



# CITY DEAL

Preston, South Ribble & Lancashire

## **Preston, South Ribble and Lancashire City Deal Executive**

### **Minutes of the Meeting held on Monday, 19th February, 2018 at 2.00 pm at the Committee Room 'D' (The Henry Bolingbroke Room) - County Hall, Preston**

#### **Present**

Jim Carter (Chairman)

County Councillor Geoff Driver CBE	Councillor Peter Rankin
Councillor Peter Mullineaux	Mark Rawstron
	Stuart Sage

#### **In Attendance**

County Councillor Michael Green, Lancashire County Council  
Councillor Peter Moss, Preston City Council  
Heather McManus, Chief Executive, South Ribble Borough Council  
Lorraine Norris, Chief Executive, Preston City Council  
Angie Ridgwell, Chief Executive, Lancashire County Council  
Jo Ainsworth, Finance Advisor, Lancashire County Council  
Nicola Elsworth, Homes England  
Marcus Hudson, Development Management, Lancashire County Council  
Martin Kelly, Director of Economic Development and Planning, Lancashire County Council  
Andy Milroy, Senior Democratic Services Officer, Lancashire County Council  
Julie Musesogla, Homes England  
Sarah Parry, City Deal Programme Manager, Lancashire County Council  
Ginette Unsworth, Head of Communications, Lancashire County Council

#### **1. Welcome and Apologies for Absence**

The Chairman, Jim Carter, welcomed all to the meeting, in particular Nicola Elsworth and Julie Musesoglu from Homes England.

Apologies for absence were presented and noted from Karl Tupling. Stuart Sage was formally nominated as the Homes England representative for the City Deal Stewardship Board.

#### **2. Minutes of the City Deal Executive meeting held on 29th November 2017**

**Resolved:** That the minutes of the City Deal Executive meeting held on 29<sup>th</sup> November 2017 be approved as an accurate record for signing by the Chairman.

**3. Minutes of the City Deal Stewardship Board meeting held on 29th November 2017**

**Resolved:** That the minutes of the City Deal Stewardship Board meeting held on 29<sup>th</sup> November 2017 be approved as an accurate record for signing by the Chairman.

**4. Matters Arising**

Councillor Rankin asked when the City Transport Plan would return to City Deal Members for consideration. It was confirmed that the Plan will be submitted to the June 2018 City Deal meetings for consideration.

**5. Declarations of Interest**

None

**6. Homes England Quarterly Monitoring Progress Update – Q3 2017/18**

Stuart Sage and Julie Musesoglu (both Homes England) presented a report (circulated) which provided a Quarterly Monitoring Update for Quarter 3 – 2017 / 18 with regard to Homes England sites.

It was reported that overall positive progress is being made across the portfolio. The 35 completions last quarter were significantly higher than the quarterly average. Other particular successes included:

- Altcar Lane – a preferred developer was selected and the conditional contract is expected to be in place by March 2018.
- Whittingham – the consultant procurement has completed and work is now underway on the development of masterplan options and the planning strategy.

Housing activity is expected to increase over the course of the coming 12 months with a start on site expected at Altcar Lane and Cottam Hall Phase 3. Marketing will also get underway shortly for Croston Road North Phase 1.

Homes England are on track to pay the £37.5m grant by 2022/23.

**Resolved:** The City Deal Executive and Stewardship Board noted the contents of the report and the progress made.

## 7. Implementation Update - 2017/18 Quarter 3 (Sept-Dec 2017)

Sarah Parry, City Deal Programme Manager, Lancashire County Council, presented a report (circulated) which provided City Deal Members with a quarterly monitoring update for the period September 2017 to December 2017.

It was reported that overall good progress continues to be made on delivering the schemes against the agreed milestones. Of the 48 Schemes in the current Business and Delivery Plan, 21 are progressing as planned, 10 schemes have completed and 12 schemes are under review as their delivery programme is not yet confirmed. 5 schemes have been highlighted amber due to the potential risk of not meeting their milestones going forward:

- Penwortham Bypass – Scheme completion date 3 months later than previously reported following the detailed design exercise, now forecast for Q4 2019/20.
- Guild Wheel Upgrade Link – Phase 1 - Bluebell Way – revised scheme being prepared due to affordability.
- Grimsargh Green – Discussions ongoing regarding maintenance of the playing pitch, awaiting outcome for decision
- Preston Bus Station On Site Highways works – uncertainty around programme,
- Cuerden Strategic Site Road Infrastructure – planning, legal and commercial reasons have impacted on the programme, start on site now anticipated April 2018.

Updates were also provided on progress at the Pickerings Farm and Whittingham Hospital development sites, being two of the most complex and valuable sites in the City Deal.

**Resolved:** The City Deal Executive and Stewardship Board noted the Quarter 3 (September 2017 – December 2017) Implementation Update as presented.

## 8. Finance Update - 2017/18 Quarter 3 (Sept-Dec 2017)

Jo Ainsworth, Finance Advisor, Lancashire County Council presented a report (circulated) which provided an update on the City Deal Infrastructure Delivery Fund (IDF) during Quarter 3 September to December 2017.

It was reported that the current position of the IDF is a projected surplus over the life of the deal of £3.675m. This represents a small increase from the previously reported position at September 2017, and is based on the assumption that the required actions relating to the £75.150m North West Preston Roads Programme (NWPRP), following the NWPRP funding decision, are agreed. To not do so would result in the IDF model being over spent by £71.475m which would breach the agreed funding position.

In addition, it was reported that other developer contributions of £17.584m still need to be secured, additionally circa £15m currently secured is now at risk following the need for revision of the planning application for the Whittingham

Hospital site. The total risk of reductions to income was therefore reported as circa £32.5m.

**Resolved:** The City Deal Executive and Stewardship Board:

- (i) Noted the Quarter 3 Finance Update and Dashboard as presented; and
- (ii) Noted the key risks and issues going forward.

## **9. Preston Western Distributor (including Cottam Link Road) and East West Link Road**

Marcus Hudson, Development Management, Lancashire County Council presented a report (circulated) regarding Preston Western Distributor (including Cottam Link Road) and the East West Link Road.

It was reported that several key milestones have been reached since the City Deal Executive and Stewardship Board met in late November 2017, firstly with the production of a second independent cost verification which confirmed the financial position reported at the November meeting as a reliable basis for subsequent key decisions.

At its meeting on 10<sup>th</sup> January 2018, the Transport for Lancashire Committee recommended that the LEP Board grant the scheme Conditional Approval, which the LEP Board did at its meeting on 30<sup>th</sup> January 2018. With this conditional funding approval confirmed, the County Council's Cabinet was able to agree, at its meeting on 1<sup>st</sup> February 2018, to make and advertise Side Roads and Compulsory Purchase Orders for land and rights, as well as changes to the existing highway network and two bridge schemes that will cross the Lancaster Canal and the Millennium Ribble Link.

The report also presented a draft programme of Key Milestones for 2018/19 and 2019/20 for City Deal Executive approval.

**Resolved:** The City Deal Executive and Stewardship Board noted the report as presented.

The City Deal Executive approved the draft programme of Key Milestones for 2018/19 and 2019/20 as presented.

## **10. City Deal Development Sites Overview**

Sarah Parry presented a report (circulated) which provided City Deal Members with an overview of the City Deal Development Sites.

It was reported that it was initially thought that the review of hosing sites could be undertaken relatively quickly, but following an initial scoping of the work, officers are requesting more time to properly assess each of the development sites in the

programme against baseline forecasts and understand what is going on at the operational / commercial level. By doing this, more meaningful information will be provided for the City Deal Executive and Stewardship Board in relation to the consequential impact on the delivery and funding profile for City Deal.

**Resolved:** The City Deal Executive and Stewardship Board approved that a detailed report on the delivery of the housing sites be brought to the City Deal Executive and Stewardship Board meeting to be held in June 2018.

## 11. City Deal Review

Martin Kelly, Director of Economic Development and Planning, Lancashire County Council presented a report (circulated) which updated the Executive and Stewardship Board on the City Deal Review.

It was reported that since the last meeting of the Executive and Stewardship Board a detailed consultants brief outlining the scope of the review, timeline for completion and procurement process for selecting consultants is about to commence with a view to them starting work on the project by mid-March.

A response from Government as to their level of engagement in the review is awaited.

The report also confirmed that the findings and recommendations of the previously completed Resources Review, will be fed in and reported as part of this wider City Deal Review.

It is intended that the successful consultant reports to the meeting of the Executive and Stewardship Board scheduled for June 2018. The Review Group will oversee the appointment of the consultants and members of the City Deal Executive and Stewardship Board will be advised as to who has been appointed in due course.

**Resolved:** The City Deal Executive and Stewardship Board approved the City Deal Review process as presented and noted that the successful consultant would report to the next meeting of the Executive and Stewardship Board scheduled for June 2018.

## 12. Invest Central Lancashire

Ginette Unsworth, Head of Service Communications, Lancashire County Council provided an update on the "Invest Central Lancashire" prospectus launch. It was noted the document was in the process of being finalised ahead of the launch on 1<sup>st</sup> March 2018.

The event on 1<sup>st</sup> March 2018 will enable developers, investors, property professionals and policy makers drawn from across the North to gather for a special inward investment conference focussing on the huge investment potential

offered by Preston, South Ribble and the wider Central Lancashire area.

**Resolved:** The City Deal Executive and Stewardship Board noted the update on the Invest Central Lancashire Prospectus and that it will launch on 1<sup>st</sup> March 2018 at the Inward Investment Conference.

### **13. Chairman's Report to the LEP**

The Chairman reported that key topics would be reported to the LEP Board, including:

- The launch of the Invest Central Lancashire Prospectus.
- Housing delivery progress.
- City Deal Review progress.
- Infrastructure development, in particular, key road schemes.

### **14. Any Other Business**

It was noted under Any Other Business that it was the last meeting of a number of City Deal Executive and Stewardship Board members, namely Stuart Sage (Homes England), Councillor Peter Rankin (Leader of Preston City Council) and Lorraine Norris (Chief Executive of Preston City Council).

The Chairman, endorsed by both the City Deal Executive and Stewardship Board placed on record their thanks for all their hard work on City Deal and wished them all well for the future.

### **15. Date of Next Meeting**

It was noted that the next Combined City Deal Executive and Stewardship Board meeting was scheduled to be held on Thursday 28<sup>th</sup> June 2018 at 2pm, County Hall, Preston. Although it was reported that this time slot now clashed with Preston City Council's Full Council meeting and may therefore be moved if possible.