

Investment Committee Meeting

Friday 6th September: 10.00am-16.30pm

Longley Suite 1 – Arora Hotel – Crawley

Attendees:

Voting Members;

Julie Kapsalis – Acting Chair of the Investment Committee (JK); Jonathan Sharrock (JS); Manju Shahul-Hameed (MSH); Louise Goldsmith (LG); Daniel Yates (DY) – (from 1:30pm); Rosaleen Liard (RL)

In Support

Anthony Middleton (AM); Cali Gasson (CG); Hannah Gosling (HG); Taygan Paxton (TP); Nathan Amin (NA)

Governance Advisors

Carli Foster (CF); Sean Murphy (SM); Cath Goodall (CG);

Peter Duggan - DfT (PD)

Apologies

Tony Newman
Martin Harris
Colin Kemp

Daniel Humphries
Karen Dukes
Frances Rutter

Jamie Arnell
Mike La Rooy

1. Open, Welcome, and Apologies

1.1 Welcome, introductions and apologies were made. The Chair of the Committee gave a brief overview of the purpose of the meeting to all attendees.

2. Conflicts of Interest

2.1 The Chair read out the Conflicts of Interest statement where six members of the Investment Committee declared conflicts as below;

2.2 RL expressed a conflict with the following projects; East Surrey College – Vision for Growth due to her business Chequres providing services to the college. Croydon Creative Campus – due to sitting on the Croydon College Board. It was agreed that as Chequres Contracts had provided a service link to Plumpton College that this would be classed as a trivial conflict. However, it was agreed this this would not effect the scoring of this scheme. It was agreed that RL would remain in the room during the Croydon Creative Campus bid due to the bid being submitted by Southbank University and not Croydon Council directly.

2.3 It was agreed that LG would exit the room during the following projects; Worthing Gigabite, Worthing Public Realm Crawley Growth Programme, Littlehampton Public Realm and Converged Fibre Connectivity. It was agreed that as LG had not been directly involved with the Haywards Heath scheme, that scoring would still be considered.

2.4 JS expressed two conflicts where he agreed happy to exit the room for the Haywards Heath College bid due to his membership of the Haywards Heath Programme Board. It was also expressed that due to his membership of the Croydon Business Improvement District, this would be classed as a trivial conflict against the Croydon Creative Campus scheme however, JS had not been directly involved in the bid and therefore it was agreed he would remain in the room.

2.5 Due to MSH's role as Councillor for Croydon Council, she had agreed to exit the room during the Croydon Creative Campus agenda item.

2.6 JK expressed conflicts for the following projects; Haywards Heath College where she would be presenting for the bid as her role as Managing Director for Chichester College Group and Crawley Growth Programme, where she had been heavily involved with the scheme. JK agreed happy to leave the room during both items.

AT was involved with the lobbying to ministers with the Haywards Heath College bid but not been involved with any discussions since then. It was agreed that AT would stay in the room during this item.

- 2.7 Although SM was there as an advisor it was agreed that SM would exit the room during the Croydon Creative Campus item as he provided comments on the bid.
- 2.8 DY expressed two conflicts with the following projects due to being a Councillor at BHCC; Sea Lanes and Brighton 5G Fibre Ring and agreed to leave the room during both items of the agenda.

3. Overview of the session and scoring

- 3.1 The Chair and JS gave an overview of the purpose of this Investment Committee meeting. It was said that the scoring of the session would support the decision to be made at 13th September 2019 Investment Committee to fund and support projects that align with the 8 priorities listed in Coast to Capital's Strategic Economic Plan Gatwick 360⁰, directly supporting the Local Industrial Strategy. It was explained that Coast to Capital had been extremely keen to find projects that were going to be innovative, driving both growth and prosperity. During the shortlisting of the EOI submissions, there had been two strong themes of Skills and Innovation which had come forward.
- 3.2 It was explained that an internal review had been conducted on each Full Business case submission, where comments had been made to ensure full deliverability of each submission. There had been a requirement for all Business Cases to be independently assessed to which, Hatch Regeneris had been appointed to do this. Hatch Regeneris were in attendance at the meeting where they gave explanation of their findings prior to applicants presenting their projects to the committee.
- 3.3 The Investment Committee's core purpose had been to individually score each Full Business case and presentation, where it was advised for all members to complete a score sheet. Once all scores had been collated, the scoring exercise would then form a longlist of bids and scores ready for a decision to be taken at the Investment Committee on Friday 13th September 2019. It was made clear that £9.2 million had been available in the pot, this would be distributed and awarded to the highest scored schemes following the Investment Committees decision.

3.4 Applicants for each project that submitted Full Business Cases provided a formal presentation to the Investment Committee, followed by a Q+A session. Investment Committee members with conflicts of interest left the room prior to any discussion and presentation.

4. Unlocking Marketfield Way

4.1 The applicants; Reigate & Banstead Borough Council (RBBC) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Would the delivery of the project be conducted by the council, developing as a commercial project?

A: RBBC are the developer; and down the high street properties.

Q: I didn't hear much about the vision of Redhill. Sell future Redhill to us.

A: We want to build on Redhill, as we are not currently fulfilling its potential as a major urban center within the region. The major issues at the moment are retail focused, with very limited restaurant and drink places. We would like to diversify this and attract people who wouldn't think of visiting Redhill. Redhill has a huge population and we are confident it would be very attractive and visitors/residents would spend money within the local economy.

Q: What type of jobs do you see going in the commercial floor space?

A: We haven't worked out the number of jobs yet. However, the type of jobs would be Front of House throughout bars/cinemas and eateries. Major structural change is happening in the economy, where we are looking at potential options on the first floor. Instead of having this as retail, we are looking for shared office space as a different type of employment.

Q: The majority of site is council owned and you own the car park. Is there any existing business that would be effected during any of stages of the scheme?

A: We have undertaken consultation over a number of years' with local businesses, where all have been informed, in particular those that have been effected directly on the site. There will be CPO surveyor going out to speak with them and finding out what they want, where we will help support the relocation of these businesses if need be, making sure they are cared for. There are a number of different ownerships across the site, for example the UKPN substation which will need to relocate. This is where we will use the 'Lift and shift' agreement to require this through the CPO process.

Q: There is a challenging timescale to deliver the scheme (end of December 20/21). What are your milestones between now and then?

A: Looking to serve the GVD next week. In the interim, we will be doing drainage and asbestos surveys, leaving us in a good position to get on site. The key milestone is to deal with the drainage where we will be building over a Thames Valley sewer.

Q: Have you got all of the funding in place for the scheme?

A: The dependency is the final build cost that is over budget at the moment, where we will need to bring this cost down. There may be a potential to go back to executive to secure additional funding.

Applicants left the room.

4.2 The Committee agreed that the issues were the deliverability and extend of design work for the scheme. There had been a lack of clarity for how the scheme had been designed. Hatch Regeneris main concern had been the impact for some of the spend as this hadn't been well evidenced.

5. Horley Town Centre

5.1 The applicants (Regiate & Banstead Borough Council) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Is it fair to see the scheme are two parts? The Car parking and subway as separate schemes?

A: They are separate, but linked. They have come through the Horley vision which is said it is needed within the town. We have some good anchors in the town.

Q: Please explain the risks and dependencies. Network Rail to consent the railway works, how far have you gone with the discussions with Network Rail? How far advanced is the design work that Surrey County Council will do?

A: We haven't commissioned the council to do this work, as we have a lack in funding. We have provided a time frame within the Business Case to do some survey work this year and main design work next year. I don't think it will be a complicated scheme. In relation to the subway, we have had previous discussions with Network Rail which we've had some delays in hearing back from them. We have some good connections with the operators and Network Rail, where we will look to use these connections to undertake these works. S106 will be providing the match funding, so this wouldn't be critical in terms of the Coast to Capital funding.

Q: How dependent is all of this on discussions with Network Rail?

A: The projects we are looking for aren't dependent on Network Rail. We would like to connect the subway works into the re-development of the high street car park. It is not a show stopper; the match funding would therefore be delayed.

Q: Elaboration on the genuine value added in terms of GVA?

A: In relation to the car park, identified the scheme and bring it forward within the local plan as soon as possible. To do that we need to work up feasibility options for the site and how we can do this. In terms of the benefits, we would be looking at 100 residential units on that and significant commercial floor space on the ground floor.

The applicants left the room.

6. Caterham Business Hub

6.1 The applicants (Tandridge District Council) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Who have you appointed to operate this?

A: We have shortlisted two operators and are close to making a decision to appoint.

Q: Quadrant House is in a quite a shocking state currently? What is your vision and what it would mean for the town?

A: Our initial plans are to refurbish the common parts and improve the M&E services available to individual suites in order to attract new tenants. The office space in the building would be a mix of traditional leases as well as providing co-working, supported spaces for SMEs. On the ground floor we are exploring options for alternative uses such as A3/D1/D2, which might include new restaurants, a gym or a new/relocated public library.

Q: In terms of outputs, what does the additional funding from the LEP require create that it doesn't already? What is the NET additionally?

A: Quite a lot of the office space is vacant because its lack of Investment. There is a huge demand in the area, however due to limited supply, other local flexible office space in the area currently is extremely expensive. We are under a strict limit of spending, with lifts alone costing over £300,000. If we want to make this truly accessible office space, we need to make sure people with disabilities are able to gain access to the building as well. We also want to undertake our refurbishment to a higher specification than we would be able to do using TDC funding alone.

Q: There are businesses currently operating in Quadrant House. How would you get these businesses to come back after the development?

A: We don't want to do something that isn't sustainable. There has been consultation with the existing businesses already and they want to remain local. We would like to complete the refurbishment in phases, whilst occupants are still in the building making regularly communications with them, keeping select toilets in areas for use and keeping noisy works out of hours.

Q: With a phased approach, would you still meet the deadline?

A: Yes. We will make sure services are still available for the current tenants, with confidence we can meet the deadline.

Q: What environmental steps are you taking to remain on the green side?

A: As part of the refurb we are looking at LED lighting, feasibility of taking out the central boiler and 1970s perimeter radiators and putting a more energy efficient system in place. We are looking at the possibility of installing electrical charging points in the car park and we intend that there will be facilities like a bike rack and showers to facilitate tenants and visitors to use sustainable transport.

The applicants left the room.

7. Plumpton College

7.1 The applicants (Plumpton College) entered the room and provided the Investment Committee members with a short presentation followed by a detailed Q&A session as per the below;

Q: Could you please confirm that the location of the site is the Stamner Park gardens within Brighton and Hove? Which is the historic site, you are renovating?

A: Yes, that is correct. There will be two car parks to gain access to the site. We have agreed a 25 year lease with a 17 year rent free lease in exchange for bringing the site forward with Brighton & Hove City Council.

Q: With Stamner Park being a historic site, could you elaborate on your discussions with Brighton & Hove City Council? How will this be different from your centre at Plumpton?

A: We have worked for 2 ½ years to achieve planning consent and have been granted planning permission for everything we want to do. The arboriculture centre at the Plumpton site is mainly workshops and small woodland areas. As part of this scheme we would take over management of the great woods in Stanmer Park where arboriculture training will be held. This proposal is not about setting out a practical skills only centre, the training will be high level and skilled, making sure urban environment is secure.

Q: How are you engaging with Businesses? How are you working with them?

A: We work with around 2000 businesses annually. With Brexit looming, businesses such as salad growers have been loath to engage in training until they know what the future may bring. We need to prepare businesses for the future outcomes.

Q: Are you doing any joint work with the University of Sussex?
(AT leaves room during question due to the conflict as he is the Vice Chancellor of the University)

A: Not specifically, but we do have links with Woodlands Enterprise Centre. There needs to be better connectivity through horticulture/agriculture research to the industries to ensure new ideas are applied.

Q: You have the leading experts research team who study Ash dieback next door, which is the centre of expertise. Will you use this to support the work you're doing?

A: We plan to take skills and expertise of providers around us and add this to real life trade, where this links up perfectly.

The applicants left the room.

8. Converged Fibre Connectivity Programme

8.1 The applicants (West Sussex County Council, Crawley Borough Council and Mid Sussex District Council) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Fibre infrastructure that digital exchanges have. Where would the digital exchanges be? Explain the potential of these digital exchanges?

A: Horsham, Crawley, Burgess Hill and Haywards Heath where you are able to have a bigger cluster of connectivity. The Brighton digital exchange is quite sizable, where as the smaller ones can connect through other academic institutes such as skirting through the Haywards Heath college site and development sites in Burgess Hill. The advantage to this is you can look at a digital exchange through a more rural setting, as there is little connectivity in rural areas.

Q: What you are explaining to us is there up to 4 digital exchanges focused on the 4 towns with the willingness to align planning regimes with this. Am I correct in saying that the digital exchanges will have to be at a particular site? You are not currently at the stage of being able to describe land use change.

A: This is fundamentally enabling. You could look at sites first but without connectivity this is not helpful. There is 200-metre buffer up to 5k where we would look at cost within these buffer zones, looking at what is suitable for a

suitable exchange. The key for this is enabling rather than saying this is exactly where it will be.

JK noted that whilst both Haywards Heath College and Crawley College had been noted in the presentation neither she nor the College had any involvement with this project to date. She therefore felt it was not a conflict to remain in the room.

Q: Where have you got your figures from?

A: Bench marked them to define them, looking around the Regeneris report around smart cities and & the Superfast Cornwall Project Evaluation report. It has been done around surveys across urban and rural data. Looked at SMEs within the area as mapped data.

Q: Deliverability and logistics? Are you able to spend the money before the march 20/21 deadline? Please tell us about your advance plans to put fibre in the ground.

A: WSCC has been digging up roads since 2012. We have a long history with working with partners in terms of street works and highways and are geared up to understand the challenges around those. Being replicated in another full fibre programme. Match funding isn't restricted to be spent within any financial year so will ensure LEP funding will be spent first.

The applicants left the room.

9. East Surrey College – Vision for Growth

RL left room

9.1 The applicants (East Surrey College) entered the room and provided Investment Committee members with a short presentation followed by a detailed Q&A session as per below;

Q: Will the students that go to John Ruskin College be able to access immediately those higher level courses?

A: Not immediately. Currently there is no provision at all at John Ruskin College that comes under the category of Construction or Engineering. There is an immediate need to establish this at a lower level which will be supported initially by our own expert staff. As they progress to higher levels, they will be able to access advanced provision at East Surrey College facilitated through the project we are presenting here. Therefore at John Ruskin College the need is for a training facility for lower level delivery initially. Individuals will look to progress after this to

East Surrey College assuming we have the facility, where we will have a broader offer. Most of the higher level skills students tend to be higher level in-work adults where they will look to progress in their profession. They can, of course access the higher level courses through the sister campus at East Surrey immediately.

Q: The equipping of John Ruskin College is presumably critical because this?

A: John Ruskin College currently has sport facilities/salons, but no workshops. We need workshop facilities to be able to deliver this training. . It is a matter of urgency at John Ruskin College as we currently have nothing at all but with significant student need. The urgency at ESC is that we cannot fulfil the demand we currently have and with the demographic incline more demand is evidenced. We could be in the position of having to turning people away. As a result of this, students and businesses will look away from this C2C area for their training.

Q: These are two parallel construction projects. Could you give us a flavour of your management capacity of delivery, how will the projects be overseen and the risks involved?

A: In the first instance we put in a bid two years ago as we had already recognised the need for these facilities and the investment that needs to take place to overcome this. So the project at ESC is already two years in the planning. A lot of work has kick started development since that time. Both of these projects are now fairly well developed. We will be appointing Project Managers who will be put in place to ensure we are delivering and timelines are met. The moment we get the go ahead, we will start to progress. The College has put aside its own cash reserves of 60%, and we are looking for LGF funding to provide the balance of 40% at £2 million. Draw down of the funding will be earlier than the College's use of its own funds as LGF needs to be spent within a specific timeline. However, a significant proportion of the LGF funding and College funds will be spent by December 2020. The intention is that the delivery of the courses at John Ruskin College will start in September 2020.

Q: Could you let us know some more about planning?

A: A lot of the work has been done already, and we are in contact with Local Authorities to progress on filing a planning application. As the areas are on College sites and the cash is earmarked for the projects, if the LGF funding is received we are confident of delivery on the projects. We have also talked with our local stakeholders to review the arrangements. Within the projects, there is potential as a community hub and learning space so we will be bringing these elements together enabling access to this.

Q: Will you get your planning permission over the line?

A: Wanted to progress the project for a long time and Local Authorities have already engaged with discussion. This is low risk as we also own the land.

Q: What are your aspirations to be carbon neutral? How?

A: We will be Investigating technologies available, with discussion around installation and building materials. We will adapt a fabric first approach using sustainable materials and the economies these bring.

The applicants left the room

RL came back into the meeting.

10. Worthing Public Realm

10.1 The applicants (Worthing Borough Council and West Sussex County Council) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Please could you explain the logistics and consents to put the scheme in place. From the business case it states you will be starting on site in August 2020, if this is delayed at all, it doesn't leave you a huge amount of time to drawdown LGF funding.

A: This is one of benefits with working in partnership with the highways authority. This bid would accelerate the overall public realm programme within which Portland Road is at an advanced stage. This means we would be drawing down the LGF funding straight away. The key benefit of this bid is that it's a programme bid, we can use the money to accelerate different schemes within the overall programme.

Q: The business case says it will be delivered by Dec 2020, do you think you have enough time to deliver the project in 4 months? After the £13.8 million, you will have a remaining £1.7 million – is this to be spent on Phase 1 of the scheme?

A: The wider programme has fused both West Sussex County Council and Worthing Borough Council members into a joint board. The joys and challenges have enabled constant attention to the programme. We have been grilled about every single aspect of the scheme. Our consultants have worked on a range of Public Realm schemes already, where they have put together the programme for us. We are sure that is a realistic time frame of the programme because of their experience with Crawley etc. The £1.7m would be spent first in the overall programme and we've already spent money on Portland Road. The £5m of

match funding has no specific timescale for spending so the LEP money would be spent first. The schemes are happening now, live and underway currently.

Q: Convinced you can get money out the door. What happens if the phasing is more expensive? Do you have funding available?

A: We have enough funding in place to get through phase 1 as these schemes are off the ground currently. There is a lot of cost flexibility within the overall programme, with design options for each scheme in the programme having various levels of proposed intervention.

The applicants left the room

11. Worthing Gigabite

LG left the room

11.1 The applicants (Adur and Worthing Councils) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Need a further understanding to how the infrastructure investment will relate to how businesses will work in Worthing. What's your ambition?

A: We will anticipate that all businesses and all homes will have an increasing need for gigabit speed and an increased speed in connectivity such as high data downloads. This will need to have the reliability and the market competition which will enable open access fibre network providing driven down prices.

Q: Would you see any link to your land use planning functions as an authority? Would this LGF investment? Change business premises and the availability of business start ups etc? Is this adjacent to a wider change?

A: The map provided is an initial spine where the investment is state aid compliant. City Fibre will build additional fibre from that where fibre will be running in every street. We estimate that 50% of businesses will take the service over 10 years however, all businesses will be able to take it as the fibre will be in place. Commercial providers will be able to offer and market to all businesses for gigabit speeds.

Q: Following on from your estimates that your 50% take up on businesses, have you dealt with optimism bias on your own part?

A: These estimates are from City Fibre on a commercial basis. They have £2.5 billion of investment, where we would be talking about triggering that

activity rather than dealing with businesses ourselves. This is a public sector scheme, where it gets City Fibre to a point where they are ready to invest. City Fibre have the due diligence around how many businesses they can get based on experience elsewhere per year. In terms of optimism bias, we are comfortable that the board city fibre report to are very keen to testing those numbers. We essentially adopt their commercial targets.

Q: What are you plans to providing free connectivity in community venues for social housing and also public spaces such as Libraries?

A: We will be connecting 83 assets across the area which we will have ownership of through a long term right to use This will allow us to run services over it, where we will be deploying fibre to all community centres where we expect to offer them the wifi service which will be free. If they did need to take a paid for service, we would offer this service at a discounted rate due to having the infrastructure in place

Q: Could you please explain deliverability and logistics. Will you be able to draw down the funding by March 20/21? Please also explain what dark fibre is?

A: There is a current model that is working to getting fibre deployed, which is happening in the North. City fibre own 'the stuff in the ground' and sell the services. Dark fibre is 'the stuff in the ground', physical infrastructure. In terms of deliverability, there is some fibre already in the ground which is all in place and is currently on schedule. The LGF award would enable them to carry on the build, following the delivery mechanism which is already in place.

*The applicants left the room.
LG came back into the meeting.*

12. Haywards Heath College

MSH chaired this item due to JK's conflict. JK and JS left the room.

12.1 The applicants (Chichester College Group) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: There is a large amount of housing growth particularly in the Burgess Hill/Haywards Heath area. This is the only possible facility for post 16 education. How is the population growth surviving without this?

A: BHASVIC based in Brighton are at their capacity for students, and will reduce their catchment area because of housing growth in Brighton. Otherwise, there is no provision for young people in that area. It is a need.

Q: If this scheme doesn't happen, this building is a public asset and will be left as a derelict building. The importance of this is significant.

A: There is huge local support for this project, as it is currently just a derelict building. This is clearly an asset we should be using.

Q: As an existing building, could you please provide some detail as to what environmental benefits you have considered?

A: In all of our procurement, suppliers have to look how environmentally friendly the impact is. We are looking for contractors who take as little as possible to landfill and adding to this by encouraging students and staff to take responsibility of how they deal with waste. We are looking to change the current lighting to LED and in the theatre for energy efficiency however, this is not currently in the budget.

Q: The Chichester College Group has a strong track record in apprentice training. Could you expand on this?

A: We will be going to deliver digital apprentices at Haywards Heath as well as business and care courses. We won't be doing engineering, as we do this at the Crawley Campus however, we have done some research on the opening offer and we are looking to work with businesses and work to market need.

The applicants left room

JS came back to the meeting.

13. Crawley Growth Programme

JK stayed out of the meeting & LG left the room

13.1 The applicants (Crawley Borough Council and West Sussex County Council) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Could you help us understand where is the extra 500m of bus lane?

A: Along London Road, Crawley intergrating through Manor Royal.

Q: The LEP has made significant investment in the Crawley Growth Programme already. What would this give in terms of additionally adding to the outputs already?

A: This would generate a further 250 jobs and 15,000 sqm. of commercial floor space. This will also enable the ability to increase the density of development and office environments. This will be a fundamental step change from where we are before including the reduction of passenger journey times and make the use of buses more attractive.

Q: In the Business Case it looked like the ask from Coast to Capital was for £4.9m. of LGF funding. Could you clarify the exact ask for this funding?

A: We will be increasing the scope of the super hub project included in the original funding therefore, we will be asking for £2 million from this round of LGF funding.

Q: The super hubs mentioned. How important are they?

A: They fit as part of the place making aspiration. Encouraging active travel, the more attractive the more likely people will use. It helps to provide additional facilities and look to better the environment. These super hubs are about creating a better place and quality environment for users. This will allow people to access wifi at the bus stop in high quality environment, improving the quality of the experience of a business person. Massive gap of wasted opportunity being stuck in a car in this area.

The applicants left the room

JK and LG came back to the meeting.

14. Sea Lanes Brighton

JK resumed the role of Chair and DY left the room

14.1 The applicants (Sealanes Brighton Ltd) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Public access to the pool, how do you balance this with professional/dedicated sea swimmers? Will summer visitors with children etc be able to gain access?

A: It's a training pool. The pool can hold up to 40/50 people at a time to use as training. This won't be a leisure pool however, it will be used for swim clinics/swim clubs and training for professional swimmers.

Q: You mention how this project aligns to objective 8 of the Coast to Capital Strategic Economic Plan – international reputation. How does open water swimming align with this? How does that help us present our region?

A: Open water swimming is growing sport by 20% per year. Lots of people would come to visit this pool from round the world/UK and use this pool for training and national events such as triathalons and other international events. The economic impact of that in line with national events that could take place in Brighton. This will be a stepping stone to be able to do these types of events, although this is not in the Business Case explicitly.

The applicants left the room

15. Brighton 5G Fibre Ring

DY stayed out of the room

A potential trivial conflict with AT was brought to life due to his involvement with Block J, it was agreed AT could stay part of this discussion.

15.1 The applicants (Brighton & Hove City Council) entered and room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Could you expand on the ability to spend and the logistics?

A: The digging associated to the Valley Gardens scheme helps us to be able to adhere to a 'dig once' process, which means there will be no long procurement. There may be disruption however, this is already happening in the city currently.

Q: Could you explain the impact this will have on local businesses?

A: We have a well used and programmed model in place which we have looked at the impact of productivity with a transformational leap for connectivity for a range of sized businesses. There will be opportunities for the public sector for this scheme however, SMES are at the heart of this with an ability to benefit and add value to it. There will be direct access to it alongside the 5G testbed.

Q: What changes would you propose to make to the planning?

A: We are bringing the city plan pt. 2 forward currently. Its something that's happening already, following a 'dig once' programme. This is an opportunity to deploy a new fibre which you will need a framework to build it on with a core spine network. Beginning of an opportunity for Brighton.

Q: How future proof would this be for the city, to link up smart cities and traffic light systems etc? Will it have enough capacity, serving the city?

A: The first user will be the 5G testbed and would be upgraded to be future proof.

DY came back into the meeting.

16. Littlehampton Public Realm

LG left the room

16.1 The applicants (Arun District Council) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: Could you elaborate on the planning context, specifically the public consultation. Appeared to be moving car and pavement use?

A: There was full public consultation throughout the design phase in 2016. Any highways construction is subject to Road Safety Audits to ensure safety, and the project had passed the Stage 1 Road Safety Audit. Similar work has been done to roads in Bognor Regis which slows the traffic down.

Q: In terms of us funding this, would there be no further public consultation?

A: No. There was an extensive public consultation held over 3 weeks in 2016 which received very strong public support.

Q: In terms of the figures in place for jobs created/safeguarded, please could you talk to us in detail in where these figures have come from?

A: The evidence has come from Bognor Regis where they have completed similar works and the aim is to try to get people to spend and visit more because increased turnover is a proxy for creation of new jobs. Footfall and trade had increased through the Bognor Regis project, and shop vacancies have also halved. Baseline monitoring surveys been already been completed with traders and the public and will be compared with an "after" survey 2 years after the project is complete.

Q: Do you have funding in place for Phases 4 & 5 of the scheme?

A: No, we don't have any funding in place for these. We had bid to Coastal Communities for all phases which equalled to a total of £5 million. However, they were not able to fund us that large amount. The Coastal Communities Fund will fund Phases 1 and 2, we hope that the LEP will fund Phase 3, and we will lobby for S106 money to be allocated to Phases 4 and 5 as appropriate developments come forward.

Q: Where has the matched funding come from that you're proposing?

A: This match funding has come from the Coastal Communities' Fund and the work done on the project to date to bring it to this advanced stage of construction readiness. We have 70% of the match in hand right now, with the balance being private investment in town centre premises after completion of the public realm works based on the results measured from the Bognor Regis public realm scheme.

The applicants left the room.

LG came back into the meeting.

17. Croydon Creative Campus

MSH and SM left the room

17.1 The applicants (Croydon Council and London Southbank University) entered and room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: If you have any issues after Q1, how will this affect the whole scheme?

A: We are not anticipating any major issues, may need planning consent however, conversations already happening. We've got 22,000 sqm of vacant space there already and we are also in discussion with another tenant. It will be a fairly standard strip and fit out which works have been done in the building before with previously fitting out the first and second floor so there is knowledge of the building. The in house project team will be pushing the scheme forward.

Q: Describe the aspect of of priority 4 of what employers want in the work force. Could you explain how you would do that?

A: The University and Croydon Council have started the process already with connection to SME's. We know things about our local economy and how we want it to grow on the key areas.

Q: I am interested in progression and raising aspirations in people wanting to study with you. How will you approach this?

A: This is at the heart of how the university works. Prove a line of sight to level 4&6 qualifications that Universities spend a lot of time doing. We have also taken over a FE college to work closely with Croydon college where the two curriculums will work together.

Q: Could you elaborate the uncertainty of match funding? And if you weren't to get the award, what would that mean for the scheme?

A: Our match funding has been agreed by cabinet.. That is locked down. If we were not awarded with Coast to Capital's LGF funding the scheme would still go ahead however, this would be delivered at a slow pace and not to quality we would want.

The applicants left the room.

SM and MSH came back to the meeting.

18. Local Nature Partnerships - Naturally Richer

18.1 The applicants (Surrey Wildlife Trust) entered the room and provided Investment Committee members a short presentation followed by a detailed Q&A session as per the below;

Q: If awarded the money, this has to be spent very quickly, is there a risk around your spend ability. Can you spend in the requirement?

A: We have put as much contingency in place to accelerate the scheme. The biggest challenge will be the desilting of the pond. We have allocated a significant amount of resource which is part of our match funding to do this.

Q: There are two assets to this scheme. Could you explain the interest you've had from Government?

A: We are seen in Surrey with the investment plan as a leader in how to secure investment in our natural assets. We have as much as intellectual knowledge as anywhere else in the country. Similar places to us are Manchester where they have referenced our Surrey plan in their plan based on what we published last year. This is a unique opportunity to show why it is essential that we maintain and enhance our fantastic natural environment, how we solve challenges and achieve sustainable growth. The challenge is our requirement for seed investment now to get us over the next stage.

Q: How do you make sure that the enhancement to the asset value doesn't get stripped out again? Commercial approach is unsustainable; how do you make sure you don't slip back?

A: This is included in the plan as part of the financing around the investment, which identifies both capital and revenue needs. This project is a 10-25-year project which will develop the long term ability to continue to invest and maintain. The message from Government is they see this as important with natural capital accounting interest from treasury.

Q: Tell us more about how treasury use the green book approach.

A: It is a mixed approach at the moment and depends who the infrastructure provider is. The opportunity for the LEP is to describe a regional balance sheet where we can speak about a natural capital return again with other investments. A bigger approach makes more sense.

Q: Is it possible to talk about the supply chain of some of our opportunities?

A: The reason why this approach is important because in the South East we need to be intelligent how we use a scarce resource - land, demonstrating the natural capital approach before we scale it up geographically. The thought process behind this approach, is to demonstrate how we work collaboratively across sectors to understand the opportunity and why it is relevant for all businesses, with both local and global supply chains.

19. AOB/Close

19.1 The Chair closed the meeting and thanked the committee and C2C team for

their time. She then explained the next steps of the process. Completed score sheets from each member of the Committee would be collated and have the correct weightings applied. Scores would be averaged to create a final total score to enable the formation of a longlist of applications. A paper would be circulated on Tuesday 10th September with the final ranked list along with recommendations for funding awards for Investment Committee members to consider on Friday 13th September 2019.

AOB – None