



NEWSLETTER 135 April 1998

Thanks

To everyone who helped with the arrangements for the AGM, which was held on 26 March. Particularly to the Metropole Hotel for the use of the room; to Mike Hannigan of Standard Life for his talk about Churchill Square and to those who gave prizes for the raffle.

Your New Committee

Unfortunately no one was nominated to replace Pat McCulloch who is stepping down as secretary.

One new member was elected to the committee, Ambrose Simons who is the Society's representative on the Conservation Areas Advisory group.

The full committee is now as follows:

Chair:	Brian Smith	Regency Square
Secretary	Vacant	
Treasurer	Roger Hinton	Regency Square
Members	Clive Buxton	Regency Square
	Diana Dunn	Clarence Gdns
	Mairin Forbes	Sussex Heights
	Harold Lawson	Chartwell Court
	Ambrose Simons	Regency Square
	Traude Tappin	Abbotts

Finance

The treasurer reported a surplus and thanked those members who had made donations to Society funds.

The meeting approved a proposal to keep subscriptions at their present level in order to ensure that as many people as possible were able to join.

The Christmas Tree

If there is to be a Christmas tree in Regency Square this year we may have to meet the full cost from Society funds. A show of hands at the AGM indicated that most members would still be in favour of having a tree. Sponsorship was mentioned as an alternative, which the committee will investigate.

SOCIETY CONTACTS

CHAIRMAN Brian Smith ☎ 325175
TREASURER & NEWSLETTER Roger Hinton
☎ 321794 email hinton@clara.net

Surplus it is !

Apologies for a typing error in the annual accounts in the last issue. The income and expenditure summary correctly shows a surplus for the year of £408. The balance sheet wrongly describes it as a deficit.

Are Safe Seats More Comfortable ?

One member commented that it was a pity not to see any local councillors at the AGM. We send newsletters regularly to all three Regency Ward councillors. Perhaps we used to see more of the them at Society meetings when we had two Labour and one Tory representing the ward. Now, all three are Labour.

Welcome to New Members

The Society is only effective when it genuinely represents local people. So we are very pleased to welcome all those new members who have recently joined as a result of the yellow membership leaflet which we have circulated.

But we mustn't rest on our laurels. The more members the better. Maybe you have a neighbour who would be interested in joining. If you want a spare copy of the newsletter to give them call Roger Hinton (321794).

Get your credit card ready !

September the 4th is the planned opening date for the new shopping mall in Churchill Square.

At the AGM Mike Hannigan from Standard Life gave us all the details. The mall will be on three levels, with a glazed roof over the rear part behind BHS.

The main store will be Debenhams which is moving from Western Road to the south end of the mall on all three levels. In total there will be 113 units: six major stores, five restaurants and the rest smaller shops.

A number of other retailers are moving from Western Road including Next, Virgin, River Island and Superdrug. Others will be new to Brighton. These will include a toy shop (in the Hamley's chain) a new book shop, and, of course, numerous clothes stores.

A Foodstore ?

No ! Efforts were made by Standard Life (and by the Society) to persuade Tesco to open a "Metro" store in the new mall. But they would only have been interested if they could have had a unit facing Western Rd. BHS and the other retailers in those units all wanted to stay put.

There will of course be a number of empty shops in Western Rd as other big names move into the mall. So there is still a possibility that a big food retailer, could move in to give Waitrose and M&S some competition.

But Plenty of Food

There will be 5 restaurants on the top level with seating looking down into the central area behind BHS. Macdonalds, will be there of course, and Spudulike, but there will also be a table service restaurant. Debenhams will have a restaurant, the book store will have coffee shop and there will be small units for Millies Cookies and Baskins and Robbins ice cream.

The Angels Have Flown

The round building at the front of Churchill Square was occupied by Office Angles for many years. It has also been a cafe and an opticians.

Standard Life have been using it as their management office which will move shortly to a permanent location inside the mall. The building will then be demolished and replaced by a small amphitheatre for public events.

Close by, Western Road will be widened to create better bus lay-bys, and new pedestrian crossings. To the east of the new amphitheatre will be a wide flight of steps down into Cranbourne Street, to improve the link between Churchill Square and the Lanes.

Digging Deeper

Meanwhile at the other end of the Square, near the Prince of Wales pub, a huge hole has appeared.

A new shop unit will be built here to form the entrance to the west mall. First it was necessary to underpin the existing buildings. Since these have basements the underpinning had to go very deep. There is also a main sewer at that point for which emergency access needs to be provided.

A pedestrian walkway 4 metres wide will be provided between the new shop and the pub.

Taxis in Cannon Place ?

Mr Hannigan also mentioned the possibility that a taxi rank will be created at the top end of Cannon Place. This is still under discussion with the Council. Do you think it is a good idea ? Let the chairman know your views (phone Brian Smith 325175).

Getting in

How will we be able to get into this shopping paradise ? There will be an entrance opposite the Prince of Wales pub. There will also be a way into Debenhams via a lift from Regency Road.

A third option will be through the Cannon 1 car park. If you ever went into the old Tesco's by the lift or stairs

behind the entrance to Chartwell Court, you will know where that entrance is going to be.

There will also be a way into the restaurants from the car park via the ramp over Cannon Place.

The mall will be open 9 to 5:30 Monday to Saturday with the possibility of Sundays and late nights. There will be video cameras all over the place and security staff on duty 24 hours.

More Cars

If the mall is the success that Standard Life hope, there will be even more cars in Brighton. However, it will also provide more parking spaces for them.

These will be managed by NCP but Standard Life will own them and will therefore determine the pricing policy. They want to reduce parking charges to compete with malls in Crawley and Tonbridge Wells. The Council have a policy of reducing traffic in the town centre and may be trying to keep charges high.

What will it all cost ?

Standard Life are investing £90 million in the development. This doesn't include the shop fittings which the retailers themselves pay for. For the new Debenhams store alone this could cost £10 million.

And what about litter ?

There won't be any in the mall because Standard Life will be employing staff to keep it clean all the time it is open. Perhaps we should disband the Society and all move into Churchill Square !

Situation Vacant

The Society needs a secretary. The main job is to make sure committee meetings and AGM run smoothly.

Qualifications needed: the main one is being keen to help the Society. It helps if you have access to a typewriter or computer. Expenses can be claimed for copying, postage etc.

If you want to know more phone Brian Smith (325175) or Roger Hinton (321794). We're waiting for your call!

Do Drivers Notice the Notice ?

BUPA has put a notice at the Russell Square entrance to Russell Mews saying that deliveries will not be accepted there and must go to the other entrance. But the problem has not been solved: it seems that those drivers who ignore the notice are not being turned away.

Local residents are becoming increasingly frustrated, not least because of the congestion, noise and pollution caused by parked delivery vehicles.

When planning permission was given for the office development it was never the intention that Russell Square would be a delivery point. BUPA has put up their new notice to that effect. They now need to ensure that their security staff enforce it.

Time to Renew Your Membership

If there is a cross in the box below it means your subscription is now due.

To Roger Hinton, 39 Regency Square, Brighton.

I would like to renew my membership of the Regency Square Area Society for the year 1998/99 in the category ticked below:

	£
Ordinary member	4.00
Family	4.50
Senior Citizen	3.50
Junior	2.00
Associate (non-resident)	3.50
Business (non-resident)	6.50

Basic subscription	_____
Optional donation	_____
Total enclosed	_____

Name _____

Address _____

Members' details are stored on computer for administrative purposes only. Cheques payable to the Regency Square Area Society please.

**A cross in the box means
your subscription is due.**

