

Report to:	Cabinet
Date:	20 March 2025
Title:	Asset Management
Report of:	Ian Fitzpatrick, Deputy Chief Executive and Director of Regeneration and Planning
Cabinet Member	Councillor Zoe Nicholson, Leader of the Council and Cabinet Member for finance, assets and community wealth building
Ward(s):	Lewes Bridge, Lewes Castle and Lewes Priory
Purpose of report:	<p>The report provides a (by exception) update regarding council-owned land and property assets, specifically:</p> <ul style="list-style-type: none"> • Southover House, and • the North Street Quarter.
Decision type:	Key
Officer recommendation(s):	<ol style="list-style-type: none"> 1) To note the current position regarding land and property assets at: i) Southover House, and ii) the North Street Quarter. 2) To approve entering into a long lease of Southover House with Charleston Lewes Limited, subject to ongoing due diligence and agreed final terms. 3) To authorise the Assistant Director – Property and Development, in consultation with the Deputy Chief Executive and Leader of the Council, to: <ul style="list-style-type: none"> • conclude commercial negotiations in relation to Southover House, including determining final terms, and • enter into a lease of Southover House on the terms agreed, including all associated documents. 4) To authorise the Director of Regeneration and Planning, in consultation with the Leader of the Council, Director of Finance and Performance, and Head of Legal Services, to assess options to further the delivery of the North Street Quarter development as set out in Appendix 2 (exempt).

5) To agree that compliance with the Council's Contract Procedure Rules is waived in the event that any agreed rent, or turnover rent, exceeds £25,000 per annum.

Reasons for recommendations:

1) To enable Charleston Lewes Limited to develop a National Gallery and long-term cultural centre offer at Southover House that will:

- **Ensure equal access to arts and culture**
- **Boost the local visitor economy**
- **Support local creative industries**
- **Enable community, education, and other social value benefits**

2) To provide an update and further the delivery of the North Street Quarter development, which includes land and property assets owned by the council.

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1 Executive Summary

- 1.1 In February 2022, Cabinet approved proposals to grant Charleston Lewes Limited (CLL) an initial lease of up to five years for the former Lewes District Council (LDC) office space at Southover House. This was a strategic decision to promote new economic, social, and education benefits to the town and district, delivering on key elements of the council's Corporate Plan: Reimagining Lewes District – Delivering the Vision 2024-2028, including the objectives for community wealth and wellbeing.
- 1.2 Following a successful 18-month period in the building, which has enabled the development of partnerships with major art galleries in the UK, Charleston would like a longer-term lease of Southover House to achieve its ambition of creating a National Gallery and new cultural centre, which would see a continuation of the benefits achieved within the district already alongside plans for further growth.
- 1.3 Charleston in Lewes has already provided a number of benefits for the district, which are set out within the report; these include working with local schools and East Sussex College Group on education and training programmes, supporting the economy through increased visitor spend, and enabling the growth of other creative industries.

- 1.4 This report therefore seeks delegated authority for the grant of a longer lease to Charleston, on final terms to be agreed and subject to ongoing due diligence, to build on the success of the initial phase of occupation and maximise benefits for the district. A longer lease is a prerequisite for most external funders and without this, Charleston would not be able to attract the level of investment needed to carry out works to secure the national gallery commitment.
- 1.5 In December 2020, the council agreed to sell its minority share of land at the North Street Quarter (NSQ) to Human Nature to progress redevelopment of the whole scheme. Given the time passed since that decision was taken, this report provides an update of the current position.

2 Introduction

- 2.1 The report provides a (by exception) update to Cabinet regarding council-owned land and property assets relating to:
- Southover House (Charleston in Lewes), and
 - North Street Quarter (Human Nature).

Southover House

- 2.2 Charleston Trust (Bloomsbury in Sussex) was initially set up with the aim of acquiring and protecting Charleston Farmhouse (Firle), the modernist home and studio of painters Vanessa Bell and Duncan Grant, and to encourage the understanding and appreciation of art.
- 2.3 Following Cabinet approval for a short-term lease of Southover House in February 2022, Charleston undertook capital investment works to create a new gallery and cultural spaces at Southover House, 'Charleston in Lewes'. In July 2023, CLL formally took occupation of the building in preparation for a September opening of the gallery.
- 2.4 Under that lease, Charleston have successfully delivered a free programme of community projects, gallery activities, and a learning programme for local state schools, further and higher education groups, alongside a café and shop. Alongside, Charleston have then been exploring longer-term uses of the building.
- 2.5 This has been the first step towards Charleston achieving its longer-term goal of opening a permanent national gallery and new cultural centre which, in partnership with leading galleries in the country, would bring the most important Bloomsbury works, and other work of national significance, back to Sussex. To meet this aspiration, and to maximise the potential of Charleston in Lewes, a long lease of Southover House is now sought.

North Street Quarter

- 2.6 The NSQ is a strategically significant brownfield site in Lewes Town. Since Human Nature acquired the majority landholding back in 2020, it has continued

to work to secure planning permission for the scheme that it wishes to deliver at the site, supported by the council.

- 2.7 Human Nature is aiming to create one of Europe's most sustainable developments, which it intends will be a blueprint for better living. The scheme includes flood defences as well as commercial and community uses, recreational, and entertainment facilities. Development is to be connected by green and safe streets, with an abundance of public space, including communal gardens and allotments. Human Nature also proposes retention and re-use of some of the site's industrial heritage buildings.
- 2.8 The scheme submitted to the South Downs National Park Authority (SDNPA) for planning permission comprises:
- 685 new homes, of which 30% would be affordable, including Lewes Low-Cost-Homes,
 - New flood defenses, riverside walk, and pedestrian / cycle bridge across the river,
 - New health hub (Foundry Health Care Practice), three new community buildings, three cafes, six public squares, three public gardens, electric car hire, and car club vehicles, and
 - 100% renewable energy scheme.
- 2.9 The complexities of the NSQ site, including its industrial past, flood risk, and sensitive location within the National Park, meant that it has taken Human Nature longer than it had anticipated to secure planning permission. The application was considered at SDNPA's Planning Committee on 15th February 2024. The council understands that all matters are resolved and that the parties are in the process of finalising the S106 legal agreement, which must be completed before planning permission can be granted.
- 2.10 At its meeting of 10th December 2020, Cabinet agreed to sell the council's minority share of land at the NSQ to Human Nature to progress redevelopment of the whole scheme. This sale has not yet completed, with Human Nature's focus to date having been on the planning application and securing planning permission.

3 Proposals

Southover House

- 3.1 Charleston seeks a 25-year lease of Southover House to achieve its aspirations and strategic business plan objectives.
- 3.2 During the period of the initial short-term arrangement, Charleston in Lewes has:
- Converted nearly 300m² of Southover House into a Creative Learning Studio and since opening has delivered programmes with 2,080 residents, prioritising working with communities in social housing and young people in state education. Collaboration with East Sussex College

launched in September 2024, which will see 800 students taking part in intensive creative work experience programmes in the year ahead. By the end of this year, the charity will have secured and invested in excess of £180k of funding into the schools and community learning programme in Lewes.

- Delivered workshops for 600 families from Lewes both in the learning studio at Southover House and at locations in other parts of the town including Landport Community Hub and Fitzjohns Food Bank. Eight summer holidays workshops were delivered in partnership with Tenants of Lewes District (TOLD) and Family Support Work. Charleston is working to secure further resource to expand the school holiday programmes to target social exclusion for young people.
- Enabled teachers from 22 schools to take part in artist-led training programmes, and 552 children and young people from 12 schools and colleges across the district so far taken part in Charleston's new schools programme including from the Russell Martin Foundation in Newhaven (for students who find mainstream schooling difficult) to pupils from Priory School in Lewes. An exciting collaboration with East Sussex College has already seen over 200 young people taking part in an innovate skills programme with Charleston to develop employability skills including communication, project management, and business skills.
- Ensured that access to all of the exhibitions at Lewes' new cultural centre is always free for under 18s, with 3,650 visitors to exhibitions being young people (including student concessions and members of Charleston's free Under 30s programme). This is in addition to 1,562 people taking part in workshops, schools visits, and community programmes.
- Taken an active role in supporting the visitor economy, as an "anchor tenant" in Southover House, through joining the executive committee of Lewes Chamber of Commerce; joining the East Sussex College Group's Employee Exchange Forum, developing partnerships with The Depot and Lewes Football Club, membership and administration of the newly formed Lewes Galleries Network; and supporting the work of smaller heritage and cultural charities in the town including Lewes Priory, Thomas Paine Legacy, Sussex Past, and the founders of the Lewes Textile Museum.
- Supported the wider economy, with two-thirds (63%) of visitors found to be combining their visit with other activities in Lewes and with nearly half (50%) visiting restaurants, bars, shops, markets, or other cultural venues in Lewes. As cultural tourism is less impacted by seasonal fluctuations, these benefits and visitor spending patterns would support the town's high street and wider economy during the shoulder months (around peak season) and the off seasons.
- Supported the wider creative industries in the town and district, in addition to the wider economic and tourism benefits. Space has been allocated in Southover House to create a shared Creative Industry Workspace. As part of Charleston's ongoing consultation, there is now a waiting list of 10

small businesses and makers looking for workspace in the building. The skills programme with East Sussex College will also look to support young people into careers in the creative industries, including encouraging college students to volunteer and work with Charleston. In year one, Charleston in Lewes has directly employed or worked with 14 artists.

- 3.3 As a result, the council has since commissioned an independent economic and employment impact assessment undertaken by Marshall Regen based on Charleston taking on a longer lease of Southover House. The outcomes of that assessment are more fully detailed within Section 6 of this report.

A copy of the full assessment is enclosed within Appendix 1.

- 3.4 Alongside and in addition to the independent impact assessment, Charleston feels strongly that with further external investment – most notably via a proposed partnership with Tate, V&A, and National Portrait Gallery to establish a national gallery – the visitor numbers could grow even beyond those modelled within Appendix 1 by up to +40%, which would result in even greater benefits to the town including:

- Increased visitor spend,
- Ability to support more jobs,
- Higher capital investment into the council's asset, and
- Use of more local Small & Medium Enterprises (SME).

- 3.5 Although final terms are yet to be agreed, in the context of: i) the success of Charleston in Lewes to date, including the range of social, community, and education advantages derived, and ii) the wider economic benefits to the town confirmed by the independent impact assessment, it is proposed that Southover House is leased as follows:

- 25-year term.
- Peppercorn base rent.
- Tenant responsible for internal repairs, maintenance, and running costs.
- Landlord responsible to insure, fully recoverable from the tenant via an insurance rent.
- Landlord retaining some repairing responsibility, relating to the structure, external façade, and replacement of major plant (e.g., boiler and lift).
- Positive obligations on the tenant to ensure that the property continues to be used in line with the requirements of LDC (including agreement on future free and public access, a mechanism to protect future use including a Landlord break right, and annual reporting on footfall and benefits of use of the building)

The lease will include ongoing social and community benefits as follows:

- Free entry for under 18s
- Free participation for students in all learning programmes
- Free access to community engagement programmes

- Free community exhibition space

In addition, the lease will also include enhanced requirements for the public benefit including:

- Minimum of a weekly “pay what you can” day (or agreement for an equivalent annual programme).
- Proportion of the building to be open for public access (Cafe/shop and community exhibition space).
- Educational use to be required.
- Submission of an annual community benefits report and provision of data for independent economic assessment
- Sustainability provisions (e.g., no single use plastics and developing alternatives to car use for out-of-town visitors).

3.6 On this basis, with consideration of the business case (further detailed in Section 6) and subject to ongoing legal and financial due diligence, it is recommended that the council enters into a long lease of Southover House with CLL and authorises the Assistant Director – Property and Development, in consultation with the Deputy Chief Executive and Leader of the Council, to:

- conclude commercial negotiations, including determining final terms, and
- enter into a lease on the terms agreed, including all associated documents.

North Street Quarter

3.7 Subject to finalisation of the S106 legal agreement, it is anticipated that planning permission will be granted shortly for the NSQ development scheme. With planning being the focus up to this point, Human Nature can then further discussions regarding grant funding, land assembly, and delivery.

3.8 Given the brownfield nature of the site, incorporating a range of transformative interventions and infrastructure improvements for the area, alongside the inclusion of affordable housing, discussions regarding central government grant funding becomes a natural next step. The council has been assisting Human Nature in its discussions with Homes England, aimed at moving the scheme forwards to land assembly and delivery.

3.9 Appendix 2 (exempt) enclosed further summarises the position and possible next steps, containing commercially sensitive information, which will need to be considered and developed further to enable the optimum route to delivery.

3.10 It is therefore proposed to authorise the Director of Regeneration and Planning, in consultation with the Leader of the Council, Director of Finance and Performance, and Head of Legal Services, to further the delivery of North Street Quarter as set out in accordance with Appendix 2 (exempt).

4 Outcome expected and performance management

Southover House

4.1 Subject to final agreed terms, a 25-year lease of Southover House could:

- enable the development of a National Gallery and new cultural centre,
- attract circa 3.15m visitors over the lease term,
- generate an annual average of circa £4.0m (nominal) in local economic benefits, and
- create around 56 new jobs in the town.

Charleston have already achieved a significant amount of these benefits during their existing occupation under the short lease.

4.2 Alongside, the proposals have significant social value and community benefits to the town and wider district, including those related to:

- Education, learning, and upskilling
- Community outreach and local hardship support
- Support of other local creative industries
- Employability and local business skills
- Equal access to arts and culture

4.3 The proposals will also continue to transfer annual running costs and portions of financial liability associated with the building from the council to Charleston, enabling budgets to be invested elsewhere to deliver other Corporate Plan objectives.

North Street Quarter

4.4 The council continues to work with Human Nature to enable delivery of the NSQ development. The NSQ project is monitored via the council's corporate project monitoring programme, with additional oversight carried out by a dedicated NSQ Members' Board.

5 Corporate Plan and Council policies

5.1 The proposals meet the following aims of the council's Corporate Plan: Reimaging Lewes District – Delivering the Vision 2024-2028:

Support through challenging times

This paper sets out the full range of economic benefits locally that have been provided so far in phase one by Charleston in Lewes at Southover House, alongside the future anticipated benefits of a next phase enabled via a longer-term arrangement.

5.2 Climate, nature and food systems

- Encourage lower emission travel across the district.
- Increase opportunities for public transport.
- Reduction in council carbon emissions to be net zero by 2030.

A significant part of Charleston's decision to develop a new cultural centre for the town in Southover House, rather than creating a new build adjacent to their current facilities, was the 185 tonnes of carbon saving by re-purposing an existing building and to support a sustainable increase in visitor numbers without reliance on private cars.

In the last year, Charleston achieved:

- 7,083kWh of energy generation for Charleston in Lewes by solar, and
- 1/3 of visitors coming by train and through the Sussex Art Shuttle initiative – a “hop-on-hop-off” minibus running between Towner Eastbourne, Charleston in Firle, Seven Sisters Country Park, and now Charleston in Lewes (reflecting 9,054 visitors).

Charleston will continue to develop alternatives for travel by car use, particularly for out-of-town visitors.

The NSQ scheme aims to create one of Europe's most sustainable developments, which it intends will be a blueprint for better sustainable living.

5.3 Community wealth and wellbeing

- Increase in proportion of procurement spend going to local companies
- Increase in social value achieved through council contracts
- Better cared for and more accessible public spaces
- More local job opportunities in low carbon and sustainable industries

The Southover House proposals support a range of objectives in-line with the Community Wealth Building Strategy, as set out more fully in Section 12. In addition, CLL will look to update the charitable objectives of the organisation to meet the core and shared aspirations of both Charleston and LDC.

The NSQ scheme will also deliver many objectives in accordance with the Community Wealth Building Strategy, including the range of new public spaces and core infrastructure, which will support increased job opportunities and local spend within sustainable industries.

5.4 Delivering homes

- Enabling the delivery of new affordable homes
- More sustainable and energy efficient homes across the district
- Accessible housing for those with additional support needs

The NSQ scheme will deliver 685 new, highly sustainable homes, of which 30% would be affordable, including Lewes Low-Cost Homes.

- 5.5 Policy SP3 of the Lewes District Local Plan: Part 1 Joint Core Strategy 2010-2030 calls for the comprehensive regeneration of the NSQ site - an important gateway to the town. The site is a strategic allocation in the Council's Joint Core Strategy and constitutes a significant proportion of its housing target.

6 Business Case and Alternative option(s) considered

Southover House

- 6.1 The proposal is underpinned by the independent economic and employment impact assessment undertaken by Marshall Regen, enclosed within Appendix 1.
- 6.2 The table below summaries the headline outputs of the assessment, based on a central scenario in both nominal* and present value** terms:

	Nominal		Present Value	
	5-Year	25-Year	5-Year	25-Year
Total Visitors	562,298	3,155,102	562,298	3,155,102
TOTAL BENEFITS	£18,009,472	£99,294,179	£16,803,763	£67,105,690
<i>Direct Benefits</i>	<i>£7,418,439</i>	<i>£44,779,504</i>	<i>£6,898,315</i>	<i>£29,979,502</i>
<i>Indirect & Induced Benefits</i>	<i>£5,526,236</i>	<i>£32,996,872</i>	<i>£5,138,779</i>	<i>£22,115,566</i>
<i>Visitor Spending Benefits</i>	<i>£8,897,714</i>	<i>£49,9,846</i>	<i>£8,273,874</i>	<i>£33,681,137</i>
<i>Volunteer Benefits</i>	<i>£89,699</i>	<i>£503,307</i>	<i>£83,410</i>	<i>£339,543</i>
ANNUAL AVERAGE BENEFITS	£3,601,894	£3,971,767	£3,360,753	£2,684,228

*Nominal terms refer to values without adjusting for inflation.

**Present value considers the true value, after considering time value.

- 6.3 Alongside, Charleston continues to develop its strategic business plan for implementation and toward realising the outputs identified within the full economic and employment impact assessment.
- 6.4 In developing the proposal and recommendations, the following alternative options were considered:

Retain as council office space

Although previously used as council office space, LDC has no further operational need for Southover House, having moved its main office space to Newhaven Marine Workshops and creation of the new hub in Lewes High Street for reception services currently shared with the Tourist Information Centre.

This option also does not align with the council's objectives to use land and assets to benefit the local community and businesses.

Market rent based on existing use (office space)

Following an assessment of the local market, and upon taking specialist external advice, it is deemed that there is limited viable interest (financial and social) without the building being divided into many smaller office spaces.

There would be a cost liability associated with refurbishing and dividing the building on this basis, which is likely to outstrip any revenue benefit. Also, it would take time for this amount of accommodation to be let and fully occupied.

Market rent for other uses

Based on the advice received, it is expected that any other uses (subject to planning) would generate the same requirements as rented office space (see above).

Market sale / disposal

The disposal of the building will result in the council losing control and influence over the long-term asset use. This could severely undermine the potential outputs as set out in the independent economic and employment impact assessment enclosed, which have a much wider benefit to the community, residents, and local businesses than any one-off capital receipt.

Residential conversion

Although Southover House is technically capable of conversion for residential use, the cost and quality of that accommodation will be severely impacted by the constraints of the existing building footprint and structure.

The construction costs of converting an existing building will be high and with a lot of unknowns. It is unlikely a contractor would take on the full design responsibility and so the main deliverability risk will be retained by the council. In the event of spiralling costs during the construction, this could have a significant impact on the viability of the conversion, which would then require the council to find alternative funding options. With government and Homes England grants being fairly restrictive, this would leave few remaining options other than increasing scheme rent levels and/or sales values. Again, given the council's commitment to building truly affordable housing, this is not deemed as a viable option.

In addition, the council's ability to meet its own standards for high quality, sustainable homes will be undermined through this option. Upon adoption of the New Homes Principles (Building Better Council Housing) in September 2024, incorporating 'healthy homes' as promoted by the Town and Country Planning Association (TCPA), the council has set a clear set of parameters and direction for council housing including that homes should be both affordable to rent and live in. This requires the homes to be as efficient as possible, which will be severely limited and likely cost prohibitive through building conversion.

For reference, a copy of the New Homes Principles can be found [here](#).

North Street Quarter

- 6.5 Further details of a commercially sensitive nature are contained within Appendix 2 (exempt) enclosed.

7 Financial Appraisal

Southover House

- 7.1 The independent economic and employment impact assessment enclosed within Appendix 1 demonstrates the significant potential financial and economic benefits to the town, supported by the success of Charleston in Lewes to date.
- 7.2 The terms of the proposed lease (subject to finalisation) will continue to transfer an amount of running cost liabilities to Charleston (circa £270k per annum at the time of LDC's occupation). This reduces some of the pressures on the council's General Fund revenue budgets to invest in other public services.
- 7.3 The council will retain some repairing liabilities, mainly for the structure, external façade, and replacement of major plant (e.g., boiler and lift). Subject to an updated assessment, the council will incorporate any anticipated future liabilities within its Medium-Term Financial Plan (MTFP).
- 7.4 The final rent terms are still to be determined but will be set based on i) the Charleston business plan, ii) the wider economic and social value benefits to the town as evidenced by the economic and employment impact assessment, and iii) with consideration of the (unviable) alternative options. This will be subject to further commercial negotiations and ongoing legal and financial due diligence.

North Street Quarter

- 7.5 Further details of a commercially sensitive nature are contained within Appendix 2 (exempt) enclosed.

8 Legal implications

Southover House

- 8.1 Pursuant to section 123 of the Local Government Act 1972, the council cannot dispose of land held in the General Fund for a consideration less than the best that can be reasonably obtained in the market, except with the express consent of the Secretary of State. The rule only applies to leases where the lease term exceeds seven years.

It is recognised that there may be circumstances where a council considers it appropriate to dispose of assets at an undervalue (i.e. less than the best consideration that can be reasonably obtained).

The General Disposal Consent of 2003 permits local authorities to dispose of land at an undervalue, without the need to obtain the consent of the Secretary of State, provided that:- a) a local authority considers that the disposal is likely to

contribute to the achievement of: i) the promotion or improvement of economic well-being; ii) the promotion or improvement of social well-being; iii) the promotion or improvement of environmental well-being; and b) the undervalue does not exceed £2,000,000 (two million pounds).

As noted elsewhere in the report, the potential economic benefits have been identified, and members are satisfied that the foregoing conditions have been met.

8.2 The Subsidy Control Act 2022 imposes requirements on public bodies in relation to the grant of any subsidy. Advice is being taken on whether the grant of the lease constitutes a subsidy and full compliance with the legislation will be undertaken.

8.3 The Council's Contract Procedure Rules (CPR) state that no lease of land where the estimated rent exceeds £25k per annum shall be made except after auction or the invitation of tenders or expressions of interest following appropriate public advertisement, unless authorised by Cabinet. This requirement is therefore waived in the event that the agreed rent, or turnover rent, exceeds £25k per annum.

[Iken ref: LDC-KS 21st February 2025]

North Street Quarter

8.4 In relation to NSQ, legal advice is being, and will continue to be, obtained in relation to the detail set out within Appendix 2 (exempt) enclosed.

9 Risk management implications

9.1 Positive obligations will be included within the Southover House lease to ensure that Charleston use the building in-line with the council's requirements and objectives. This will include a clear mechanism to protect the future use of the building, including a landlord break right should any breach of that use occur.

9.2 The council will continue to work closely with Charleston to ensure the economic benefits demonstrated by the independent impact assessment are derived, alongside the wider social, community, and education outputs already achieved to date.

9.3 The council continues to work with partners to deliver the NSQ development, which including the ongoing assessment and monitoring of risks.

10 Equality analysis

10.1 There are no direct equalities implications as a result of this report.

10.2 A long lease for Southover House would benefit all residents, through the Charleston initiative, especially young people. This is due to the learning

programme delivered through local state schools, including the possibility of expanding this through funding to target social exclusion for young people.

10.3 An Equality and Fairness Analysis for the NSQ scheme was undertaken and subsequently updated when potential impacts of the scheme changed.

11 Environmental sustainability implications

11.1 As set out in Section 5, phase one of Charleston in Lewes has already achieved the following:

- 185 tonnes of carbon saved through occupation of an existing building rather than a new build space elsewhere, and supporting a sustainable increase in visitor numbers without reliance on private cars
- 7,083kWh of energy for Charleston in Lewes generated by solar
- 1/3 of visitors coming by train and through the Sussex Art Shuttle initiative

11.2 As part of a longer-term lease, the council will require Charleston to continue with its strong commitment to deliver environmental sustainability objectives in-line with the council's Corporate Plan and Climate and Nature Strategy priorities.

11.3 The NSQ scheme continues to meet numerous council corporate objectives and actions as set out within the Climate and Nature Strategy.

12 Contribution to Community Wealth Building

12.1 The Southover House proposals will deliver a range of objectives linked to the council's Community Wealth Building Strategy as follows:

12.2

LDC Corporate Plan Aim	Charleston Output(s)
Increase local employment opportunities	Ability to support 56 jobs, including 15 direct jobs, 35 jobs from visitor spending in the wider economy, and 6 jobs from spending in the local economy by Charleston.
Embed circular economy principles	Increased local economic benefits of circa £4.0m annually, with visitor spend in the wider economy accounting for just under £2.0m.
Using land and assets to benefit the local community and businesses	Use of a council-owned building to deliver arts, culture, and leisure facilities to the local area.
Enable local social enterprises to develop and thrive	Partnership working with a range of local businesses and enterprises including Lewes Chamber of Commerce, East Sussex College Group, The Depot, Lewes Football Club, Lewes Galleries Network, Lewes Priory,

	Thomas Paine Legacy, Sussex Past, and the Lewes Textile Museum.
Find ways to enable more of the district's money to stay within the district, directly benefiting residents and local companies	Investment in excess of £180k of funding into the schools and community learning programme in Lewes.
Work to reduce deprivation in the district through regeneration activities, in partnership with other anchor institutions	Delivering a range of workshops within communities and with prominent community groups, including TOLD. Access to all the exhibitions is always free for under 18s.
Encourage a thriving visitor economy, based on natural, cultural and heritage assets, which supports and nurtures the local economy and environment through collaborative initiatives and events	Increasing visitor numbers, including from elsewhere, with 63% combining their visit with other activities in the town and with nearly 50% spending in restaurants, bars, shops, markets, or other cultural venues in Lewes
Ensure training opportunities match local skills requirements to enhance local employment opportunities	Partnerships launched with education providers including new training and learning programmes for both students and teachers alike.

12.3 It is envisaged that the NSQ scheme will make a significant contribution to Community Wealth Building, including supporting the productive use of land and buildings, embedding circular economy principles of reusing materials and creating local employment opportunities.

13 Appendices

Appendix 1 – Economic and Employment Impact Assessment

Appendix 2 – Furthering the Delivery of the North Street Quarter (Exempt)

14 Background papers

The background papers used in compiling this report were as follows:

- Cabinet report: 'North Street Quarter (NSQ) - scheme delivery', 10 December 2020

- Cabinet report: 'Asset Management', 3 February 2022
- Cabinet report: 'New Homes Principles' (Building Better Council Housing), 26 September 2024