



Greater
Brighton



One Public Estate Programme

Annual Report 2017

Foreword

It's a pleasure for me to be able to introduce the first ever Annual Report for the Greater Brighton One Public Estate Programme.

As Chairman of the Greater Brighton Economic Board for 2017/18, one of my aims is to drive forward development across the area, ensuring that our partnership of local authorities, business leaders and representatives from academia creates the homes, jobs and infrastructure needed to see our City Region thrive. A key part of this is working with our public sector partners to make the best use possible out of our resources and that is where our One Public Estate Programme comes in.

The idea is simple but very complex in execution: look at all the publicly-owned land and property assets in our area; decide which ones we need and which ones we do not; then look at how we can use those deemed as surplus to the best use of our 820,000 residents. That might result in an asset being sold to a developer; it may result in it being revamped to house and co-locate public sector organisations to transform and improve services; or it may result in it being used to deliver new housing and employment space, often regenerating an area. In any event, it is

the use of our collective public property assets as an enabler to support regional regeneration and service transformation.

In summer 2016 we put a bid in to Government for funds to create our One Public Estate Programme. Projects from across the Greater Brighton area were included and thanks to the ambition of our bid, I'm delighted to say that we were awarded more than half a million pounds of funding. We've made great progress since our Programme was established in November 2016, including securing an additional £125,000 to support further One Public Estate projects in December 2017.

As leader of Lewes District Council I can personally vouch for the potential that our One Public Estate Programme has. In my own backyard, it has helped us to unlock a key £150 million regeneration programme. This will not only see hundreds of homes and space for jobs created but it will also see a redundant publicly-owned former NHS office building demolished and replaced with a modern fire station that is co-located with police and paramedics, creating a "blue light" hub for Lewes.



That is just one project where we have made a start and I'm looking forward to helping to make sure that our One Public Estate Programme continues to drive forward future development and support service transformation across the Greater Brighton region.

Councillor Andy Smith

Chairman of the Greater Brighton Economic Board and Leader of Lewes District Council

The One Public Estate Programme ...

The national One Public Estate Programme is a pioneering initiative funded by the Cabinet Office Government Property Unit and delivered in partnership with the Local Government Association. The Programme is designed to facilitate and enable local authorities to work successfully with Government and local agencies on public property and land initiatives through sharing and collaboration.

At its heart, One Public Estate is about getting more from the collective public sector estate – whether that's unlocking land and surplus sites for new housing and jobs; enabling more joined-up public services for local communities or; creating further opportunities for local authorities and public sector partners to reduce running costs and generate income to deliver savings for the taxpayer.

The national One Public Estate Programme began in 2013, when it involved just twelve partnership areas. It has now expanded to include more than 90% of all local authorities in England working on projects to transform places and public services right across the Country.

Greater Brighton is one of these partnership areas and, whilst our One Public Estate Programme is still in its infancy, the benefits in terms of both unlocking blocked development sites and in facilitating closer co-ordination and partnership working between public sector partners and stakeholders are already being seen.

*For further information on the national One Public Estate Programme, please visit the **Local Government Association website**.*

One Public Estate Objectives:

- Create economic growth (new homes and jobs)



- Deliver more integrated, customer-focused services



- Generate efficiencies (capital receipts and reduced running cost)



And How it Works ...

The Local authorities that gain membership to the national One Public Estate Programme receive wide-ranging support to develop cross-sector property projects aimed at delivering one or more of the One Public Estate objectives. This includes:

- Funding - potential revenue grant and/or repayable grant funding of up to £500,000 (per partnership and funding round);
- Access to a pool of experts - providing support and expertise in a number of areas, from master-planning to business case development and cost evaluation;
- Practical support - from the national One Public Estate Programme, and;
- Routes to senior central and local government experts.

2 In April 2016, the national One Public Estate Programme launched its **Phase 4** 'Invitation to Apply' to join the National Programme. The Greater Brighton Economic Board responded and following a successful application – in the form of the Greater Brighton Services & Assets Delivery Plan – our One Public Estate Partnership was welcomed onto the Programme in November 2016 and awarded £529,500 in Phase 4 One Public Estate revenue grant funding (over 2016/17 and 2017/18) for seven projects.

In August 2017, the national One Public Estate Programme and the Department for Communities & Local Government launched a new, **Phase 6**, joint funding call. The call introduced a single coherent application and assessment process for One Public Estate and Land Release Fund funding, to create a wider support package for partnerships to unlock more surplus land and property:

One Public Estate- Phase 6

- Revenue grant funding and/or repayable grant, access to a pool of experts and wider support package
- Up to £500K per partnership (in 2017/18)
- Core One Public Estate objectives (economic growth, efficiencies and integrated customer-focused services)
- Evaluation criteria: partnership working (25%), project ambition and delivery (50%), value for money (25%)

Land Release Fund

- Capital Grant funding
- Up to £15,000 per homes (national pot of £24m in 2017/18 and £21m across 2018/19 and 2019/20)
- Small-scale land remediation and infrastructure projects to bring forward new local authority owned land for homes
- Evaluation criteria: delivery by 2020, value for money (60%), innovative delivery models (40%)

Following extensive engagement and consultation and a process of prioritisation, our One Public Estate Partnership submitted its bid – as an Appendix to the Greater Brighton Services & Assets Delivery Plan – in November 2017, seeking a further £490,000 in One Public Estate and £819,000 in Land Release Fund funding. Our Land Release Fund bid will support delivery of 79 new affordable rented homes across three schemes in Brighton & Hove, equating to a funding ask of just over £10,000 per unit. The schemes form part of Brighton & Hove City Council's **New Homes for Neighbourhoods**, which aims to deliver 500 new council homes by 2020.

In December 2017, it was announced that the Greater Brighton One Public Estate Partnership has secured an additional £125,000 in Phase 6 One Public Estate revenue funding (2017/18) for two further projects. Two other project proposals within our bid were not awarded funding. The fund was in high-demand, with bids totalling more than £30m submitted against a total 'pot' of £8.73m (grant and loan funding). No partnership was awarded its full ask. At the time of writing, the Department for Communities & Local Government is still to publish the outcome of Land Release Fund bids.

The **nine projects** now benefitting from One Public Estate funding are located across our City Region. Funding covers a range of development activities –from feasibility and master-planning to business case development and project management support – to provide the evidence base needed to make robust asset management decisions on the viability and implementation of individual projects. These projects are, therefore, by their very nature at early stages of development. The funding has also enabled the appointment of a dedicated programme manager, who started in-post in May 2017, to support the delivery and wider progression our Programme.



Membership to the national One Public Estate Programme is dependent on partnerships meeting a number of pre-qualification criteria. The Greater Brighton One Public Estate Partnership has completed each of these tasks, as follows:

1 Establish and maintain an effective One Public Estate Board with a range of public sector partners

- ✓ The Greater Brighton One Public Estate Programme governance arrangements were developed and agreed by the Greater Brighton Economic Board on 18 October 2017. The Board, through its participating local authorities, acts as a leader of place for public land and property
- ✓ The Greater Brighton Strategic Property Board has been created to provide direction, oversight and accountability. The Board meets four times a year
- ✓ The Greater Brighton Public Sector Property Group has been established, building on the already successful Brighton & Hove Public Sector Property Group, to support delivery at operational level. The Group meets on a quarterly basis
- ✓ Links with both the East and West Sussex One Public Estate Programmes have been built, to share information and learning and help to ensure coordination across our City Region

2 Map all public sector assets in the partnership area and record all land and property assets owned by the partnership authorities (except social housing stock) and public sector partners on the ePIMS Lite system

- ✓ Details of all partners' land and property assets have been collated and uploaded to ePIMS Lite, Government's land and property database
- ✓ The annual review of this data has commenced, with completion scheduled for spring 2018

3 Make details of all land and property owned by the partnership publicly accessible

- ✓ Both the Greater Brighton **Asset List** and interactive **Asset Map** have been produced and published to the Brighton & Hove City Council and Greater Brighton websites

In the coming months, our One Public Estate Partnership will be working to ensure that it can access the data required to meet the new pre-qualification criteria introduced as part of the Phase 6 funding call. By 31 March 2018, we will be required to provide data on:

- All local authority land released since 2015 and assumed housing capacity;
- Information on all local authority land planned for release before March 2020 and assumed housing capacity;
- Disposals and future disposal strategy on a bi-annual basis; and
- Estimated value of all local authority land and buildings within the Partnership area.

New housing delivery remains a key priority for both central and local government, as reflected in the recently published Housing White Paper 'Fixing our Broken Housing Market'. Government has committed to releasing land for 160,000 homes from its central estate by the end of March 2020 and, as part of a shared ambition with its member councils, the Local Government Association has pledged to match Government's ambition by releasing local authority land for 160,000 new homes over the same period. This new pre-qualification criteria will enable our Partnership, the national One Public Estate Programme and wider Government Department's to monitor our progress against this target.

*For further information on the Greater Brighton Partnership's land and property assets, please visit the **Greater Brighton website**.*



To Deliver the Greater Brighton One Public Estate Programme ...

Our One Public Estate vision is:

“To demonstrate clear civic leadership by reconfiguring our public services so that they are efficient, cost-effective, customer-focused and integrated; and by ensuring that our combined land and property assets are used effectively to support our wider social and economic productivity priorities of providing more jobs, new homes and employment floor space”.

With the governance and resources in place, the key focus for 2017 has been both on delivering the developments already identified and on engaging with local, regional and national public sector partners and stakeholders to identify key opportunities for the future.

Our One Public Estate Partnership has successfully secured £534,500 (over 2016/17 and 2017/18) in One Public Estate revenue grant funding to support the development of **nine projects** located across our City Region. It is currently expected that, over the next 10 years, these projects will deliver in total:

- 1,445 new homes
- Approaching 3,000 new jobs
- Over £235m of inward investment
- In excess of £18.3m in capital receipts
- Just under £8m reduction in running costs

These projects are at relatively early stages of development and so it should be noted that the forecast outputs may change as business cases are completed and schemes are designed and approved.

Our Partnership brings together representation from:

- Local Government
- National Health Service
- Fire & Rescue
- Police
- Further & Higher Education
- Business, including the Local Enterprise Partnership

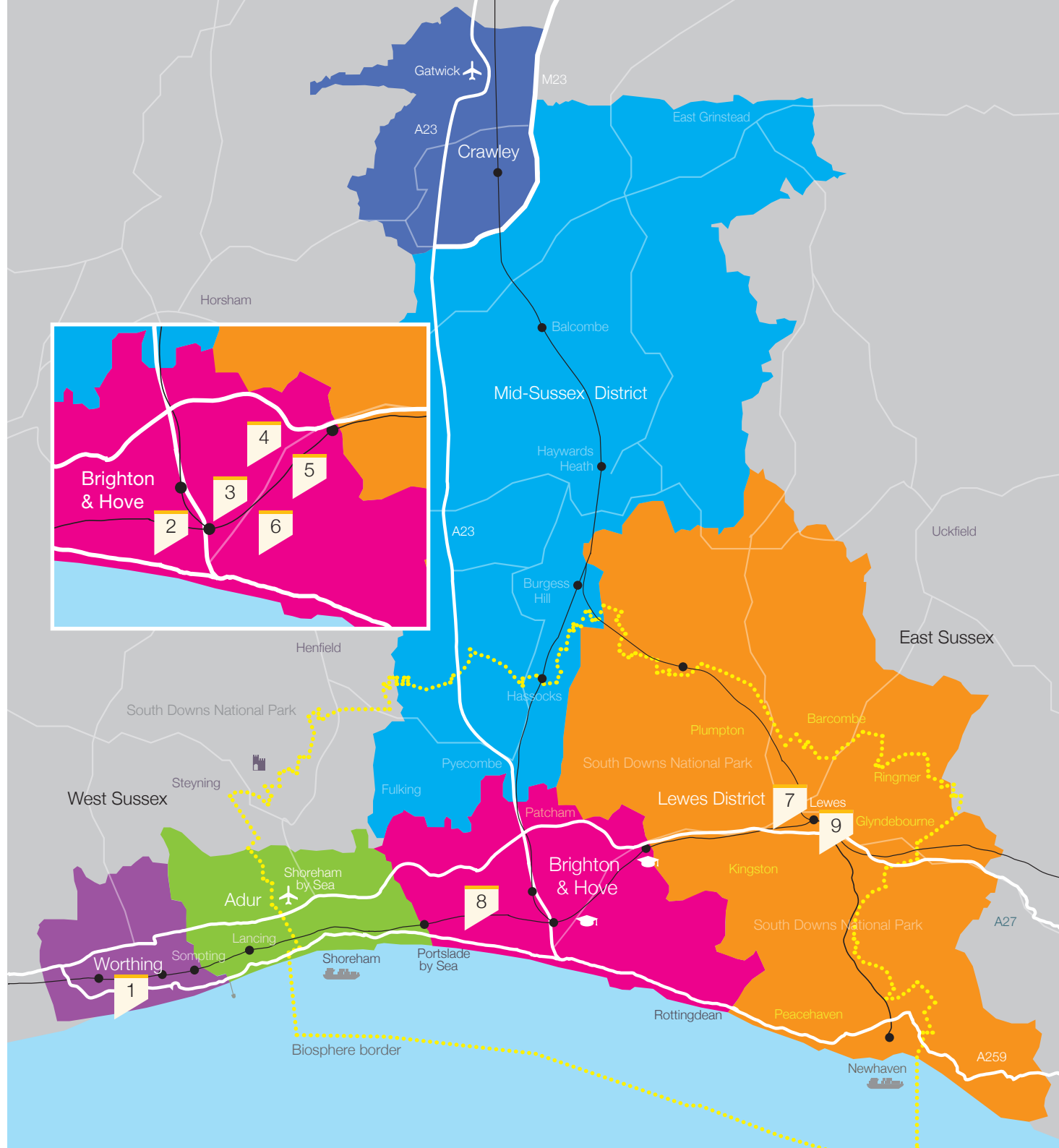
Our City Region's growth and success has brought many benefits but it has also created new challenges that the Greater Brighton Economic Board and its One Public Estate Partnership seeks to help address with confidence and ambition. This includes:

- Responding to an overheated housing market; this has led to demand outstripping supply in parts of the City Region, contributing to spiralling house prices making owning – and even renting – homes inaccessible for many people on lower and average incomes and younger people who are just starting their careers. There is a collective need to build new homes to cater for workers and residents at different life stages. Our One Public Estate Programme will support the achievement of the City Region's housing target, to deliver 49,754 new homes by 2030.
- Meeting the space needs of the City Region's 35,500 businesses; including its flourishing freelance and entrepreneurial spirit, epitomised by its high profile Creative Digital & Information Technology cluster, which has exposed the poor quality and inadequacy of its business premises to accommodate the high growth, knowledge-intensive businesses. Our One Public Estate Programme will identify and bring-forward sites to help meet the City Region's need for approximately 600,000sqm of office, industrial and warehouse floor space (*2013 data, excluding Crawley Borough Council*). It will enable our businesses to stay and grow here and attract new businesses to locate here, and;
- Being creative in identifying and making best use of the limited land supply; given our enviable location sandwiched between the coastline and the South Downs National Park. Our One Public Estate Partnership brings together a combined estate of over 3,500 land and property assets, valued at approximately £3.5bn. Our One Public Estate Partnership is working openly and collaboratively to identify and explore One Public Estate opportunities, unlocking surplus assets and land for redevelopment.

Our One Public Estate Partnership and Programme has provided the Greater Brighton Economic Board with an excellent opportunity to work with public sector partners to help reconfigure public services and use the combined public sector estate towards a common goal of shared and sustainable prosperity.

And Projects ...

1. Worthing Civic Centre
2. Quebec Barracks Brighton
3. Preston Circus Fire Station
4. Preston Barracks Primary Care Centre
5. Moulsecoomb Neighbourhood Hub Brighton
6. Brighton General Hospital
7. Springman House Lewes
8. Conway Street / Hove Station Quarter
9. North Street Quarter Lewes



Worthing Civic Centre

Delivery Body: Worthing Borough Council.

One Public Estate Funding Allocation: £90,000 (Phase 4).

One Public Estate Outputs: Service improvement; efficiency savings; new homes; new jobs; inward investment.

Project Description: Worthing Borough Council is leading the redevelopment of its Civic Centre car park, to provide the opportunity for a number of medical facilities currently dispersed throughout the town to co-locate into a new, single fit-for-purpose facility. This Integrated Multi-disciplinary Primary & Community Team (IMPACT) Hub will transform the delivery of non-acute healthcare in Worthing.

Project Progress & Milestones: The feasibility study, undertaken by Capita Health on behalf of the project partnership, has been completed. The study concludes that it is feasible for the IMPACT Hub to be designed and delivered as a substantial standalone facility on the allocated site. Scheme design is now underway and on-track for completion by end-January 2018. Subject to business case and full NHS and planning approvals, the intention is for construction to commence in spring 2019, allowing for the IMPACT Hub to open in spring 2021.



Quebec Barracks

Delivery Body: Ministry of Defence and Brighton & Hove City Council.

One Public Estate Funding Allocation: £45,000 (Phase 4).

One Public Estate Outputs: Efficiency savings; new homes; new jobs; inward investment.

Project Description: The Ministry of Defence, the land-owner, is working jointly with Brighton & Hove City Council to explore potential redevelopment options for the 1.5ha Quebec Barracks site. The aspiration is to consolidate Defence uses into new and improved facilities and thereby unlock the remainder of the site for new housing.

Project Progress & Milestones: Brighton & Hove City Council's Architecture & Design Service has, in association with the South East Reserve Forces and Cadets Association and

on behalf of the Ministry of Defence (Army), completed an indicative study to determine the accommodation and land required to re-provide current on-site military operational outputs. A high-level feasibility study, outlining architectural options for site rationalisation in accordance with the A Better Defence Estate strategy, has also been completed and costed. In due course, full design options appraisals for this project will be undertaken for further discussion with the Ministry of Defence (Army).



Preston Circus Fire Station

Delivery Body: East Sussex Fire & Rescue Service.

One Public Estate Funding Allocation: £22,500 (Phase 4).

One Public Estate Outputs: Service improvement; new jobs.

Project Description: East Sussex Fire &

Rescue Service is reviewing the space and layout of its under-utilised Preston Circus Fire Station, built in 1938, to create modern service facilities and shared space with public, third sector or commercial partners.

Project Progress & Milestones: The initial design feasibility and stage one cost report, as well as the accompanying surveys and investigations, have been completed and expressions of interest in utilising the surplus space have been circulated to all public sector

partners. The Service is currently developing a design standard to be used across its estate. This will inform the operational requirements for the Fire Station and the brief for the design team to progress to design feasibility. The design standard is on-target for completion by end-March 2018, after which further design stages will be undertaken. Following development of the design standard, the professional team will take forward the next stage of feasibility and detailed business case. This is planned to be completed by the end of spring 2018.



Preston Barracks Primary Care Centre

Delivery Body: Brighton & Hove Clinical Commissioning Group.

One Public Estate Funding Allocation: £45,000 (Phase 4).

One Public Estate Outputs: Service improvement; efficiency savings. This project forms part of the enabling infrastructure for, and is a planning condition of, the wider **MOMENTUM Lewes Road** mixed-use regeneration scheme that includes delivery of: new homes; new jobs; inward investment.

Project Description: Working with Brighton & Hove City Council, the University of Brighton and the developer U+I, this project sees Brighton & Hove Clinical Commissioning Group leading the development of a place-based Primary Care Centre for incorporation into the wider MOMENTUM Lewes Road regeneration scheme in order to meet the current and future health needs of the local community.

MOMENTUM Lewes Road, which comprises Preston Barracks and the existing Watts car park and Mithras car park on the University of Brighton's Moulsecoomb campus, will provide: 369 new homes; 1,338 purpose built student bedrooms in managed buildings, a new home for the university's Brighton Business

School; new student union facilities; a Central Research Laboratory for start-up businesses and entrepreneurs; new shops, cafes and workshops; new sport and recreation facilities for the University and public use including a gym and a 1km running and fitness route; open areas to provide spaces for people to meet and socialise; a new pedestrian bridge across the busy Lewes Road, and; car parking and improved transport infrastructure to support the development and improve the flow of traffic in a busy road network. Brighton & Hove City Council's Planning Committee approved the plans for this comprehensive regeneration scheme on 27 September 2017.

Project Progress & Milestones: Aitchison Raffety has, on behalf of Brighton & Hove Clinical Commissioning Group and the general practices, completed a space feasibility study for the proposed Primary Care Centre. Initial stakeholder consultation on the resultant outline plan has been positive and U+I is now in the process of undertaking financial viability and assessment. In line with the MOMENTUM Lewes Road planning conditions, the intention is that the Heads of Terms be agreed by spring 2018, to enable more detailed design work to begin. The current aspiration is for the Primary Care Centre to be delivered in winter 2021.



Moulsecoomb Neighbourhood Hub

Delivery Body: Brighton & Hove City Council.

One Public Estate Funding Allocation:
£27,000 (Phase 4).

One Public Estate Outputs: Service improvement; efficiency savings; new homes; new jobs; inward investment.

Project Description: Brighton & Hove City Council is leading the review and consolidation of the Moulsecoomb property portfolio. The aim is to release existing buildings that are no

longer fit-for-purpose and, using the capital receipts raised, develop a Neighbourhood Hub to house a range of new and existing services for the local community. The intention is to utilise any redundant sites for the delivery of new affordable housing.

Project Progress & Milestones: the Trust for Developing Communities has, on behalf of the Council, produced a Neighbourhood Action Plan to identify the range of local priorities that the Neighbourhood Hub can support. The services that could potentially occupy a proposed Neighbourhood Hub have now been identified and include: library services; youth services; an adult learning centre; sports and leisure; primary and community health

provision; an ambulance community response post, and; community space. A series of design workshops have been scheduled to develop an overall proposal that meets the needs of all services and identifies opportunities for shared resources and collaboration. Site surveys and property audits have also been completed and the preferred location for the Neighbourhood Hub identified as adjacent to the sports centre on Hodshrove Lane. An outline scheme has now been developed and costed, to inform the development of the full business case that is due for completion by April 2018. Subject to business case and full Council approvals, construction is planned to start on-site in autumn 2019 to allow the Neighbourhood Hub to open in winter 2021.



Brighton General Hospital

Delivery Body: Sussex Community NHS Foundation Trust.

One Public Estate Funding Allocation: £90,000 (Phase 4).

One Public Estate Outputs: Service improvement; efficiency savings; new homes; new jobs; inward investment.

Project Description: The Sussex Community NHS Foundation Trust is determining the most appropriate long-term future for its historic Brighton General Hospital site, which dates back to the 1850s. The site covers 4.06ha and has a total building footprint of over 26,000sqm gross internal area. It is approximately 50% underutilised, faces increasing lifecycle costs and is organised in an incoherent way, with numerous patient facing services distributed in a number of buildings across the site in a fragmented manner alongside many corporate and support functions. The buildings are inherently inflexible in design and do not afford the best patient care environments or productive staff working environments. This project provides a once in a generation opportunity to reshape the provision of local health and care services. The intention is to consolidate a range of services into a new state-of-the-art Community Health Hub and thereby release land for new housing and community facilities.

Project Progress & Milestones: Following completion of the strategic site assessment and options appraisal by Penoyre and Prasad, the Trust appointed Rider Levett Bucknall in summer 2017 to support the development of the outline business case. This work is now well underway and on-track for delivery in early summer 2018. The timing reflects the need to move at pace to deliver the project, whilst reconciling the plans for the Health Hub to local commissioning intentions. This has meant a minor slippage in the project of approximately

two months, but the benefit will be a Health Hub that will meet local population need. Clinical and commissioner engagement to determine the health care brief for the project is now well underway and the site options have been reviewed and revised, to take account of the emerging brief and likely options for service development. Subject to business case and full NHS and planning approvals, the aim is for construction to commence on-site by 2020. The Community Health Hub is expected to open in spring 2023.



Springman House

Delivery Body: Lewes District Council.

One Public Estate Funding Allocation: £90,000 (Phase 4).

One Public Estate Outputs: Service improvement; efficiency savings; new homes. This project will unlock the wider **North Street Quarter** mixed-use regeneration scheme that includes delivery of: new homes; new jobs; inward investment.

Project Description: Lewes District Council is leading the redevelopment of Springman House, a former NHS administration building. Working with the range of public sector partners, the aim is to create a “Blue Light Hub” for the town. The intention is to relocate the Lewes Community Fire Station on to the site, bringing the emergency services (fire and rescue, ambulance response and police) together into a single location.

This project holds the key to the wider North Street Quarter regeneration scheme, within which the existing Fire Station is located. By relocating the Fire Station, the land will be released for new housing supporting both the masterplan and the financial viability of the scheme. The North Street Quarter will be a vibrant, mixed use neighbourhood that will regenerate the area around North Street and the Phoenix Industrial Estate and reconnect it to the heart of Lewes. Located just a five-minute walk from Lewes High



Street, the new North Street Quarter will reflect the character of the historic market town and provide a range of amenities for the benefit of all Lewes residents. It will deliver: 416 new homes; 140,000 square feet flexible business space; a riverside promenade; a public square, cafés and galleries; a 330-space underground public car park, and; a new **health hub** serving 26,000 patients.

Project Progress & Milestones: Following Lewes District Council's successful Local Growth

Fund bid to the Coast to Capital Local Enterprise Partnership, the purchase of Springman House from NHS Property and the South East Coast Ambulance Service NHS Foundation Trust (SECAmb) was completed in March 2017. The Council is now in the process of securing architects to draw-up the detailed scheme for the site, in consultation with project partners. Subject to planning and other approvals, work is anticipated on start on-site in autumn 2018 with the Hub complete by winter 2019.

Conway Street Industrial Estate

Delivery Body: Brighton & Hove City Council.

One Public Estate Funding Allocation: £70,000 (Phase 6).

One Public Estate Outputs: Efficiency savings; new homes; new jobs; inward investment.

Project Description: This project sees Brighton & Hove City Council working with the various landowners and community groups to develop a masterplan for the Conway Street Industrial Estate; a strategic allocation in the City Plan (2016) expected to deliver a minimum of 12,000sqm of office and business floor space and 200 residential units. The site is adjacent to Hove Station. This means that for employment purposes, jobs will be highly accessible to people who live outside Brighton & Hove as well as within it, so this project has the potential to deliver significant impacts across the Greater Brighton area.

The site, which is in multiple-ownership, currently comprises a number of commercial properties including offices, warehouses, distribution centres, some research and development companies and a number of disparate industrial buildings largely dating from

the 1960s redevelopment programme. It also houses a main depot for the Brighton & Hove Bus and Coach Company. It includes Industrial House owned by the Council and the Hove Station and Car Park owned by Network Rail. The overall built environment and public realm of this brownfield site is uninspiring and the underutilised spaces and large areas of surface car parking provide significant transformational opportunities; for a vibrant mixed-use high-density redevelopment in the inner urban area of Hove. The masterplan will address the concerns of the multiple landowners, reflect local community aspirations and align with the City Plan priorities. It should both maximise and accelerate the delivery of new homes and employment floorspace and support the creation of a unified high-quality mixed-use neighbourhood – the Hove Station Quarter.

Project Progress & Milestones: Having successfully secured One Public Estate funding in December 2017, the project is at mobilisation stage. Project partners and wider stakeholders are now being engaged, with the intention of appointing masterplanning experts in spring 2018. It is anticipated that the masterplan, which will require extensive consultation and engagement to ensure buy-in from project partners and stakeholders, will be completed by spring 2019.



North Street Quarter Health Hub

Delivery Body: Lewes District Council.

One Public Estate Funding Allocation: £55,000 (Phase 6).

One Public Estate Outputs: Service improvement; efficiency savings; new homes. This project forms part of the enabling infrastructure for, and is a planning condition of, the **North Street Quarter** mixed-use regeneration scheme that includes delivery of: new homes; new jobs; inward investment.

Project Description: Lewes District Council is leading the development of the North Street Quarter Health Hub that will serve 26,000 patients and house a range of integrated health and social care services, alongside a pharmacy and dental practice, extra care housing, community space, nursery and commercial office accommodation. It will bring together primary care, social services, mental health and third sector services to form a coherent offering for the local community. Many of the services that will relocate to the Health Hub currently operate out of premises that are no longer fit-for-purpose and that have insufficient capacity to respond to rising healthcare demands. In addition, their relocation will release several town centre premises that could become available for housing or other employment-generating uses.

Project Progress & Milestones: Full planning permission for the new Health Hub has been granted as part of Phase 1 of the wider North Street Quarter regeneration scheme. Discussion across organisations to explore, progress and determine the new service model for the Hub are well underway and work is also progressing with the potential larger occupiers of the Health Hub to identify their requirements. The project successfully secured One Public Estate funding in December 2017, which will further support the effective engagement of commissioners

and providers in the design and delivery of the new integrated model of provision for the Health Hub. This includes support in health care planning, property based support and specialist input into the design and costing of physical space requirements within the new Health Hub. It will provide the necessary detailed design information to support the discharge of planning conditions associated with the Health Hub and to secure agreements with tenants. It is currently anticipated that work will start on-site in the spring of 2018, with completion winter 2019.



Artist's impression, subject to change

And Embrace One Public Estate as a Way of Working

A fundamental part of our One Public Estate Programme is engaging with our partners and our wider stakeholders across the public sector, to ensure buy-in to give our **individual projects** the greatest possible chance of success as well as to identify and explore new opportunities to make the best use possible of our combined estate.



During 2018, we will:

- Continue to engage with partners and stakeholders across and beyond the Greater Brighton Partnership, to identify and bring-forward new One Public Estate opportunities
- Improve the “usability” of our data, to enable us to more readily identify opportunities
- Secure and develop new funding mechanisms to support the delivery of more One Public Estate initiatives and projects across Greater Brighton
- Continue to implement our Phase 4 and Phase 6 One Public Estate projects that will deliver new homes, employment space and jobs for our City Region, enable more joined-up public services for our local communities and generate efficiency savings across the public sector.



