

**Coast to Capital Growth Deal
Infrastructure Sub-Committee Business Case Appraisal**

Monday 26th January, 9:30-12:00pm

Coast to Capital Offices, Horsham Training Centre, Hurst Road, Horsham, RH12 2DN

Members: Martin Heffer (Chair), Garry Wall, Scott Marshall, Lee McQuade

Support: Ian Parkes, Hayley Shepherd, Paul Castle

The purpose of the meeting was to appraise the business cases for the Local Growth Fund projects delegated to the Infrastructure Committee by the Coast to Capital Board.

Business Cases appraised:

- Oxted Gasholder Redevelopment
- Rose and Young Site Redevelopment
- Brighton Circus Street
- Preston Barracks Central Research Laboratory

Business Cases ratified:

- Newhaven Flood Defences
- Shoreham Flood Defences- Adur Tidal Walls

Project name: Oxted Gasholder Redevelopment
Proposal: Local Growth Fund allocation of £300,000 over one year. The project is to unlock the Oxted Gas Holder site which is 0.92 hectares in a prime location in Central Oxted. The site presents a number of opportunities for redevelopment including office, light industrial, retail, residential or a mixture. Redevelopment of the site to office accommodation could potentially support over 1300 jobs. Decontamination and remediation of the site has proven to be the key barrier to its redevelopment and it is for this that the LGF investment is sought. SGN and National Grid have the legal responsibility to decontaminate the site, but it is not high on their priority list.
Decision made: The Infrastructure sub-committee approved £300,000 over one year.
Business Case changes to be made before final publication: <ul style="list-style-type: none"> • A risk should be added with regards to working with utility companies who can be expensive, slow and push the price up. • When work starts, if it is discovered that the site is more contaminated than originally expected, the LGF contribution will remain fixed and other mitigation needs to be included in the risk register. • A risk on planning should also be added to the risk register. • There is a dependency which should be logged relating to the Tandridge District Council decision on the car park.
Recommendation: Approval of the business case to be reported to the Coast to Capital Board for

endorsement.

Project name: Caterham Rose and Young Site Redevelopment

Proposal: The project is to unlock a key town centre site with the potential to support jobs, businesses and homes and contribute more widely to the economic status of the town. The site in question is the Rose and Young site and is 0.21 hectares close to Caterham Railway Station and the town centre. The site was previously a car showroom with servicing facilities and has remained derelict since 1994. There is a Local Growth Fund Allocation of £100,00 over one year.

Decision made: The Infrastructure sub-committee approved £100,000 over one year. This is capital funding not revenue.

Business Case changes to be made before publication:

- The Council are looking to issue a CPO, but the Council will need determination to go through this process. The Committee report should be added as an appendix. The experience that will be gained from neighbouring Authorities should be elaborated on.
- A risk on planning and delivery resources should also be added to the risk register.

Recommendation: Approval of the business case to be reported to the Coast to Capital Board for endorsement.

Project name: Brighton Circus Street

Proposal: The project is to regenerate a derelict site that has lain vacant for 9 years, driving positive social, cultural, and economic change for the Turner Area in Brighton and for the city as a whole. This will be achieved through a mixed use development of housing, employment and retail space, leisure and HE facilities. There is a Local Growth Fund Contribution of £2.7m over two years to create 400 jobs, 142 homes and 30,000 sqft of employment space. The first stage tenders have been completed and there is good cost certainty. The project has cross party support from BHCC.

Decision made: The Infrastructure sub-committee approved £2.7m over two years, with £1.5m in 15/16.

Business Case changes to be made before publication:

- A risk register should be completed and included and should include a risk around the number of partners that are involved in this project.
- The control, ownership and liability for future operation of each individual component of the space should be reflected in the business case.
- There are still a number of sections within the business case that state that they have been answered previously in the document, these will need repeating under each relevant section.

Recommendation: Approval of the business case to be reported to the Coast to Capital Board for endorsement.

Project name: Preston Barracks Central Research Laboratory

Proposal: The project is to create a Central Research Laboratory (CRL) with the goal to help cement Brighton's position as one of the best places in the world to be an entrepreneur and an inventor. The project is part of a wider redevelopment of the Preston Barracks site with residential and student accommodation.

The CRL will provide a diverse workspace for a wide range of creative businesses all with access to a shared prototyping lab. There is a Local Growth Fund Contribution of £7.7m over three years to create 50,000 sqft of employment space and 854 new jobs. Planning permission will be applied for in August 2015.

Decision made: The Infrastructure sub-committee approved £7.7m over two years, with £1m in 15/16.

Business Case changes to be made before publication:

- A section should be added to the business case around engagement of businesses outside of Brighton.
- What is the return on investment and the financial gain relative to LGF funding and other sources of funding.
- Experiences learned from Circus Street should be used with this project and should be reflected in the business case.

Recommendation: Approval of the business case to be reported to the Coast to Capital Board for endorsement.

Project name: Newhaven Flood Defences

Proposal: The project is the creation of new flood defences along the River Ouse to allow new developments of housing and employment land on both sides of the river and harbour. There is a Local Growth Fund Contribution of £1.5m over three years to create 177,000 sq m of employment space and 5,000 new jobs. SELEP are also committed to provide £1.5m of LGF.

Decision made: The Infrastructure sub-committee approved £1.5m over three years, with £700,000 in 15/16.

Business Case changes to be made before publication:

- As the template of this business case is using an Environment Agency Form A, an executive summary sheet should be added that clearly sets out the project, what funding is being used and when, the impacts, the main risks, the project management systems, and the economic and financial performance.

Recommendation: Approval of the business case to be reported to the Coast to Capital Board for endorsement.

Project name: Shoreham Flood Defences- Adur Tidal Walls

Proposal: The project is the reinforcement of flood defences for the River Adur at Shoreham to protect the harbour and airport and unlock employment and housing developments. There is a Local Growth Fund Contribution of £6m over three years to create 36,600 sq m of employment, 4,450 jobs and 2320 homes.

Decision made: The Infrastructure sub-committee approved £6m over three years, with £2m in 15/16.

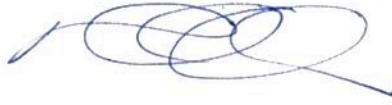
Business Case changes to be made before publication:

- As the template of this business case is using an Environment Agency Form A, an executive summary sheet should be added that clearly sets out the project, what funding is being used and when, the impacts, the main risks, the project management systems, and the economic and financial performance.

Recommendation: Approval of the business case to be reported to the Coast to Capital Board for

endorsement.

Approved



W. J. HERRON.

on behalf of Board to Capital LEY.

5/5/15.