that waste is minimised both during the construction phase and the lifetime of the building.

SPAB 19: Community and social infrastructure

- 5.3.25 Draft City Plan policy SA6 (Sustainable neighbourhoods) identifies the possibility of using planning obligations to secure good quality employment and training opportunities.
- 5.1.26 Development proposals will be required to make contributions to social and community infrastructure related to the scale and impact of the development in accordance with Brighton & Hove's planning contributions guidance.
- 5.3.27 The council will also work with key local partners to establish potential opportunities to enhance provision.

5.4 DEVELOPMENT CONSIDERATIONS

SPAB20: Viability considerations

- 5.4.1 It is recognised that Shoreham Harbour is a complex area which is defined by a number of technical challenges such as flooding, contamination and infrastructure. The principles in the Development Brief establish a clear framework for more detailed scheme development. It is recognised that some sites may be challenging from a viability and deliverability perspective. BHCC and Shoreham Harbour Regeneration Partnership will seek to assess potential barriers to delivery and welcome discussions with potential applicants at an early stage in the design process.

6 NEXT STEPS



6 NEXT STEPS

- 6.1.1 Following presentations to BHCC Economic Development and Culture Committee the Shoreham Harbour Leaders' Board, the Draft Development briefs will be published for a six period of formal consultation. Comments submitted in response to the brief will be reviewed and incorporated in the final Development Brief which is targeted for adoption in Spring 2013. The development brief will have material weighting in planning terms, and will also help to inform the ongoing preparation of the JAAP for Shoreham Harbour.

APPENDIX A

ABBREVIATIONS

Adur District Council (ADC)
Air Quality Management Area (AQMA)
Brighton & Hove City Council (BHCC)
Development Plan Document (DPD)
Joint Area Action Plan (JAAP)
Health and Safety Executive (HSE)
Local Nature Reserve (LNR)
Shoreham Port Authority (SPA)
Site of Nature Conservation Interest (SNCI)
Site of Special Scientific Interest (SSSI)
Strategic Flood Risk Assessment (SFRA)
West Sussex County Council (WSCC)

APPENDIX B

KEY REFERENCES

Planning Policy

- Shoreham Waterside North Interim Planning Guidance (September 2000)
- Shoreham Harbour Interim Planning Guidance (August 2010)
- Brighton & Hove Draft City Plan (Draft, May 2012)
- Adur Local Plan (Draft, September 2012)

Delivery and Viability

- Shoreham Harbour Assessment of Development Capacity & Viability Stage 1 Report (October 2010)
- Shoreham Harbour Capacity & Viability Study Final Report (March 2011)

Economic Development

- Shoreham Harbour Retail Capacity & Impact Implications Study (August 2009)
- Brighton & Hove Employment Land Study Update Addendum Report (August 2009)
- Brighton & Hove Retail Study Update (September, 2011)
- Brighton & Hove Creative Industries Workspace Study (March 2008)
- Adur Employment Land Review Update (June 2011)

Environment

- Shoreham Harbour Contaminated Land Desk Study Review (March 2009)

Flood Risk Management

- Shoreham Harbour Design and Flood Risk Study (June 2011)
- Adur and Worthing Strategic Flood Risk Assessment (January 2008)
- Adur and Worthing Strategic Flood Risk Assessment Update (January 2012)
- Brighton & Hove Strategic Flood Risk Assessment (January 2012)
- Beachy Head to Selsey Bill Shoreline Management Plan (May 2006)
- River Adur Catchment Flood Management Plan (December

2009)

- Rivers Arun to Adur Flood and Erosion Management Strategy (February 2011)

Housing

- Adur Locally Generated Housing Needs Study (May 2011)
- Brighton & Hove Strategic Housing Land Availability Assessment (Dec 2011)

Transport

- Adur Core Strategy and Shoreham Harbour Transport Study (Mar 2011)
- Transport Assessment for Brighton & Hove Core Strategy (Jul 2009)

Shoreham Port

- Shoreham Port Masterplan (2010)

Social Infrastructure

- Shoreham Harbour Assessment of Open Space and recreation (May 2009)
- Shoreham Harbour Community Infrastructure Study (May 2009)
- Brighton & Hove Open Space Study Update (Nov 2004)

Urban Design

- Shoreham Harbour Streetscape Guidance (May 2012)
- Shoreham Harbour Urban Design Study (February 2009)
- Adur Character Study (June 2009)
- Shoreham Renaissance Strategy (March 2006)
- Shoreham Conservation Area Appraisal (March 2008)
- Southwick Conservation Area Appraisal (July 2009)
- Brighton & Hove Tall Buildings Study (October 2003)
- Brighton & Hove SPG15 Tall Buildings (2004)
- Urban Characterisation Study – West Hove (2009)
- Urban Characterisation study – Portslade (2009)
- Brighton & Hove Legibility Study (September 2007)
- South Portslade Urban Design Framework (July 2005)

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ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 59

Brighton & Hove City
Council

Subject: Economic Strategy Refresh and Wave 2 City Deal

Date of Meeting: 10 January 2013

Report of: Strategic Director, Place

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

E-mail: Cheryl.finella@brighton-hove.gov.uk;

Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report provides an update and outlines the key development stages and timelines for the Economic Strategy Refresh and work taking place to prepare an Expression of Interest for a wave 2 City Deal for Brighton & Hove.

2. RECOMMENDATIONS:

- 2.1 That the Committee:
- (i) Note the progress of the Economic Strategy Refresh.
 - (ii) Endorses the work being undertaken by officers to secure City Deal status for Brighton & Hove and the city region.

3. RELEVANT BACKGROUND INFORMATION / CHRONOLOGY OF KEY EVENTS:

Economic Strategy Refresh

- 3.1 On 11 October 2012, Brighton & Hove City Council in association with the Brighton & Hove Economic Partnership appointed a consultant team – Roger Tym & Partners in collaboration with Bio-Regional – to undertake a refresh of the city's economic strategy. The consultants were selected through competitive tender and interviewed by a panel comprising representatives from the City Council, the Local Strategic Partnership, the Coast to Capital LEP and the City Sustainability Partnership.

- 3.2 The current strategy, which was due to run until 2016, was devised on the cusp of the 2008 financial crash which led to a global recession; a refreshed strategy is now needed to reflect these changes and set out new challenges and opportunities for the city.
- 3.3 Drawing on a robust evidence base for the local functional economic area, along with national and international economic trends and forecasts, the refreshed strategy will seek to articulate a compelling case to civic and business leaders and voluntary sector representatives as to where economic adaptation and change is required for the city to thrive and prosper.

Purpose of the Refresh

- 3.4 The strategy will focus on how the city can adopt measures that lead to a sustainable economy, taking into account the wider social and environmental impacts of economic development.
- 3.5 The strategy will cover the period 2013 – 2018; it will bring together a range of policies, strategic documents and initiatives both current and in development and will be accompanied by a five-year action plan of transformative projects and investment initiatives to enhance the economy of the Brighton & Hove sub-region. The action plan will provide a clear link to the strategy and demonstrate how the actions proposed will move the city towards its stated aspirations.

Building on City Strengths

- 3.6 A working group has been established to help drive the agenda and ensure that the strategy enhances the work already underway (such as the City Deal and the successful Ultrafast Broadband proposal) to profile the city and secure investment. The strategy will consider how the city region can build on its collective strengths to create a sustainable economy. It will look at the following areas: -
 - Review the vision, setting out coherent proposals necessary to elevate the status of Brighton & Hove as a nationally distinctive and internationally recognised ‘smart’ and ‘sustainable’ city. Reflecting the ‘triple bottom line’ of economic, social and environmental wellbeing success measures;
 - Include a costed short- and medium-term action plan, which clearly links to the aspirations contained within the strategy and provides clear outcomes and timetabled deliverables;
 - Detail compelling business cases and attractive investment options for public sector intervention from national, regional and local levels

over the next three to five years, to improve the prospect of the city and its functional economic area;

- Provide an account of current economic challenges and opportunities, identify specific mechanisms and initiatives to stimulate investment from private and social enterprise sectors that strengthens local enterprise, raise local employment opportunities and achieve this while improving, wherever practical, environmental well being.

Progress to date

3.7 As part of the consultation the Economic Partnership will be hosting an event for its members along with the Chairs and Vice Chairs from the Brighton & Hove family of partnerships and wider stakeholders in January. Feedback from the event will be fed into the final strategy document.

3.8 The final draft will be submitted to the following groups for noting and ratification

The Public Service Board	26 February 2013
The Local Strategic Partnership	05 March 2013
The Economic Partnership	07 March 2013
Economic Development & Culture Committee	07 March 2013
The Policy & Resources Committee	21 March 2013

Wave 2 City Deal

3.9 The government has described cities as “engines of growth” that can lift the UK out of recession¹. Agreements known as City Deals have been introduced to unlock that potential, transferring powers, tools and support from central government to cities.

4.0 In July 2012, Government agreed the first wave of City Deals with the eight largest cities outside London and their wider economic areas. These agreements were bespoke to reflect the different needs of individual places, but every deal aimed to:

- Give cities the powers and tools they need to drive local economic growth

¹ HM Government, December 2011, *Unlocking growth in cities*

- Unlock projects or initiatives that will boost their economies; and
 - Strengthen the governance arrangements of each city.
- 4.1 As part of the second wave of City Deals Brighton & Hove along with nineteen other UK cities is being invited to bring forward proposals for a second wave of City Deals. The Government are introducing an element of competition to ensure a high level of quality, ambition and innovation and are clear that there is no guarantee of a deal.
- 4.2 Competing cities are being asked to demonstrate how a City Deal arrangement will address a clearly identified economic challenge or opportunity that can not be addressed through existing mechanisms. It encourages greater collaboration across administrative borders looking at the functional economic area and requires local authorities to consider how they can harness greater levels of private sector investment that will unlock development and lead to private sector job growth.
- 4.3 Political leaders and senior officers from Brighton & Hove, Adur and Lewes District Council's are collaborating on an expression of interest which will be submitted on 15th January 2013.

Core Package

- 4.4 Wave 2 City Deals will be comprised of two parts:
- A bespoke deal that will address the most significant economic challenge or opportunity facing a city; and
 - A core package of measures that will be made available to cities and the wider local area.
- 4.5 The core package will comprise a series of 'offers' (freedoms and flexibilities) and reciprocal 'asks' from Government that seek to support local economic growth. These specific 'asks' and 'offers' will be developed over the coming months. However it is likely that they will seek to achieve one or more of the following:
- Devolve functions, powers and resources that promote local economic growth in return for complementary actions from cities and their wider areas.
 - Deliver more with less by pooling funding across functional economic areas and matching this with local authority and private sector contributions.
 - Take forward reforms that will reduce regulation and create an enabling environment for business.

Preparing our expression of interest

- 4.6 Officers are working with partners across the city region to prepare an expression of interest that maximises opportunities for accelerated business growth in key growth sectors such as Creative, Digital and IT and Environmental Industries.
- 4.7 The expression of Interest will also seek to propose solutions to challenges to business growth through a more coordinated approach to development sites across the city region, delivering up to date business premises and affordable housing, and meeting the highest sustainable building standards which will in turn support a growing sector of the economy.
- 4.8 The Expression of Interest will outline the key challenges for the city along with a number of requests to Government for the devolvement of powers and loosening of regulations that will help to accelerate local growth. The assessment of Expressions of Interest will focus on five tests:
- a) Demonstrating the leading edge of the Government's general economic strategy – to reduce regulation, create well functioning markets and promote an enabling environment for business and boost private sector growth and investment.
 - b) Strong governance across the functional economic area, so that decisions necessary for the growth of the area as a whole can be taken quickly and effectively
 - c) Ability to harness significantly greater private sector input, expertise and resources.
 - d) Political commitment and readiness to put resources into delivering the deal.
 - e) Driving efficiency in the use of public money in the area and doing more with less.
- 4.9 Senior officers have been in close consultation with representatives from the Cabinet Office and Department for Business Innovation & Skills in order to hone the Expression of Interest. Cities that are invited to submit a full application will be required to do so by Tuesday 15th January.

5. CONSULTATION

- 5.1 As part of the consultation the Economic Partnership will be hosting an event for its members along with the Chairs and Vice Chairs from the Brighton & Hove family of partnership and wider stakeholders in

January. Feedback from the event will be fed into the final strategy document.

- 5.2 The development of the Expression of Interest in a City Deal involves working closely with public and private sector partners from across the City and City Region. Key partners involved in the proposal are Lewes District Council, Adur and Worthing District Councils, City College Brighton and Hove, the University of Brighton and the University of Sussex. Officers are also working closely with the Coast to Capital Local Enterprise Partnership, the Brighton & Hove Economic Partnership and other private sector partners

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 .Revenue: The total cost is likely to be around £30,000 with £20,000 coming from existing Economic Development budgets. The remaining £10,000 is being funded by the Local Strategic Partnership

Finance Officer Consulted: Karen Brookshaw Date: 18/12/2012

Legal Implications:

- 6.2 There are no direct legal implications arising from this report

Lawyer Consulted: Bob Bruce Date: 20/12/ 2012

Equalities Implications:

- 6.3 The Economic Strategy will be accompanied by an Equalities Impact Assessment which will consider whether there are any negative impacts arising from the agreed priorities and will seek to mitigate them.

Sustainability Implications:

- 6.4 The new Economic Strategy will consider how Brighton & Hove can become a 'sustainable city' with regard to a 'One Planet Living' framework. In seeking to reduce the carbon footprint of the city the Economic Strategy will take into account the recommendations of the Climate Change Strategy, the Sustainable Community strategy and the cities bid to attain UN Biosphere status.

Crime & Disorder Implications:

- 6.5 Improving the economic prospects of the city's residents may contribute to reducing any anti social behaviour.

Risk and Opportunity Management Implications:

- 6.6 There are no risk and opportunity management implications arising from this report.

Corporate / Citywide Implications:

- 6.7 It is expected that the creation of the Economic Strategy will have a positive impact on the economic performance of the city and will facilitate joint working with other public sector agencies.

7. SUPPORTING DOCUMENTATION

Appendices:

Documents in Members' Rooms:

None

Background Documents:

None

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 60

Brighton & Hove City Council

Subject:	Circus Street: Appropriating the Land for Planning Purposes		
Date of Meeting:	10th January 2013		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Max Woodford	Tel: 29-3451
	Email:	max.woodford@brighton-hove.gov.uk	
Ward(s) affected:	Queens Park		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The purpose of this report is to obtain approval from Members to appropriate land at the Circus Street site for planning purposes, in line with the city council's obligations in the Development Agreement for the Circus Street site. Section 3 of the report outlines what the power of appropriation is and the implications arising.

2. RECOMMENDATIONS:

- 2.1 That Members resolve to exercise the city council's powers of appropriation under section 122 of the Local Government Act 1972 so that the land at the Circus Street site as identified on the plan at Appendix 1 will be appropriated for planning purposes at such time as it comes under the city council's control.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The proposal for the Circus Street site will see a high-quality sustainable mixed use development providing a new university library and teaching space for the University of Brighton; employment space, from corporate office down to move on space and managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a state of the art dance studio for South East Dance. The city council has recently signed a refreshed development agreement with the developers, The Cathedral Group, and the University of Brighton to unlock the scheme following a period where it had been stalled by economic conditions affecting the development market.
- 3.2 The Cathedral Group has selected ShedKM architects to take this project forward and produce an exciting scheme that can progress through the planning stage. Meanwhile there are a number of technical stages and conditions within the development agreement that need to be met as the project moves towards delivery, including a requirement to appropriate the land for planning purposes .
- 3.3 The council's power to appropriate land under section 122 of the Local Government Act 1972 is exercisable upon a determination that the Site "is no

longer required for the purpose for which it is held immediately before the appropriation". By virtue of entering into a revised development agreement, the council clearly signalled that it was of the view that the site is no longer required for their previous purposes [wholesale market] and that redevelopment was necessary.

- 3.4 Section 237 of the Town and Country Planning Act 1990 provides that where land is held for planning purposes and work is done in accordance with planning permission, third party rights are overridden. Thus an effect of appropriation for planning purposes is to protect the council and developers from the risk of the development process being stopped once it has started. The rights of third parties whose private interests may be affected by development are protected to the extent that they have a right to compensation against the local authority. The council however will be indemnified against any such claims by the developer of the site.
- 3.5 Appropriating the land is a requirement of the city council in the Circus Street Development Agreement. Policy & Resources Committee did previously resolve to appropriate the land owned by the council at the site in January 2008 as part of the previous development process. Such land was appropriated for planning purposes but the development was stalled by the recession and a lot of time has passed since. That part of the site which presently belongs to the University of Brighton (shown in the plan at appendix 1) is intended to come into council ownership as part of the eventual land transfers, depending on where the final elements of the scheme are located. The Development Agreement specifies that the University of Brighton shall issue to the council a lease of these parts of the site. This area needs to be appropriated once it comes into council control, so it can then join the rest of the assembled site which has already been appropriated.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 During the development competition, the preparation of the SPD and following the selection of Cathedral as the preferred bidder there was considerable public consultation. As well as a general consultation process there were regular meetings with the Turner Area Partnership and there was a standing consultation panel. This activity had reduced as the scheme was unable to progress in the face of strong financial viability issues. However, as the scheme now progresses the developers will undertake further consultation and community engagement during the pre-planning stage.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The appropriation of the Circus Street site for planning purposes has no direct financial implications for the council. Any compensation payable is the responsibility of the developer and the Council's residual liability is indemnified through the Development Agreement.

Finance Officer Consulted: James Hengeveld

Date: 06/12/12

Legal Implications:

- 5.2 The revised Development Agreement was entered into on 28th August 2012 and clause 3.1.2 provides that the remaining land should be appropriated as soon as reasonably practicable after the grant of the Lease from the university. The legal implications are set out in the main body of the report in section 3.

Lawyer Consulted: Bob Bruce

Date: 06.12.12

Equalities Implications:

- 5.3 An equalities impact assessment has been undertaken for the Circus Street project. No equalities issues have been identified as arising from this report.

Sustainability Implications:

- 5.4 This decision will assist in the delivery of an environmentally and socially sustainable scheme that can act as an exemplar to other developers.

Crime & Disorder Implications:

- 5.5 This decision will assist in the delivery of a scheme that will regenerate a site that at present is vacant and either encourages crime or fear of crime.

Risk and Opportunity Management Implications:

- 5.6 A risk and opportunity register is maintained as part of the project. Appropriation of the site is a risk management measure aimed at removing the risk of injunction preventing development.

Public Health Implications:

- 5.7 The existing site offers no public health benefits, and indeed is a health and safety risk due to people accessing the roof and potentially falling through. Early consultation included comments from managers of the public health facilities on Morley Street suggesting that the existing vacant building put people off approaching those facilities from Circus Street in the dark. Townscape improvements linked to the scheme will address this issue. There will also be community health benefits arising from the proposed dance studio.

Corporate / Citywide Implications:

- 5.8 Ensuring the progression of the scheme will help to deliver regeneration benefits locally as well as economic benefits to the wider city. In addition, the Department for Communities and Local Government now offers that for every new home given planning permission the government will match fund council tax for the first 6 years. Unlocking the Circus Street site could mean c.200 new homes and up to £1.8m income over six years (based on present band D rates of Council Tax).

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 The only alternative would be to not appropriate the site, in which case the terms of the development agreement would not be met and the project would drop away.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The recommendation seeks approval for a technical change to the status of the site which is necessary to unlock a scheme that has been stalled for a number of years.

SUPPORTING DOCUMENTATION

Appendices:

1. Plan of the site.

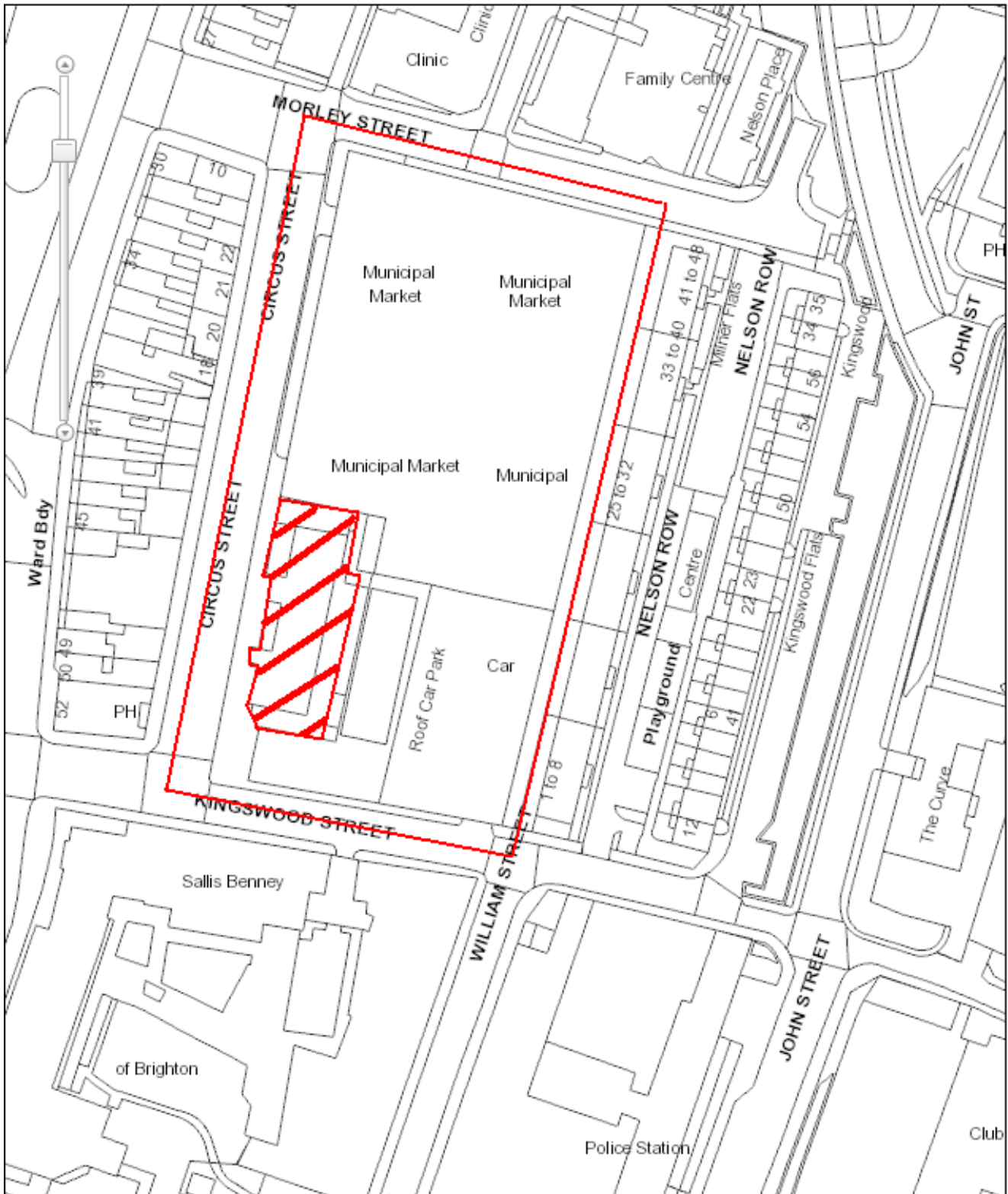
Documents in Members' Rooms



None

Background Documents

1. Supplementary Planning Document SPD045: Circus Street Municipal Market

Appendix 1: Plan of the Site Showing Areas to be Appropriated



-  Land Already Appropriated for Planning Purposes
-  Area to be appropriated for planning purposes after the grant of a lease to the council by the University of Brighton

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 61

Brighton & Hove City
Council\

Subject:	Developer Contributions Temporary Recession Measures		
Date of Meeting:	10th January 2013		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Debra May	Tel: 29-2295
	Email:	Debra.may@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE/ EXEMPTIONS

1. SUMMARY AND POLICY CONTEXT:

1.1 In recognition of the need to enable appropriate development during the current economic climate the Council introduced in early 2010 a range of temporary 'recession' measures that prioritised and allowed for reductions in certain types of s106 developer contributions. This report provides an opportunity to renew measures for S.106 contributions and extend this process in consideration of the ongoing economic situation.

2. RECOMMENDATIONS:

2.1 That the committee approves extending the (revised) Developer Contributions Temporary Recession Relief Measures until 2014.

3 RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

3.1 To meet planning policy requirements to enable the granting of planning permission for development it may be necessary for developers to mitigate potential negative impacts by providing or upgrading infrastructure. These are secured through s106 Planning Obligations, commonly known as developer contributions.

3.2 In certain circumstances s106 planning obligation requirements may impact on the viability of a development either by the cumulative requirements or if there are abnormal site costs. The Council has been responsive to the need for understanding and flexibility in the short term to reflect current market conditions and will negotiate with developers in such situations.

- 3.3 Relief measures for planning obligations were introduced in April 2010 and were renewed in February 2011 and February 2012 to allow for a flexible approach in recognition of the economic climate. When assessing the necessary contributions, further detail on thresholds and methodology is identified in the Developer Contributions Technical Guidance as approved by Cabinet on 17th February 2011.
- 3.4 These temporary measures provide flexibility without compromising on provision towards necessary infrastructure provision in order to enable development to be acceptable and proceed. This approach is consistent with the Homes & Communities Agency (HCA) good practice guidance for delivery of both affordable housing and the infrastructure needed to support communities. These measures have been updated to reflect current priorities for developer contributions.
- 3.5 Since the measures were introduced there has been overall a 22% increase in commencement of development on sites where the Council has permitted later payment or provision of s106 contributions to be paid on Occupation of development. This particular recession measure has benefited delivery of much needed affordable housing on sites at Pankhurst Avenue, ex Nurses accommodation; Upper Hollingdean Road ex Esso site and ex Caffyns site Kingsway Hove.
- 3.6 Where the Council considers that viability of development is affected the priorities when seeking developer contributions will be:

Sustainable Buildings

Requirements for appropriate sustainable development will be sought, for major applications only, in accordance with existing planning policy, additional guidance in the Sustainable Building Design Supplementary Planning Document (SPD) 08 adopted by the Council 5th June 2008 and pertinent Planning Inspectorate decisions. The requirement for introducing additional financial contributions as identified in this SPD for off site carbon off-set measures will remain suspended until adoption of the City Plan in 2014.

Affordable Housing

Affordable Housing will be sought in accordance with existing planning policy and the thresholds therein with a requirement for direct on site provision through approved Registered Providers or in exceptional circumstances a commuted sum towards off site provision may be considered. A methodology for calculating contributions for such exceptional circumstances towards off site provision is included in the Developer Contributions Technical Guidance.

Local Employment & Training

Obligations will be sought for major applications only, to support providing a skilled workforce through targeted on site construction training requirements providing local employment and for financial contributions towards a skills development partnership programme as part of a training project supporting apprenticeship and local employment needs. The on site employment requirement and financial contributions to support the programme will be calculated in accordance with approved methodology detailed in the Developer Contributions Technical Guidance.

Sustainable Transport

The development threshold on which sustainable transport contributions are sought will remain as a net gain of 5 residential units and above and non-residential schemes with a floor space greater than 500 sqm. The Developer Contributions Technical Guidance clarifies how payments towards mitigating the impact of increased travel are calculated. Where the Council seeks to secure Car Free Housing in accordance with policy H07, financial contributions for amendments to Traffic Regulation Orders (TRO's) are no longer sought. The Council will however continue to attach a condition whereby occupiers within the Controlled Parking Zone (CPZ) will be ineligible for parking permits. The approach to allow developers to carry out, where appropriate, highways works under s278 agreements rather than through financial contributions will be continued. This approach will be further reviewed in February 2014.

Sport, Recreation & Play Space

The Developer Contributions Technical Guidance includes a breakdown and further detail of the approved standards for open space provision together with a methodology for assessing contributions in accordance with the agreed Open Space, Sports and Recreation Study. Contributions will be spent towards upgrading parks and other amenity space for sports, play provision or other community facilities with health, leisure and social benefits.

Education

The contributions may contribute towards additional class room provision (in relation to key major schemes) or upgrade to resources, such as classroom equipment or on site play facilities. The Developer Contribution Technical Guidance provides clarification and the methodology for calculating contributions for local schools.

Nature Conservation & Development

Securing requirements towards on site nature conservation and biodiversity measures in accordance with adopted SPD 011 will continue. The requirement for introducing additional financial contributions as identified in Annex 6 (Calculating Developer Contributions) of this document will not be applied and will remain suspended until adoption of the City Plan in 2014.

3.7 Other Relief Measures

Where a scheme is acceptable and a s106 is considered to be necessary to mitigate impact the following will apply:

Pre-application planning advice

The Council will continue to offer a free pre-application advice service for minor schemes. For major schemes the Council will consider a flat fee charge to assist with resourcing and to improve the service to developers.

Waiving of 'indexation' on financial contribution

Currently RPI (Retail Prices Index) is applied to contributions from the date the s106 is signed to date of payment. This clause may be omitted from s.106 agreements.

Deferral of contributions

Payment of contributions or provision of infrastructure on date of commencement of the development may be deferred to a later date, for example on first occupation of the development. Phased payment of contributions may also be permitted for major development schemes. The full payment of contributions on 'commencement of development', was previously commonly sought.

3.8 All other developer contributions

There will be no changes to other contributions and these will continue to be sought where necessary in accordance with existing planning policy as set out in the Brighton & Hove Local Plan and further detailed advice in the Developer Contributions Technical Guidance, which sets out the thresholds and how payments are calculated and what those contributions will provide. Only where the viability of development may be affected then contributions should be sought in the priority areas as identified by the Temporary Recession Relief Measures.

3.9 Development viability

Developers will be advised that where the Council considers that development viability would be compromised by developer contributions these issues should be raised as soon as possible and detailed cost information should be submitted to the Council at the earliest opportunity. This may help reduce delay where a dispute arises and so that outcomes of negotiations are clearly understood by all parties before agreeing to enter into and finalising a legal agreement to provide planning obligations. The Council may require a full financial appraisal of the proposal signed by an appropriately qualified and independent financial professional to be made available to substantiate the claim. In all cases, the onus of proving the non-viability of a development is on the developer.

3.10 Review of current approach to temporary recession measures

It is intended for the recession relief measures to be reviewed annually. The next review will be in February 2014.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 The temporary s106 Recession Measures were introduced to address concerns of developers and the business community. These agencies support this ongoing approach. Further internal consultation has been undertaken and comments are included in this report.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 Any costs associated with producing the extension to the Developer Contributions Temporary Recession Relief Measures have been met from within existing Planning Revenue budgets. Developer financial contributions (through Section 106 obligations) are commonly used to secure infrastructure and services created by the demand from new development including highway infrastructure, transport improvements and travel initiatives, education, health, community or recreation facilities.

Finance Officer Consulted: Name Karen Brookshaw Date: 05/12/12

Legal Implications:

- 5.2 Developer contributions are secured under planning obligations agreed or offered under s106 of the Town and Country Planning Act 1990. Any obligation must meet the statutory tests set out in Regulation 122 of the Community Infrastructure Regulations 2010. The viability of a proposal development is capable of being a material planning consideration and is therefore something that the local planning authority is able to take into account in considering the amount and nature of s106 obligations sought.

Lawyer Consulted: Name Alison Gatherer Date: 04/12/12

Equalities Implications:

- 5.3 Developer contributions can provide wide community benefits and can be used to provide, for example, local employment, affordable housing, recreation space and education facilities

Sustainability Implications:

- 5.4 The aim of developer contributions is to assist in enabling development to contribute towards the establishment of sustainable communities. The continuation of seeking contributions will ensure appropriate measures are secured to the wider infrastructure to help provide long-term sustainable development for the city.

Crime & Disorder Implications:

- 5.5 Developer contributions may be sought towards community safety initiatives such as improved lighting or CCTV.

Risk and Opportunity Management Implications:

- 5.6 Decisions on determining planning applications should take account of all material considerations including the provision of the infrastructure necessary to support the development. If development takes place without adequate contributions to infrastructure provision, a strain is placed on existing facilities to the detriment of the wider community and public resources.

Public Health Implications:

- 5.7 Developer Contributions may be secured towards retention or provision of new health facilities for the City and address inequalities that can impact upon health.

Corporate / Citywide Implications:

- 5.8 Developer Contributions will continue to ensure that the Council's policies on securing contributions towards infrastructure and services will help deliver the Sustainable Community Strategy priorities to improve housing and affordability,

promote sustainable transport and improve health and well being in the city.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 An alternative option is to secure the full range of developer contributions from all developments in accordance with existing and emerging policy changes. To enable appropriate development to proceed the issue of s106 priorities may be addressed by regular review and extending the temporary recession relief measures.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The recommendation takes into account current practice for priority areas for seeking s106 developer contributions that needs to be reviewed annually.

SUPPORTING DOCUMENTATION

Appendices:

- 1. None.

Documents in Members' Rooms

- 1. None

Background Documents

- 1. Developer Contributions Technical Guidance

Subject:	Update on Overview and Scrutiny Panel Report - Support for the Retail Sector		
Date of Meeting:	10 January 2013		
Report of:	Strategic Director, Place		
Contact Officer:	Name: Rob Dawson	Tel:	29-1104
	E-mail: rob.dawson@brighton-hove.gov.uk		
Wards Affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report provides an update on progress against the Overview and Scrutiny Panel Recommendations on support for the retail sector.

2. RECOMMENDATIONS:

- 2.1 That the Committee:
- (i) Notes progress against the Overview & Scrutiny Panel Recommendations on support for the retail sector.
 - (ii) Endorses the work being undertaken by officers to support local retailers.

3. RELEVANT BACKGROUND INFORMATION

Overview and Scrutiny Panel – Support for the Retail Sector

- 3.1 The Scrutiny Panel comprised Councillors Gill Mitchell (Chair), Phelim MacCafferty and Carol Theobald. It was established in January 2012 to progress the issues raised from the Streets Ahead event in 2011, which event stakeholders from the sector together in order to look at how to support the city's retail offer.
- 3.2 The Panel held three public sessions from February - March 2012 to gather evidence from independent retailers, large chain stores, council officers and business experts with the aim of determining the current

state of Brighton & Hove's retail sector and how it could be supported in the future.

- 3.3 Common issues which arose from the submitted evidence included the increase in parking charges, business rates and rents, street markets, the need for a town centre strategy, support with running a business, more flexibility with planning regulations governing the introduction of retail quarters. The panel agreed 14 recommendations which are listed alongside updates in section 4. The full panel report is included as Appendix 1 to this report.
- 3.4 The panel report was endorsed at Overview & Scrutiny Committee on 16 July 2012.

4. UPDATE ON PROGRESS AGAINST SCRUTINY PANEL RECOMMENDATIONS

- 4.1 Recommendation 1: The Council needs to demonstrate that the impact of increased parking charges on the retail sector has been researched and understood prior to changes being introduced. This research and the rationale behind any changes to policy should be published.

Response

The performance of the retail sector is dependant upon many factors. These include changes in the economic climate, a shift to online shopping and, in seaside towns, the weather. For example, household expenditure has contracted in 2008, 2009 and 2010; the shift to online shopping is increasing by 14 – 17% nationwide and 2012 was the wettest summer in 100 years. Separating out the specific impact of parking charges from all other impacts is very difficult. An analysis of parking levels and the factors affecting them will be presented as part of a report to Transport Committee in January 2013. It will also present the policy context for parking charges.

- 4.2 Recommendation 2: The Council should increase the flexibility of its approach to parking, utilising special offers and targeted support through parking regulations to promote specific retail areas.

Response

The council's ability to offer flexible charging is constrained by the legal process. For example, whereas a private operator can change their parking charges overnight, the council is required to follow the committee approvals process and Traffic Regulation Order process. Together, these can take up to 6 months to make a change. In 2012, promotional rates were introduced in all major city centre car parks to support the retail sector (£1 for the first hour); the hotel sector (£8 - £10 for 19 hours parking overnight); and the leisure sector (£4.50 for 6

hours parking in the evening). Most recently, the council has also put Traffic Regulation Orders in place to reduce the cost of parking in the London Road area. New prices for on-street parking will be £2, £4 and £6 for 1, 2 and 4 hours respectively, compared to the current prices of £3.50 for 1 hour, £6 for 2 hours and £10 for 4 hours. If there are no objections then the revised charges will come into effect early in the New Year. Other promotional changes will be considered as part of the January 2013 Transport Committee Report.

- 4.3 Recommendation 3: There was support evident for a Park and Ride scheme to help tackle traffic congestion. In developing the City Plan evidence presented to the Scrutiny Panel should be taken into consideration when considering a Park and Ride.

Response

It is recognised that good access into Brighton & Hove is a key issue for the success of the city. Park and Ride has been part of the transport strategy for the city for over 20 years but finding the appropriate site has been a challenge.

In autumn 2011 the future of Park and Ride was the subject of a review in the form of a transport options paper. Following consultation on options the decision was taken to remove formal Park and Ride from the transport policy for the following reasons:

- Designation of the South Downs National Park has resulted in a number of potential Park and Ride sites are no longer being available. The National Park Authority agreed with this approach
- Limited sites available
- The cost of setting up and maintaining Park and Ride are high

It is proposed that Park and Ride is removed and replaced in the Sustainable Transport policy (CP8 in the City Plan) by two initiatives.

1. Business-led informal Park and Ride – there are a number of large privately owned car parks on the periphery of the city (Community Stadium, Universities, large retailers). In the interests of reducing the congestion and making the best use of existing car parks it is proposed that the city council help facilitate and promote informal park and ride with landowners, businesses and city centre retailers and bus operators. Initial work is underway to take this initiative forward.
2. Rail – to promote increased travel to the city by rail from the north as well as east and west. This will include encouraging visitors to use station car parks outside the city and to travel into Brighton & Hove by train. It will also involve working with rail providers to improve train services at weekends which are often disrupted by engineering works.

Both initiatives should help address traffic and congestion in the city, particularly at weekends, and support from the retail sector to take this forward is welcomed.

- 4.4 Recommendation 4: Flexibility on the part of landlords with regard to rent levels, short-term leases, allowing pop-up shops and individual rent plans can have considerable benefits. The council as landlord offers flexibility for its leaseholders; it should seek to promote this best practice to other landlords

Response

The council successfully led a bid from the Brighton – London Road Town Team to become a Portas Pilot in July 2012, winning £83,485 in funding. 27 Portas Pilots have been funded across England to test out the recommendations give in The Portas Review (Dec 2011). Among the projects being piloted, the Town Team will work with Commercial Agents and build a property ownership database, engage landlords in the London Road retail area and help find short and long term solutions to the issue of empty shops. The Portas Pilot has funding to support the use of empty shops for a wide range of temporary activities, including indoor markets, startup labs and creative uses such as visual arts exhibitions. Successes will be replicated across the city, funding permitting.

The council has also recently secured EU funding for a programme called ReCreate, which will create new work and exhibition space for the creative industries. £30,000 of ReCreate funding will finance a new brokerage scheme designed to link creative entrepreneurs with empty commercial properties, landlords and commercial agents. The new scheme will be operational by March 2013.

- 4.5 Recommendation 5: Ideas for improving the signing, information and flows of pedestrians heard by the panel should be taken forward as part of the station gateway project, most notably:
- Clear direction to North Laine from the station
 - A tourist information kiosk on the station
 - Better sign-posting towards retail areas

Response

The Brighton Station Gateway project is currently being progressed, and a revised proposal for the station area was drawn up following consultation with the public. Key features of the revised proposal include: -

- Providing a new pedestrian link to the North Laine (subject to agreement from Network Rail)
- Adding ticket office to a revamped bus area outside Brighton Rail Station, which would also provide tourist information

Improving pedestrian flow into the North Laine and Queens Road has been identified as a priority over signage following consultation.

- 4.6 Recommendation 6: Resources need to be found to provide coordinated support and advice for retailers; this should build upon the work of the current BID and responsibility for developing and implementing a Citywide Retail Strategy; consideration needs to be given as to how best to undertake this in conjunction with contributions from retailers themselves.

Response

The council is continuing to support retailers with a series of training events and programmes under the title 'Ride the Wave'. Participants have received advice on marketing, visual merchandising and negotiating a rent review. The session on rent reviews was recorded and is available for retailers to view online. The council has also funded a series of mystery shops combined with feedback sessions that make recommendations to retailers on how to improve service and increase sales. 'Dressed for Success 2011', a scheme which saw 42 independent retailers being given on-to-one coaching on their Christmas window display before being entered into a high profile public competition which drew local and national press coverage and saw approximately 3,500 public votes cast. The council has again funded 'Dressed for Success' for 2012, giving a further 37 independent retailers free training and PR to support them in this year's festive shopping period.

Additional council resources are supporting the work of the Hove Business Partnership, including the 'At Your Service' awards, Christmas lights, retail newsletters and vacancy rate surveys to monitor trends in Hove and Portslade's key retail areas.

The Brighton Business Improvement District (BID) Manager has agreed to work with the council to share best practice with regards to increasing footfall in the London Road Portas Pilot area and across the city subject to funding. There is also budget within the Portas Pilot project to offer skills training to retailers.

- 4.7 Recommendation 7: The role of Traders Associations and the BID in supporting and securing benefits for their members are very evident; the Council should work with and support such groups. The council should be in touch with large stores, reminding them of

opportunities for their increased support to independents across the city.

Response

The council works with trader's associations in Brighton & Hove in addition to the BID, attending meeting, offering advice, support and assistance with projects and securing funding where possible.

There is evidence of strong partnership working between multiples and independents in the BID. Utilising contacts from the BID, plus support from the Portas Pilot partners, the council will improve links with large stores with the aim of heightening their involvement in the local business community.

- 4.8 Recommendation 8: Ways for improving communication with retailers need to be developed; this could include a single council contact point for retailers that allows retailers to access all the information and support they require such as rent reviews, trading standards, etc

Response

The council's Economic Development Team promotes the Business Enquiry Line as the first point of contact for local businesses who wish to seek support from the council: -

Tel: (01273) 290011

Email: economc.development@brighton-hove.gov.uk

The council will investigate the option of introducing a new email address for retailers to use which will be accessed by all the relevant council departments. Retailers would be consulted on any proposed change. A dedicated retail page is already available on the council website, and improvements are being made to ensure all local support schemes and organisations are included.

In terms of engaging retailers, numerous forms of marketing are used by the council to ensure information is communicated as widely as possible.

- 4.9 Recommendation 9: Larger multiples should be invited to join local traders' associations and support other local retailers with training, for example marketing, age restricted sales, etc.

Response

The council supports this recommendation. The Portas Review (Dec 2011) does make a recommendation that large business should support and mentor local businesses and independents. The Retail

Scrutiny panel saw evidence given by a number of smaller retailers who stated that they would welcome training and support from larger stores, for example in marketing or displays; representatives from Tesco also stated that they were keen for their stores to support local retailers in much the same way. The council will look to support the progression of this initiative in Hove and across the city.

- 4.10 Recommendation 10: The Council should explore planning options to exploit new 'localism' powers to support retailers through increased flexibility and responsiveness.

Response

In terms of the speed of deciding planning applications, the city council continues to exceed its target on determining planning applications within the 8 week period.

The Draft City Plan Part 1 is a strategic planning policy document which sets out a vision and objectives for the development and growth of the city up to 2030. The overarching policy on shopping, CP4 'Retail Provision', seeks to maintain and enhance the existing shopping centres by encouraging a range of facilities and uses whilst preserving the predominance of shops (A1 Use Classes) within the centres. The council will start work on the City Plan Part 2 late 2013. This part of the plan will present opportunities to look at the mix of retail units in defined shopping areas and the boundaries of currently defined shopping areas.

The Localism Act introduces additional powers for local communities to have direct involvement in planning for their area including local shopping areas. These powers include the introduction of Neighbourhood Plans, Community Right to Build and Neighbourhood Development Orders (NDOs). NDOs can be used by communities to permit the development they want to see without the need for planning applications. The city council is committed to working with Neighbourhood Forums and Parish Councils to take these initiatives forward.

- 4.11 Recommendation 11: Street markets should be developed only where they are supported by a majority of local retailers. Street trading controls cannot regulate the goods for sale so great care must be given to decisions permitting new street markets. Existing retailers need to be protected from stalls obstructing shop entrances. The Council should lobby government for increased powers to regulate street markets.

Response

There are currently two street markets licensed by the council: -

- Upper Gardner Street – a historic 19th century Saturday market, originally and still largely antiques and bric a brac.
- George Street Hove – set up as a farmers’ market by council sustainability officers in 2000. An example of where support by local retailers has been variable leading to tensions; the 2011 Christmas shopping period led to demands to discontinue from the George Street shopkeepers complaining of frequency, quality of goods and obstruction. Council officers liaised with both the market traders and retailers to find an amicable compromise.

The Overview & Scrutiny Panel criteria of “street markets only being developed only where they are supported by a majority of local retailers” will be considered with regards to any formal enquires to set up markets in new locations.

The council will draw upon the Retail Scrutiny panel recommendations when responding to Government consultation and new legislation in the area of street trading, such as the current consultation on ensuring domestic regulation of street trading complies with the requirements of the EU Services Directive.

- 4.12 Recommendation 12: The marketing of Brighton and Hove needs to ensure that it makes the most of its retail offer. Retailers felt that they were often the poor relation on many marketing campaigns.

Response

The council believes that it does make the most of the retail offer in the city within current resources. The city’s retail offer is a key attribute of virtually all of VisitBrighton’s marketing campaigns, both on and offline.

In 2012 VisitBrighton has hosted over 100 travel journalists in the city from the UK and overseas and all have included opportunities for the media to experience the retail offer in the city. This includes areas outside the ‘core’ city centre such as Kemp Town Village, Hove and the Seafront. In November and December 2012 VisitBrighton hosted press trips for a range of high profile UK travel press (including The Daily Telegraph, Daily Star and Daily Express and London regional press) that specifically focused on Brighton & Hove as a unique shopping destination.

As requested in the Retail Scrutiny Report, VisitBrighton has now made its mobile apps free of charge for visitors to download, and the team has also developed an Android version to complement the Apple version. Between September 2012 and November 2012 over 4,000 downloads of the apps have been made.

VisitBrighton also offers a 'low cost' marketing solution for retailers in the city by becoming an official VisitBrighton Partner. Annual Partnership for 2013/14 is £160 starting on 1 April 2013, and if retailers join as Partners for 2013/14 prior to this date VisitBrighton are offering the period to 31 March 2013 free of charge. VisitBrighton also offers discounts on the annual fee for businesses who are already members of a trader's association or the Brighton BID.

- 4.13 Recommendation 13: The benefits of retail quarters should be investigated further as a means for promoting different areas of the city and providing them with additional support.

Response

VisitBrighton does promote the various different retail areas within Brighton & Hove, but refer to them as 'city villages' rather than 'retail quarters'. The different retail areas all have dedicated sections on the VisitBrighton website, and in the past year an interactive video map has also been added online to enable visitors to explore the city and watch short videos of the different city villages: -

www.visitbrighton.com

Towards the end of 2012 VisitBrighton also launched a 'Green Guide' to the city, championing the eco-tourism offer we have in the city. A core element of this guide is the retail offer available. 20,000 copies of the Guide have been printed. Within the Guide, the 'City Villages' are once again promoted.

Fundamentally, VisitBrighton recognises the importance of our retail offer in attracting visitors to the City and as such always strives to include the retail offer in its activities. Resources and funding limitations remain the biggest barrier to increasing promotional activities in this respect.

- 4.14 Recommendation 14: The need for an on-line presence for independent retailers is clear; support is needed to ensure that the capacity to develop this exists.

Response

The council supports this recommendation for independent retailers to develop an online presence, both to raise their profile and also take a share of the online retail market. The council's Economic Development Team can assist retailers who wish to build their online presence by signposting to various local and national support services, with one example being *Getting British Business Online*, a service providing

businesses with a free website, free web address and free hosting for one year.

The council will consult retailers prior to introducing future support schemes and workshops in order to assess whether skills training in managing a website, social media and online sales are priority areas for development.

5. CONSULTATION

- 5.1 Wide consultation with retailers and stakeholders took place throughout the Overview & Scrutiny Panel. The council is also consulting with regards to progress alongside the individual panel recommendations where appropriate.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 The costs associated with the recommendations on support to retailers, and the skills training delivered, have been met from within existing Economic Development revenue budgets. There are no other direct financial implications at this stage.

Finance Officer Consulted: Karen Brookshaw Date: 20/12/12

Legal Implications:

- 6.2 Legal issues are generally addressed within the report. For example paragraph 4.2 summarises the legal requirements for traffic orders and paragraph 4.10 refers to the Localism Act. There are no adverse legal or Human Rights Act implications arising from the report.

Lawyer Consulted: Bob Bruce Date: 18.12.12

Equalities Implications:

- 6.3 Retail is a key employment sector in Brighton & Hove, amounting to over 13,000 jobs. Flexible working conditions and a high proportion of part-time jobs in retail also offers a route into employment for various demographic groups including young adults, parents and carers. Support for retailers will help prevent business failures and job losses in a sector that has been disproportionately affected by the recession.

Sustainability Implications:

- 6.4 Approximately 70% of Brighton & Hove's retail businesses are independents, many of which have local supply chains. Supporting local shops will in itself benefit businesses further up the supply chain and help sustain the city economy.

Crime & Disorder Implications:

- 6.5 Greater support for the retail sector will help prevent an increase in the number of empty shops in Brighton & Hove (currently retail vacancy rates in the city are significantly below the national average). A rise in the number of empty properties on the high street can result in increases in both actual crime and perceived crime.

Risk and Opportunity Management Implications:

- 6.6 There are no risk and opportunity management implications arising from this report.

Corporate / Citywide Implications:

- 6.7 Interventions that support the local retail sector will have numerous citywide benefits, including generating economic growth, job creation and improving Brighton & Hove's tourism offer.

7. SUPPORTING DOCUMENTATION

Appendices:

1. Report of the Overview and Scrutiny Panel – Support for the Retail Sector (July 2012)

Documents in Members' Rooms:

None

Background Documents:

None

MAJOR PROJECTS & REGENERATION TEAM

PROJECT UPDATE – January 2013



Team Objectives:

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

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

The Team:

Richard Davies	x6825
Mark Jago	x1106
Katharine Pearce	x2553
Max Woodford	x3451
Joanne Hussey	x2705

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Black Rock</p> <p>New procurement exercise to start in 2013 following research and feasibility work with the Project Board to agree procurement route and overarching objectives.</p> <p><u>Temporary Uses to be procured immediately</u> for a Leisure use for a minimum 3 year term.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce (permanent procurement)</p> <p>Toni Manuel/ Adam Bates</p>	<p>Policy & Resources Committee on 12 July 2012 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).</p> <p>The cross party Black Rock Project Board will have a role in evaluating proposals and making a recommendation to EDCC and Policy & Resources Committee regarding future long term proposals.</p>	<p>The final longer term objectives for this site will be considered in the context of their full financial, economic, social and environmental impact.</p> <p>A formal evaluation process will be conducted and the criteria for evaluating bids will be agreed in advance with the Black Rock Project Board.</p>	<p>Cross party Project Board set up: April 2012.</p> <p>Temporary uses taken to Project Board: 4th October 2012.</p> <p>EDCC approval to negotiate terms for temporary 3 year term for Sand Sculpture proposal [terms currently in final stages of negotiation and led by seafront team].</p> <p>Project Board in Spring 2013 will meet to take forward permanent Development Brief for site following options appraisal process.</p>
<p>Brighton Centre</p> <p>Options are being considered to review the future of the Convention Centre which include: Retaining plans to progress a new-build centre if a fully funded scheme can be achieved within the next few months OR a refurbishment of the current centre. The new build option would provide a new 24,500sqm Centre to be</p>	<p><i>Directors:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>A mixed use development with capacity to utilise land holdings from Standard Life Investments to create over 1,000 jobs in the City. Extensive feasibility studies in terms of specification, design, financial viability and cost of a new Conference facility have been undertaken but a large long term funding gap remains. Recent discussion with Standard Life has shown they remain interested in finding a resolution and the council continues to maintain a dialogue about options, e.g. exploring a revised specification for the convention centre.</p>	<p>Capital Value: £350–400m</p> <p>Lifetime Value of whole new build development to Local Economy: £3.5 billion.</p> <p>Total Net Additional Jobs with new build centre and expanded retail: 1,462 [estimate for concept scheme agreed in 2008].</p> <p>This project has significant implications for Business Rate income but the Impacts and Outputs of a full refurbishment option versus a new build option will be reported to Committee</p>	<p>Condition Survey - Summer 2012</p> <p>Review of options internally - Autumn/Winter 2012.</p> <p>Ongoing discussion with Standard Life: January-March 2013 re new build opportunity</p> <p>Options reported to EDCC and/or Policy & Resources Committee – Summer 2013.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
delivered as part of an integrated redevelopment of the area to the south of Churchill Square incorporating an expanded shopping centre, cinema and parking.		Recent improvement works have assisted in maintaining and improving the diary for the existing centre but the council is now involved in a more comprehensive review of the present building as a whole to explore the full costs and implications of a wider long term full refurbishment if the new build scenario is finally found to be unviable.	once the current feasibility work, costings and wider impacts have been assessed and worked through to some level of conclusion. Paramount is achieving financial viability for one of the two main options.	
<p>Circus Street</p> <p>The proposal for the site, dubbed 'Grow Brighton' is to build a high-quality sustainable mixed use development providing a new university library and teaching space for the University of Brighton; employment space, from corporate office down to move on space and managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a state of the art dance studio for South East Dance.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>The city council has now signed a refreshed development agreement with the developers, The Cathedral Group, and the University of Brighton. This development agreement is in line with the Heads of Terms agreed at Cabinet earlier in the year and should now unlock the development potential of the site.</p> <p>Cathedral Group has announced ShedKM as the architects they are using to bring this project forward to completion.</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.</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> • New Library and teaching space for the University of Brighton and Student Accommodation (c.400 bed residences) as part of an improved educational quarter • Dance Studio and Creative Space for the city • Corporate Offices • Strata Offices • Retail • Residential: c.160 -200 units (depending upon final mix) • Creative Industries Market <p>The headline economic benefits include 140 FTE (full time equivalent) 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</p>	<ul style="list-style-type: none"> • December 2012: Start detailed design. • May-June 2013: Submit planning application.

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
			<p>pressure on the private rented sector; there will be more, affordable, homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city and will bring enterprise to creativity through, for example, the creative industries market. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long term success in terms of the vibrancy of the area. It will diversify the usage of the site in terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it into the other sites with cultural facilities in the city, close to the cultural quarter.</p>	
<p>Edward Street/American Express</p> <p>A development of the land to the north of Amex House to build the new headquarters building for American Express.</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</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</p>	<p>Amex have until 2016 at the very latest to vacate and demolish the old Amex House.</p> <p>Early 2013: Public consultation on Planning Brief for phase 2 works.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>The current development forms the first phase of a masterplan that will in the future take in new development on the site of the old Amex House.</p> <p>American Express has identified the skills and education of the labour pool in Brighton as being well suited to their needs. In particular, the language skills offered by the workforce here make it a site suitable for a global operation.</p>		<p>the old Amex House is demolished (by 2016).</p>	<p>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>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</p>	<p><i>Director:</i> Adam Bates</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>BHCC has been engaged in the project since 2007; becoming a full partner in April 2008.</p> <p>Planning permission was granted in January 2011, with work on site starting in August 2011. Building works continue to go well and have progressed broadly in line with programme, now at week 72 of 93, and the project remains within budget. The Topping Out ceremony was held on 1 October 2012.</p> <p>External works are at an advanced stage with the main focus of activity being progression of the internal decorations and fit out. 1st</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</p>	<ul style="list-style-type: none"> • Partnership and lease arrangements to be concluded - January 2013 • Construction work completed – January 2013 • Acclimatisation and Proving Period – Feb to May 2013 • Long-term management and governance arrangements agreed by Project Board – Feb 2013 • Practical Completion - May 2013 • Partners move in – June to October 2013 • Open to public – November 2013.

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>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>floor shelving in the Repository Block is nearing completion and 2nd floor shelving is approximately 50% complete. Works to the People Block are also progressing at pace and the Energy Centre envelope is nearing its final stages.</p> <p>Good progress has been made towards discharge of planning conditions and there is currently no indication of any problems in this area. The Keep is on track to achieve BREEAM Excellent with a projected overall score of 78.74% and an 86.96% score in Energy and 100% in Water.</p> <p>With partner agreement, and following variation of the S106 Agreement, a new Community Orchard has been planted at the southern end of the site; an initiative lead by Moulsecoomb Forest Garden, Brighton Permaculture Trust and Brighton & Hove Food Partnership.</p>	<p>sustainable archive building of its type in the country; a considerable achievement since the nature of the building requires tight environmental controls and its location has posed challenges. Sustainability measures have been at the heart of the project from the outset and have been a priority in the design of the building.</p> <p>It incorporates a biomass boiler using sustainable and locally sourced wood chips, photo-voltaics on the plant room roof, a 'green roof' on the People Block, 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>The construction of a 175m high observation tower will offer visitors views for 25 miles along the south coast. A visitor centre, restaurant and exhibition space on the site of the root end of the West Pier</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>Policy & Resources Committee approved funding proposals on 12 July 2012 and final funding has now been secured for the project with the Council acting as senior lender. Equity funds of £28m will be provided and also funds of £3m from the Local Enterprise Partnership.</p>	<p>600-800,000 visitors a year.</p> <p>154 operational and construction jobs and an estimated 444 jobs overall, taking into account new visitor spend, new businesses in the refurbished arches to the west and general boost to the economy.</p> <p>Once the i360 starts on site the</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 projected to start in earnest in the New Year.</p> <p>There may be some overlap with Archway Strengthening</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
will also form part of the attraction. Refurbishment of the existing West Pier Toll Booths will be included in the design. Wider landscaping will form part of the final regeneration of this section of the seafront.		<p>The council is continuing to work on completion of all Due Diligence and final review of all contract documentation as well as negotiating final terms for the Facilities Agreement with other lenders such as the LEP and Equity Partners.</p> <p>Meetings between representatives of Marks Barfield Architects, the Equity providers, the LEP and the council are ongoing and are progressing steadily towards a conclusion.</p>	West Pier Trust will also proceed with their plans for a new Heritage and Visitor Centre (to be part funded by the Heritage Lottery Fund) to be located to the east of the i360 site. [A bid for funding to the Heritage Lottery Fund has now been made by the West Pier Trust for this element of the project].	<p>works which have already begun (and are due to last for 50 weeks).</p> <p>Completion of i360 is currently targeted for March 2015.</p>
<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 recently completed citywide Sports Facilities Plan (2012 – 22) - the subject of a report to Cabinet on 19 April 2012.</p> <p>Based on the findings of the report, it was agreed that a new cross-party Project Board should be established to lead the process of considering options for the future of the King Alfred Leisure Centre.</p> <p>This work has begun and the Project Board held its first meeting on 27 November 2012.</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.	<ul style="list-style-type: none"> • Inaugural Project Board meeting – 27 November 2012 • Next Project Board meeting – January 2013

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<p>New England House</p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the digital media and creative industries. The early vision concept is for a consortium of partners including the University of Sussex, Wired Sussex and the city council to agree a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Max Woodford</p>	<p>Work is complete on refreshing, updating and drawing together previous survey work to get a better understanding of the condition of the building and the potential costs involved in renewal. This information will help to inform subsequent stages.</p> <p>The 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 will include a 3,500sq.ft refit of space at New England House to transform it into a creative hub 'Fusebox,' is underway. 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 broadband links and an internet based multimedia platform. This will enable the development of a new cross-border community of creative entrepreneurs.</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 will be prepared on the overall project in Winter 2012/13.</p>

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<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. • March 2011, Development Agreement completed and entered into by the council, Hyde Housing and Open Market CIC. • Triodos Bank confirmed conditional offer of a £1m mortgage to CIC for contribution towards the construction costs of the new market. Solicitors are now agreeing terms. 	<ul style="list-style-type: none"> • New covered market with 44 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities • CIC to operate the market for local benefit • 12 A1/B1 workshops • 87 affordable housing units • £12.5m external capital investment in local infrastructure • Approximately 80 FTE construction jobs • 120 jobs in the new market, workshops and CIC • New opportunities for small business start ups • Venue to promote produce and local producers • Code level 4 for disabled residential units (8 out of a total of 87 units) • Very good thermal performance of building fabric • Photovoltaics, green roofs, green walls and street tree planting included in scheme • Works started on site in October 2011 • Temporary market operational from 9 January 2012 • Temporary market moved to phase 2 new stalls 29 October 2012. 	<ul style="list-style-type: none"> • Monitor redevelopment to achieve project aims and a successful outcome. • Continue officer support for management and administration of CIC. • Complete mortgage agreement between CIC and Triodos Bank January 2013. • CIC to agree market management arrangements, March 2013. • New market completed and opened August/September 2013.

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<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 process, in March 2012 Cabinet approved the selection of Horsdean as the council's preferred location and agreed to issue landlord's consent and for officers to submit a planning application on the site.</p> <p>Pre-application consultation with South Downs National Park</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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		Authority is on-going and informing the design work.		
<p>Preston Barracks</p> <p>Redevelopment of the council owned 2.2 hectare brownfield site to create a mixed use development that will act as a regenerative catalyst for this part of the city.</p> <p>The site, on the main Lewes Road, is an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities). The site is therefore of strategic importance to Brighton & Hove.</p> <p>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><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 this was approved at the Planning, Employment, Economy & Regeneration CMM on 15 September 2011.</p> <p>In December 2011, the partners jointly commissioned a masterplan. Following a joint tendering process, Hawkins Brown Architects were appointed in February 2012 and commenced work in April 2012.</p> <p>During the past eight months the partners have worked closely with the consultant team to inform and develop the masterplan. This involved a series of technical</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"> • Final masterplan submitted – 10 Dec 2012 • Masterplan circulated to Project Board and Officers – Dec 2012 • City council appoints external financial consultants – Dec 2012 • Financial consultants complete work – Jan 2013 • Partner review and agreement to way forward – Jan 2013 • Referral to Project Board for agreement Feb 2013 • Report masterplan, land arrangements and delivery proposals to P&R Committee - March 2013?

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		<p>meetings with council officers (e.g. Housing, Sustainability, Transport, Economic Development) and presentations to Partners Meetings and the Project Board, the most recent of which on 4 October. Considerable progress has been made and the broad principles for land uses and the relationship between uses have been established.</p> <p>Although high level financial viability formed part of the masterplan commission, the city council is keen to gain a fuller understanding of the development costs and land values associated with this comprehensive development proposal. The council is about to appoint specialist consultants to undertake further financial analysis and valuation advice to assist partner decision making.</p> <p>The final masterplan report has been submitted and has been circulated to the Project Board. Once completed, the financial viability work will also be issued to the Board with recommendations for moving forward</p>		
<p>Released Land at Falmer Redevelopment of the former Falmer School land</p>	<p><i>Director:</i> Gil Sweetenh am</p>	<ul style="list-style-type: none"> • Falmer High School land surplus to BACA requirements is available for alternative uses. • Cabinet February 2012 gave 	<ul style="list-style-type: none"> • Brownfield land brought back into efficient use. • Short term support of TCSL to provide temporary stadium 	<ul style="list-style-type: none"> • Council and TSCL to complete licence for temporary use of the site for stadium parking and

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that was not required for the Brighton Aldridge Community Academy (BACA).	<i>Project Mgr:</i> Richard Davies	<p>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.</p> <ul style="list-style-type: none"> • 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. 	<p>parking.</p> <ul style="list-style-type: none"> • 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>accommodation for the Bridge.</p> <ul style="list-style-type: none"> • Prepare development brief in consultation with stakeholders to test the market and to achieve the long term regeneration of the site, Winter 2013. • Issue development brief to seek development partner, April 2013. • Continue officer support for Bridge to seek a permanent home.
<p>Amex Community Stadium</p> <p>The construction of a 22,500 capacity stadium for Brighton & Hove Albion Football Club together</p>	<i>Director:</i> Geoff Raw	<p>The main stadium contract completed on 31 May 2011.</p> <p>The first game was played at the new stadium on Sat 16 July 2011.</p>	<p>The new stadium is having a significant impact on the city. It is a landmark building at a key entrance point to the city and provides not only a high quality sporting venue but also a range of</p>	<p>An application for 8,250 additional seats at the stadium was considered at the Planning Committee on 25 April 2012. The Committee was minded to grant</p>

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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>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>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 permission subject to completion of the s106 Planning Obligation and deeds of variation and the conditions and informatives as set out in the report.</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><u>It was announced in the Autumn Statement (05/12/12) that Brighton & Hove's bid was successful.</u> 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.</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 2014.</p>

